

Lewis Land Professionals, Inc. has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.

PLAT OF SURVEY

SITUATED IN THE TOWNSHIP OF BURTON (T 7 N, R 7 W OF THE CONNECTICUT WESTERN RESERVE), COUNTY OF GEauga, STATE OF OHIO AND BEING PART OF ORIGINAL BURTON TOWNSHIP LOT 27

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD	DELTA	TANGENT
C1	3730.30' Rec. & Usd.	686.96' Rec. & Usd.	S 65°44'57" W, 685.99'	10°33'05" Calc. (10°32' Rec.)	344.45' Rec. & Usd.
C2	3730.30'	270.04'	N 62°32'51" E, 269.98'	4°08'52"	135.08'
C3	3730.30'	416.92'	S 67°49'23" W, 416.70'	6°24'13"	208.68'

Donald & Alcira Clark
Vol. 998, Page 302
Rec. 45.50 Acres

Mose Vincent & Edna Miller
Vol. 1321, Page 1180
Rec. 26.00 Acres

LOT 17

LOT 27

5/8" Iron Pin w/cap
Kosle, Fnd. T
N 13°25'53" E, 48.83'

Old Post at Fenceline
Intersection Usd.

Mose Vincent & Edna Miller
Vol. 1188, Page 318
Rec. 5.12 Acres

Don N. & Nancy Wengard
Vol. 538, Page 288
Rec. 2.00 Acres

Meadow Glow Amish Parochial
Vol. 454, Page 648
Rec. 2.19 Acres

Raymond O. & Martha Yoder
Vol. 520, Page 312
Rec. 1.11 Acres

Rec. 1.00 Acres

Kent State University Foundation
Vol. 562, Page 40
Rec. 87.48 Acres

Geauga County Board of Commissioners
Vol. 232, Page 90
Rec. 87.42 Acres

George E. & Barbara Swain
Vol. 707, Page 724
Rec. 6.15 Acres

LOT 27

N 89°45'32" E 879.76' Calc. (879.12' Rec.)

Rec. 0.21 Acres

PARCEL CONTAINS:
5.4145 ACRES

N 90°00'00" E 465.00'

605.04'

420.54'

S 00°00'00" W

BURTON WINDSOR ROAD 60'

Bolt Fnd. & Usd. P.I.
per Geauga County Engineer
Fieldbook 42, pg. 55
N 60°28'25" E, 344.45' from PC

Iron Pipe w/cap
"Ferguson S-7627"
Fnd. @ 32.32'

5/8" Iron Pin w/cap
"J.W. Patrick 6541"
Fnd. @ 29.89'

5/8" Iron Pin w/cap
"JWP 6541"
Fnd. @ 30.00'

5/8" Iron Pins
Fnd. & Usd.
@ 30.00'

1419.17' 5/8" Iron Pin
Fnd. & Usd.

443.25' Rec. & Usd.

1560.41' Calc. & Usd.

LOT 27

375.96' Rec. & Obs.

5/8" Iron Pin
Fnd. & Usd.

590.77' Calc. (589.81' Rec.)

E 61°42'00" N

5/8" Iron Pin
Fnd. & Usd.
For Line @ 33.12'

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

R.S. 4/16/04
OFFICE OF THE REVISOR
GEAUGA COUNTY ENGINEER

Approved this ____ day of _____,
by the _____ Township Zoning Inspector

Zoning Inspector: _____

I certify this plat to be correct to the best of my knowledge
and that it was prepared from a field survey, analysis of recorded
plats, recorded deeds and county records.

By Steven W. Clutter 1/13/04
Steven W. Clutter
Professional Surveyor No. S-7655



REvised 4/13/04

Lewis Land Professionals, Inc.

Civil Engineering & Surveying
1219 High Street Suite 108 Wadsworth, OH 44281
Phone: (330) 335-8232 Fax: (330) 335-0242
email: landpro@neobright.net



LEWIS LAND PROFESSIONALS INC. Civil Engineering & Surveying

Legacy
picked up 4/16/04
04-043400
VOL 1725 P63468

Legal Description for
A 5.4145-Acre Parcel
Project No. 03-199
January 12, 2004

Situated in the Township of Burton (R 7 W, T 7 N Connecticut Western Reserve), County of Geauga and State of Ohio, and known as being part Lot 27 of said township and also being part of the property deeded to Legacy Ltd. by deed recorded on August 27, 2003 and recorded in Official Record Volume 1676, Page 688 of the Geauga County Recorder's records and is further bounded and described as follows:

Commencing at a 5/8" iron pin found at the southeast corner of said township Lot 27,

Thence, South 89°54'56" West, along the south line of Lot 27, 1419.17', to the centerline of Burton-Windsor Road (60'), referenced by a 5/8" iron pin set with cap marked "Lewis Land Professionals", South 89°54'56" West, 61.03',

Thence, North 60°28'25" East, along the centerline of Burton-Windsor Road, 189.64', to a point of curvature, referenced by bolt found (per Geauga County Engineer's Field Book 42, pg.55) 1.25' deep, North 60°28'25" East, 344.45',

Thence, northeasterly continuing along the centerline of Burton-Windsor Road and a curve deflecting to the right with a chord bearing North 62°32'51" East, 269.98', an arc length of 270.04' and a radius of 3730.30', to the "TRUE PLACE OF BEGINNING" of the parcel herein described,

Thence, North 00°00'00" East, 605.04', to a 5/8" iron pin set with cap marked "Lewis Land Professionals", having passed through a 5/8" iron ^{pin} set with cap "Lewis Land Professionals" at 33.18',

Thence, North 90°00'00" East, 465.00' to a 5/8" iron pin set with cap marked "Lewis Land Professionals",

Thence, South 00°00'00" West, 420.54' to the centerline of Burton-Windsor Road, having passed through a 5/8" iron pin set with cap marked "Lewis Land Professionals" at 388.82',

Thence, South 71°01'30" West, along the centerline of Burton-Windsor Road, 83.67' to a point of curvature,

Thence, southwesterly continuing along the centerline of Burton-Windsor Road and a curve deflecting to the left with a chord bearing South 67°49'23" West, 416.70', an arc length of 416.92' and a radius of 3730.30' to the "TRUE PLACE OF BEGINNING", and containing 5.4145-acres, as surveyed by Steven W. Clutter, S-7655, for and on behalf of Lewis Land Professionals, Inc., in January 2004, subject to all easements and highways of record.

Basis of bearings for this survey is assumed and used herein to denote angles only.

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

R.S. 4/16/04
OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER



1219 High St. Ste. 108 Wadsworth, Ohio 44281
(330) 335-8232 Fax (330) 335-0242

LEWIS LAND PROFESSIONALS INC. Civil Engineering & Surveying

Legal Description for
An 84.2219-Acre Parcel
Project No. 03-199
January 12, 2004
Revised April 13, 2004

Situated in the Township of Burton (R 7 W, T 7 N Connecticut Western Reserve), County of Geauga and State of Ohio, and known as being part Lot 27 of said township and also being part of the property deeded to Legacy Ltd. by deed recorded on August 27, 2003 and recorded in Official Record Volume 1676, Page 688 of the Geauga County Recorder's records and is further bounded and described as follows:

Commencing at a 5/8" iron pin found at the southeast corner of said township Lot 27,

Thence, **South 89°54'56" West**, along the south line of Lot 27, **1419.17'**, to the centerline of Burton-Windsor Road (60'), the northeast corner of a record 0.21-acre parcel deeded to George E. & Barbara Swain by deed recorded in Volume 707, Page 724 of the Geauga County Recorder's records and the **"TRUE PLACE OF BEGINNING"** of the parcel herein described,

Thence, **South 89°54'56" West**, continuing along the south line of Lot 27 and the north line of said 0.21-acre Swain parcel, **168.08'** to the southeast corner of a record 6.15-acre parcel, referenced by a 1" iron pipe found North 05°00'35" East, 0.31', deeded to George E. & Barbara Swain by deed recorded in Volume 707, Page 724 of the Geauga County Recorder's records, having passed through a 5/8" iron pin set with cap marked "Lewis Land Professionals" at 61.03',

Thence, **North 05°00'35" East**, along the east line of said 6.15-acre Swain parcel, **293.57'** to a 3/4" iron pipe found at the northeast corner thereof and the southeast corner of a record 87.42-acre parcel deeded to Geauga County Board of Commissioners by deed recorded in Volume 232, Page 90 of the Geauga County Recorder's records,

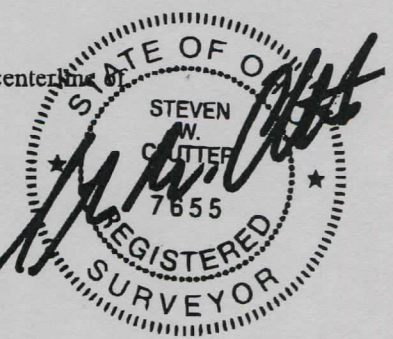
Thence, **North 00°48'03" West**, along the east line of said 87.42-acre Geauga County Board of Commissioners parcel, **1333.23'** to a 3/4" iron pipe found at the northeast corner thereof and the southeast corner of a record 87.48-acre parcel deeded to Kent State University Foundation by deed recorded in Volume 562, Page 40 of the Geauga County Recorder's records,

Thence, **North 00°25'37" East**, along the east line of said 87.48-acre Kent State University Foundation parcel, **1130.41'** to a 1" pinch top pipe found on the north line of township Lot 27 and the northeast corner of said Kent State University Foundation parcel, the southeast corner of a record 45.50-acre parcel deeded to Donald & Alcira Clark by deed recorded in Volume 998, Page 302 and the southwest corner of a record 26.00-acre parcel deeded to Mose Vincent & Edna Miller by deed recorded in Volume 1321, Page 1180,

Thence, **North 89°25'44" East**, along the north line of township Lot 27 and the south line of said 26.00-acre Miller parcel, **1587.74'**, to a post found at the northeast corner of said township Lot 27, referenced by a 5/8" iron pin with cap "Kosie" found North 13°25'53" East, 48.83',

Thence, **South 00°18'24" West**, along the east line of township Lot 27, **2178.70'** to the centerline of Burton-Windsor Road, referenced by a 5/8" iron pin found South 00°24'19" West, 33.12',

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(330) 335-8232 Fax (330) 335-0242



BUR 00080

Thence, South 71°01'30" West, along the centerline of Burton-Windsor Road, 585.58',

Thence, North 00°00'00" East, 420.54' to a 5/8" iron pin set with cap marked "Lewis Land Professionals", having passed through a 5/8" iron pin set with cap marked "Lewis Land Professionals" at 31.72',

Thence, South 90°00'00" West, 465.00' to a 5/8" iron pin set with cap marked "Lewis Land Professionals",

Thence, South 00°00'00" West, 605.04' to the centerline of Burton-Windsor Road, having passed through a 5/8" iron pin set with cap marked "Lewis Land Professionals" at 571.86',

Thence, southwesterly along the centerline of Burton-Windsor Road and a curve deflecting to the left with a chord bearing South 62°32'51" West, 269.98', an arc length of 270.04' and a radius of 3730.30' to a point of tangency,

Thence, South 60°28'25" West, continuing along the centerline of Burton-Windsor Road, 189.64' to the "TRUE PLACE OF BEGINNING", and containing 84.2219-acres, as surveyed by Steven W. Clutter, S-7655, for and on behalf of Lewis Land Professionals, Inc., in January 2004, subject to all easements and highways of record.

Basis of bearings for this survey is assumed and used herein to denote angles only.

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

R.S.

4/16/04

OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER

RECEIVED
APR 18 2004
GEAUGA COUNTY
ENGINEERS