

Situated in the Township of Burton, County of Geauga and State of Ohio, and known as being a part of Original Lot No. 4, 5, 14, & 15 in the Seventh Township of the Seventh Range of the Connecticut Western Reserve



The bearings are based on the easterly line of Sub-lot No. 9 of Equestrian Acres Estates subdivision South 00° 50' 23" West as shown on Equestrian Acres Estates Subdivision No. 1, as recorded in Volume 11, Page 82 of the Geauga County Records of Plats.

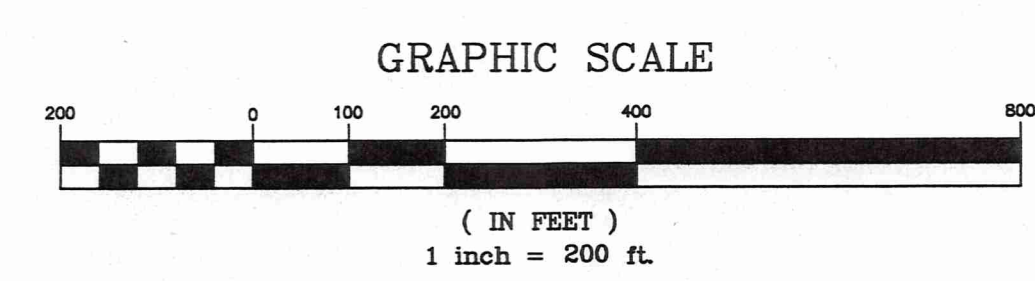
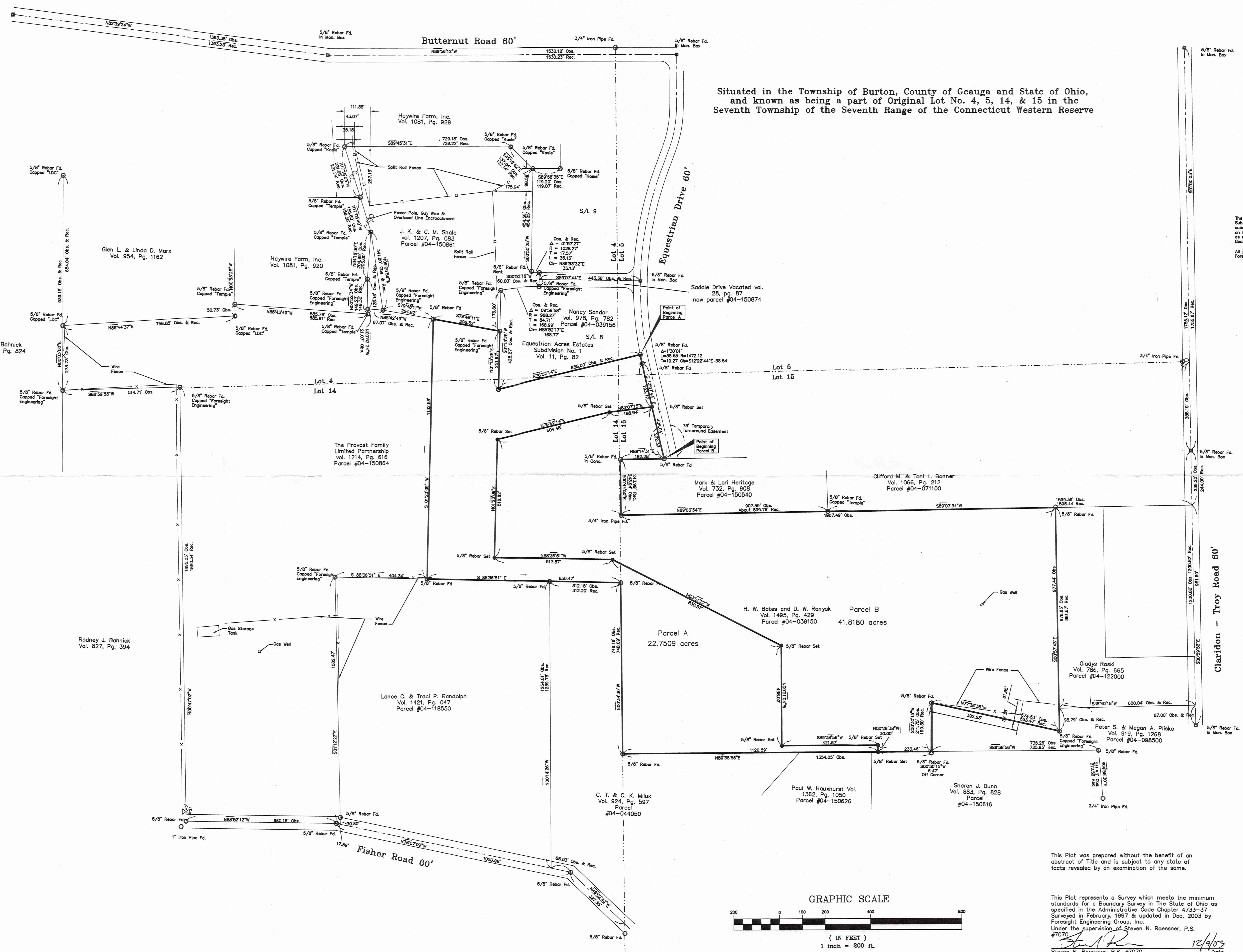
Foresight Engineering Group
Engineers & Surveyors
216 286-1010
216 286-1034 fax
3700 Center Street, Unit F
Cleveland, Ohio 44104

SCALE: Horiz. 1" = 200'
Vert. None
FILE NAME: I:\BUR19701\Consolidation
DATE: Dec. 4, 2003

REVISIONS:

H. W. Bates & D. W. Ronyak
Lot Consolidation
Burton Twp. - Geauga County - Ohio
Plat of Survey

SHEET NO. 1 / 1



This Plat was prepared without the benefit of an abstract of Title and is subject to any state of facts revealed by an examination of the same.

This Plat represents a Survey which meets the minimum standards for a Boundary Survey in the State of Ohio as specified in the Administrative Code Chapter 4733-37 Surveyed in February, 1997 & updated in Dec. 2003 by Foresight Engineering Group, Inc. Under the supervision of Steven N. Roessner, P.S. #7070.
Steven N. Roessner, P.S. #7070
Foresight Engineering Group, Inc.
Date 12/4/03



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
PAK 12/11/03
OFFICE OF THE
CLERK OF COURTS

SURVEY DESCRIPTION

Parcel A

for

H.W. Bates & D. W. Ronyak

December 9, 2003

Situated in the Township of Burton, County of Geauga and State of Ohio, and known as being a part of Original Lot no. 4, 5, 14 and 15 in the Seventh Township of the Seventh Range of the Connecticut Western Reserve and being further bounded and described as follows:

Beginning at a 5/8" rebar found at the southeasterly corner of Parcel #04-039156 owned by Nancy L. Sandor by deed recorded in volume 978, page 782 of the Geauga County Records of Deeds, said parcel also being subplot 8 of the Equestrian Acres Estates Subdivision No. 1 as recorded in Volume 11, Page 82 of the Geauga County Records of Plats;

- Course I Thence along a westerly right of way line of Equestrian Drive of said Equestrian Acres Estates Subdivision No. 1 on the arc of a curve deflecting to the left, having a delta of 1°30'01", a length of 38.55 feet, a radius of 1472.12 feet, a tangent of 19.27 feet, and a chord which bears South 12°22'44" East a distance of 38.54 feet to a 5/8 inch rebar found capped "Foresight Engineering";
- Course II Thence South 13°07'44" East along a westerly right of way line of said Equestrian Acres Estates Subdivision No. 1 a distance of 193.72 feet to a 5/8 inch rebar set capped "Foresight Engineering";
- Course III Thence South 83°07'15" West along a new division line a distance of 188.94 feet to a 5/8 inch rebar set capped "Foresight Engineering";
- Course IV Thence South 76°52'14" West along a new division line a distance of 504.48 feet to a 5/8 inch rebar set capped "Foresight Engineering";
- Course V Thence South 1°23'09" West along a new division line a distance of 516.82 feet to a 5/8 inch rebar set capped "Foresight Engineering";
- Course VI Thence South 88°36'51" East along a new division line a distance of 517.57 feet to a 5/8 inch rebar set capped "Foresight Engineering";
- Course VII Thence South 63°01'27" East along a new division line a distance of 830.57 feet to a 5/8 inch rebar set capped "Foresight Engineering";
- Course VIII Thence South 0°21'04" East along a new division line a distance of 438.02 feet to a 5/8 inch rebar set capped "Foresight Engineering";
- Course IX Thence North 89°38'56" East along a new division line a distance of 421.67 feet to a 5/8 inch rebar set capped "Foresight Engineering";
- Course X Thence South 0°29'38" East along a new division line a distance of 30.00 feet to a 5/8 inch rebar set capped "Foresight Engineering" on the northerly line of Parcel #04-150616 now or formerly owned by Sharon J. Dunn by deed recorded in volume 883, page 828 of the Geauga County Records of Deeds;

- Course XI Thence South 89°38'56" West along the northerly line of said Parcel #04-150616, the northerly line of Parcel #04-150626 now or formerly owned by Paul Hauxhurst by deed recorded in volume 1362, page 1050 of the Geauga County Records of Deeds, and along the northerly line of Parcel #04-044050 now or formerly owned by Carol T. & Carl K. Miluk by deed recorded in volume 924, page 597 of the Geauga County Records of Deeds a distance of 1120.59 feet to a 5/8 inch rebar found at a northeasterly corner of land of said Parcel #04-044050;
- Course XII Thence North 0°34'30" West along a easterly line of said Parcel #04-044050 a distance of 748.18 feet to a 5/8 inch rebar found at a northeasterly corner of land of said Parcel #04-044050;
- Course XIII Thence North 88°36'51" West along the northerly line of land of said Parcel #04-044050 and a northerly line of Parcel #04-118550 now or formerly owned by Lance C. & Traci P. Randolph by deed recorded in volume 1421, page 47 of the Geauga County Records of Deeds a distance of 850.47 feet to a 5/8 inch rebar found capped "Foresight Engineering" at a southeasterly corner of Parcel #04-150864 now or formerly owned by the Provost Family Limited Partnership by deed recorded in volume 1214, page 616 of the Geauga County Records of Deeds;
- Course XIV Thence North 1°23'09" East along an easterly line of said Parcel #04-150864 a distance of 1132.58 feet to a 5/8" rebar found capped "Foresight Engineering" on a southerly line of Parcel #04-150861 now or formerly owned by J. C. Shale by deed recorded in volume 1207, page 083 of the Geauga County Records of Deeds;
- Course XV Thence South 79°48'11" East along a southerly line of said Parcel #04-150861 a distance of 296.52 feet to a 5/8 inch rebar found capped "Foresight Engineering" on a westerly line of said Parcel #04-039156;
- Course XVI Thence South 1°13'28" West along a westerly line of said Parcel #04-039156 a distance of 251.67 feet to a 5/8 inch rebar found capped "Foresight Engineering" at a southwesterly corner of said Parcel #04-039156;
- Course XVII Thence North 76°52'14" East along a southerly line of said Parcel #04-039156 a distance of 638.00 feet to the place of beginning and containing 22.7509 acres of land as surveyed and described in February 1997 and updated in December, 2003 by Foresight Engineering under the supervision of Steven N. Roessner, P.S. # 7070. The bearings are based on the centerline of Butternut Road North 89° 56' 12" West as shown on the Equestrian Acres Estates Subdivision No. 1 recorded in Volume 11, Page 82 of the Geauga County Records of Plats. All 5/8 inch rebar set are 30 inches long capped Foresight Engineering. The prior instrument reference volume 1495, page 429 of the Geauga County Records.

Steven N. Roessner
 STEVEN N. ROESSNER, P.S. #7070
 FORESIGHT ENGINEERING GROUP, INC.
 12/9/03
 DATE



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

PAK 12/10/03
 OFFICE OF THE
 GAUGA COUNTY ENGINEER

Closed
 Good
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BUR00130

04-150942
Vol 1714 - P6 2380

SURVEY DESCRIPTION
Parcel B
for
H.W. Bates & D. W. Ronyak
December 9, 2003

Situated in the Township of Burton, County of Geauga and State of Ohio, and known as being a part of Original Lot no. 14 and 15 in the Seventh Township of the Seventh Range of the Connecticut Western Reserve and being further bounded and described as follows:

Beginning at a 5/8" rebar found on a westerly right of way line of Equestrian Drive, 60 feet wide, in the Equestrian Acres Estates Subdivision No. 1 as recorded in volume 11, page 82 of the Geauga County Records of Plats, said 5/8 inch rebar also being on a northerly line of Parcel #04-150540 now or formerly owned by Mark E. & Lori S. Heritage by deed recorded in volume 732, page 908 of the Geauga County Records of Deeds;

Course I Thence South 89°14'31" West along a northerly line of said Parcel #04-150540 a distance of 192.28 feet to a 5/8 inch rebar found in concrete at a northwesterly corner of said Parcel #04-150540;

Course II Thence South 0°44'50" East along a westerly line of said Parcel #04-150540 a distance of 243.94 feet to a 3/4 inch iron pipe found at a southwesterly corner of said Parcel #04-150540;

Course III Thence North 89°03'34" East along a southerly line of land of said Parcel #04-150540 and the southerly line of Parcel 04-071100 now or formerly owned by Clifford M. & Toni L. Bonner by deed recorded in volume 1066, page 212 of the Geauga County Records of Deeds a distance of 1907.49 feet (passing through a 5/8 inch rebar capped "Temple" at 907.59 feet) to a 5/8 inch rebar found at the northwesterly corner of Parcel #04-122000 now or formerly owned by Gladys Roski by deed recorded in volume 786, page 665 of the Geauga County Records of Deeds;

Course IV Thence South 0°57'43" East along the westerly line of land of said Parcel #04-122000 and along a westerly line of Parcel #04-098500 now or formerly owned by Peter S. & Megan A. Plisko by deed recorded in volume 919, page 1268 of the Geauga County Records of Deeds a distance of 977.44 feet to a 5/8" rebar found capped "Foresight Engineering" at a corner of said Parcel #04-098500;

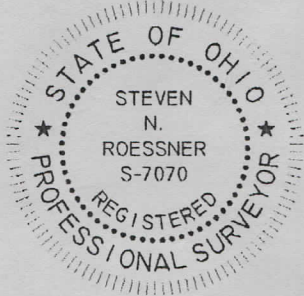
Course V Thence North 77°36'35" West along a northerly line of land of said Peter S. & Megan A. Plisko a distance of 574.53 feet to a 5/8 inch rebar found at the northwesterly corner of land of said Parcel #04-098500;

Course VI Thence South 0°30'15" West along a westerly line of land of said Parcel #04-098500 a distance of 211.75 feet to a southwesterly corner of said Parcel #04-098500, said corner being referenced by a 5/8" Rebar found South 0°30'15" West a distance of 6.47 feet, said corner also being on the northerly line of Parcel #04-150616 now or formerly owned by Sharon J. Dunn by deed recorded in volume 883, page 828 of the Geauga County Records of Deeds;

- Course VII Thence South 89°38'56" West along the northerly line of said Parcel #04-150616 a distance of 233.46 feet to a 5/8 inch rebar set capped "Foresight Engineering";
- Course VIII Thence North 0°29'38" West along a new division line a distance of 30.00 feet to a 5/8 inch rebar set capped "Foresight Engineering";
- Course IX Thence South 89°38'56" West along a new division line a distance of 421.67 feet to a 5/8 inch rebar set capped "Foresight Engineering";
- Course X Thence North 0°21'04" West along a new division line a distance of 438.02 feet to a 5/8 inch rebar set capped "Foresight Engineering";
- Course XI Thence North 63°01'27" West along a new division line a distance of 830.57 feet to a 5/8 inch rebar set capped "Foresight Engineering";
- Course XII Thence North 88°36'51" West along a new division line a distance of 517.57 feet to a 5/8 inch rebar set capped "Foresight Engineering";
- Course XIII Thence North 1°23'09" East along a new division line a distance of 516.82 feet to a 5/8 inch rebar set capped "Foresight Engineering";
- Course XIV Thence North 76°52'14" East along a new division line a distance of 504.48 feet to a 5/8 inch rebar set capped "Foresight Engineering";
- Course XV Thence North 83°07'15" East along a new division line a distance of 188.94 feet to a 5/8 inch rebar set capped "Foresight Engineering"; on the westerly right of way line of Equestrian Drive;
- Course XVI Thence South 13°07'44" East along the westerly right of way line of Equestrian Drive a distance of 232.32 feet to the place of beginning and containing 41.8180 acres of land as surveyed and described in February 1997 and updated in December, 2003 by Foresight Engineering under the supervision of Steven N. Roessner, P.S. # 7070. The bearings are based on the centerline of Butternut Road North 89° 56' 12" West as shown on the Equestrian Acres Estates Subdivision No. 1 recorded in Volume 11, Page 82 of the Geauga County Records of Plats. All 5/8 inch rebar set are 30 inches long capped Foresight Engineering. The prior instrument reference volume 1495, page 429 of the Geauga County Records.

Steven N. Roessner
 STEVEN N. ROESSNER, P.S. #7070
 FORESIGHT ENGINEERING GROUP, INC.

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 GEauga COUNTY ENGINEER

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