

PLAT OF SURVEY AND LOT SPLIT FOR BELLE'S COLONIAL RESTAURANT, INC.

Situated in the Village of Burton, County of Geauga and State of Ohio and known as being a part of Sublot No. 28 in Great Lot 35 and further being known as part of a parcel of land conveyed to Belle's Colonial Restaurant, Inc. by deeds recorded in Volume 562, Page 1113 and Volume 647, Page 1124 of Geauga County Deed Records.

PREPARED BY:
RUDY E. SCHWARTZ
PROFESSIONAL SURVEYOR
15750 AUBURN ROAD
NEWBURY, OHIO 44065
(440)564-7528
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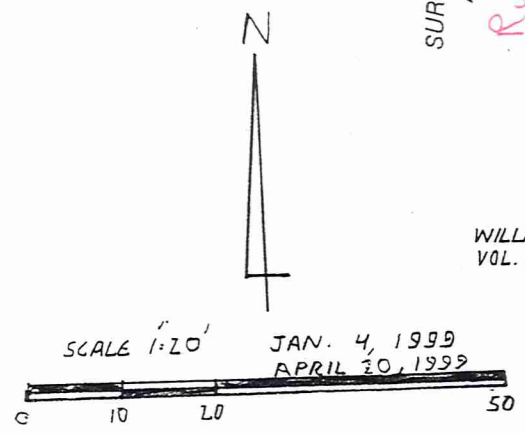
PREPARED FOR:
BELLE'S COLONIAL RESTAURANT, INC.
14609 WEST PARK STREET
BURTON, OHIO 44021

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.S. 4 29 1999
OFFICE OF THE
GEAUGA COUNTY ENGINEER

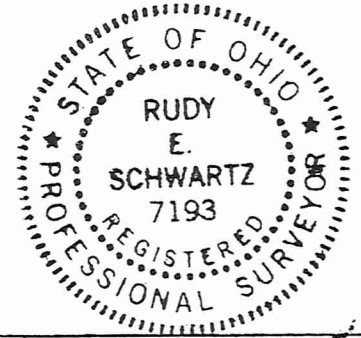
WILLIAM E. GEORGE
VOL. 916 PG. 498

LEGEND

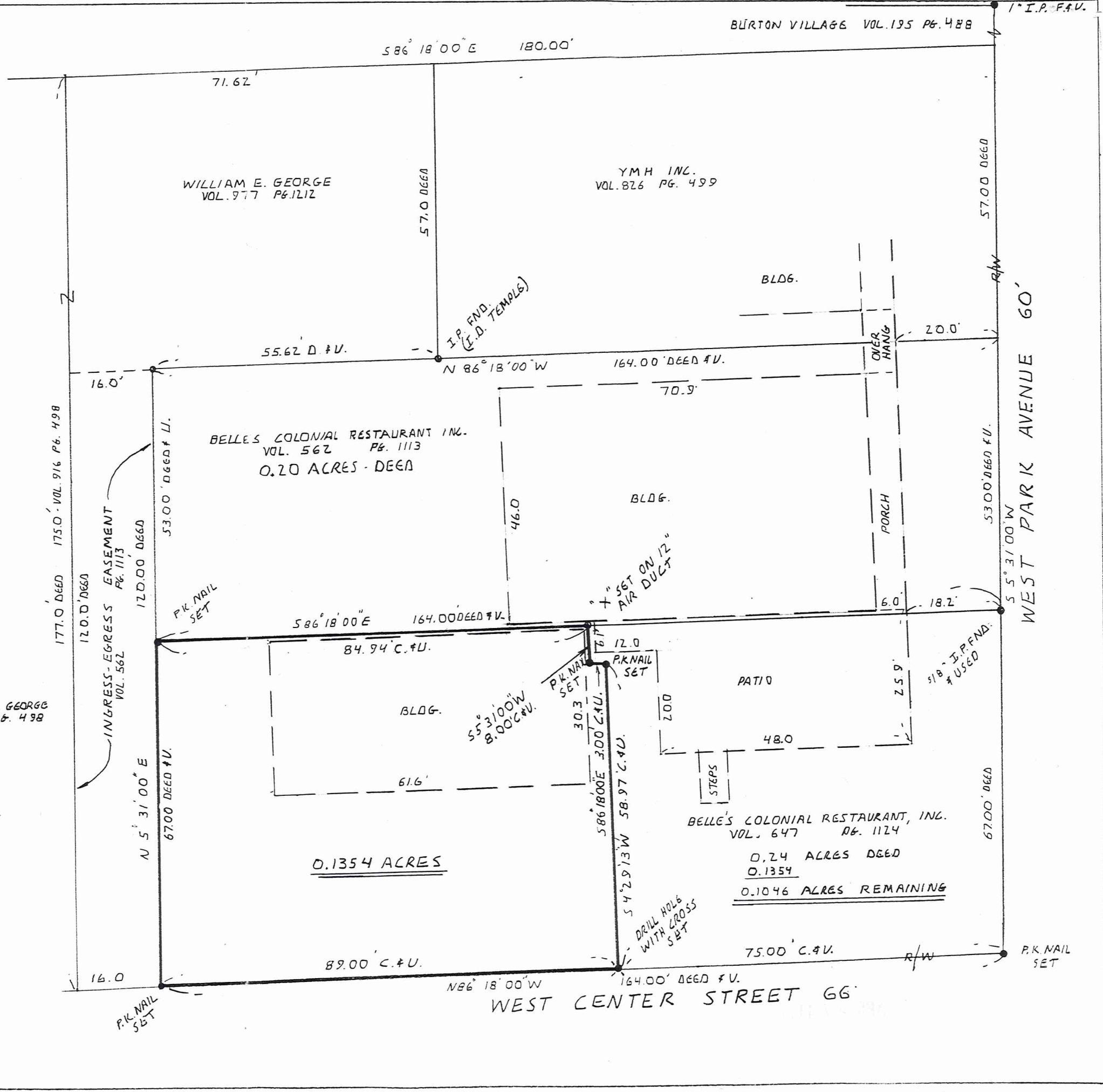
I. PIN	IRON PIN
MON.	MONUMENT
FND.	FOUND
D	DEED
R/REC	RECORD
M/MSD	MEASURED
O/OBS	OBSERVED
C/CALC.	CALCULATED
U	USED
D.R.	DEED RECORD
O.R.	OFFICIAL RECORD
C.L./C	CENTERLINE
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVATURE
P.R.C.	POINT OF REVERSE CURVATURE
PI.	POINT OF INTERSECTION
P.T.	POINT OF TANGENCY
∠ PT.	ANGLE POINT



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 MERIDIAN 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, P.S. NO. 7193



BRV-00006

Belle's Colonial

picked up 5-11-99

05-006700

LEGAL DESCRIPTION OF A
0.1354 ACRE PARCEL
FOR BELLE'S COLONIAL RESTAURANT, INC.

Situated in the Village of Burton, County of Geauga and State of Ohio and known as being a part of Sublot No. 28 in Great Lot 35 and further being known as part of a parcel of land conveyed to Belle's Colonial Restaurant, Inc. by deed recorded in Volume 647, Page 1124 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a PK nail set at the intersection of the Westerly line of West Park Avenue, 60 feet wide, at its intersection with the Northerly line of West Center Street, 66 feet wide;

Thence North 86° 18' 00" West, along said Northerly line of West Center Street, a distance of 75.00 feet to a drill hole with cross set at the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence continuing North 86° 18' 00" West, along said Northerly line of West Center Street, a distance of 89.00 feet to a PK nail set at the Southeasterly corner of land conveyed to William E. George by deed recorded in Volume 977, Page 1212 of Geauga County Deed Records;

COURSE II Thence North 5° 31' 00" East, along the Easterly line of land so conveyed to William E. George, a distance of 67.00 feet to a PK nail set at the Southwesterly corner of land conveyed to Belle's Colonial Restaurant, Inc. by deed recorded in Volume 562, Page 1113 of Geauga County Deed Records;

COURSE III Thence South 86° 18' 00" East, along the Southerly line of land so conveyed to Belle's Colonial Restaurant, Inc., a distance of 84.94 feet to an X set on a twelve inch air duct;

COURSE IV Thence South 5° 31' 00" West, a distance of 8.00 feet to a PK nail set;

COURSE V Thence South 86° 18' 00" East, a distance of 3.00 feet to a PK nail set;

COURSE VI Thence South 4° 29' 13" West, a distance of 58.97 feet to the Principal Place of Beginning and containing 0.1354 acres of land as surveyed, calculated and described on April 20, 1999 by Rudy E. Schwartz, P.S. No. 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.

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

R.S. 412999

OFFICE OF THE
GEAUGA COUNTY ENGINEER

BBB'S 5 794