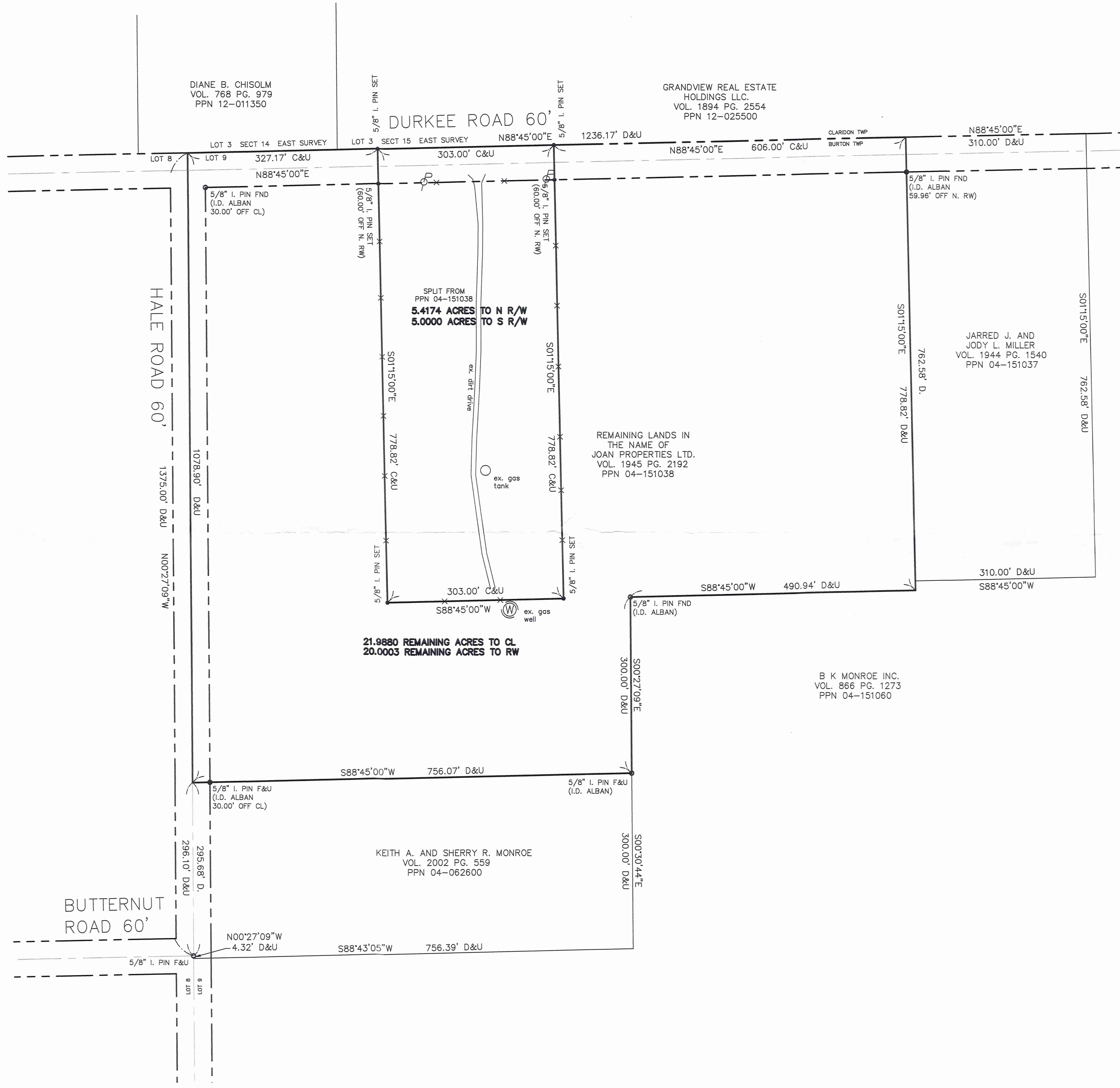


REFERENCES USED:

- 1 DEEDS OF RECORD
- 2 LOT SPLIT PLAT FOR B.K. MONROE BY JOHN R. ALBAN 12/3/12
- 3 PLAT OF LOT SPLIT FOR GRANDVIEW REAL ESTATE HOLDINGS, LLC. BY JOHN R. ALBAN 9/25/13

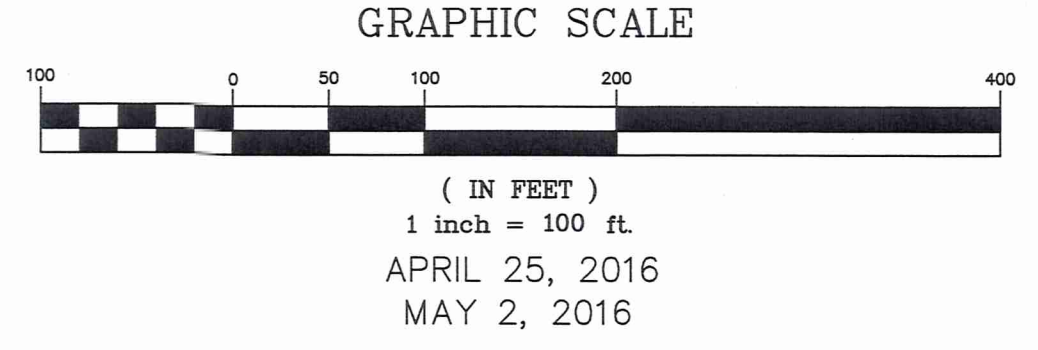
PLAT OF SURVEY AND LOT SPLIT
For
JOAN PROPERTIES LTD.
SITUATED IN THE TOWNSHIP OF BURTON, COUNTY OF GEauga AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL LOT NUMBER 9, IN SAID TOWNSHIP.

PREPARED FOR:
JOAN PROPERTIES LTD.
13039 CLARIDON-TROY RD
BURTON, OH 44021



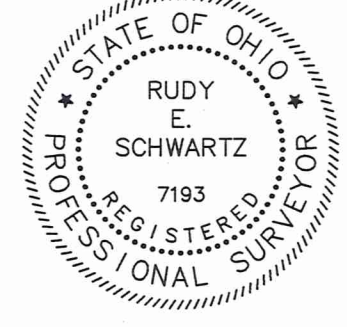
LEGEND

- 5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
- i.Pin Iron Pin
- i.Pipe Iron Pipe
- Mon. Monument
- Fe Fence post
- Stk Stake Set
- ✕ Mag Mag Nail Set
- ✕ Fnd. Found
- D. Dead
- R/Rec Record
- M/Msd Measured
- O/Obs Observed
- C/Calc Calculated
- U. Used
- D.R. Deed Record
- O.R. Official Record
- C.L. Centerline
- e/p Edge of Pavement
- P. Plat record information



I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION. MONUMENTS WERE FOUND OR SET AS INDICATED. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS REFER TO AN ASSUMED MERIDAN AND ARE INTENDED TO INDICATE ANGLES ONLY. ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

Rudy E. Schwartz 5.2.16
RUDY E. SCHWARTZ, P.S. #7193 Date



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
MWS 05.25.16
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

PREPARED BY:
SCHWARTZ LAND SURVEYING INC.
RUDY E. SCHWARTZ
PROFESSIONAL SURVEYOR
12121 KINSMAN ROAD
NEWBURY, OHIO 44065
440-564-8174 Fax: 440-564-8285

BUR 00247
BURO0247

Joan Properties, Ltd. (16-043)
Picked Up 05/05/16
VOL. 2017 pg 180
PN# 04-151065

LEGAL DESCRIPTION
OF A
5.4174 ACRE PARCEL
FOR
JOAN PROPERTIES LTD.

Situated in the Township of Burton, County of Geauga, and State of Ohio and known as being a part of Lot No. 9, and further known as part of a parcel of land conveyed to Joan Properties Ltd. (PPN 04-151038) by deed recorded in Volume 1945, Page 2192 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a 5/8 inch iron pin found in the centerline of Butternut Road, 60 feet wide, at its intersection with the centerline of Hale Road, 60 feet wide;

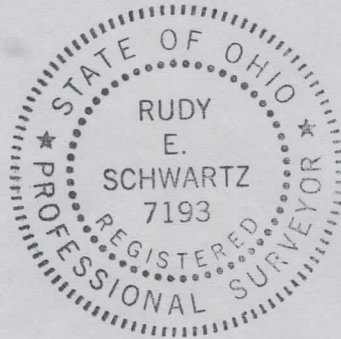
Thence North $0^{\circ} 27' 09''$ West, along said centerline of Hale Road, a distance of 1375.00 feet to a point on the Northerly right-of-way of Durkee Road, 60 feet wide, said point also being on the Southerly line of land conveyed to Diane B. Chisolm (PPN 12-011350) by deed recorded in Volume 768, Page 979 of Geauga County Deed Records, said point also being at the shared corner of Lot Nos. 8 and 9, also being the Southerly line of Lot 3, Section 14, East Survey, and also being the shared line of Claridon Township and Burton Township;

Thence North $88^{\circ} 45' 00''$ East, along said Southerly line of land conveyed to Diane B. Chisolm (PPN 12-011350), also being said Northerly right-of-way of Durkee Road, also being the shared line of Lot 3, Section 14, East Survey, and Lot 9, and along the Southerly line of land conveyed to Grandview Real Estate Holdings LLC. (PPN 12-025500) by deed recorded in Volume 1894, Page 2554 of Geauga County Deed Records, also being the shared line of Lot 3, Section 15, East Survey, and Lot 9, a distance of 327.17 feet to A 5/8 inch iron pin set at the Principal Place of Beginning of the Premises herein intended to be described;

- COURSE I Thence North $88^{\circ} 45' 00''$ East, continuing along said Southerly line of land conveyed to Grandview Real Estate Holdings LLC. (PPN 12-025500) by deed recorded in Volume 1894, Page 2554 of Geauga County Deed Records, also being the shared line of Lot 3, Section 15, East Survey, and Lot 9, a distance of 303.00 feet to a 5/8 inch iron pin set;
- COURSE II South $1^{\circ} 15' 00''$ East (creating a new line) and passing through a 5/8 inch iron pin set at 60.00 feet, a total distance of 778.82 feet to a 5/8 inch iron pin set;
- COURSE III Thence South $88^{\circ} 45' 00''$ West (creating a new line) a distance of 303.00 feet to a 5/8 inch iron pin set;

COURSE IV

Thence North 1° 15' 00" West (creating a new line) and passing through a 5/8 inch iron pin set at 718.82 feet, a total distance of 778.82 feet to the Principal Place of Beginning and containing 5.4174 acres of land (5.0000 acres excepting the area within the right-of-way of Pioneer Road) as surveyed, calculated and described, on April 25, 2016 by Rudy E. Schwartz, P.S. 7193 be the same more or less but subject to all legal highways and easements of record. Bearings used herein refer to an assumed meridian and are intended to indicate angles only. All 5/8 inch by 30 inch iron pins set are I.D. Schwartz 7193.



RECEIVED
MAY 10 2016
TAX MAP DEPT.

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

Thud B 05 10 2016
GEAUGA COUNTY AUDITOR
TAX MAP DEPT. *R*

5.2.16

DATE

RUDY E. SCHWARTZ, P.S. 7193