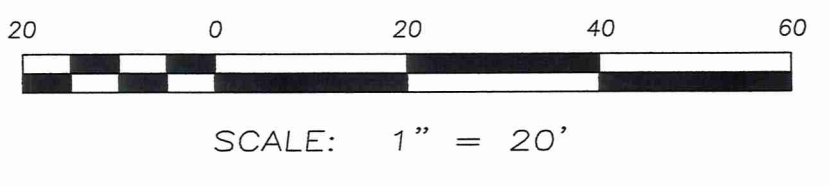


LEGEND
 ● DENOTES 5/8" x 30" LONG IRON PIN SET WITH "M NEFF 7315" CAP (UNLESS OTHERWISE NOTED)

ABBREVIATIONS
 CALC - CALCULATED
 Dd - DEED
 FND - FOUND
 MSD - MEASURED
 OBS - OBSERVED
 REC - RECORD



SURVEYOR CERTIFICATION
 I, HEREBY STATE THIS MAP IS BASED ON AN ACTUAL FIELD SURVEY PREPARED BY ME. THE SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. PERMANENT MONUMENTS WERE FOUND OR SET AT ALL LOCATIONS SHOWN HEREON.

ALL DIMENSIONS GIVEN ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE SHOWN TO INDICATE ANGLES ONLY.

THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

Matthew C. Neff
 MATTHEW C. NEFF
 OHIO PROFESSIONAL SURVEYOR #7315
 DATE OF SURVEY: MAY 16, 2011

5.24.11
 DATE

OWNERS ACCEPTANCE
 I, DAVID J. WOLFE, JR., CORPORATE VICE PRESIDENT OF FIRST PLACE BANK, OWNER OF THE PROPERTY SHOWN HEREON, DO HEREBY ASSENT TO AND ADOPT THIS PLAT OF THE SAME AND ACKNOWLEDGE THAT THE SAME WAS MADE AT MY REQUEST AS CORPORATE VICE PRESIDENT.

FIRST PLACE BANK

DAVID J. WOLFE, JR.
 CORPORATE VICE PRESIDENT

STATE OF OHIO)
 COUNTY OF _____) SS.:

EXECUTED AND ACKNOWLEDGED BEFORE ME BY FIRST PLACE BANK, BY DAVID J. WOLFE, JR., ITS CORPORATE VICE PRESIDENT, THIS _____ DAY OF _____, 2011.

MY COMMISSION EXPIRES:

NOTARY PUBLIC

I, MARK RZESZOTARSKI, PRESIDENT OF THE GAUGA COUNTY PARK DISTRICT BOARD OF COMMISSIONERS, OWNER OF THE PROPERTY SHOWN HEREON, DO HEREBY ASSENT TO AND ADOPT THIS PLAT OF THE SAME AND ACKNOWLEDGE THAT THE SAME WAS MADE AT MY REQUEST AS PRESIDENT.

GAUGA COUNTY PARK DISTRICT

MARK RZESZOTARSKI, PRESIDENT
 BOARD OF COMMISSIONERS

STATE OF OHIO)
 COUNTY OF _____) SS.:

EXECUTED AND ACKNOWLEDGED BEFORE ME BY GAUGA COUNTY PARK DISTRICT, BY ITS BOARD OF COMMISSIONERS, MARK RZESZOTARSKI, PRESIDENT, THIS _____ DAY OF _____, 2011.

MY COMMISSION EXPIRES:

NOTARY PUBLIC

TOWNSHIP ZONING
 THIS DIVISION AND CONSOLIDATION OF LAND COMPLIES WITH THE APPLICABLE BURTON TOWNSHIP ZONING RESOLUTION. THIS _____ DAY OF _____, 2011.

BURTON TOWNSHIP ZONING INSPECTOR

COUNTY RECORDS
 FILED FOR RECORD THIS _____ DAY OF _____, 2011.
 RECORDED IN PLAT BOOK VOLUME _____, PAGE _____ THIS _____ DAY OF _____, 2011.

GAUGA COUNTY RECORDER

JUDGMENT ENTRY NOTE
 THIS LOT SPLIT AND CONSOLIDATION PLAT IS BEING EXECUTED AS ORDERED BY JUDGE DAVID L. FUHRY IN JUDGMENT ENTRY APPROVING SETTLEMENT OF CASE NUMBER 10M001378, FILED APRIL 15, 2011 AT 11:16 AM IN THE COURT OF COMMON PLEAS, GAUGA COUNTY, OHIO.

SURVEY REFERENCES
 JAMES RONYAK LOT SPLIT AS PREPARED BY FORESIGHT ENGINEERING GROUP DATED OCTOBER 21, 2004.
 PLAT OF SURVEY FOR GAUGA PARK DISTRICT BY SCHWARTZ LAND SURVEYING INC. DATED MARCH 13, 2008.
 SURVEY FOR FIRST PLACE BANK AS PREPARED BY J. ARTHUR TEMPLE, SURVEYOR, DATED FEBRUARY, 2009.



FIRST PLACE BANK & GAUGA PARK DISTRICT
 LOT SPLIT AND CONSOLIDATION
 BURTON TOWNSHIP - GAUGA COUNTY - OHIO
 SITUATED IN THE TOWNSHIP OF BURTON, COUNTY OF GAUGA, AND STATE OF OHIO AND KNOWN AS BEING ALL OF SUBLT NO. 7 AND PART OF SUBLT NO. 8 OF BURTON, FORD AND COMPANY SUBDIVISION OF GREAT LOT NO. 20 IN THE SEVENTH TOWNSHIP OF THE SEVENTH RANGE OF THE CONNECTICUT WESTERN RESERVE AS SHOWN BY THE RECORDED PLAT IN VOLUME 1, PAGE 20 OF THE GAUGA COUNTY RECORDER MAP RECORDS.

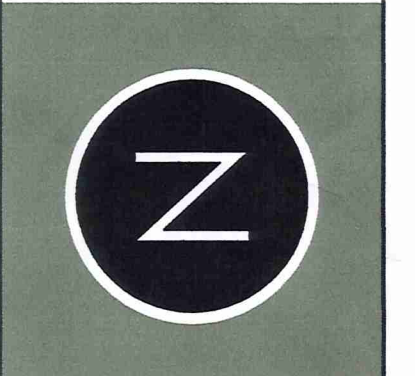
Revisions Number	Date	Description

PLANNERS | ENGINEERS | SURVEYORS

mNEFF design group

DESIGNING LAND FOR YOUR WORLD

14855 Broadway Avenue, Suite #100-2B • Maple Heights, Ohio 44137
 tel: 216.663.8820 • fax: 216.663.8821
 www.mneffdesign.com



Horizontal Scale 1" = 20'	Vertical Scale None
Original Submission May 24, 2011	Last Plot Date May 24, 2011
Drawn By STP	Checked By STP
Project Number 7562	Field Crew FS & BH
Sheet 1	of 1

BUR00208

BUR00208

First Place Bank (11-043)

Picked up 5-25-11

04-151029

Vol. 1904 - Pg. 1252

**LEGAL DESCRIPTION
OF
TRANSFER PARCEL**

Situated in the Township of Burton, County of Geauga and State of Ohio and known as being part of Sublot No. 8 of Boughton, Ford and Company Subdivision of Great Lot No. 20 in Burton Township as shown by the recorded plat in Volume 1, Page 20 of Geauga County Map Records and further being known as part of lands conveyed to Geauga County Park District (PPN 04-707143) by deed recorded in OR Book 1840, Page 1200 of Geauga County Deed Records and is further bounded and described as follows:

Beginning at the intersection of the southerly prolongation of the easterly line of Sublot No. 7 in said Subdivision and further being known as lands conveyed to First Place Bank (PPN 04-125100) by deed recorded in OR Book 1853, Page 2450 of Geauga County Deed Records with the centerline of Burton Windsor Road, 60 feet wide, said point being measured along the centerline of Burton Windsor Road, North 86°03'39" East, a distance of 469.07 feet from a 5/8" iron pin monument found at an angle point therein; thence along the said southerly prolongation of the easterly line of Sublot No. 7 further being an easterly line of lands so conveyed to First Place Bank, North 03°53'36" West, a distance of 25.00 feet to the original northerly line of Burton Windsor Road being the PRINCIPAL PLACE OF BEGINNING; *southerly prolongation of

Thence along the easterly line of said Sublot No. 7, further being the easterly line of lands so conveyed to First Place Bank, North 03°53'36" West, passing over a 5/8" iron pin found (Schwartz 7193) on the current northerly line of Burton Windsor Road at a distance of 5.00 feet, a total distance of 199.00 feet to the southwesterly corner of the Second Parcel of lands conveyed to Andrew Odos Miller and Sara Mae Miller (PPN 04-150800) by deed recorded in OR Book 1812, Page 2406 of Geauga County Deed Records, witness a 5/8" iron pin found (Foresight 7070) South, a distance of 0.07 feet and East, a distance of 0.61 feet;

Thence along the southerly line of lands so conveyed to Andrew Odos Miller and Sara Mae Miller, North 86°03'39" East, a distance of 8.00 feet to a 5/8" iron pin set;

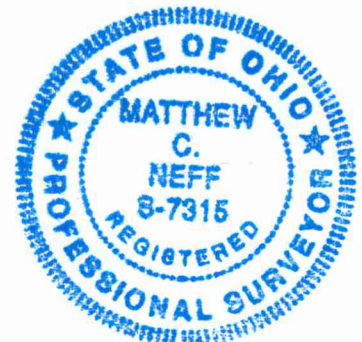
Thence South 03°53'36" East, passing over a 5/8" iron pin set on the current northerly line of Burton Windsor Road at a distance of 194.00 feet, a total distance of 199.00 feet to the original northerly line of Burton Windsor Road;

Thence along the original northerly line of Burton Windsor Road, South 86°03'39" West, a distance of 8.00 feet to the Place of Beginning and containing 0.0365 acre of land, according to a survey by Matthew C. Neff, Ohio Professional Surveyor #7315, of the M Neff Design Group dated May 16th, 2011 be the same more or less but subject to all legal highways.

NOTE: Bearings shown hereon are to the centerline of Burton Windsor Road, South 86°03'39" West, as per Plat of Survey for Geauga County Park District by Schwartz Land Surveying, Inc. dated March 13, 2008. Monuments described as 5/8" iron pins set are 5/8" diameter by 30" long rebar with cap stamped 'M NEFF 7315'.

Deed of Record: OR Book 1840, Page 1200


Matthew C. Neff, Ohio Professional Surveyor #7315
May 16th, 2011



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

R.S. 05/25/11
OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER

**LEGAL DESCRIPTION
OF
15150 BURTON WINDSOR ROAD**

Situated in the Township of Burton, County of Geauga and State of Ohio and known as being all of Sublot No. 7 of Boughton, Ford and Company Subdivision of Great Lot No. 20 in Burton Township as shown by the recorded plat in Volume 1, Page 20 of Geauga County Map Records and further being known as lands conveyed to First Place Bank (PPN 04-125100) by deed recorded in OR Book 1853, Page 2450 of Geauga County Deed Records and part of Sublot No. 8 of Boughton, Ford and Company Subdivision of Great Lot No. 20 in Burton Township as shown by the recorded plat in Volume 1, Page 20 of Geauga County Map Records and further being known as part of lands conveyed to Geauga Park District (PPN 04-707143) by deed recorded in OR Book 1840, Page 1200 of Geauga County Deed Records and is further bounded and described as follows: Beginning at the intersection of the southerly prolongation of the easterly line of Sublot No. 6 in said Subdivision and further being known as lands conveyed to Andrew Odos Miller and Sara Mae Miller (PPN 04-066600) by deed recorded in Volume 986, Page 469 of Geauga County Deed Records with the centerline of Burton Windsor Road, 60 feet wide, said point being measured along the centerline of Burton Windsor Road, North 86°03'39" East, a distance of 386.57 feet from a 5/8" iron pin monument found at an angle point therein; thence along the said southerly prolongation of the easterly line of Sublot No. 6 further being an easterly line of lands so conveyed to Andrew Odos Miller and Sara Mae Miller, North 03°53'36" West, a distance of 25.00 feet to the original northerly line of Burton Windsor Road being the PRINCIPAL PLACE OF BEGINNING;

Thence along the easterly line of said Sublot No. 6, further being an easterly line of lands so conveyed to Andrew Odos Miller and Sara Mae Miller, North 03°53'36" West, passing over a 5/8" iron pin found (Temple 4761) on the current northerly line of Burton Windsor Road at a distance of 5.00 feet, a total distance of 274.00 feet to a 5/8" iron pin found (Temple 4761) on the southerly line of Sublot No. 4 in aforesaid Boughton, Ford and Company Subdivision, further being a southerly line of lands so conveyed to Andrew Odos Miller and Sara Mae Miller;

Thence along the southerly line of Sublot No. 4, further being lands so conveyed to Andrew Odos Miller and Sara Mae Miller and also along the southerly line of the First Parcel of lands conveyed to Andrew Odos Miller and Sara Mae Miller (PPN 04-150799) by deed recorded in OR Book 1812, Page 2406 of Geauga County Deed Records, North 86°03'39" East, a distance of 82.50 feet to the northwesterly corner of aforesaid Sublot No. 8, further being the northwesterly corner of the Second Parcel of lands conveyed to Andrew Odos Miller and Sara Mae Miller (PPN 04-150800) by deed recorded in OR Book 1812, Page 2406 of Geauga County Deed Records, witness a 5/8" iron pin found (Foresight 7070) South, a distance of 0.07 feet and East, a distance of 0.58 feet;

Thence along the westerly line of Sublot No. 8, further being the westerly line of Second Parcel of lands conveyed to Andrew Odos Miller and Sara Mae Miller, South 03°53'36" East, a distance of 75.00 feet to the southwesterly corner of said Andrew Odos Miller and Sara Mae Miller lands, witness a 5/8" iron pin found (Foresight 7070) South, a distance of 0.07 feet and East, a distance of 0.61 feet;

Thence along the southerly line of the Second Parcel of lands conveyed to Andrew Odos Miller and Sara Mae Miller, North 86°03'39" East, a distance of 8.00 feet to a 5/8" iron pin set;

Thence South 03°53'36" East, passing over a 5/8" iron pin set on the current northerly line of Burton Windsor Road at a distance of 194.00 feet, a total distance of 199.00 feet to the original northerly line of Burton Windsor Road;

Thence along the original northerly line of Burton Windsor Road, South 86°03'39" West, a distance of 90.50 feet to the Place of Beginning and containing 0.5555 acre of land, 0.5189 acre being in PPN 04-125100 and 0.0365 acre being in PPN 04-707143, according to a survey by Matthew C. Neff, Ohio Professional Surveyor #7315, of the M Neff Design Group dated May 16th, 2011 be the same more or less but subject to all legal highways.

NOTE: Bearings shown hereon are to the centerline of Burton Windsor Road, South 86°03'39" West, as per Plat of Survey for Geauga Park District by Schwartz Land Surveying, Inc. dated March 13, 2008. Monuments described as 5/8" iron pins set are 5/8" diameter by 30" long rebar with cap stamped 'M NEFF 7315'.

Deed of Record: OR Book 1853, Page 2450 and OR Book 1840, Page 1200


Matthew C. Neff, Ohio Professional Surveyor #7315
May 16th, 2011



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

R.S. 05/25/11
OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER