

BOUNDARY SURVEY 6.0 ACRE PARCEL FOR 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.

DEED REFERENCES:

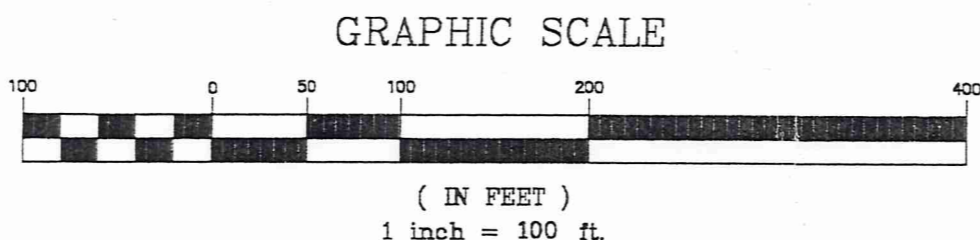
Volume 836, Page 83 - Parcel No. 25
Volume 970, Page 495 - Gloria Shiffler

SURVEY PLAT AND LEGAL DESCRIPTION APPROVED (as noted) PER R.C. 315.251
R.S. 8/6/1996
GEAUGA COUNTY ENGINEER

Owner: The Burlington Group, Inc.

LEGEND

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



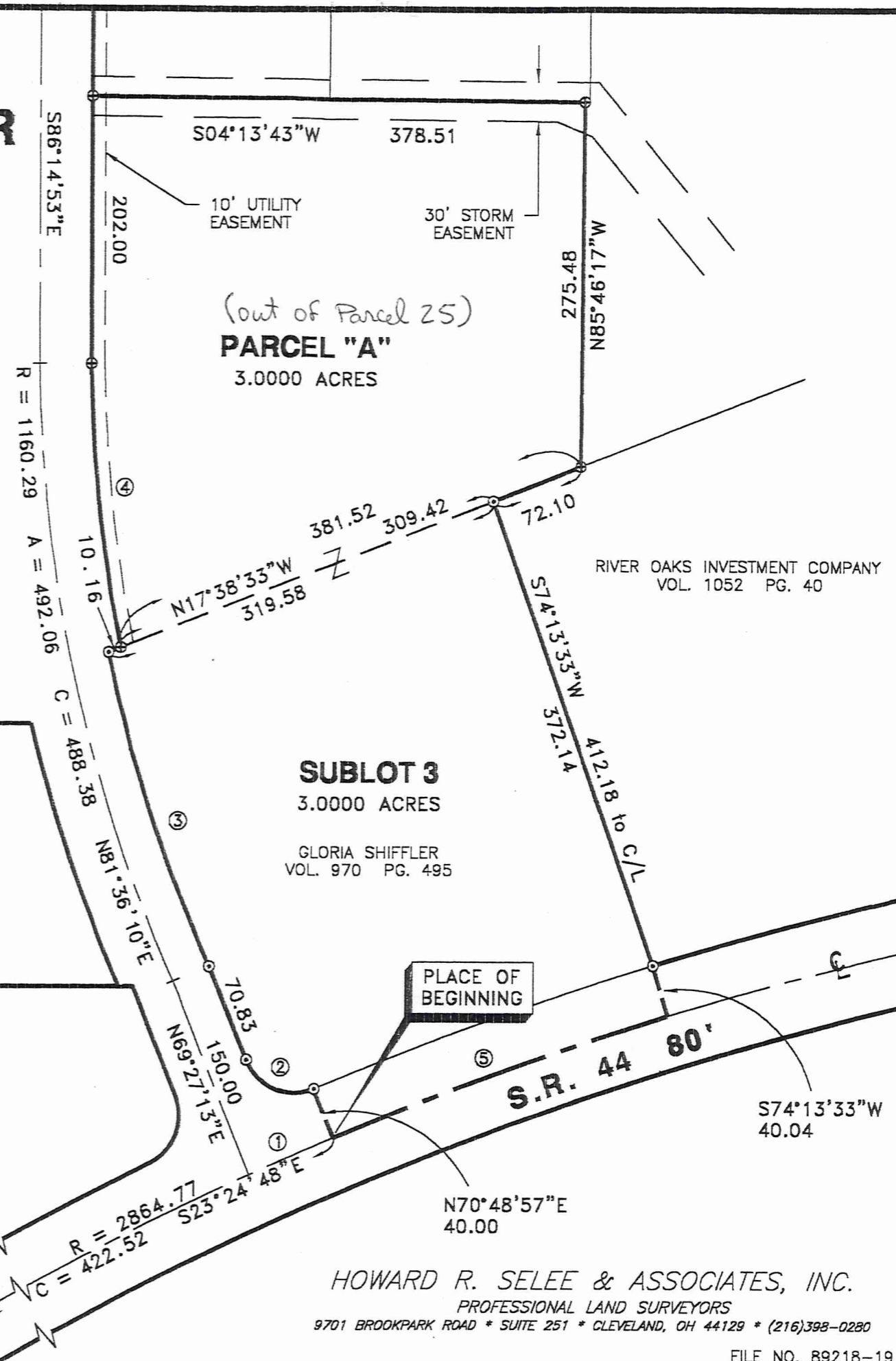
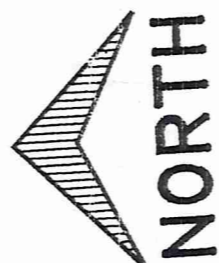
MAY 29, 1996

REVISED: JULY 12, 1996
REVISED: JULY 29, 1996

| | | | | |
|-----------------|-----------------|-----------------|-----------------|-----------------|
| ① Δ = 01°21'44" | ② Δ = 88°38'16" | ③ Δ = 13°05'59" | ④ Δ = 11°06'21" | ⑤ Δ = 05°32'26" |
| R = 2864.77 | R = 40.00 | R = 1130.29 | R = 1120.29 | R = 2864.77 |
| T = 34.05 | T = 39.06 | T = 129.78 | T = 108.91 | T = 138.62 |
| C = 66.10 | C = 55.89 | C = 257.86 | C = 216.81 | C = 276.92 |
| A = 66.10 | A = 61.88 | A = 258.42 | A = 217.15 | A = 277.03 |
| S19°52'52"E | N25°08'04"E | N76°00'25"E | N88°11'52"E | N16°24'46"W |

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
Howard R. Selee, Registered Surveyor #5471



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

Shiffler
picked up 8-6-1996
10-164754

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

LEGAL DESCRIPTION
6.0 ACRE PARCEL for 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 in the curved centerline of State Route 44, 80.00 feet wide, at the northwest corner of land conveyed to Gloria Shiffler by deed recorded in Volume 970, Page 495 of Geauga County Deed Records, said point being a chord distant South $23^{\circ}24'48''$ East, 422.52 feet from an iron pin monument found in the centerline of said State Route 44;

thence North $70^{\circ}48'57''$ East, a distance of 40.00 feet to an iron pin found in the easterly right of way of said State Route 44 at a point of reverse curvature;

thence easterly by a curve to the right an arc distance of 61.88 feet to an iron pin found, said curve having a radius of 40.00 feet and a chord which bears North $25^{\circ}08'04''$ East, a distance of 55.89 feet;

thence North $69^{\circ}27'13''$ East, a distance of 70.83 feet to an iron pin found at a point of curvature;

thence easterly by a curve to the right an arc distance of 258.42 feet to an iron pin found, said curve having a radius of 1130.29 feet and a chord which bears North $76^{\circ}00'25''$ East, a distance of 257.86 feet;

thence South $17^{\circ}38'33''$ East, a distance of 10.16 to an iron pin set at a point of curvature therein;

thence easterly by a curve to the right an arc distance of 217.15 feet to an iron pin set, said curve having a radius of 1120.29 feet and a chord which bears North $88^{\circ}11'52''$ East, a distance of 216.81 feet;

thence South $86^{\circ}14'53''$ East, a distance of 202.00 feet to an iron pin set;

thence South $04^{\circ}13'43''$ West, a distance of 378.51 feet to an iron pin set;

thence North $85^{\circ}46'17''$ West, a distance of 275.48 feet, to an iron pin set at a point in the east line of land conveyed to River Oaks Investment Company by deed recorded in Volume 1052, Page 40 of Geauga County Deed Records;

thence North 17° 38' 33" West along the said east line of land so conveyed to said River Oaks Investment Company, a distance of 72.10 feet to an iron pin found at the southeast corner of land so conveyed to Gloria Shiffler, *and the northeast corner of said River Oaks land;*

thence South 74°13'33" West, along the south line of land so conveyed to Gloria Shiffler, * passing thru an iron pin found at a distance of 372.14 feet, a total distance of 412.18 to a point on the curved centerline of said State Route 44; ** and the north line of said River Oaks land,*

thence northerly by a curve to the left an arc distance of 277.03 feet along the centerline of said State Route 44 to the place of beginning, said curve having a radius of 2864.77 feet and a chord which bears North 16°24'46" West, a distance of 276.92 feet and containing 6.000 acres of land as surveyed May 29, 1996, by HOWARD R. SELEE,, 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

" 970 " 495 " " " "

SURVEY PLAT AND LEGAL DESCRIPTION APPROVED *(as noted)*
PER R.C. 315.251
R.S. 8, 6, 1996
GEAUGA COUNTY ENGINEER

RECEIVED
AUG 11 1996
COUNTY ENGINEER