

PLAT OF SURVEY
PREPARED FOR:
L. & NANCY A. HRDLICKA
AND
JAMES TODD GRAHAM
&
TINA STOLL GRAHAM
LOCATED IN
BURTON TOWNSHIP LOT NOS. 57-58
BEING IN THE
COUNTY OF GEauga AND STATE OF OHIO

PROPERTY LINE AGREEMENT
THIS AGREEMENT MADE BETWEEN JAMES TODD GRAHAM, TINA STOLL GRAHAM, SIMON W. GINGERICH, AND CLARA M. GINGERICH WHO ARE ADJOINING LANDOWNERS OF PROPERTIES WITH COMMON BOUNDARY LINES BEING DESCRIBED AS FOLLOWS:
SITUATED IN THE TOWNSHIP OF BURTON, COUNTY OF GEauga AND STATE OF OHIO AND KNOWN AS BEING IN ORIGINAL BURTON TOWNSHIP LOT NOS. 57 & 58 DESCRIBED AS FOLLOWS:
BEGINNING AT AN IRON PIN SET AT THE NORTHWESTERLY CORNER OF SAID LOT NO. 58;
THENCE SOUTH 88°10'14" EAST 114.68 FEET, ALONG THE NORTH LINE OF SAID LOT NO. 58, TO THE PRINCIPAL PLACE OF BEGINNING OF THE COMMON BOUNDARY LINES THAT ARE THE SUBJECT OF THIS AGREEMENT SAID PRINCIPAL PLACE OF BEGINNING BEING WITNESSED BY IRON PIN SET NORTH 34°16'30" EAST 50.00 FEET THEREFROM AND SOUTH 88°10'14" EAST 75.00 FEET THEREFROM;
COURSE NO.1: THENCE SOUTH 34°16'30" WEST 657.33 FEET TO A METAL STAKE (UNDER WATER), SAID METAL STAKE BEING WITNESSED BY AN IRON PIN SET SOUTH 76°47'24" WEST 50.00 FEET THEREFROM;
COURSE NO.2: THENCE SOUTH 76°47'24" WEST 455.01 FEET TO A 5/8 INCH DIAMETER CAPPED STEEL REBAR FOUND (CAPITAL SURVEY CO.) AND THE END OF THE COMMON BOUNDARY LINES THAT ARE THE SUBJECT OF THIS AGREEMENT. SAID LINES BEING INDICATED ON THIS PLAT AS LINES (A) (B) (C).
IN CONSIDERATION OF THE PERMANENT RESOLUTION OF THEIR MUTUAL BOUNDARIES, THE PARTIES, BEING UNCERTAIN OF THE LOCATION OF THEIR COMMON BOUNDARY LINE, AND BEING DESIROUS OF ESTABLISHING THAT LINE OF OWNERSHIP BETWEEN THEM CONCLUSIVELY, DO AGREE ON AND FIX THE COMMON BOUNDARY LINE BETWEEN THEIR RESPECTIVE PROPERTIES AS SHOWN ON THIS PLAT OF SURVEY. FURTHER THE PARTIES AGREE THAT THEY HAVE EXECUTED SAID PLAT INDICATING THEIR ACCEPTANCE OF THE BOUNDARY LINE SHOWN HEREON. THE PARTIES FURTHER AGREE THAT THE ABOVE DESCRIBED LINES ARE HEREBY FIXED AND ESTABLISHED AS BETWEEN THE PARTIES HERETO AND ALL PERSONS SUBSEQUENTLY DERIVING TITLE FROM THEM, IN WITNESS WHEREOF, AND INTENDING THIS TO BE A LEGAL AND BINDING CONTRACT BETWEEN THEM, THE PARTIES HERETO HAVE EXECUTED THIS AGREEMENT ON THE DATES AND AT THE PLACES HEREON.

James Todd Graham
JAMES TODD GRAHAM
Tina Stoll Graham
TINA STOLL GRAHAM

STATE OF OHIO
COUNTY OF Geauga S.S.

BEFORE ME, A NOTARY IN AND FOR SAID COUNTY, PERSONALLY APPEARED THE ABOVE SIGNED TINA STOLL GRAHAM AND JAMES TODD GRAHAM WHO ACKNOWLEDGE THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME WAS THEIR FREE ACT AND DEED.

IN WITNESS WHEREOF, I HAVE HEREUNTO AFFIXED MY NAME AND OFFICIAL SEAL AT Wadsworth, OHIO THIS 25th DAY OF July, 1996.
NOTARY PUBLIC Ramona M. Maloney COMMISSION EXPIRES _____

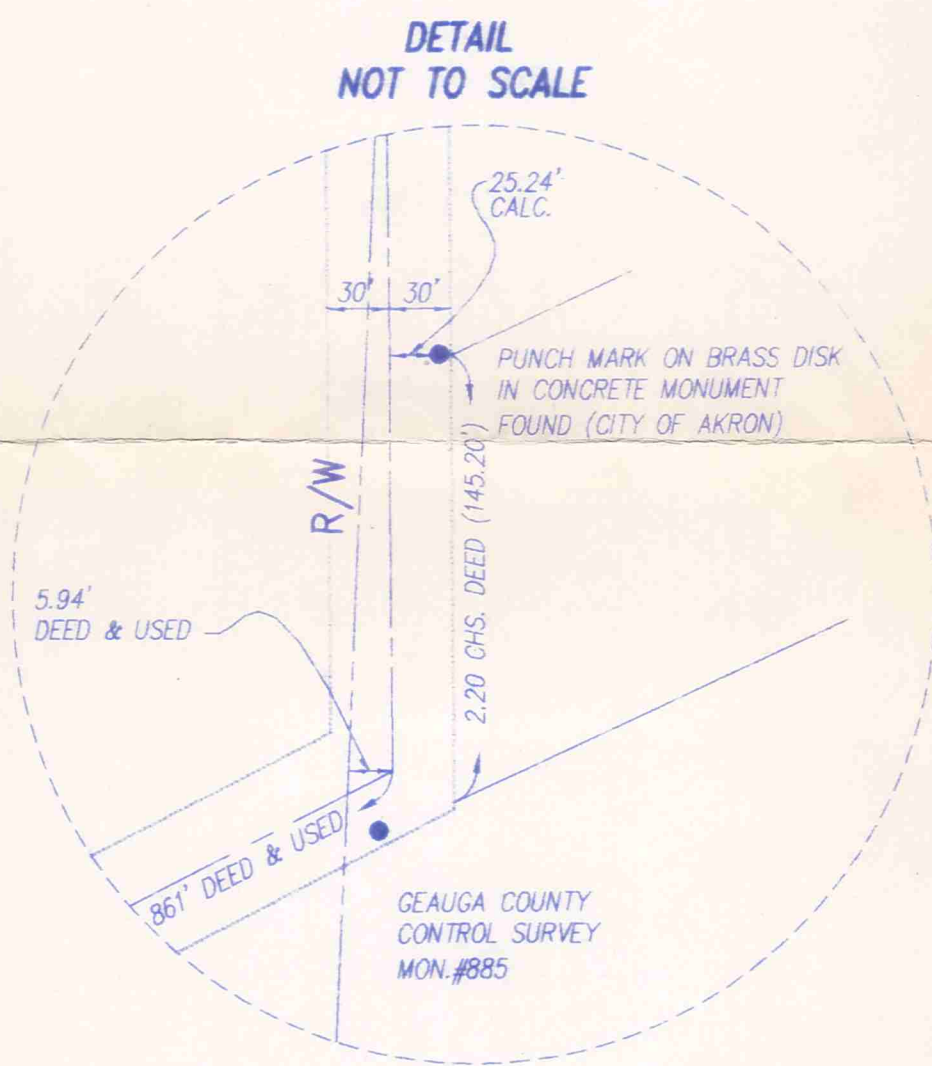
Simon W. Gingerich
SIMON W. GINGERICH
Clara M. Gingerich
CLARA M. GINGERICH

STATE OF OHIO
COUNTY OF Geauga S.S.

BEFORE ME, A NOTARY IN AND FOR SAID COUNTY, PERSONALLY APPEARED THE ABOVE SIGNED CLARA M. GINGERICH AND SIMON W. GINGERICH WHO ACKNOWLEDGE THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME WAS THEIR FREE ACT AND DEED.

IN WITNESS WHEREOF, I HAVE HEREUNTO AFFIXED MY NAME AND OFFICIAL SEAL AT Wadsworth, OHIO THIS 27 DAY OF July, 1996.
NOTARY PUBLIC Ramona M. Maloney COMMISSION EXPIRES _____

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.S. 6/11/98 (Revised)
OFFICE OF THE
GEAUGA COUNTY ENGINEER



- LEGEND**
- DENOTES IRON PIN OR PIPE FOUND AS NOTED.
 - DENOTES 5/8" INCH DIAMETER X 30 INCH LENGTH STEEL REBAR SET WITH A YELLOW PLASTIC CAP WITH THE NAME "BOOK & CLARK" STAMPED ON THE TOP UNLESS OTHERWISE NOTED.



DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY. MONUMENTS WERE FOUND OR SET AT POINTS INDICATED HEREON.

Carl L. Craddock
CARL L. CRADDOCK, P.S.
PROFESSIONAL SURVEYOR No. 5-5762

SCALE: 1" = 100'
JUNE 10, 1996

NOTICE:
THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.

Graham
Picked up
6/12/98
04-076300

Description Prepared For:
James Todd Graham and
Tina Stoll Graham

Project No. 96056
June 14, 1996
Revised May 25, 1998

17.204 Acre Parcel

Situated in the Township of Burton, County of Geauga and State of Ohio and known as being part of Original Burton Township Lot Nos. 57 & 58, bounded and described as follows:

Beginning at an iron pin set at the northwesterly corner of said Lot No. 58;

Course No. 1: Thence, South 88°-10'-14" East 114.68 feet, along the north line of said Lot No. 58, to a point. Said point being witnessed by iron pins set North 34°-16'-30" East 50.00 feet therefrom and South 88°-10'-14" East 75.00 feet therefrom;

Course No. 2: Thence, South 34°-16'-30" West 657.33 feet to a metal stake (under water). Said metal stake being witnessed by an iron pin set South 76°-47'-24" West 50.00 feet therefrom;

Course No. 3: Thence, South 76°-47'-24" West 455.01 feet to a 5/8 inch diameter capped steel rebar found (Capital Survey Co.) at the northeasterly corner of Parcel No. 3 conveyed to James Todd Graham and Tina Stoll Graham by deed recorded in Geauga County Official Record Volume 1037, Page 1229;

Course No. 4: Thence, South 76°-39'-58" West 88.99 feet, along the northerly line of said Parcel No. 3, to an iron pin found at the northwesterly corner thereof and the northeasterly corner of Parcel No. 1 conveyed in said deed;

Course No. 5: Thence, South 77°-26'-07" West 448.65 feet, along the northerly line of said Parcel No. 1, to a 1 inch diameter iron pipe found at the northwesterly corner of said Parcel No. 1, the southwesterly corner of Parcel No. 2 conveyed in said deed and the easterly line of land conveyed to The City of Akron by deed recorded in Volume 865, Page 39 of Geauga County Records;

Course No. 6: Thence, North 02°-53'-49" East 811.89 feet, along the west line of said Parcel No. 2 and the easterly line of land so conveyed to The City of Akron and along the east line of land conveyed to The City of Akron by deed recorded in Volume 177, Page 339 of Geauga County Records, and passing through a 1 inch iron pipe found at 636.59 feet, to an iron pin set on the north line of the aforementioned Lot No. 57 at the northwest corner of said Parcel No. 2;

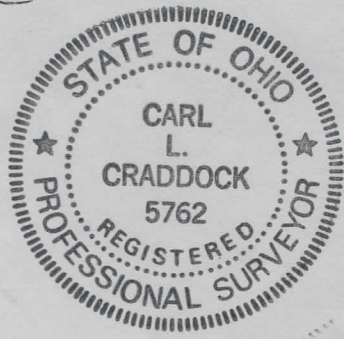
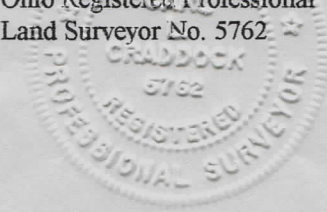
Course No. 7: Thence, South 87°-58'-11" East 1182.75 feet, along said north line of Lot No. 57 and passing through an iron pin set at 350.00 feet, to the place of beginning and containing 17.204 acres of land, more or less, according to a survey prepared by Carl L. Craddock, Ohio Registered Professional Land Surveyor No. 5762, for and on behalf of Bock & Clark under Project No. 96056 dated June 10, 1996 and subject to all legal highways.

The bearings used in this description are referred to an assumed meridian and are used to denote angles only. The basis of bearings is the west line of the abovementioned Parcel No. 1 (South 02° West, as recited in the deed recorded in Geauga County Official Record Volume 1037, Page 1230) and was established as a straight line between monuments as shown on the plat of the abovementioned survey.

All iron pins referred to in this description as being set are 5/8 inch diameter X 30 inch length steel rebar with a yellow plastic cap with the name Bock & Clark stamped on the top.

This description is intended to describe Parcel No. 2 conveyed to James Todd Graham and Tina Stoll Graham by deed recorded in Geauga County Official Record Volume 1037, Page 1229.

Carl L. Craddock
Carl L. Craddock, P.S.
Ohio Registered Professional
Land Surveyor No. 5762



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251

R.S.

6/11/98 (Revised)

OFFICE OF THE
GEAUGA COUNTY ENGINEER

RECEIVED

MAY 10 1998
GEAUGA COUNTY
ENGINEER