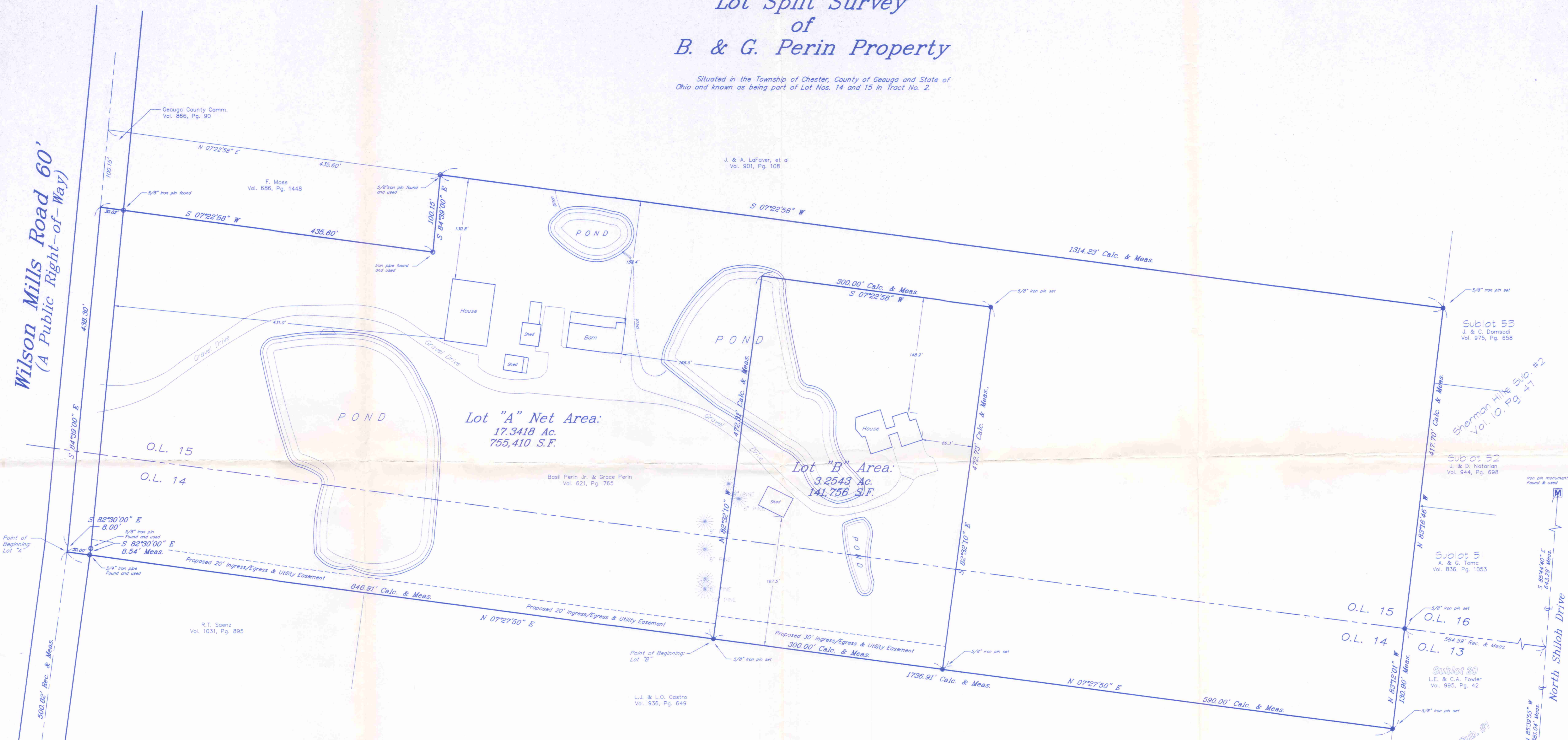


CHE0011Z

Lot Split Survey of B. & G. Perin Property

Situated in the Township of Chester, County of Geauga and State of Ohio and known as being part of Lot Nos. 14 and 15 in Tract No. 2.

Wilson Mills Road 60'
(A Public Right-of-Way)



Point of Beginning Lot "A"
S 82°30'00" E 8.00'
S 82°30'00" E 8.54' Meas.
1/4" iron pipe found and used

Point of Beginning Lot "B"
5/8" iron pin set

iron pin monument found & used

iron pin monument found & used

NOTE:
All 5/8" iron pins set are capped by Edward B. Dudley, Ohio P.S. No. 6747.

ACREAGE TABLE

Lot "A" Total Acreage	17.6492 Ac.	(768,800 S.F.)
Area in R/W	0.3074 Ac.	(13,390 S.F.)
Lot "A" Net Acreage	17.3418 Ac.	(755,410 S.F.)
Lot "B" Acreage:	3.2543 Ac.	(141,756 S.F.)

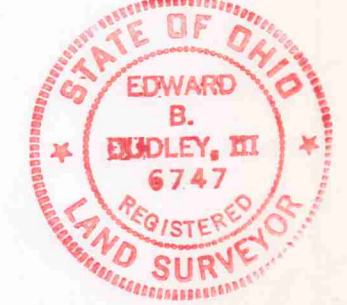
BASIS OF BEARINGS:
Centerline bearing (S 82°30'00" E) of Wilson Mills Road as deduced to Basil Perin, Jr. & Grace Perin in Volume 621, Page 765 of Geauga County Records.

DEED OF REFERENCE:
Basil Perin, Jr. and Grace Perin, Volume 621, Page 765 of Geauga County Records.

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

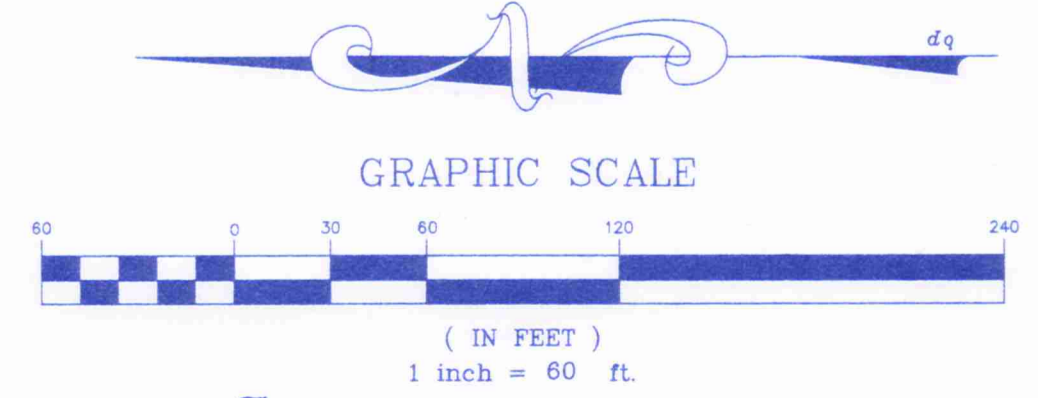
I hereby certify that I have surveyed the subject premises and prepared this drawing in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code.

Edward B. Dudley P.S. 6747 August 12, 1998 Date



LEGEND

STORM MANHOLE	WATER METER MANHOLE
SANITARY MANHOLE	HYDRANT
CLUB INLET	WATER VALVE
CATCH BASIN	UTILITY POLE
GAS METERS	ELECTRIC POLE
MONUMENT BOX	ELECTRIC METER
DRILL HOLE	TRANSFORMER BOX
IRON PIN	
CENTERLINE	
WATERLINE	
PROPERTY LINE	
RIGHT-OF-WAY LINE	
GAS LINE	
OVERHEAD UTILITY LINE	
ELECTRIC LINE	
SANITARY SEWER	
STORM SEWER	
EASEMENT LINE	
ORIGINAL PROP. LINE	
RAILROAD TRACKS	



The NORTH COAST
Engineering & Surveying Co., Inc.
2570 Superior Ave., Suite 501 Clev., Ohio 44114
Tel. (216) 241-7070 Fax (216) 241-7071

CHE00112
CHE00112

Perin
Picked up 8-17-1998

LEGAL DESCRIPTION
LOT "A"

Situated in the Township of Chester, County of Geauga and State of Ohio and known as being a part of Lots 14 and 15, Tract 2, in said Township and further bounded and described as follows;

Beginning at a point in the centerline of Wilson Mills Road (60.00 feet wide)said point being South 82° 30' 00" East, 500.82 feet from the intersection of the centerline of Wilson Mills Road, with the east line of land conveyed to Fred W. Keller and Helen Keller by deed recorded in Volume 199, Page 79 of Geauga County Records and presently owned by W. Mandalfino by deed recorded in Volume 871, Page 625 of Geauga County Records;

Thence South 82° 30' 00" East, along the centerline of Wilson Mills Road, 8.00 feet to an angle point;

Thence South 84° 39' 00" East, 438.30 feet along the centerline of Wilson Mills Road to the northwest corner of land conveyed to F. Moss by deed recorded in Volume 686, Page 1448 of Geauga County Records;

Thence South 07° 22' 58" West, passing through an 5/8" iron pin found at 30.02 feet, 435.60 feet to an iron pipe found at the southwest corner thereof;

Thence South 84° 39' 00" East along the southerly line of lands so conveyed, 100.15 feet to a 5/8" iron pin found at the southeast corner thereof and on the westerly line of land conveyed to J. and A. LaFaver, et. al by deed recorded in Volume 901, Page 108 of Geauga County Records;

Thence South 07° 22' 58" West along the westerly line of land so conveyed, 1314.23 feet to a 5/8" iron pin set at the southwest corner thereof and the northerly line of Sherman Hills Subdivision No. 2 as shown on the plat recorded in Volume 10, Page 47 of Geauga County Map Records, said point also being on the northerly line of land conveyed to J. and A. Domsodi by deed recorded in Volume 975, Page 658 of Geauga County Records;

Thence North 83° 16' 46' West along the northerly line of the Sherman Hills Subdivision No. 2 and the northerly line of lands conveyed to aforesaid J. and C. Domsodi and J. and D. Notarian by deed recorded in Volume 944, Page 698 and A. and G. Tomc by deed recorded in Volume 836, Page 1053 of Geauga County Records, 417.70 feet to a 5/8" iron pin set at the southeast corner of Original Chester Township Lot No. 14 and the northerly line of the Sherman Hills Subdivision No. 1 as shown on the plat recorded in Volume 10, Page 2 of Geauga County Map Records, said point also being the northeast corner of land conveyed to L.E. and C. A. Fowler by deed recorded in Volume 995, Page 42 of Geauga County Records;

Thence North 83° 12' 01" West along the southerly line of Lot No. 14, and the northerly line of land so conveyed to L.E. and C.A. Fowler and the northerly line of the Sherman Hills Subdivision No. 1, 130.90 feet to a 5/8" iron pin set at the southeast corner of land conveyed to L. J. and L. O. Castro by deed recorded in Volume 936, Page 649 of Geauga County Records;

Thence North 07° 27' 50" East along the easterly line of land so conveyed, 590.00 feet to a 5/8" iron pin set;

Thence South 82° 32' 10" East, 472.73 feet to a 5/8" iron pin set;

Thence North 07° 22' 58" East, 300.00 feet to a point in a pond;

Thence North 82° 32' 10" West, 472.31 feet to a 5/8" iron pin set on the easterly line of land so conveyed to said L.J. and L. O. Castro;

Thence North 07° 27' 50" East along the easterly line of land so conveyed and the easterly line of land conveyed to R.T. Saenz by deed recorded in Volume 1031, Page 895 of Geauga County Records, passing through a 3/4" iron pipe found at 816.91 feet, 846.91 feet to the centerline of Wilson Mills Road and the place of beginning and containing 17.3418 acres of land as calculated and described by North Coast Engineering and Surveying Co., Inc. in July, 1998, be the same more or less, but subject to all legal highways.

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

Deed of record: Basil Perin, Jr. and Grace Perin, recorded in Volume 621, Page 765 of Geauga County Records

Bases of Bearing: Centerline of Wilson Mills Road (South 82° 30' 00" East) as deeded to Basil Perin, Jr. and Grace Perin, recorded in Volume 621, Page 765 of Geauga County Records.

98-075bn7-31-98

RECEIVED
AUG 18 1998
GEAUGA COUNTY ENGINEER

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
JK (REVISED) 8/13/98
OFFICE OF THE
GEAUGA COUNTY ENGINEER

CHE 00112

LEGAL DESCRIPTION
LOT "B"

Situated in the Township of Chester, County of Geauga and State of Ohio and known as being a part of Lots 14 and 15, Tract 2, in said Township and further bounded and described as follows;

Beginning at a point in the centerline of Wilson Mills Road (60.00 feet wide)said point being South 82° 30' 00" East, 500.82 feet from the intersection of the centerline of Wilson Mills Road, with the east line of land conveyed to Fred W. Keller and Helen Keller by deed recorded in Volume 199, Page 79 of Geauga County Records and presently owned by W. Mandalfino by deed recorded in Volume 871, Page 625 of Geauga County Records said point being the northeast corner of land conveyed to R. T. Saenz by deed recorded in Volume 1031, Page 895 of Geauga County Records;

Thence South 07° 27' 50" West along the easterly line of land so conveyed and the easterly line of land conveyed to L. J. and L. O. Castro by deed recorded in Volume 936, Page 649 of Geauga County Records, passing through a 3/4" iron pipe found at 30.00 feet, 846.91 feet to a 5/8" iron pin set and the principal place of beginning of the premises herein described;

Thence South 07° 27, 50" West along the easterly line of L. J. and L. O. Castro, 300.0 feet to a 5/8" iron pin set;

Thence South 82° 32' 10" East, 472.73 feet to a 5/8" iron pin set;

Thence North 07° 22' 58" East, 300.00 feet to a point in a pond;

Thence North 82° 32' 10" West, 472.31 feet to the principal place of beginning and containing 3.2543 acres of land as calculated and described by North Coast Engineering and Surveying Co., Inc. in July, 1998, be the same more or less, but subject to all legal highways.

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

Deed of record: Basil Perin, Jr. and Grace Perin recorded in Volume 621, Page 765 of Geauga County Records

Bases of Bearing: Centerline of Wilson Mills Road (South 82° 30' 00" East) as deeded to Basil Perin, Jr. and Grace Perin, recorded in Volume 621, Page 765 of Geauga County Records.

98-075bn7-31-98

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APR 13 1998
COUNTY ENGINEER

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
JK (REVISED) 8/13/98
OFFICE OF THE
GEAUGA COUNTY ENGINEER