

PROPOSED LOT COMBINATION
FOR
UNITED CRAFTSMAN CONSTRUCTION, LTD.

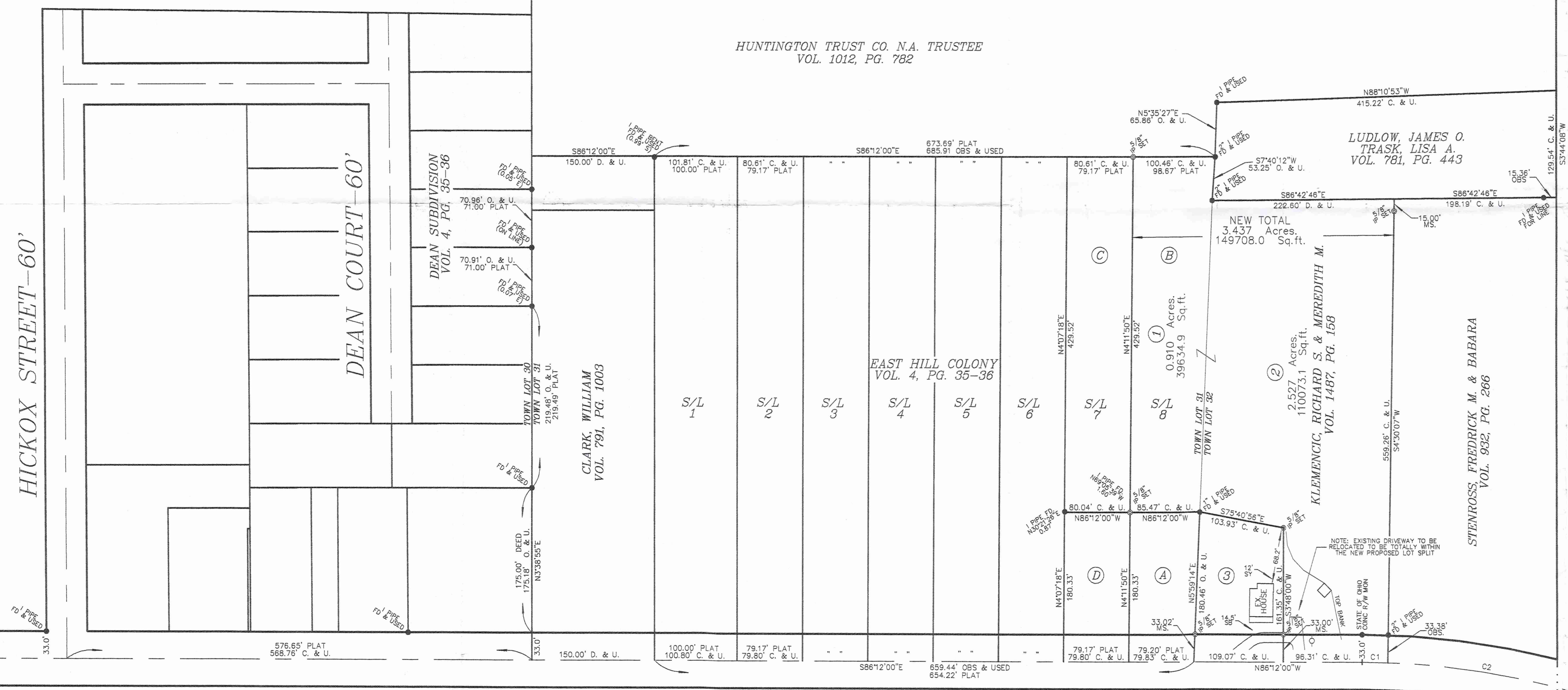
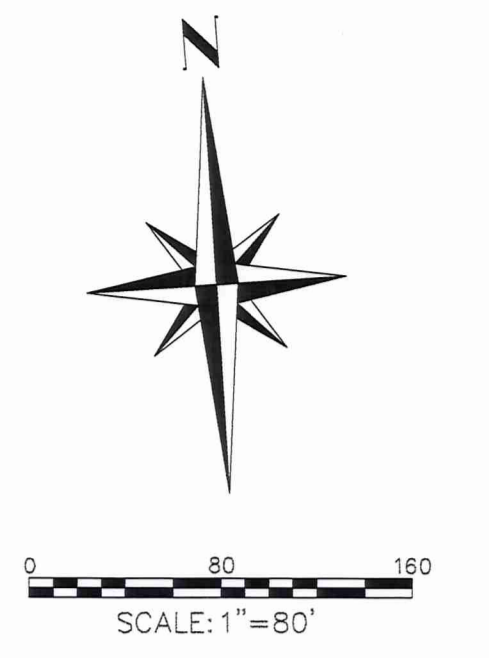
THE PROPERTY OF:
SCHWENDEMAN, PAUL R. & CAROL M.
(TRUSTEES)
VOL. 928, PG. 1303
KLEMENCIC, RICHARD S. & MEREDITH M.
VOL. 1487, PG. 158

PART OF GREAT LOT 36, TOWN LOT 31 & 32
IN BURTON VILLAGE, COUNTY OF GEAUGA
STATE OF OHIO
JANUARY 9th, 2004

This Boundary Survey has been prepared in accordance with Chapter 4733-37, Ohio Administrative Code for Minimum Standards for Boundary Surveys as adopted 2-18-90. This survey was performed under my supervision, and is believed to be correct and accurate to the best of my knowledge.

NOTES:
BASIS OF BEARINGS IS N86°12'00"W AS REFERRED TO ON EAST HILL COLONY SUBDIVISION PLAT AS RECORDED IN VOL. 4, PG. 35-36
RECORDS INCLUDING DEEDS CITED ON EACH PARCEL ALONG WITH COUNTY ROAD RECORDS, WERE USED AS REFERENCE DOCUMENTS AND SOURCES OF DATA
ALL IRON PINS SET ARE 5/8" DIA x 30" LONG REBAR WITH A REGISTRATION CAP MARKED AS "AAA #7794"

ACREAGE SUMMARY	
LOT (S)	ACREAGE
ORIG. TOTAL	3.852 Acres
LOT BALANCE	167786.6 Sq.ft.
PARCEL ①	0.910 Acres
39634.9	Sq.ft.
PARCEL ②	2.527 Acres
110073.1	Sq.ft.
NEW TOTAL	3.437 Acres
LOT BALANCE	149708.0 Sq.ft.
LOT SPLIT ②	0.333 Acres
14500.0	Sq.ft.
R/W BALANCE	0.082 Acres
3578.7	Sq.ft.
TOTAL	0.415 Acres
LOT SPLIT	18078.7 Sq.ft.



- Ⓐ KAROLYN, ROUBIC
VOL. 1108, PG. 1145
- Ⓑ SCHWENDEMAN, PAUL R. & CAROL M.
(TRUSTEES)
VOL. 928, PG. 1303
- Ⓒ SCHWENDEMAN, PAUL R. & CAROL M.
(TRUSTEES)
VOL. 928, PG. 1303
- Ⓓ OROS, FRANK W. & IOLA M.
VOL. 820, PG. 1246

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.S. 1/14/04
OFFICE OF THE
GEAUGA COUNTY ENGINEER

KEITH B. JONES
REGISTERED LAND SURVEYOR #7794
AAA Land Surveying, Inc.
100 Center Street, Suite 150
Chardon, OH 44024
(440) 286-2393



NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	1°53'45"	31.62'	955.56'	N85°15'07"W	31.62'
C2	14°28'03"	240.73'	955.56'	N77°05'12"W	240.10'
C3	35°09'40"	586.41'	955.56'	N68°37'10"W	577.28'

BRV-00027
AAA Land Surveying, Inc.
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Chardon, OH. 44024

Phone (440) 286-2393
Fax (440) 286-2394
AAAlandsurveying@Hotmail.com

Klemencic
Picked up 1-15-04

Proposed Lot

Situated in the Village of Burton, County of Geauga, and the State of Ohio, and known as being part of Great Lot 36, Town Lot 31 and 32 of said Village of Burton, and being further bounded and described as follows:

Beginning at a point in the centerline of East Center Street (S.R. 87) at the intersection of Original Town Lot 31 and Lot 32, also being the southeast corner of subplot 8 of East Hill Colony Subdivision, as recorded in Volume 4, Page 35-36 of Geauga County Plat Records, also being the southeast corner of K. Roubic, as recorded in Volume 1108, Page 1145 of Geauga County Deed Records; Thence S 86°12'00" E along the centerline of East Center Street (S.R. 87), a distance of 109.07 feet to a point; said point being the principal place of beginning of the description to be herein described;

Thence N 03°48'00" E, passing through a 5/8" iron pin set at 33.00 feet on the northerly right-of-way of East Center Street (S.R. 87), a total distance of 161.35 feet to a 5/8" iron pin set;

Thence N 75°40'56" W, a distance of 103.93 feet to a 1" iron pipe found at the northeast corner of K. Roubic, as recorded in Volume 1108, Page 1145 of Geauga County Deed Records

Thence N 86°12'00" W along the northerly line of said Roubic, a distance of 85.47 feet to a 5/8" iron pin set at the southeast corner of P.R. & C.M. Schwendeman (trustees), as recorded in Volume 928, Page 1303 of Geauga County Deed Records, said corner also being on the original easterly line of subplot 7 of East Hill Colony;

Thence N 04°11'50" E, along the easterly line of Schwendeman, also being the original easterly line of subplot 7 of East Hill Colony, a distance of 429.52 feet to a 5/8" iron pin set at Schwendeman's northeast corner, also being the original northeast corner of subplot 7 of East Hill Colony, said point also being on the southerly line of Huntington Trust Co. N.A. Trustee, as recorded in Volume 1012, Page 782 of Geauga County Deed Records;

Thence S 86°12'00" E, along the Huntington Trust Co.'s southerly line, also being the northerly line of subplot 8 of East Hill Colony, a distance of 100.46 feet to a 2" iron pipe found at the original northeast corner of subplot 8 East Hill Colony, said point also being on the westerly line of J.O. Ludlow & L.A. Trask, as recorded in Volume 781, Page 443 of Geauga County Deed Records;

Thence S 07°40'12" W, along Ludlows and Trasks westerly line, also being the original easterly line of subplot 8 East Hill Colony, a distance of 53.25 feet to a 2" iron pipe found at Ludlows and Trasks southwest corner;

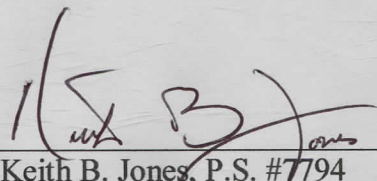
Thence S 86°42'46" E, along Ludlows and Trasks southerly line, a distance of 222.60 feet to a point in the center of a creek, said point being the northwest corner of F.M. and B. Stenross, as recorded in Volume 932, Page 266 of Geauga County Deed Records;

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Thence S 04°30'07" W, along Stenross's westerly line, passing through a 5/8" iron pin set at 15.00 feet, and a 2" iron pipe found at 525.88 feet, a total distance of 559.26 feet to a point in the centerline of East Center Street (S.R. 87);

Thence along an arc of a curve deflecting to the left having a radius of 955.56 feet, an arc distance of 31.62 feet, a chord bearing N 85°15'07" W, and a chord distance of 31.62 feet to a point;

Thence N 86°12'00" W, continuing along the centerline of East Center Street (S.R. 87), a distance of 96.31 feet back to the principal place of beginning, containing 3.437 Acres of land, but subject to all legal highways. Being a combination parcel of land split from the lands deeded to R.S. & M.M. Klemencic, as recorded in Volume 1487, Page 158 of Geauga County Deed Records (2.527 Acres), and part of subplot 8 in East Hill Colony deeded to P.R. & C.M. Schwendeman (Trustees), as recorded in Volume 928, Page 1303 of Geauga County Deed Records (0.910 Acres). Pursuant to a survey done in January 2004 by Keith B. Jones, Ohio Registered Surveyor #7794 Chardon Ohio. Basis of Bearings is S 86°12'00" E, as referred to on East Hill Colony Subdivision Plat, recorded in Volume 4, Page 35-36 of Geauga County Plat Records. All iron pins set are 5/8" dia. X 30" long rebar with a registration cap marked as "AAA #7794".



Keith B. Jones, P.S. #7794 1-14-04
AAA Land Surveying, Inc. Date



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

R.S. 1/14/04

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Beginning at a point in the centerline of East Center Street (S.R. 87) at the intersection of Original Town Lot 31 and Lot 32, also being the southeast corner of subplot 8 of East Hill Colony Subdivision, as recorded in Volume 4, Page 35-36 of Geauga County Plat Records, also being the southeast corner of K. Roubic, as recorded in Volume 1108, Page 1145 of Geauga County Deed Records; said point being the principal place of beginning of the description to be herein described;

Thence N 05°59'14" E along Roubic's easterly line, also being the original easterly line of subplot 8 of East Hill Colony, passing through a 5/8" iron pin set at 33.02 feet on the northerly right-of-way of East Center Street (S.R. 87), a total distance of 180.46 feet to a 1" iron pipe found at the northeast corner of Roubic;

Thence N 86°12'00" W along the northerly line of said Roubic, a distance of 85.47 feet to a 5/8" iron pin set at the southeast corner of P.R. & C.M. Schwendeman (trustees), as recorded in Volume 928, Page 1303 of Geauga County Deed Records, said corner also being on the original easterly line of subplot 7 of East Hill Colony;

Thence N 04°11'50" E, along the easterly line of Schwendeman, also being the original easterly line of subplot 7 of East Hill Colony, a distance of 429.52 feet to a 5/8" iron pin set at Schwendeman's northeast corner, also being the original northeast corner of subplot 7 of East Hill Colony, said point also being on the southerly line of Huntington Trust Co. N.A. Trustee, as recorded in Volume 1012, Page 782 of Geauga County Deed Records;

Thence S 86°12'00" E, along the Huntington Trust Co.'s southerly line, also being the northerly line of subplot 8 of East Hill Colony, a distance of 100.46 feet to a 2" iron pipe found at the original northeast corner of subplot 8 East Hill Colony, said point also being on the westerly line of J.O. Ludlow & L.A. Trask, as recorded in Volume 781, Page 443 of Geauga County Deed Records;

Thence S 07°40'12" W, along Ludlows and Trasks westerly line, also being the original easterly line of subplot 8 East Hill Colony, a distance of 53.25 feet to a 2" iron pipe found at Ludlows and Trasks southwest corner;

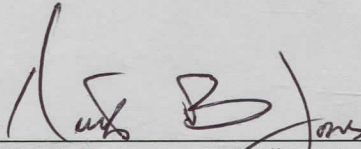
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Thence S 04°30'07" W, along Stenross's westerly line, passing through a 5/8" iron pin set at 15.00 feet, and a 2" iron pipe found at 525.88 feet, a total distance of 559.26 feet to a point in the centerline of East Center Street (S.R. 87);

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Thence along an arc of a curve deflecting to the left having a radius of 955.56 feet, an arc distance of 31.62 feet, a chord bearing N 85°15'07" W, and a chord distance of 31.62 feet to a point;

Thence N 86°12'00" W, continuing along the centerline of East Center Street (S.R. 87), a distance of 205.39 feet back to the principal place of beginning, containing 3.852 Acres of land, but subject to all legal highways. Being a parcel of land combined from the lands deeded to R.S. & M.M. Klemencic, as recorded in Volume 1487, Page 158 of Geauga County Deed Records, and P.R. & C.M. Schwendeman, as recorded in Volume 928, Page 1303 of Geauga County Deed Records. Pursuant to a survey done in January 2004 by Keith B. Jones, Ohio Registered Surveyor #7794 Chardon Ohio. Basis of Bearings is S 86°12'00" E, as referred to on East Hill Colony Subdivision Plat, recorded in Volume 4, Page 35-36 of Geauga County Plat Records. All iron pins set are 5/8" dia. X 30" long rebar with a registration cap marked as "AAA #7794".


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GEAUGA COUNTY ENGINEER

ADDS N.T. 2004