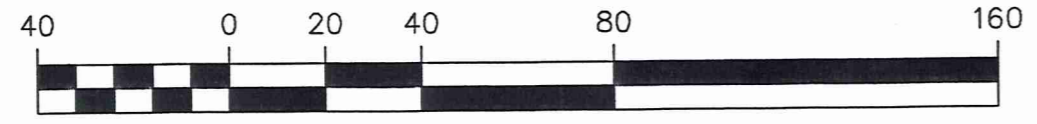




NORTH

GRAPHIC SCALE



(IN FEET)
1 INCH = 40 FT.

JUNE 6, 2005

JUNE 16, 2005: REVISED PROPERTY LINE TO
CENTERLINE OF MAYFIELD RD. (U.S. RT. 322)

PLAT OF SURVEY

SITUATED IN THE TOWNSHIP OF CHESTER, COUNTY OF GEAUGA AND STATE OF OHIO AND KNOWN AS BEING PART OF SUBLLOT NO. 11 IN THE MORROW PROPERTY ALLOTMENT OF PART OF ORIGINAL CHESTER TOWNSHIP LOT NO. 35, TRACT NO. 3 AS RECORDED IN VOLUME 6, PG. 223 OF GEAUGA COUNTY MAP RECORDS AND OTHER LANDS IN SAID ORIGINAL CHESTER TOWNSHIP LOT NO. 35, TRACT NO. 3.

PETRONZIO MANAGEMENT COMPANY, LLC
8228 MAYFIELD ROAD, SUITE 1-A
CHESTERLAND, OHIO 44026

DEED REFERENCE: VOLUME 1242, PAGE 319 - GEAUGA COUNTY DEED RECORDS.

CERTIFICATION

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 DATE June 17, 2005

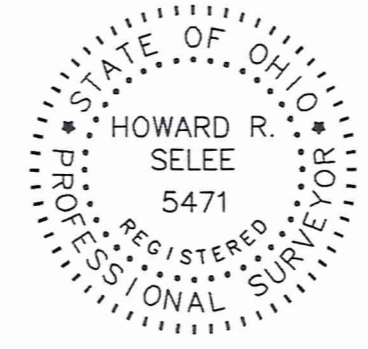
LEGEND:	
○	IRON PIN FOUND & USED.
●	P.K. NAIL SET
⊙	5/8" CAPPED "SELEE #5471" IRON PIN SET
■	IRON PIN MONUMENT FOUND & USED

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

PAK 7/2/05
OFFICE OF THE REGISTERED
GEAUGA COUNTY ENGINEER

THIS APPROVAL IS FOR THE PARCEL OF LAND ONLY
AND DOES NOT APPROVE ANY EASEMENTS

ROBERT L. KELLING, JR. &
KIMBERLY A. KELLING
VOL. 1363, PG. 697



SUBLLOT NO. 10
MORROW PROPERTY ALLOTMENT
VOL. 6, PG. 223
GEAUGA COUNTY MAP RECORDS

JEFFREY A. HOST &
PAULA EUBANKS HOST
VOL. 0763, PG. 1067

RICHARD SINCAVAGE
VOL. 873, PG. 364

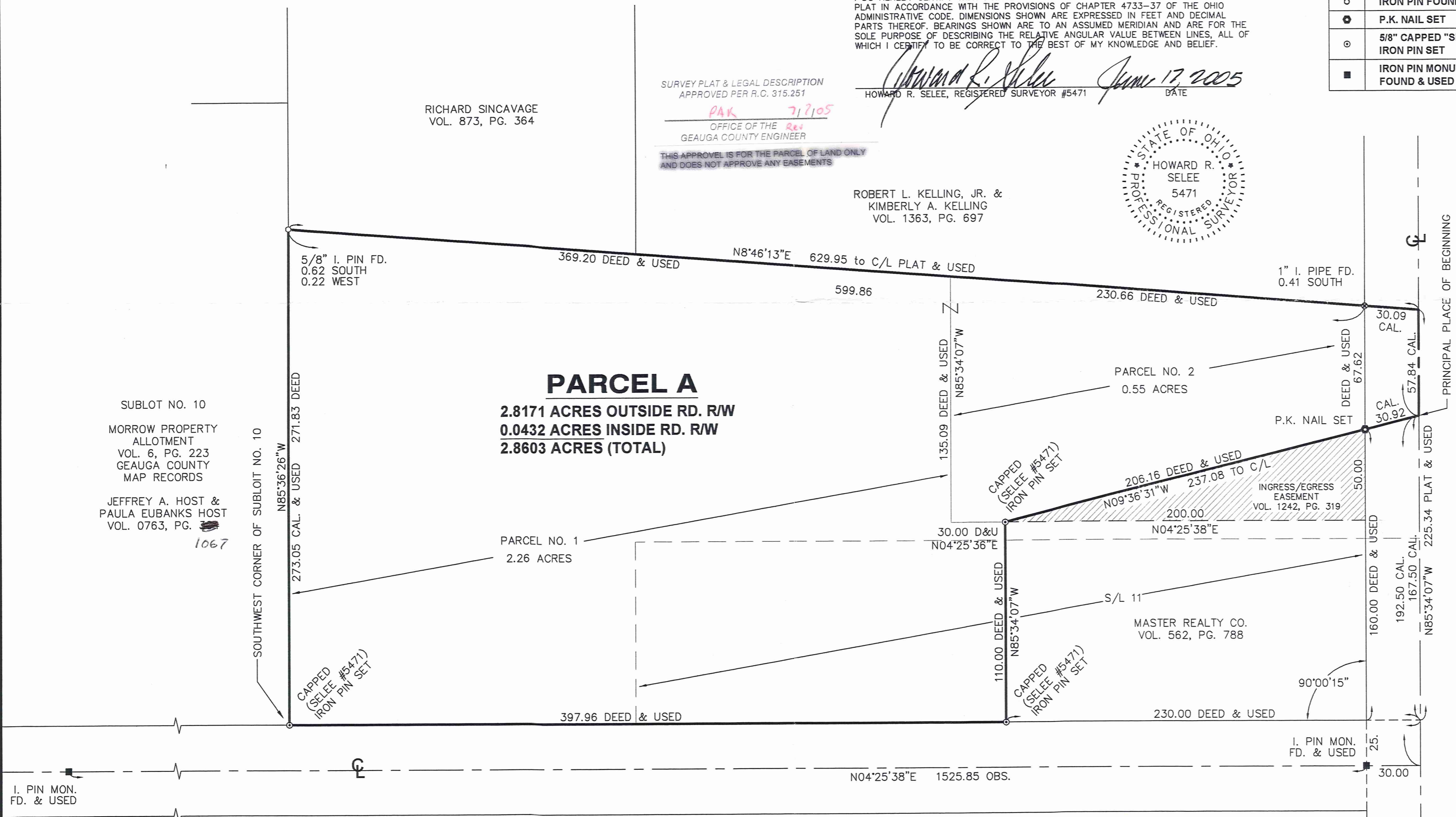
PARCEL A
2.8171 ACRES OUTSIDE RD. R/W
0.0432 ACRES INSIDE RD. R/W
2.8603 ACRES (TOTAL)

PARCEL NO. 1
2.26 ACRES

PARCEL NO. 2
0.55 ACRES

S/L 11
MASTER REALTY CO.
VOL. 562, PG. 788

INGRESS/EGRESS
EASEMENT
VOL. 1242, PG. 319



MAYFIELD ROAD 60' (U.S. ROUTE 322)

VALLEY VIEW DRIVE 50'

HOWARD R. SELEE & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
9701 BROOKPARK ROAD * SUITE 231 * CLEVELAND, OH 44129
(216) 398-0280 SCALE: 1" = 40' FILE NO. 05970-S



CHE00117
CHE00117

Vol 1768 P61479

11-265800

Petronzio

Pick up date 7/7/05

HOWARD R. SELEE & ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS

9701 BROOKPARK RD. • #231 • CLEVELAND, OHIO 44129

TELEPHONE (216) 398-0280

FAX (216) 351-0920

June 6, 2005

File No. 05970-lc

(Revised July 1, 2005)

Legal description Mayfield Rd. Parcel at Valley View Drive

Situated in the Township of Chester, County of Geauga and State of Ohio and known as being part of Sublot No. 11 in the Morrow Property Allotment of part of Original Chester Township Lot No. 35, Tract 3, as shown by the recorded Plat in Volume 6, Page 223 of Geauga County Plat Records and other lands in said Original Chester Township Lot No. 35, Tract 3, bounded and described as follows:

Starting at the intersection of the centerline of Mayfield Road, (U. S. Rt. 322) 60.00 feet wide with the centerline of Valley View Drive, 50.00 feet wide, said point being referenced by a 1 inch iron pin monument being North $04^{\circ} 25' 38''$ East, along the said centerline of Valley View Drive, 30.00 feet;

Thence South $85^{\circ} 34' 07''$ East, along the said centerline of Mayfield Road, (U. S. Rt. 322) a distance of 192.50 feet to the southeasterly corner of land conveyed to Master Realty Co., by deed recorded in Volume 562, Page 788 of Geauga County Deed Records and the PRINCIPAL PLACE of BEGINNING of the premises herein intended to be described;

Thence continuing South $85^{\circ} 34' 07''$ East, along the said centerline of Mayfield Road, (U. S. Rt. 322) a distance of 57.84 feet to the southwesterly corner of land conveyed to Robert L Kelling, Jr. and Kimberly A. Kelling, by deed recorded in Volume 1363, Page 697 of Geauga County Deed Records;

Thence North $08^{\circ} 46' 13''$ East, along the said westerly line of land so conveyed to Robert L. Kelling, Jr. and Kimberly A. Kelling, passing thru the northerly right-of-way line of said Mayfield Road, (U. S. Rt. 322) at a distance of 30.09 feet, said point being referenced by a 1 inch iron pipe found 0.41 feet south, and the westerly line of land conveyed to Richard Sincavage by deed recorded in Volume 873, Page 364 of Geauga County Deed Records, a total distance of 629.95 feet to the northwesterly corner thereof and in the south line of Sublot No. 10 in the aforesaid Morrow Property Allotment, said point being referenced by a 5/8 inch iron pin found 0.62 feet south and 0.22 feet west:

CHE 00117

Thence North $85^{\circ} 36' 26''$ West, along the said southerly line of Sublot No. 10, a distance of 273.05 feet to a 5/8 inch capped (Selee # 5471) iron pin set at the southwesterly corner thereof and on the easterly right-of-way line of said Valley View Drive;

Thence South $04^{\circ} 25' 38''$ West, along the said easterly right-of-way line of Valley View Drive, a distance of 397.96 feet to a 5/8 inch capped (Selee # 5471) iron pin set at the northwesterly corner of land so conveyed to Master Realty Co., as aforesaid;

Thence South $85^{\circ} 34' 07''$ East, along the northerly line of land so conveyed to Master Realty Co., a distance of 110.00 feet to a 5/8 inch capped (Selee # 5471) iron pin set at the northeasterly corner thereof;

Thence South $09^{\circ} 36' 31''$ East, along the easterly line of land so conveyed to Master Realty Co., passing thru a P.K. nail set in the northerly right-of-way line of Mayfield Road (U. S. Rt. 322) at a distance of 206.16 feet, a total distance of 237.08 feet to the PRINCIPAL PLACE of BEGINNING and containing within said bounds a total of 2.8603 acres of land, more or less, there being 0.0432 acres inside and 2.8171 acres outside road right-of-way and subject to all legal highways, as surveyed by Howard R. Selee, Registered Surveyor No. 5471 of Howard R. Selee and Associates, Inc., Professional Land Surveyors, dated June 6 2005, be the same more or less, but subject to all legal highways and subject to an ingress/egress easement recorded in Volume 1242, Page 319 of Geauga County Deed Records bounded and described as follows:

Beginning in the northerly right-of-way line of Mayfield Road, 60.00 feet wide, (U. S. Rt. 322), distant South $85^{\circ} 34' 07''$ East, 110.00 feet, measured along said northerly right-of-way line from its intersection with the easterly right-of-way line of Valley View Drive, 50.00 feet wide;

Thence North $04^{\circ} 25' 38''$ East, parallel with the easterly right-of-way line of Valley View Drive, a distance of 200.00 feet;

Thence South $09^{\circ} 36' 31''$ East, a distance of 206.16 feet to the northerly right-of-way line of Mayfield Road;

Thence North $85^{\circ} 34' 07''$ West, along the northerly right-of-way line of Mayfield Road, a distance of 50.00 feet to the place of beginning, be the same more or less, but subject to all legal highways.

CHE 00117

Owner: PETRONZIO MANAGEMENT COMPANY, LLC
Deed reference: Volume 1242, Page 319 of Geauga County Deed Records.

BASIS OF BEARINGS: Bearings correlate to the value of North 04° 25' 38" East, assigned to the centerline of Valley View Drive as shown on the Morrow Property Allotment, recorded in Volume 6, Page 223 of Geauga County Map Records and retraced between monuments illustrated as found and used on my accompanying survey drawing.

Howard R. Selee July 1, 2005
Howard R. Selee
Registered Surveyor No. 5471



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

PAK 7/1/05
OFFICE OF THE *Rev*
GEAUGA COUNTY ENGINEER

THIS APPROVAL IS ONLY FOR THE LEGAL DESCRIPTION OF THE PARCEL OF LAND AND IS NOT AN APPROVAL OF ANY EASEMENTS LISTED IN THE ABOVE LEGAL DESCRIPTION.