

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' 20" West on shown on Equestrian Acres Estates Subdivision No. 1, as recorded in Volume 11, Page 82 of the Geauga County Records of Plats.

All 5/8" rebar set are 30' long capped Foresight Engineering.

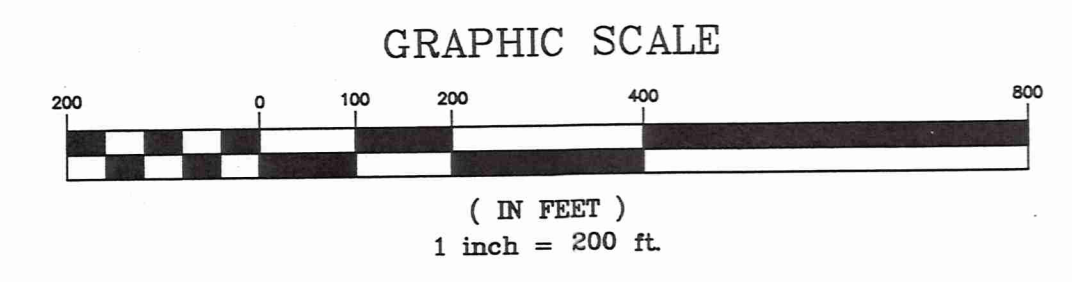
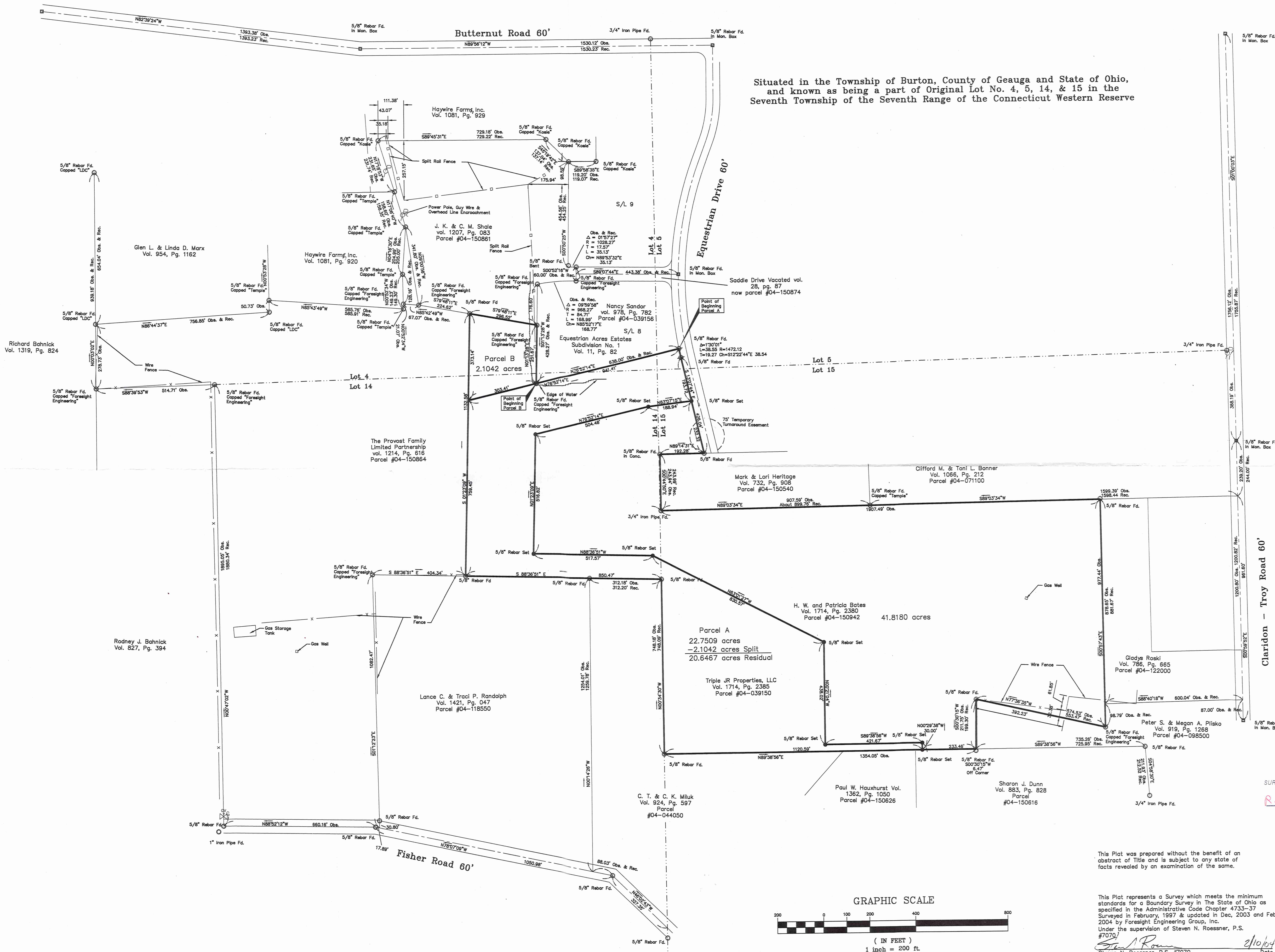
Foresight Engineering Group
Engineers & Surveyors
216.286.1010
216.286.1034 fax
330 Center Street, Unit F
Chardon, Ohio 44024

SCALE: Horiz. 1" = 200'
Vert. None
FILE NAME: I:\Non30401\Sandar Split
DATE: Feb. 10, 2004

REVISIONS:

Triple JR Properties, LLC
Sandar Lot Split
Burton Twp. - Geauga County - Ohio
Plat of Survey

SHEET NO.
1 / 1



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 and Feb. 2004 by Foresight Engineering Group, Inc. Under the supervision of Steven N. Roessler, P.S. #7070.
Steven N. Roessler, P.S. #7070
Foresight Engineering Group, Inc. 2/10/04 Date

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.S. 2/10/04
OFFICE OF THE
GEAUGA COUNTY ENGINEER



BUR00166

BUR00166

Triple JR
Picked up 2/20/04
04-039150
Vol. 1721- Pg. 3190

SURVEY DESCRIPTION

Parcel A

for

Triple JR Properties, LLC

February 17, 2004

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" at a northeasterly corner of parcel #04-150942 owned by H. W. & Patricia Bates by deed recorded in volume 1714, page 2380 of the Geauga County Records;
- Course III Thence South 83°07'15" West along a northerly line of said parcel #04-150942 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 Northerly line of said parcel #04-150942 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 westerly line of said parcel #04-150942 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 southerly line of said parcel #04-150942 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 southerly line of said parcel #04-150942 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 westerly line of said parcel #04-150942 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 southerly line of said parcel #04-150942 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 westerly line of said parcel #04-150942 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 759.45 feet to a point under water;
- Course XV Thence North 76°52'14" East along a new division line a distance of 303.41 feet to a 5/8 inch rebar found capped "Foresight Engineering" at a southwesterly corner of Parcel #04-039156 owned by Nancy Sandor by deed recorded in volume 978, page 782 of the Geauga county Records of Deeds;
- Course XVI 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 20.6467 acres of land as surveyed and described in February 1997 and updated in December, 2003 and February 2004 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 & volume 1714, page 2385 of the Geauga County Records.

Steven N. Roessner 2/17/04
 STEVEN N. ROESSNER, P.S. #7070 DATE
 FORESIGHT ENGINEERING GROUP, INC.



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

R.S. 2/20/04
 OFFICE OF THE
 GAUGA COUNTY ENGINEER

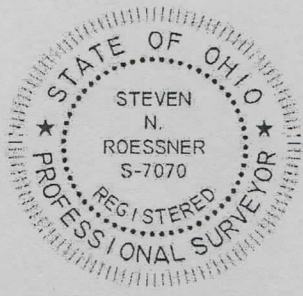
Survey Description
Parcel B
For
Triple JR Properties, LLC
February 10, 2004

Situated in the Township of Burton, County of Geauga, State of Ohio and known as being a part of Original Lot 4 and 14 of Township 7, Range VII of the Connecticut Western Reserve and being further bounded and described as follows:

Beginning at a 5/8 inch rebar found capped Foresight Engineering at a southwesterly corner of sub lot 8 of the Equestrian Acres Estates Subdivision No. 1 as recorded in volume 11, page 82 of the Geauga County Records of Plats and known as parcel #04-039156 owned by Nancy Sandor by deed recorded in volume 978, page 782 of the Geauga county Records of Deeds, said southwesterly corner being located South 76°52'14" West along a southerly line of said parcel #04-039156 a distance of 638.00 feet from a 5/8 inch rebar found at the southeasterly corner of said parcel #04-039156, said southeasterly corner being on the westerly right of way of Equestrian Drive, 60 feet wide;

- Course I. Thence South 76°52'14" West along a new division line a distance of 303.41 feet to a point under water on an easterly line of parcel #04-150864 owned by the Provost Family Limited Partnership by deed recorded in volume 1214, page 616 of the Geauga county Records of Deeds;
- Course II. Thence North 1°23'09" East along an easterly line of said parcel #04-150864 a distance of 373.14 feet to a 5/8 inch rebar found on a southerly line of parcel #04-150861 owned by J.K. and C.M. Shale by deed recorded in volume 1207, page 83 of the Geauga county Records of Deeds;
- Course III. 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 IV. Thence South 1°13'28" West along a westerly line of said parcel #04-039156 a distance of 251.67 feet to the place of beginning and containing 2.1042 acres of land as surveyed in February 1997 and updated in December, 2003 and February 2004 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 is volume 1714, page 2385 of the Geauga county Records of Deeds.

Steven N. Roessner
STEVEN N. ROESSNER, P.S. #7070
FORESIGHT ENGINEERING GROUP, INC.
2/10/04
DATE



SURVEY PLAT & LEGAL DESCRIPTION
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R.S. *2/20/04*
OFFICE OF THE
GEAUGA COUNTY ENGINEER