

BOUNDARY SURVEY OF PARCEL "A"

Situated in the Village of Chardon, County of Geauga and the State of Ohio and known as being part of Original Munson Township Lot No. 1 of the East Division, Tract 1 of said Township.

Parcel "A" to be conveyed to Gloria Shiffler.

DEED REFERENCE:

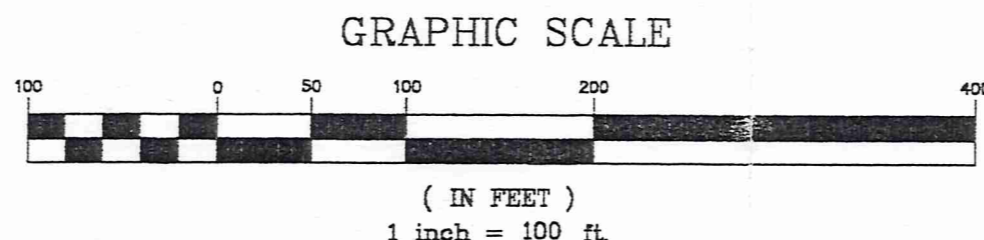
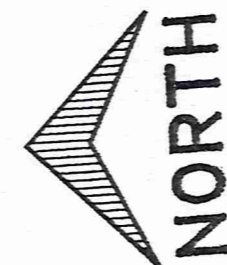
Volume 836, Page 83 - Parcel No. 25

Owner: The Burlington Group, Inc.

SOUTH POINT PARKWAY 80' (PROPOSED)

LEGEND

- IRON PIN MONUMENT
- ⊙ IRON PIN FOUND
- ⊕ IRON PIN SET

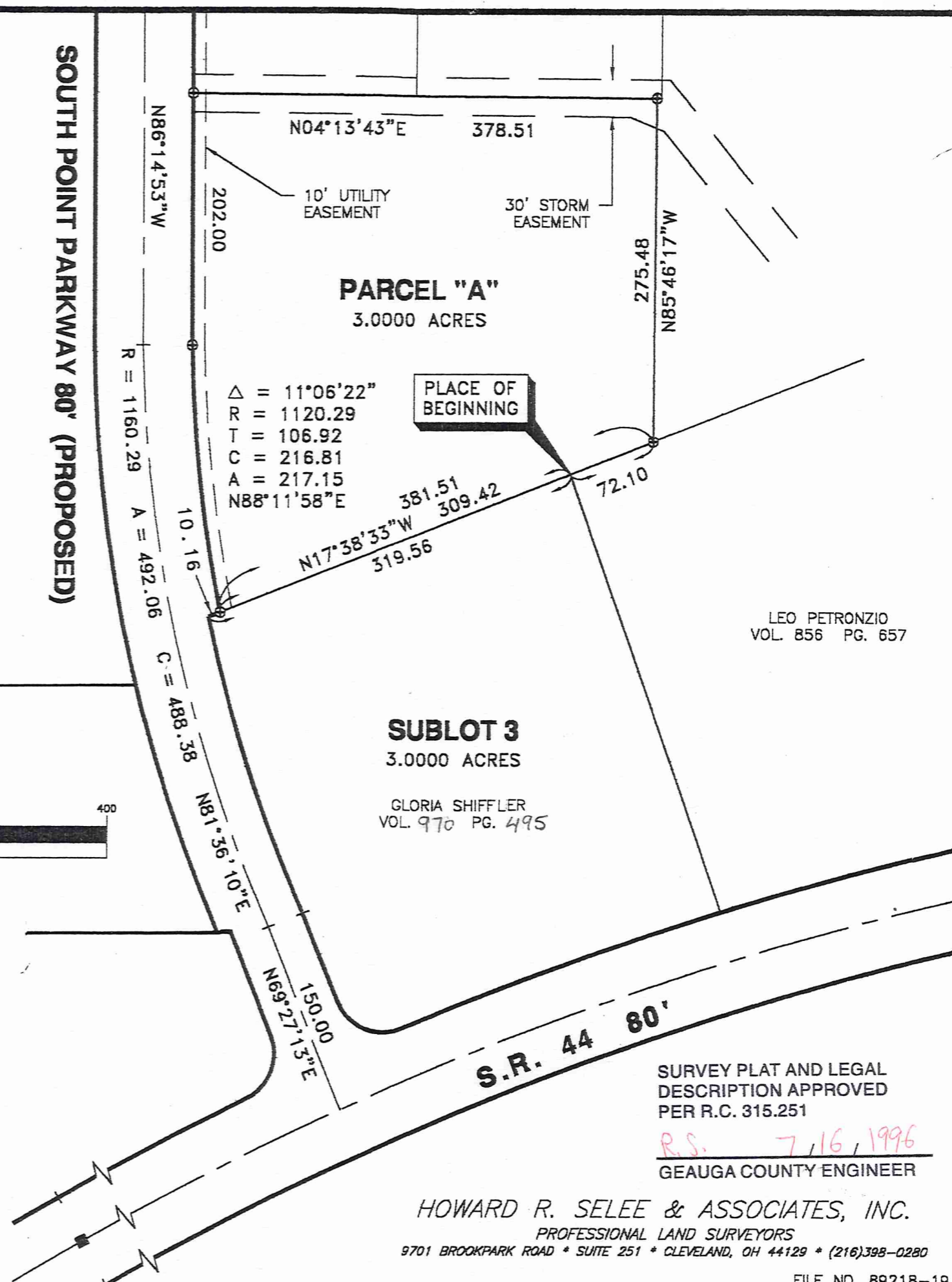
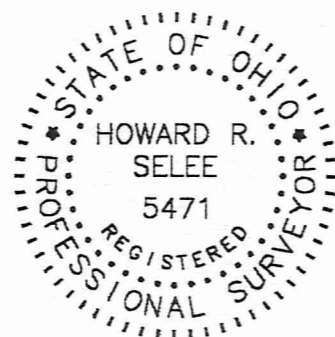
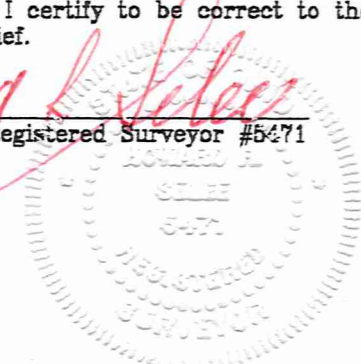


MAY 29, 1996

REVISED: JULY 12, 1996

I do hereby certify that I have surveyed the premises and prepared this plat in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code. Dimensions shown are expressed in feet and decimal parts thereof. Bearings shown are to an assumed meridian and are for the sole purpose of describing the relative angular value between lines, all of which I certify to be correct to the best of my knowledge and belief.

Howard R. Selee, Registered Surveyor #5471



LEO PETRONZIO
VOL. 856 PG. 657

SUBLOT 3
3.0000 ACRES

GLORIA SHIFFLER
VOL. 970 PG. 495

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

R.S. 7/16/1996
GEAUGA COUNTY ENGINEER

HOWARD R. SELEE & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
9701 BROOKPARK ROAD * SUITE 251 * CLEVELAND, OH 44129 * (216)398-0280

CHC 0000916

Shiffler
picked up
7-19-96

HOWARD R. SELEE & ASSOCIATES, INC.

Professional Land Surveyors

9701 BROOKPARK ROAD - SUITE 251 - CLEVELAND, OHIO 44129 - (216) 398-0280

May 29, 1996
Revised: July 12, 1996
File No. 89218-19

LEGAL DESCRIPTION
3.0 ACRE PARCEL TO BE CONVEYED TO GLORIA SHIFFLER

Situated in the Village of Chardon, County of Geauga and the State of Ohio and known as being part of Original Munson Township Lot No. 1 of the East Division, Tract 1 of said Township and further described as follows:

Beginning at an iron pin found at the southeast corner of land conveyed to Gloria A. Shiffler by deed recorded in Volume 970, Page 495 of Geauga County Deed Records;

thence North 17° 38' 33" West along the easterly line of land so conveyed to Gloria A. Shiffler, a distance of 309.42 feet to an iron pin set;

thence easterly by a curve to the right an arc distance of 217.15 feet to an iron pin set at a point of tangency, said curve having a radius of 1120.29 feet and a chord which bears North 88° 11' 56" East, a distance of 216.81 feet;

thence South 86° 14' 53" East, a distance of 202.00 feet to an iron pin set;

thence South 04° 13' 43" West, a distance of 378.51 feet to an iron pin set;

thence North 85° 46' 17" West, a distance of 275.48 feet, to an iron pin set at a point in the east line of land conveyed to Leo Petronzio by deed recorded in Volume 865, Page 657 of Geauga County Deed Records;

thence North 17° 38' 33" West along the said east line of land so conveyed to Leo Petronzio, a distance of 72.10 feet to the place of beginning and containing 3.000 acres of land as surveyed May 29, 1996, by HOWARD R. SELEE & ASSOCIATES, INC., Reg. Surveyor #5471, be the same more or less but subject to all legal highways. Bearings used herein refer to an assumed meridian and are intended to indicate angles only. Also subject to the following easements:

1. UTILITY EASEMENT - Being a strip of land 10.00 feet wide, adjacent south of the north property line.
2. STORM EASEMENT - Being a strip of land 15.00 feet wide, adjacent west of the east property line.

Deed reference - Volume 836, Page 83, Geauga County Deed Records, Parcel # 25

SURVEY PLAT AND LEGAL
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R.S. 7/16/1996
GEAUGA COUNTY ENGINEER