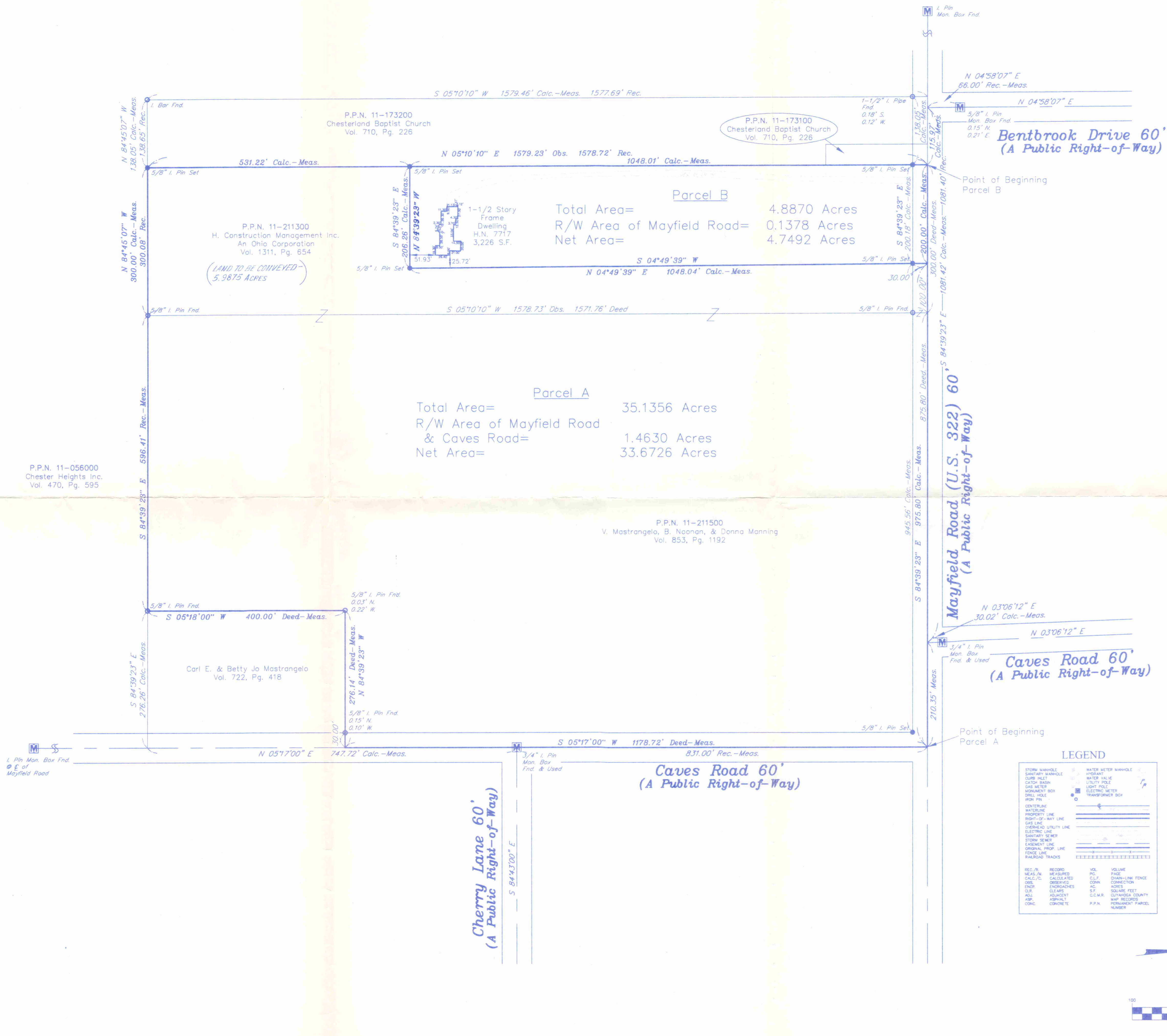


Plat of Lot Split  
and  
Consolidation  
of  
P.P.N. 11-211500  
and  
P.P.N. 11-211300  
Chester Township, Ohio

Situated in the Township of Chester, County of Geauga, and State of Ohio and known as being part of Lot 23, Tract No. 3 in said Township.



P.P.N. 11-056000  
Chester Heights Inc.  
Vol. 470, Pg. 595

P.P.N. 11-211300  
H. Construction Management Inc.  
An Ohio Corporation  
Vol. 1311, Pg. 654  
*(LAND TO BE CONVEYED)*  
5.9875 Acres

P.P.N. 11-173200  
Chesterland Baptist Church  
Vol. 710, Pg. 226

P.P.N. 11-173100  
Chesterland Baptist Church  
Vol. 710, Pg. 226

P.P.N. 11-211500  
V. Mastrangelo, B. Noonan, & Donna Manning  
Vol. 853, Pg. 1192

Carl E. & Betty Jo Mastrangelo  
Vol. 722, Pg. 418

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
R.S. 11/20/2000  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER

**BASIS OF BEARINGS**  
Centerline of Caves Road, 60 feet wide, established as South 05° 17' 00" West in the deed of land conveyed to Victor Mastrangelo, Bess Ann Noonan, and Donna Manning by deed recorded in Volume 853, Page 1192 of Geauga County Records.

**SURVEY REFERENCE**  
ALTA/ACSM Land Title Survey prepared by Stephen Hovancsek & Assoc., Inc. on January 10, 2000.

**DEEDS OF REFERENCE**  
Deed of land conveyed to Victor F. Mastrangelo, Bess Ann Noonan, and Donna Manning, recorded in Volume 853, Page 1192 of Geauga County Records.  
Deed of land conveyed to H. Construction Management Inc., an Ohio corporation, recorded in Volume 1311, Page 654 of Geauga County Records.

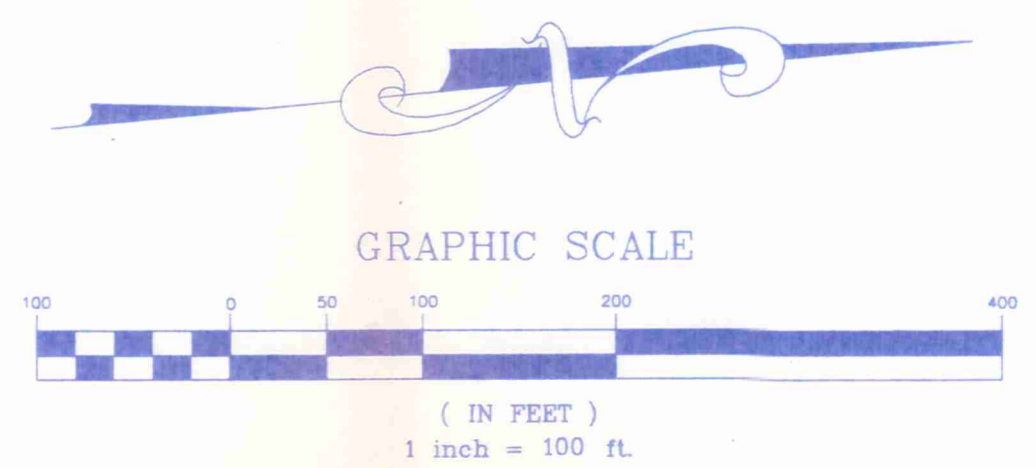
I hereby certify that I have surveyed the subject premises and prepared this drawing in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code.

Edward B. Dudley, III, P.L.S. No. 6747  
November 9th, 2000  
Date

Note: All 5/8" iron pins set and capped by Edward B. Dudley, III, P.L.S. No. 6747

**LEGEND**

STORM MANHOLE	WATER METER MANHOLE
SANITARY MANHOLE	WATER VALVE
CURB INLET	UTILITY POLE
CATCH BASIN	LIGHT POLE
GAS METER	ELECTRIC METER
MONUMENT BOX	TRANSFORMER BOX
DRILL HOLE	
CENTERLINE	
WATERLINE	
PROPERTY LINE	
RIGHT-OF-WAY LINE	
SEWER	
DOMESTIC UTILITY LINE	
ELECTRIC LINE	
SANITARY SEWER	
STORM SEWER	
ENHANCED LINE	
ORIGINAL PROP LINE	
FENCE LINE	
RAILROAD TRACKS	
REC. R. RECORD	VOL. VOLUME
MEAS. MEASURED	PC. PAGE
CALC. CALCULATED	C.L.F. CHAIN-LINK FENCE
DEP. OBSERVED	CON. CONCRETE
ENR. ENROACHES	AC. ACRES
CL. ELEVATION	S.F. SQUARE FEET
ADJ. ADJACENT	C.C.M. CUYAHOGA COUNTY
ASP. ASPHALT	MAP RECORDS
CONC. CONCRETE	P.P.N. PERMANENT PARCEL NUMBER



**The NORTH COAST**  
Engineering & Surveying Co., Inc.  
2530 Superior Ave., Suite 703Clev., Ohio 44114  
Tel. (216) 241-7070 Fax (216) 241-7071

CHE 06084  
CHE00084

Mastrangelo  
picked up 11-28-00  
OBSOLETE

LEGAL DESCRIPTION  
PARCEL A

Situated in the Township of Chester, County of Geauga and State of Ohio and known as being a part of Original Chester Township Lot No. 23, Tract 3 and further bounded and described as follows;

Beginning in the centerline of Mayfield Road, (US 322)(60.00 feet wide) at its intersection with the centerline of Caves Road (60.00 feet wide);

Thence South 05° 17' 00" West along the centerline of Caves Road, 1178.72 feet to the northeasterly corner of land conveyed to Carl E. and Betty Jo Mastrangelo by deed recorded in Volume 722, page 418 of Geauga County Records;

Thence North 84° 39' 23" West along the northerly line of land so conveyed to Mastrangelo and passing through an 5/8" iron pin found at 30.00 (0.15 feet north and 0.10 feet west), 276.14 feet to a 5/8" iron pin found (0.03 feet north and 0.22 feet west) at the northwesterly corner thereof;

Thence South 05° 18' 00" West along the westerly line of land so conveyed to the Mastrangelo's land, 400.00 feet to a 5/8" iron pin found at the southwesterly corner thereof, said point also being in the northerly line of land conveyed to Chester Heights, Inc. by deed recorded in Volume 470, Page 595 of Geauga County Records;

Thence North 84° 39' 23" West along the northerly line of land so conveyed to The Chester Heights, Inc, 596.41 feet to a 5/8" iron pin found;

Thence North 84° 45' 07" West along the northerly line of land so conveyed, 300.00 feet to a 5/8" iron pin set at the southeasterly corner of land conveyed to Chesterland Baptist Church by deed recorded in Volume 710, Page 226 of Geauga County Records;

Thence North 05° 10' 10" East along the easterly line of land so conveyed to the Chesterland Baptist Church, to a 5/8" iron pin set at 531.22 feet;

Thence South 84° 39' 23" East, 206.26 feet to a 5/8" iron pin set;

Thence North 04° 49' 39" East passing through a 5/8" iron pin set at 1018.04 feet, 1048.04 feet to the centerline of aforesaid Mayfield Road;

Thence South 84° 39' 23" East along the centerline of Mayfield Road, 975.80 feet to the place of beginning and containing 35.1356 acres of land as surveyed by E. B.Dudley, P.L.S. No. 6747 of North Coast Engineering and Surveying Co., Inc. in November 2000, be the same more or less, but subject to all legal highways.

NOV 5 1 2000  
RECORDED

CHE0-0084

Note: All 5/8" iron pins set and capped with E.B.Dudley, P.L.S. No. 6747

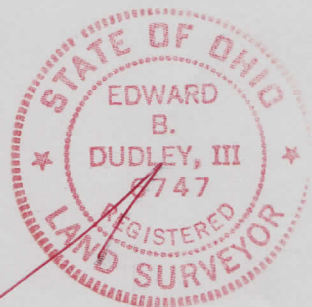
Deed of Reference: Victor F. Mastrangelo, Bess Ann Noonan, and Donna Manning, recorded in Volume 853, Page 1192 of Geauga County Records, Deed of land conveyed to H. Construction Management Inc., an Ohio Corporation, recorded in Volume 1311, Page 654 of Geauga County Records.

Basis of Bearings: Centerline of Caves Road, 60.00 feet wide, established as South 05°17' 00" West in the deed of land conveyed to Victor Mastrangelo, Bess Ann Noonan and Donna Manning by deed recorded in Volume 853, Page 1192 of Geauga County Records.

20-226bn11-10-00

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

R.S. 11/20/2000  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER



RECEIVED  
NOV 21 2000  
OFFICE OF THE  
ENGINEER

LEGAL DESCRIPTION  
PARCEL B

Situated in the Township of Chester, County of Geauga and State of Ohio and being part of Original Chester Township Lot No. 23, Tract No. 3 and further described as follows;

Beginning in the centerline of Mayfield Road (U S 322)(60.00 feet wide) at the northeasterly corner of land conveyed to the Chesterland Baptist Church by deed recorded in Volume 710, Page 226 of Geauga County Records;

Thence South 84° 39' 23" East along the centerline of Mayfield Road 200.00 feet to a point;

Thence South 04°49' 39" West passing through a 5/8" iron pin set at 30.00 feet, 1048.04 feet to a 5/8" iron pin set;

Thence North 84° 39' 23" West, 206.26 feet to a 5/8" iron pin set on the easterly line of land so conveyed to The Chesterland Baptist Church by deed recorded in Volume 710, Page 226 of Geauga County Records;

Thence North 05° 10' 10" East along the easterly line of land so conveyed, passing through a 5/8" iron pin set at 1018.01 feet, 1048.01 feet to the point of beginning and containing 4.8870 acres of land of which 0.1378 acres are in the right-of-way of Mayfield Road as described and surveyed by E.B. Dudley, P.L.S. No. 6747 of North Coast Engineering and Surveying Co., Inc. in November 2000, be the same more or less, but subject to all legal highways;

Note: All 5/8" iron pins set and capped with E.B.Dudley, P.L.S. No. 6747

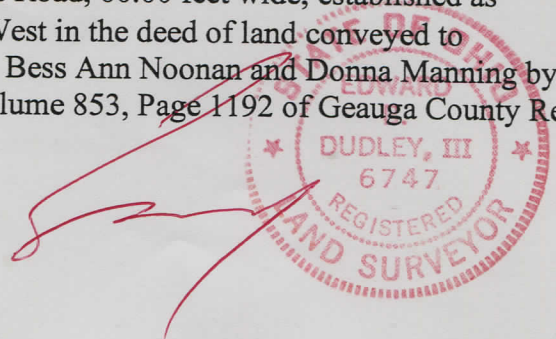
Deed of Reference: Victor F. Mastrangelo, Bess Ann Noonan, and Donna Manning, recorded in Volume 853, Page 1192 of Geauga County Records, Deed of land conveyed to H. Construction Management Inc., an Ohio Corporation, recorded in Volume 1311, Page 654 of Geauga County Records.

Basis of Bearings: Centerline of Caves Road, 60.00 feet wide, established as South 05°17' 00" West in the deed of land conveyed to Victor Mastrangelo, Bess Ann Noonan and Donna Manning by deed recorded in Volume 853, Page 1192 of Geauga County Records.

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

*R.S.* 11/20/2000

OFFICE OF THE  
GEAUGA COUNTY ENGINEER



LEGAL DESCRIPTION  
LAND TO BE CONVEYED

Situated in the Township of Chester, County of Geauga and State of Ohio and being part of Original Chester Township Lot No. 23, Tract No. 3 and further described as follows;

Beginning in the centerline of Mayfield Road (U S 322)(60.00 feet wide) at the northeasterly corner of land conveyed to the Chesterland Baptist Church by deed recorded in Volume 710, Page 226 of Geauga County Records;

Thence South 84° 39' 23" East along the centerline of Mayfield Road 200.00 feet to a the principal point of beginning of the premises herein described;

Thence South 04°49' 39" West passing through a 5/8" iron pin set at 30.00 feet, 1048.04 feet to a 5/8" iron pin set;

Thence North 84° 39' 23" West, 206.26 feet to a 5/8" iron pin set on the easterly line of land so conveyed to The Chesterland Baptist Church by deed recorded in Volume 710, Page 226 of Geauga County Records;

Thence South 05° 10'10" West along the easterly line of so conveyed, 531.22 feet to a 5/8" iron pin set on the northerly line of land conveyed to Chester Heights, Inc. by deed recorded in Volume 470, Page 595 of Geauga County Records;

Thence South 84° 45' 07" East along the northerly line of land so conveyed, 300.00 feet to a 5/8" iron pin found at the southwesterly corner of land conveyed to V. Mastrangelo, B. Noonan and Donna Manning by deed recorded in Volume 853, Page 1192 of Geauga County Records;

Thence North 05° 10' 10" East along the westerly line of land so conveyed, passing through a 5/8" iron pin found at 1548.73 feet, 1578.73 feet to the centerline of said Mayfield Road;

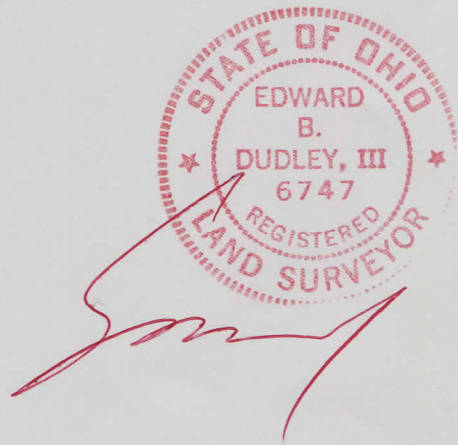
Thence North 84° 39' 23" West along the centerline of Mayfield road, 100.00 feet to the principal point of beginning and containing 5.9875 acres of land as calculated and described by E.B. Dudley, P.L.S. of North Coast Engineering and Surveying Co., Inc. in Novemeber 2000, be the same more or less, but subject to all legal highways.

Note: All 5/8" iron pins set and capped with E.B.Dudley, P.L.S. No. 6747

Deed of Reference: Victor F. Mastrangelo, Bess Ann Noonan, and Donna Manning, recorded in Volume 853, Page 1192 of Geauga County Records, Deed of land conveyed to H. Construction Management Inc., an Ohio Corporation, recorded in Volume 1311, Page 654 of Geauga County Records.

Basis of Bearings: Centerline of Caves Road, 60.00 feet wide, established as South 05°17' 00" West in the deed of land conveyed to Victor Mastrangelo, Bess Ann Noonan and Donna Manning by deed recorded in Volume 853, Page 1192 of Geauga County Records.

20-226bn11-10-00



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

R.S. 11/20/2000  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER

RECEIVED  
NOV 21 2000  
COUNTY ENGINEER