

# MAP OF SURVEY for FRANK I. HARDING III & MARY WALKER, SUCCESSOR TRUSTEES OF THE GERTRUDE H. BRITTON REVOCABLE TRUST DATED NOV. 11, 1934 & LYNDA R. BRITTON

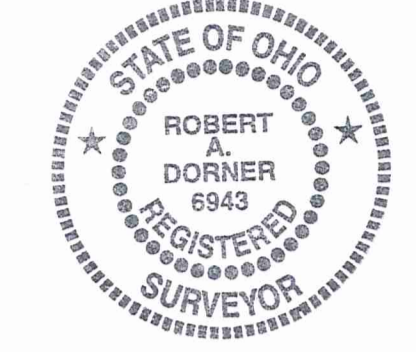
KNOWN AS BEING PART OF LOTS 28 AND 29 OF TRACT NO. 1 AND PART OF LOT 15 OF TRACT NO. 2,  
NOW SITUATED IN THE

TOWNSHIP OF CHESTER  
COUNTY OF GAUGA - STATE OF OHIO

by  
**McSTEEN & ASSOCIATES, INC.**  
ENGINEERS & SURVEYORS  
1415 East 288th Street  
Wickliffe, Ohio 44092  
(440) 585-9800

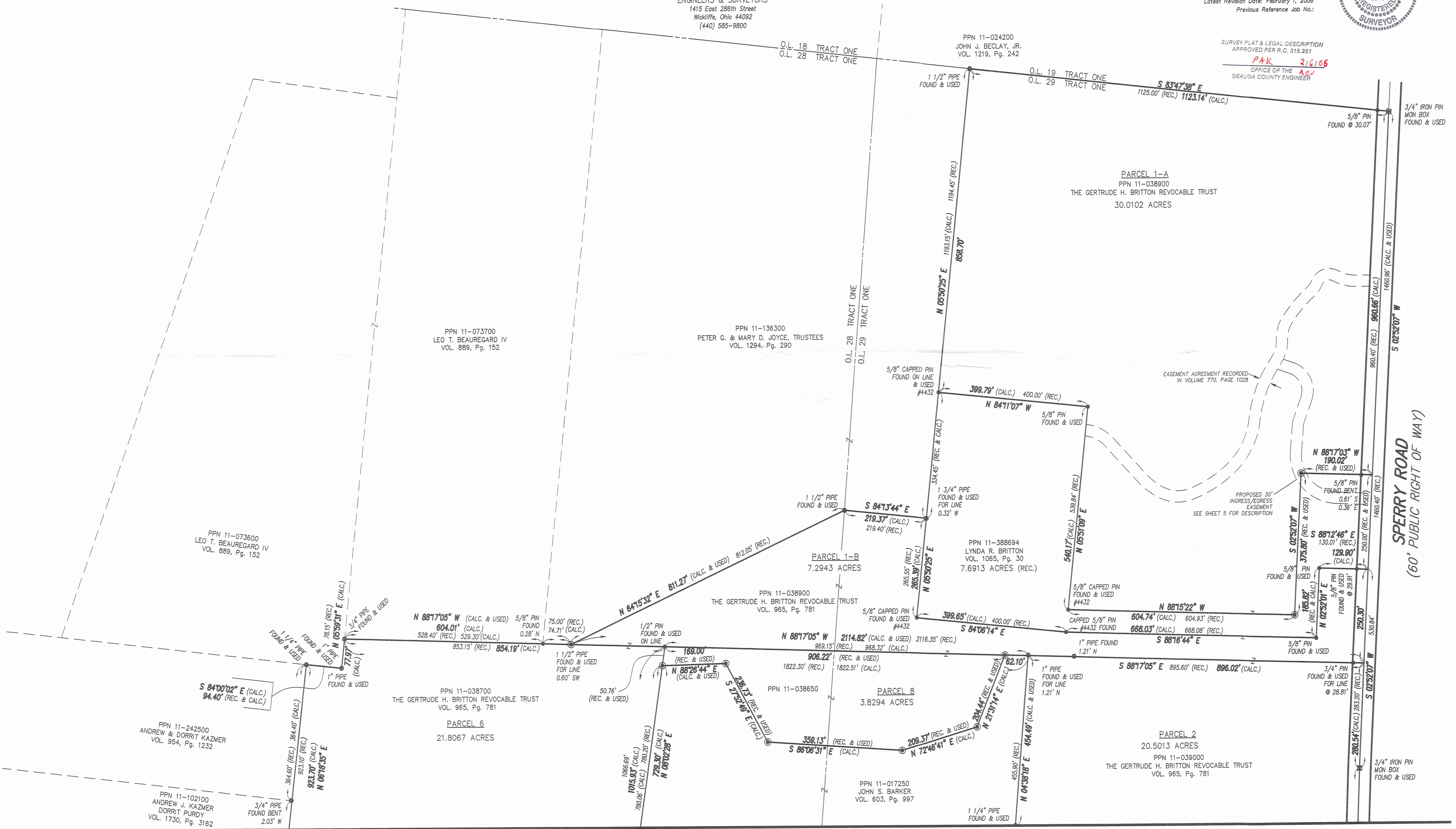
The basis of bearings for this survey is North 85°-16'-30" West as the centerline of Wilson Mills Road, as evidenced by monuments found, and is the same bearing as shown in Parcel 3 of First American Title Insurance Company's Title Commitment No. 01-01-018538-1, bearing an effective date of August 28, 2002. Distances are given in feet and decimal parts thereof. All iron pins shown as set are 30" long 1/2" rebar with an identification cap stamped "McSteen & Assoc".

*Robert A. Dorner* 2/1/06  
ROBERT A. DORNER REG. PROF. SURV. No. 6943  
Job No.: 01-222  
Field Date: November 27, 2001  
Survey Date: January 30, 2004  
Latest Revision Date: February 1, 2006  
Previous Reference Job No.:



SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
**PAK 2/1/06**  
OFFICE OF THE  
GAUGA COUNTY ENGINEER

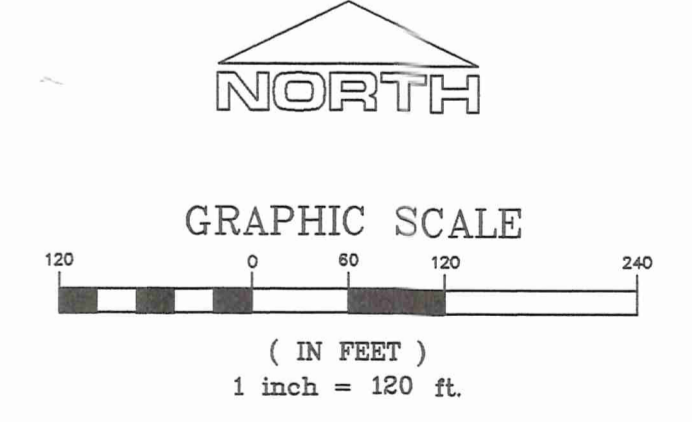
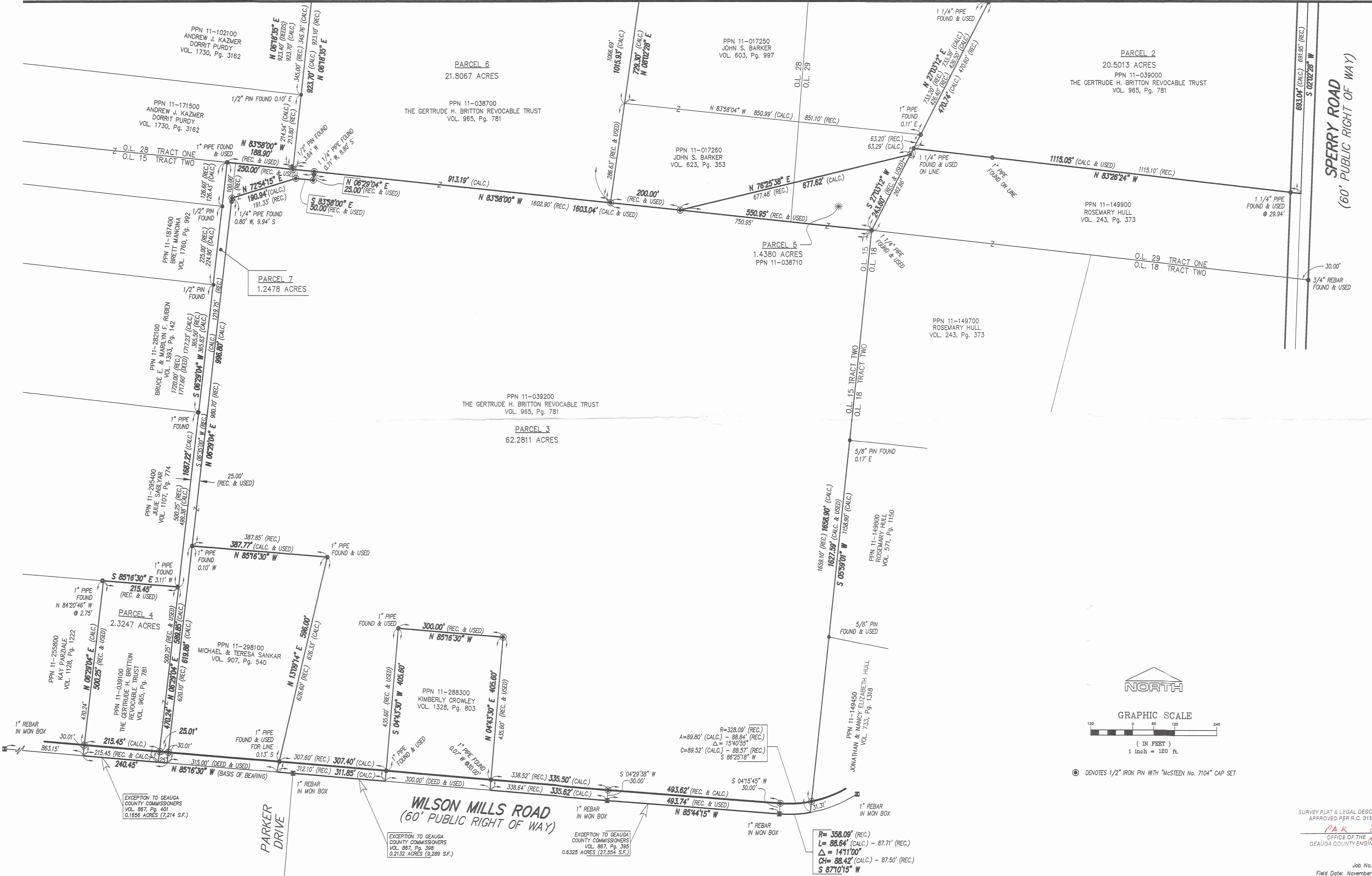
© DENOTES 1/2" IRON PIN WITH "McSTEEN No. 7104" CAP SET



M A T C H L I N E



M A T C H L I N E



⊙ DENOTES 1/2" IRON PIN WITH "MSTEEN No. 7104" CAP SET

R=328.09' (REC.)  
L=88.64' (CALC.) - 87.71' (REC.)  
Δ=14°11'00"  
CH=88.42' (CALC.) - 87.50' (REC.)  
S 87°10'15" W

EXCEPTION TO GAUGA COUNTY COMMISSIONERS VOL. 867, Pg. 401 0.1656 ACRES (7,214 S.F.)

EXCEPTION TO GAUGA COUNTY COMMISSIONERS VOL. 867, Pg. 398 0.2132 ACRES (9,289 S.F.)

EXCEPTION TO GAUGA COUNTY COMMISSIONERS VOL. 867, Pg. 368 0.6325 ACRES (27,554 S.F.)

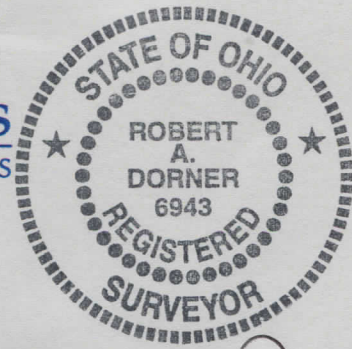
SURVEY PLAT & LEGAL DESCRIPTION APPROVED PER R.C. 315.251  
PAK 216106  
OFFICE OF THE  
GAUGA COUNTY ENGINEER

Job No.: 01-222  
Field Date: November 27, 2001  
Survey Date: January 30, 2004  
Latest Revision Date: February 1, 2006  
Previous Reference Job No.:

CHE00016  
11-038900  
Vol 1789-2372  
CHE00014

Britton  
pick update  
2-6-06

**Mc Steen & Associates**  
ENGINEERS & SURVEYORS



File No. 01-222  
February 2, 2004  
Revised: January 26, 2006

*Robert A. Dornier*  
2/01/06

**LEGAL DESCRIPTION**  
**Parcel No. 1-A**

Situated in the State of Ohio, County of Geauga, Township of Chester, being part of Lot 29 of Tract No. 1, being a portion of the land, now or formerly in the name of Frank I. Harding III and Mary H. Walker, Successor Trustees of the Gertrude H. Britton Revocable Trust Dated 11/30/34 and recorded in Volume 965, Page 781 of the Geauga County Records of Deeds, and more fully described as follows:

Commencing for Reference at a 3/4-inch iron pin found at the intersection of the northerly line of said Lot 29, Tract No. 1 with the centerline of Sperry Road (60 feet wide), said intersection being the **TRUE PLACE of BEGINNING** of the parcel herein to be described;

**Course No. 1:** thence, South 02°-52'-07" West, along the centerline of Sperry Road, a distance of 960.66 feet to the most northeasterly corner of a 7.6913 acre parcel of land, now or formerly in the name of Lynda R. Britton as recorded in Deed Volume 1065, Page 30 (a 3/4-inch rebar in a monument box was found South 02°-52'-07" West at 780.84 feet on the centerline of Sperry Road);

Thence, along the northerly lines of said Lynda R. Britton parcel, the following five (5) courses and distances:

**Course No. 2:** North 88°-17'-03" West, a distance of 190.02 feet to an iron pin set (a 5/8-inch rebar was found 0.61 feet south at 29.64 feet from the centerline of Sperry Road);

**Course No. 3:** South 02°-52'-07" West, a distance of 375.80 feet to an iron pin set;

**Course No. 4:** North 88°-15'-22" West. A distance of 604.74 feet to a 5/8-inch rebar with ID cap "4432" found;

**Course No. 5:** North 05°-51'-09" East, a distance of 540.17 feet to a 5/8-inch rebar found;

**Course No. 6:** and North 84°-11'-07" West, a distance of 399.79 feet to a 5/8-inch rebar with ID cap "4432" found on an easterly line of a parcel of land, now or formerly in the name of Peter G. and Mary D. Joyce as recorded in Volume 1294, Page 290;

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CHE 00016

File No. 01-222  
February 2, 2004  
Revised: January 26, 2006

**LEGAL DESCRIPTION**  
**Parcel No. 1-A**

**Course No. 7:** thence, North 05°-50'-25" East, along the easterly line of said Joyce parcel, a distance of 858.70 feet to a 1 1/2-inch pipe found on the northerly line of aforesaid Lot 29, Tract No. 1;

**Course No. 8:** thence, South 83°-47'-38" East, along said northerly line, passing over a 5/8-inch iron pin found at 1093.07 feet, a distance of 1123.14 feet to the place of beginning containing **30.0102 Acres** of land, more or less, as surveyed in November of 2001 by Robert A. Dorner, Registered Professional Land Surveyor No. 6943 for and on behalf of **McSteen & Associates**, under Project Number 01-222, and is subject to all legal highways and easements of record.

The basis of bearings for this description is North 85°-16'-30" West, as the centerline of Wilson Mills Road, as evidenced by monuments found, and is the same bearing as shown in Parcel 3 of First American Title Insurance Company's Commitment No. 01-01-018538-1, bearing an effective date of August 28, 2002.

Note: All iron pins set are 1/2-inch diameter x 30-inches in length rebars with a plastic cap stamped "McSteen and Associates".

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

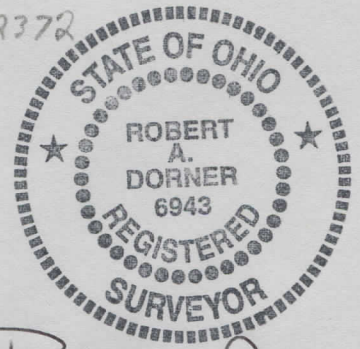
PAK 2/6/06

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GEAUGA COUNTY ENGINEER

CHE 00016

11- 389 257.  
VOL 1789 - PG 2372

**Mc Steen & Associates**  
ENGINEERS & SURVEYORS



File No. 01-222  
February 2, 2004  
Revised: February 1, 2006

**LEGAL DESCRIPTION**  
**Parcel No. 1-B**

*Robert A Dorner*  
2/01/06

Situated in the State of Ohio, County of Geauga, Township of Chester, being part of Lots 28 and 29 of Tract No. 1, being a portion of the land, now or formerly in the name of Frank I. Harding III and Mary H. Walker, Successor Trustees of the Gertrude H. Britton Revocable Trust Dated 11/30/34 and recorded in Volume 965, Page 781 of the Geauga County Records of Deeds, and more fully described as follows:

Commencing for Reference at a 3/4-inch iron pin found at the intersection of the northerly line of said Lot 29, Tract No. 1 with the centerline of Sperry Road (60 feet wide): Thence, South 02°-52'-07" West, along the centerline of Sperry Road, a distance of 1210.66 feet to the **TRUE PLACE of BEGINNING** of the parcel herein to be described;

**Course No. 1:** thence, South 02°-52'-07" West, along the centerline of Sperry Road, a distance of 250.30 feet to a point (a 3/4-inch rebar in a monument box was found South 02°-52'-07" West at 280.54 feet on the centerline of Sperry Road);

**Course No. 2:** thence, North 88°-17'-05" West, passing over a 3/4-inch iron pin found at 28.81 feet, a 1/2-inch iron pin found at 1864.34 feet, a distance of 2114.82 to an iron pin set (a 3/4-inch pipe was found North 88°-17'-05" West, at 604.01 feet and a 1 1/2-inch pipe was found South 64°-15'-32" East at 0.60 feet);

**Course No. 3:** thence, North 64°-15'-32" East, along a southeasterly line of a parcel of land, now or formerly in the name of Peter G. and Mary D. Joyce as recorded in Volume 1294, Page 290, a distance of 811.27 feet to a 1 1/2-inch pipe found;

**Course No. 4:** Thence, South 84°-13'-44" East, along a southerly line of said Joyce parcel, a distance of 219.37 feet to the westerly line of a parcel of land, now or formerly in the name of Lynda Britton as recorded in Deed Volume 1065, Page 30 (a 1 3/4-inch pipe was found South 84°-13'-44" East at 0.32 feet, and a 5/8-inch rebar with ID cap "4432" was found North 05°-50'-25" East at 334.45 feet);

**Course No. 5:** thence, South 05°-50'-25" West, along the westerly line of said Lynda Britton parcel, a distance of 265.39 feet to a 5/8-inch rebar with ID cap "4432" found;

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File No. 01-222  
February 2, 2004  
Revised February 1, 2006

**LEGAL DESCRIPTION**  
**Parcel No. 1-B**  
**continued**

**Course No. 6:** thence, South 84°-06'-14" East, along a southwesterly line of said Lynda Britton parcel, a distance of 399.65 feet to a 5/8-inch rebar with ID cap "4432" found;

**Course No. 7:** thence, South 88°-16'-44" East, along a southerly line of said Lynda Britton parcel, a distance of 668.03 feet to a 5/8-inch rebar found;

**Course No. 8:** thence, North 02°-52'-01" East, along an easterly line of said Lynda Britton parcel, a distance of 185.82 feet to a 5/8-inch rebar found;

**Course No. 9:** thence, South 88°-12'-46" East, along a southerly line of said parcel, passing over a 5/8-inch rebar found at 99.99 feet, a distance of 129.90 feet to the place of beginning containing **7.2943 Acres** of land, more or less, as surveyed in November of 2001 by Robert A. Dorner, Registered Professional Land Surveyor No. 6943 for and on behalf of **McSteen & Associates**, under Project Number 01-222, and is subject to all legal highways and easements of record.

The basis of bearings for this description is North 85°-16'-30" West, as the centerline of Wilson Mills Road, as evidenced by monuments found, and is the same bearing as shown in Parcel 3 of First American Title Insurance Company's Commitment No. 01-01-018538-1, bearing an effective date of August 28, 2002.

Note: All iron pins set are 1/2-inch diameter x 30-inches in length rebars with a plastic cap stamped "McSteen and Associates".

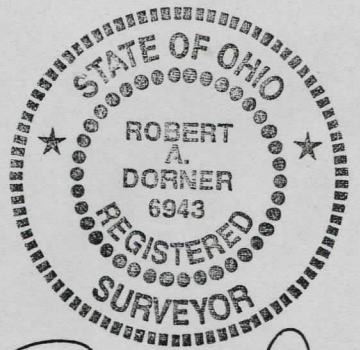
SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
*PAK* *2/6/06*  
OFFICE OF THE *Rev*  
GEAUGA COUNTY ENGINEER

CHE00016

11-388694  
VOL 1789 PG 2368

# Mc Steen & Associates

ENGINEERS & SURVEYORS



*Robert A. Dorner*  
12/15/05

File No. 01-222  
February 2, 2004

### LEGAL DESCRIPTION Exception from Parcel No. 1

Situated in the State of Ohio, County of Geauga, Township of Chester, being part of Lot 29 of Tract No. 1, being a portion of the land, now or formerly in the name of Lynda R. Britton as recorded in Volume 1065, Page 30, and more fully described as follows:

Commencing for Reference at a 3/4-inch iron pin found at the intersection of the northerly line of said Lot 29, Tract No. 1 with the centerline of Sperry Road (60 feet wide),

Thence, South 02°-52'-07" West, along the centerline of Sperry Road, a distance of 960.66 feet to the **TRUE PLACE of BEGINNING** of the parcel herein to be described;

**Course No. 1:** thence, South 02°-52'-07" West, continuing along the centerline of Sperry Road, a distance of 250.00 feet to a point;

**Course No. 2:** thence, North 88°-12'-46" West, passing over a 5/8-inch pin found at 29.91 feet, a distance of 129.90 feet to a 5/8-inch pin found;

**Course No. 3:** thence, South 02°-52'-01" West, a distance of 185.82 feet to a 5/8-inch pin found;

**Course No. 4:** thence, North 88°-16'-44" West, a distance of 668.03 feet to a 5/8-inch pin with ID cap "#4432" found;

**Course No. 5:** thence, North 84°-06'-14" West, a distance of 399.65 feet to a 5/8-inch pin with ID cap "#4432" found;

**Course No. 6:** thence, North 05°-50'-25" East, a distance of 265.39 feet to a southeasterly corner of a parcel of land, now or formerly in the name of Peter G. and Mary D. Joyce as recorded in Volume 1294, Page 290 (a 1 3/4-inch pipe was found 0.32 feet west);

**Course No. 7:** thence, North 05°-50'-25" East, along the easterly line of said Joyce Parcel, a distance of 334.45 feet to a 5/8-inch pin with ID cap "#4432" found;

**Course No. 8:** thence, South 84°-11'-07" East, a distance of 399.79 feet to a 5/8-inch pin found;

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SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
PAK 2/6/06  
OFFICE OF THE REGISTERED  
GEAUGA COUNTY ENGINEER

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CHE 00016  
File No. 01-222  
February 2, 2004

**LEGAL DESCRIPTION**  
**Exception from Parcel No. 1**  
**continued**

**Course No. 9:** thence, South 05°-51'-09" West, a distance of 540.17 feet to a 5/8-inch pin with ID cap "#4432" found;

**Course No. 10:** thence, South 88°-15'-22" East, a distance of 604.74 feet to an iron pin set;

**Course No. 11:** thence, North 02°-52'-07" East, a distance of 375.80 feet to an iron pin set;

**Course No. 12:** thence, South 88°-17'-03" East, a distance of 190.02 feet to the place of beginning containing **7.6880 Acres** of land, more or less, as surveyed in November of 2001 by Robert A. Dorner, Registered Professional Land Surveyor No. 6943 for and on behalf of **McSteen & Associates**, under Project Number 01-222, and is subject to all legal highways and easements of record.

The basis of bearings for this description is North 85°-16'-30" West, as the centerline of Wilson Mills Road, as evidenced by monuments found, and is the same bearing as shown in Parcel 3 of First American Title Insurance Company's Commitment No. 01-01-018538-1, bearing an effective date of August 28, 2002.

Note: All iron pins set are 1/2-inch diameter x 30-inches in length rebars with a plastic cap stamped "McSteen and Associates".

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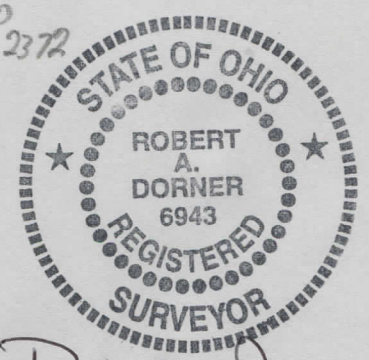
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CHE00016

11-039000  
Vol 1789 Pg 2372

# Mc Steen & Associates

ENGINEERS & SURVEYORS



File No. 01-222  
February 2, 2004  
Revised: February 1, 2006

## LEGAL DESCRIPTION Parcel No. 2

*Robert A Dornier*  
2/01/06

Situated in the State of Ohio, County of Geauga, Township of Chester, being part of Lot 29 of Tract No. 1, being a portion of the land, now or formerly in the name of Frank I. Harding III and Mary H. Walker, Successor Trustees of the Gertrude H. Britton Revocable Trust Dated 11/30/34 and recorded in Volume 965, Page 781 of the Geauga County Records of Deeds, and more fully described as follows:

Commencing for Reference at a 3/4-inch iron pin found at the intersection of the northerly line of said Lot 29, Tract No. 1 with the centerline of Sperry Road (60 feet wide); Thence, South 02°-52'-07" West, along the centerline of Sperry Road, a distance of 1460.96 feet to the **TRUE PLACE of BEGINNING** of the parcel herein to be described;

**Course No. 1:** thence, South 02°-52'-07" West, continuing along the centerline of Sperry Road, a distance of 280.54 feet to a 3/4-inch iron pin in a monument box found;

**Course No. 2:** thence, South 02°-02'-28" West, continuing along the centerline of Sperry Road, a distance of 693.04 feet to the northeasterly corner of a parcel of land, now or formerly in the name of Rosemary Hull as recorded in Volume 243, Page 373;

**Course No. 3:** thence, North 83°-26'-24" West, along the northerly line of said Hull parcel, passing over a 1 1/4-inch pipe found at 29.94 feet, a distance of 1115.05 feet to a 1 1/4-inch pipe found at the northwesterly corner of said Hull parcel (a 1 1/4-inch pipe was found South 27°-03'-12" West at 262.66 feet at the northeasterly corner of Lot 15, Tract 2);

**Course No. 4:** thence, North 27°-03'-12" East, a distance of 470.74 feet to a 1 1/4-inch pipe found;

**Course No. 5:** thence, North 04°-38'-18" East, a distance of 454.49 feet to a point (a 1-inch pipe was found North 04°-38'-18" East at 1.21 feet);

**Course No. 6:** thence, South 88°-17'-05" East, passing over a 3/4-inch iron pin found at 867.21 feet, a distance of 896.02 feet to the place of beginning containing **20.5013 Acres** of land, more or less, as surveyed in November of 2001 by Robert A. Dornier, Registered Professional Land Surveyor No. 6943 for and on behalf of **McSteen &**

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CHE 00016  
File No. 01-222  
February 2, 2004  
Revised: February 1, 2006

**LEGAL DESCRIPTION**  
**Parcel No. 2**  
**continued**

**Associates**, under Project Number 01-222, and is subject to all legal highways and easements of record.

The basis of bearings for this description is North 85°-16'-30" West, as the centerline of Wilson Mills Road, as evidenced by monuments found, and is the same bearing as shown in Parcel 3 of First American Title Insurance Company's Commitment No. 01-01-018538-1, bearing an effective date of August 28, 2002.

Note: All iron pins set are 1/2-inch diameter x 30-inches in length rebar with a plastic cap stamped "McSteen and Associates".

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

PAK 2/6/06

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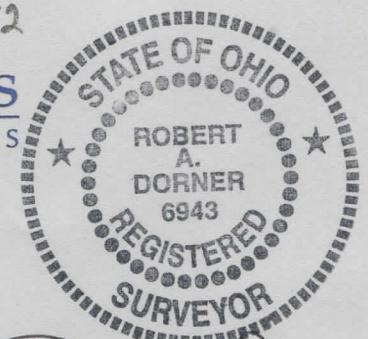
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CHE 00016

11-039200  
VOL 1789 PG 2372

# Mc Steen & Associates

ENGINEERS & SURVEYORS



File No. 01-222  
February 2, 2004  
Revised: February 1, 2006

## LEGAL DESCRIPTION Parcel No. 3

*Robert A. Dornier*  
2/01/06

Situated in the State of Ohio, County of Geauga, Township of Chester, being part of Lot 15 of Tract No. 2, being a portion of the land, now or formerly in the name of Frank I. Harding III and Mary H. Walker, Successor Trustees of the Gertrude H. Britton Revocable Trust Dated 11/30/34 and recorded in Volume 965, Page 781 of the Geauga County Records of Deeds, and more fully described as follows:

Commencing for Reference at a 1 1/4-inch pipe found at the northeasterly corner of Lot 15, Tract No. 2, said corner being the **TRUE PLACE of BEGINNING** of the parcel herein to be described;

**Course No. 1:** thence, South 05°-59'-01" West, along the easterly line of Lot 15, passing over a 5/8-inch rebar found at 1158.90 feet, a distance of 1627.59 feet to an iron pin set on the northerly right-of-way line of Wilson Mills Road (60 feet wide);

**Course No. 2:** thence, southwesterly, along said right-of-way line and the northerly line of a parcel of land conveyed to Geauga County Commissioners as recorded in Volume 867, Page 395, following the arc of a curve to the right having a central angle of 15°-40'-55", a radius of 328.09 feet, a chord of 89.52 feet, a chord bearing South 86°-25'-18" West, a distance of 89.80 feet to an iron pin set at a point of tangency (a 1-inch rebar in a monument box on the centerline of Wilson Mills Road was found South 04°-15'-45" West at 30.00 feet);

**Course No. 3:** thence, North 85°-44'-15" West, along said right-of-way line and said northerly line of Geauga County Commissioners, a distance of 493.62 feet to an iron pin set at an angle point (a 1-inch rebar in a monument box on the centerline of Wilson Mills Road was found South 04°-29'-38" West at 30.00 feet);

**Course No. 4:** thence, North 85°-16'-30" West, continuing along said right-of-way line and said northerly line of Geauga County Commissioners, a distance of 335.50 feet to the easterly line of a parcel of land, now or formerly in the name of Kimberly Crowley as recorded in Volume 1328, Page 803 (a 1-inch pipe was found 0.07 feet west);

**Course No. 5:** thence, North 04°-43'-30" East, along the easterly line of said Crowley parcel, a distance of 405.60 feet to an iron pin set;

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File No. 01-222  
February 2, 2004  
Revised: February 1, 2006

**LEGAL DESCRIPTION**  
**Parcel No. 3**  
**continued**

**Course No. 6:** thence, North 85°-16'-30" West, along the northerly line of said Crowley parcel, a distance of 300.00 feet to a 1-inch pipe found;

**Course No. 7:** thence, South 04°-43'-30" West, along the westerly line of said Crowley parcel, a distance of 405.60 feet to a 1-inch pipe found on the northerly right-of-way line of Wilson Mills Road;

**Course No. 8:** North 85°-16'-30" West, along the northerly right-of-way line of Wilson Mills Road and the northerly line of a parcel of land conveyed to Geauga County Commissioners as recorded in Volume 867, Page 398, a distance of 307.40 feet to the easterly line of a parcel of land, now or formerly in the name of Michael and Teresa Sankar as recorded in Volume 907, Page 540 (a 1-inch pipe was found South 13°-09'-14" West at 0.13 feet);

**Course No. 9:** thence, North 13°-09'-14" East, along the easterly line of said Sankar parcel, a distance of 596.00 feet to a 1-inch pipe found;

**Course No. 10:** thence, North 85°-16'-30" West, along the northerly line of said Sankar parcel, a distance of 387.77 feet to the northwesterly corner of said parcel (a 1-inch pipe was found 0.10 feet west);

**Course No. 11:** thence, North 06°-29'-04" East, a distance of 996.80 feet to an iron pin set;

**Course No. 12:** thence, North 72°-54'-15" East, a distance of 190.94 feet to an iron pin set;

**Course No. 13:** thence, South 83°-58'-00" East, a distance of 50.00 feet to an iron pin set;

**Course No. 14:** thence, North 06°-29'-04" East, a distance of 25.00 feet to an iron pin set on the northerly line of Lot 15;

**Course No. 15:** thence, South 83°-58'-00" East, along the northerly line of Lot 15, a distance of 1603.04 feet to the place of beginning containing **62.2811 Acres** of land, more or less, as surveyed in November of 2001 by Robert A. Dorner, Registered Professional Land Surveyor No. 6943 for and on behalf of **McSteen & Associates**,

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File No. 01-222  
February 2, 2004  
Revised: February 1, 2006

**LEGAL DESCRIPTION**  
**Parcel No. 3**  
**Continued**

under Project Number 01-222, and is subject to all legal highways and easements of record.

The basis of bearings for this description is North 85°-16'-30" West, as the centerline of Wilson Mills Road, as evidenced by monuments found, and is the same bearing as shown in Parcel 3 of First American Title Insurance Company's Commitment No. 01-01-018538-1, bearing an effective date of August 28, 2002.

Note: All iron pins set are 1/2-inch diameter x 30-inches in length rebars with a plastic cap stamped "McSteen and Associates".

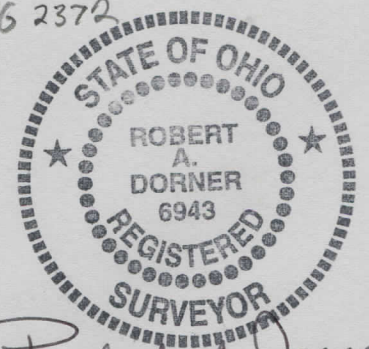
SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
PAK 2/6/06  
OFFICE OF THE REW  
GEAUGA COUNTY ENGINEER

CHE 00016

11-039100  
VOL 1789 PG 2372

# Mc Steen & Associates

ENGINEERS & SURVEYORS



*Robert A. Dörner*  
2/01/06

File No. 01-222  
February 2, 2004  
Revised: February 1, 2006

## LEGAL DESCRIPTION Parcel No. 4

Situated in the State of Ohio, County of Geauga, Township of Chester, being part of Lot 15 of Tract No. 2, being a portion of the land, now or formerly in the name of Frank I. Harding III and Mary H. Walker, Successor Trustees of the Gertrude H. Britton Revocable Trust Dated 11/30/34 and recorded in Volume 965, Page 781 of the Geauga County Records of Deeds, and more fully described as follows:

Commencing for Reference at a 1 ¼-inch pipe found at the northeasterly corner of Lot 15, Tract 2;

Thence, South 05°-59'-01" West, along the easterly line of Lot 15, a distance of 1658.90 feet to the centerline of Wilson Mills Road (60 feet wide);

Thence, southwesterly, along said centerline following the arc of a curve to the right having a central angle of 14°-11'-00", a radius of 358.09 feet, a chord of 88.42 feet, a chord bearing South 87°-10'-15" West, a distance of 88.64 feet to an iron pin in a monument box found at the point of tangency;

Thence, North 85°-44'-15" West, along the centerline of Wilson Mills Road, a distance of 493.74 feet to a 1-inch rebar in a monument box found at an angle point;

Thence, North 85°-16'-30" West, continuing along said centerline, a distance of 1287.47 feet to a point;

Thence, North 06°-29'-00" East, a distance of 30.01 feet to an iron pin set on the northerly right-of-way line of Wilson Mills Road and the **TRUE PLACE of BEGINNING** of the parcel herein to be described;

**Course No. 1:** thence, North 85°-16'-30" West, along said right-of-way line and the northerly line of a parcel of land conveyed to Geauga County Commissioners as recorded in Volume 867, Page 401, a distance of 215.45 feet to an iron pin set;

**Course No. 2:** thence, North 06°-29'-04" East, along the easterly line of a parcel of land, now or formerly in the name of Joseph and Kay Parziale as recorded in Volume 1128, Page 1222, a distance of 470.24 feet to the northeasterly corner of said parcel (a 1-inch pipe was found North 84°-20'-46" West at 2.75 feet);

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File No. 01-222  
February 2, 2004  
Revised: February 1, 2006

**LEGAL DESCRIPTION**  
**Parcel No. 4**  
**continued**

**Course No. 3:** thence, South 85°-16'-30" East, along the southerly line of a parcel of land, now or formerly in the name of Julie Sablyar as recorded in Volume 1107, Page 774, passing over a 1-inch pipe found at 212.34 feet, a distance of 215.45 feet to the southeasterly corner of said parcel;

**Course No. 4:** thence, South 06°-29'-04" West, a distance of 470.24 feet to an iron pin set and the place of beginning containing **2.3247 Acres** of land, more or less, as surveyed in November of 2001 by Robert A. Dorner, Registered Professional Land Surveyor No. 6943 for and on behalf of **McSteen & Associates**, under Project Number 01-222, and is subject to all legal highways and easements of record.

The basis of bearings for this description is North 85°-16'-30" West, as the centerline of Wilson Mills Road, as evidenced by monuments found, and is the same bearing as shown in Parcel 3 of First American Title Insurance Company's Commitment No. 01-01-018538-1, bearing an effective date of August 28, 2002.

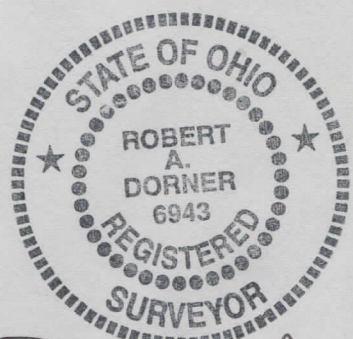
Note: All iron pins set are 1/2-inch diameter x 30-inches in length rebars with a plastic cap stamped "McSteen and Associates".

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
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GEAUGA COUNTY ENGINEER

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11-038710  
Vol 1789 PG 2372

**Mc Steen & Associates**  
ENGINEERS & SURVEYORS



File No. 01-222  
February 2, 2004  
Revised: February 1, 2006

**LEGAL DESCRIPTION**  
**Parcel No. 5**

*Robert A. Dornier*  
2/01/06

Situated in the State of Ohio, County of Geauga, Township of Chester, being part of Lots 28 and 29 of Tract No. 1, being a portion of the land, now or formerly in the name of Frank I. Harding III and Mary H. Walker, Successor Trustees of the Gertrude H. Britton Revocable Trust Dated 11/30/34 and recorded in Volume 965, Page 781 of the Geauga County Records of Deeds, and more fully described as follows:

Commencing for Reference at a 1 1/4-inch pipe found on the southerly line of Lot 29 at the northeasterly corner of Lot 15, Tract 2, said 1 1/4-inch pipe being the **TRUE PLACE of BEGINNING** of the parcel herein to be described;

**Course No. 1:** thence, North 83°-58'-00" West, along the southerly lines of Lots 29 and 28 and the northerly line of Lot 15, a distance of 550.95 feet to an iron pin set;

**Course No. 2:** thence, North 76°-25'-38" East, along the southeasterly line of a parcel of land, now or formerly in the name of John S. Barker, as recorded in Volume 623, Page 535, a distance of 677.62 feet to an iron pin set in the westerly line of a parcel of land, now or formerly in the name of Rosemary Hull as recorded in Volume 243, Page 373;

**Course No. 3:** thence, South 27°-03'-12" West, along said westerly line, a distance of 243.60 feet to the place of beginning containing **1.4380 Acres** of land, more or less, as surveyed in November of 2001 by Robert A. Dornier, Registered Professional Land Surveyor No. 6943 for and on behalf of **McSteen & Associates**, under Project Number 01-222, and is subject to all legal highways and easements of record.

The basis of bearings for this description is North 85°-16'-30" West, as the centerline of Wilson Mills Road, as evidenced by monuments found, and is the same bearing as shown in Parcel 3 of First American Title Insurance Company's Commitment No. 01-01-018538-1, bearing an effective date of August 28, 2002.

Note: All iron pins set are 1/2-inch diameter x 30-inches in length rebars with a plastic cap stamped "McSteen and Associates".

SURVEY PLAT & LEGAL DESCRIPTION  
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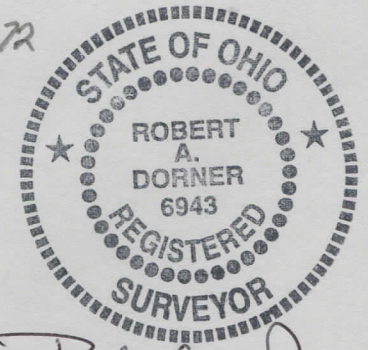
CHE 00016

11-038700

Vol 1789 P 68372

# Mc Steen & Associates

ENGINEERS & SURVEYORS



File No. 01-222  
February 2, 2004  
Revised: February 1, 2006

## LEGAL DESCRIPTION Parcel No. 6

*Robert A. Dorner*  
2/01/06

Situated in the State of Ohio, County of Geauga, Township of Chester, being part of Lot 28 of Tract No. 1, being a portion of the land, now or formerly in the name of Frank I. Harding III and Mary H. Walker, Successor Trustees of the Gertrude H. Britton Revocable Trust Dated 11/30/34 and recorded in Volume 965, Page 781 of the Geauga County Records of Deeds, and more fully described as follows:

Commencing for Reference at a 1 ¼-inch pipe found on the southerly line of Lot 29 at the northeasterly corner of Lot 15, Tract 2;

Thence, North 83°-58'-00" West, along the southerly lines of Lots 29 and 28 and the northerly line of Lot 15, passing over an iron pin set at 550.95 feet, a distance of 750.95 feet to an iron pin set at the **TRUE PLACE of BEGINNING** of the parcel herein to be described;

**Course No. 1:** thence, North 83°-58'-00" West, along the southerly line of Lot 28, and the northerly line of Lot 15, passing over an iron pin set at 852.09 feet, a distance of 913.19 feet to an iron pin set (a 1-inch pipe was found North 83°-58'-00" West at 188.90 feet);

**Course No. 2:** thence, North 06°-18'-35" East, along the easterly lines of parcels of land, now or formerly in the name of Sheldon Gelman and Jean Lifter as recorded in Volume 821, Page 453, Andrew J. Kazmer and Dorrit Purdy as recorded in Volume 1730, Page 3162, and Andrew and Dorrit Kazmer as recorded in Volume 954, Page 1232, a distance of 923.70 feet to a 1 ¼-inch pipe found;

**Course No. 3:** thence, South 84°-00'-02" East, along the southerly line of a parcel of land, now or formerly in the name of Leo T. Beauregard IV as recorded in Volume 889, Page 152, a distance of 94.40 feet to a 1-inch pipe found;

**Course No. 4:** thence, North 05°-59'-31" East, along an easterly line of said Beauregard parcel, a distance of 77.97 feet to a ¾-inch pipe found;

**Course No. 5:** thence, South 88°-17'-05" East, along a southerly line of said Beauregard parcel, a southerly line of a parcel of land, now or formerly in the name of Peter G. and Mary D. Joyce as recorded in Volume 1294, Page 290, and it's easterly extension, a distance of 854.19 feet to a ½-inch pin found;

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File No. 01-222  
February 2, 2004  
Revised: February 1, 2006

**LEGAL DESCRIPTION**  
**Parcel No. 6**  
**continued**

**Course No. 6:** thence, South 08°-02'-28" West, along a westerly lines of parcels of land, now or formerly in the name of John S. Barker as recorded in Volumes 603, Page 997 and 623, Page 353 and it's northerly extension, passing over an iron pin set at 50.76 feet, a distance of 1066.69 feet to the place of beginning containing **21.8067 Acres** of land, more or less, as surveyed in November of 2001 by Robert A. Dorner, Registered Professional Land Surveyor No. 6943 for and on behalf of **McSteen & Associates**, under Project Number 01-222, and is subject to all legal highways and easements of record.

The basis of bearings for this description is North 85°-16'-30" West, as the centerline of Wilson Mills Road, as evidenced by monuments found, and is the same bearing as shown in Parcel 3 of First American Title Insurance Company's Commitment No. 01-01-018538-1, bearing an effective date of August 28, 2002.

Note: All iron pins set are 1/2-inch diameter x 30-inches in length rebars with a plastic cap stamped "McSteen and Associates".

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

*PAK 2/6/06*

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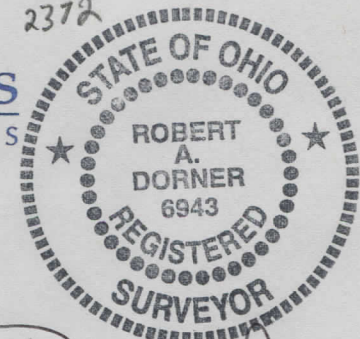
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11- 038600  
VOL 1789 PG 2372

# Mc Steen & Associates

ENGINEERS & SURVEYORS



*Robert A. Dorner*  
2/01/06

File No. 01-222  
February 2, 2004  
Revised: February 1, 2006

## LEGAL DESCRIPTION Parcel No. 7

Situated in the State of Ohio, County of Geauga, Township of Chester, being part of Lot 15 of Tract No. 2, being a portion of the land, now or formerly in the name of Frank I. Harding III and Mary H. Walker, Successor Trustees of the Gertrude H. Britton Revocable Trust Dated 11/30/34 and recorded in Volume 965, Page 781 of the Geauga County Records of Deeds, and more fully described as follows:

Commencing for Reference at a 1 ¼-inch pipe found at the northeasterly corner of Lot 15, Tract 2;

Thence, South 05°-59'-01" West, along the easterly line of Lot 15, a distance of 1658.90 feet to the centerline of Wilson Mills Road (60 feet wide);

Thence, southwesterly, along said centerline following the arc of a curve to the right having a central angle of 14°-11'-00", a radius of 358.09 feet, a chord of 88.42 feet, a chord bearing South 87°-10'-15" West, a distance of 88.64 feet to an iron pin in a monument box found at the point of tangency;

Thence, North 85°-44'-15" West, along the centerline of Wilson Mills Road, a distance of 493.74 feet to a 1-inch rebar in a monument box found at an angle point; Thence, North 85°-16'-30" West, continuing along said centerline, a distance of 1262.47 feet to a point;

Thence, North 06°-29'-04" East, a distance of 30.01 feet to an iron pin set on the northerly right-of-way line of Wilson Mills Road and the **TRUE PLACE of BEGINNING** of the parcel herein to be described;

**Course No. 1:** thence, North 85°-16'-30" West, along said right-of-way line and the northerly line of a parcel of land conveyed to Geauga County Commissioners as recorded in Volume 867, Page 401, a distance of 25.01 feet to an iron pin set;

**Course No. 2:** thence, North 06°-29'-04" East, along the easterly line of afore described Parcel No. 4 and the easterly lines of parcels of land, now or formerly in the name of Julie Sablyar as recorded in Volume 1107, Page 774, Bruce E. and Marilyn F. Ruben as recorded in Volume 1393, Page 142, Brett Mancino as recorded in Volume 1760, Page 992 and Andrew J. Kazmer and Dorrit Purdy as recorded in Volume 1730, Page 3162, a distance of 1687.25 feet to a 1-inch pipe found;

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CHE 00016

File No. 01-222  
February 2, 2004  
Revised: February 1, 2006

**LEGAL DESCRIPTION**  
**Parcel No. 7**  
**continued**

**Course No. 3:** thence, South 83°-58'-00" East, along a southerly line of said Kazmer and Purdy parcel and it's easterly extension, a distance of 250.00 feet to an iron pin set;

**Course No. 4:** thence, South 06°-29'-04" West, a distance of 25.00 feet to an iron pin set;

**Course No. 5:** thence, North 83°-58'-00" West, a distance of 50.00 feet to an iron pin set;

**Course No. 6:** thence, South 72°-54'-15" West, a distance of 190.94 feet to an iron pin set;

**Course No. 7:** thence, South 06°-29'-04" West, a distance of 996.80 feet to the northwesterly corner of a parcel of land, now or formerly in the name of Michael and Teresa Sankar as recorded in Volume 907, Page 540 (a 1-inch pipe was found North 85°-16'-30" West at 0.10 feet);

**Course No. 8:** thence, South 06°-29'-04" West, along the westerly line of said parcel, a distance of 589.85 feet to the place of beginning containing **1.2478 Acres** of land, more or less, as surveyed in November of 2001 by Robert A. Dorner, Registered Professional Land Surveyor No. 6943 for and on behalf of **McSteen & Associates**, under Project Number 01-222, and is subject to all legal highways and easements of record.

The basis of bearings for this description is North 85°-16'-30" West, as the centerline of Wilson Mills Road, as evidenced by monuments found, and is the same bearing as shown in Parcel 3 of First American Title Insurance Company's Commitment No. 01-01-018538-1, bearing an effective date of August 28, 2002.

Note: All iron pins set are 1/2-inch diameter x 30-inches in length rebars with a plastic cap stamped "McSteen and Associates".

SURVEY PLAT & LEGAL DESCRIPTION  
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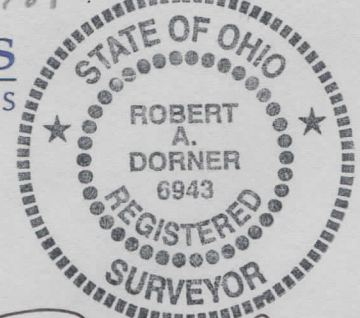
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11-038650 2372  
Vol 1789 pg

# Mc Steen & Associates

ENGINEERS & SURVEYORS



File No. 01-222  
February 2, 2004  
Revised: February 1, 2006

## LEGAL DESCRIPTION Parcel No. 8

*Robert A. Dornier*  
2/01/06

Situated in the State of Ohio, County of Geauga, Township of Chester, being part of Lot 29 of Tract No. 1, being a portion of the land, now or formerly in the name of Frank I. Harding III and Mary H. Walker, Successor Trustees of the Gertrude H. Britton Revocable Trust Dated 11/30/34 as recorded in Volume 965, Page 781 of the Geauga County Records of Deeds, and more fully described as follows:

Commencing for Reference at a 3/4-inch iron pin in a monument box, found at the intersection of the northerly line of said Lot 29, Tract No. 1 with the centerline of Sperry Road (60 feet wide);

Thence, South 02°-52'-07" West, along the centerline of Sperry Road, a distance of 1460.96 feet to a point;

Thence, North 88°-17'-05" West, passing over a 3/4-inch pin found at 28.81 feet, a distance of 958.12 feet to an iron pin set at a northerly corner of a parcel of land, now or formerly in the name of John S. Barker as recorded in Volume 603, Page 997 and the **TRUE PLACE of BEGINNING** of the parcel herein to be described;

**Course No. 1:** thence, South 21°-31'-14" West, along a northeasterly line of said Barker parcel, a distance of 204.44 feet to an iron pin set;

**Course No. 2:** thence, South 72°-46'-41" West, along a northeasterly line of said parcel, a distance of 209.37 feet to an iron pin set;

**Course No. 3:** thence, North 86°-06'-31" West, along a northerly line of said parcel, a distance of 359.13 feet to an iron pin set;

**Course No. 4:** thence, North 27°-52'-49" West, along a northwesterly line of said parcel, a distance of 236.73 feet to an iron pin set;

**Course No. 5:** thence, South 88°-26'-44" West, along a northerly line of said parcel, a distance of 169.00 feet to an iron pin set;

**Course No. 6:** thence, North 08°-02'-28" East, a distance of 50.76 feet to a 1/2-inch pin found;

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CHE 00016  
File No. 01-222  
February 2, 2004

**LEGAL DESCRIPTION**  
**Parcel No. 8**  
**continued**

**Course No. 7:** thence, South 88°-17'-05" East, a distance of 906.22 feet to the place of beginning containing **3.8290 Acres** of land, more or less, as surveyed in November of 2001 by Robert A. Dorner, Registered Professional Land Surveyor No. 6943 for and on behalf of **McSteen & Associates**, under Project Number 01-222, and is subject to all legal highways and easements of record.

The basis of bearings for this description is North 85°-16'-30" West, as the centerline of Wilson Mills Road, as evidenced by monuments found, and is the same bearing as shown in Parcel 3 of First American Title Insurance Company's Commitment No. 01-01-018538-1, bearing an effective date of August 28, 2002.

Note: All iron pins set are 1/2-inch diameter x 30-inches in length rebars with a plastic cap stamped "McSteen and Associates".

SURVEY PLAT & LEGAL DESCRIPTION  
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