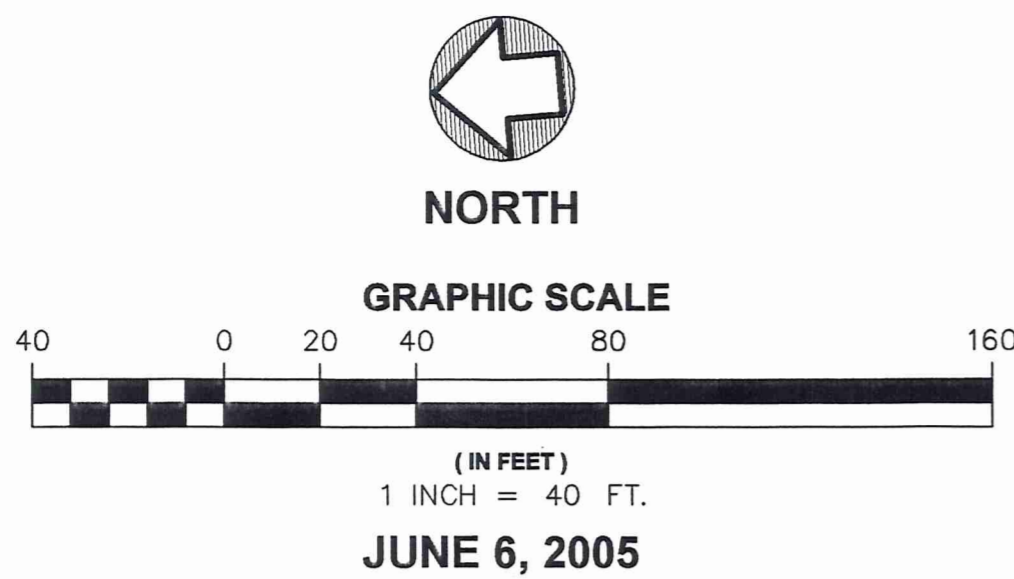


# PLAT OF SURVEY

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 NO. 3 AS RECORDED IN VOLUME 6, PG. 223 OF GEAGA 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 - GEAGA COUNTY DEED RECORDS.



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

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

*PAK 6/21/05*

OFFICE OF THE *REV*  
GEAGA COUNTY ENGINEER

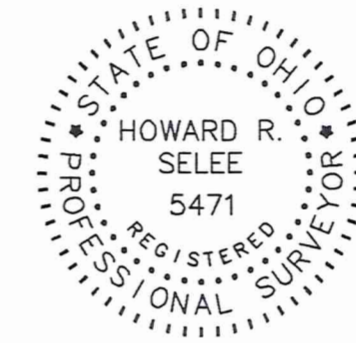
## CERTIFICATION

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* *June 17, 2005*  
HOWARD R. SELEE, REGISTERED SURVEYOR #5471 DATE

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

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



SUBLOT NO. 10  
MORROW PROPERTY ALLOTMENT  
VOL. 6, PG. 223  
GEAGA COUNTY MAP RECORDS  
JEFFREY A. HOST & PAULA EUBANKS HOST  
VOL. 0763, PG. 1067

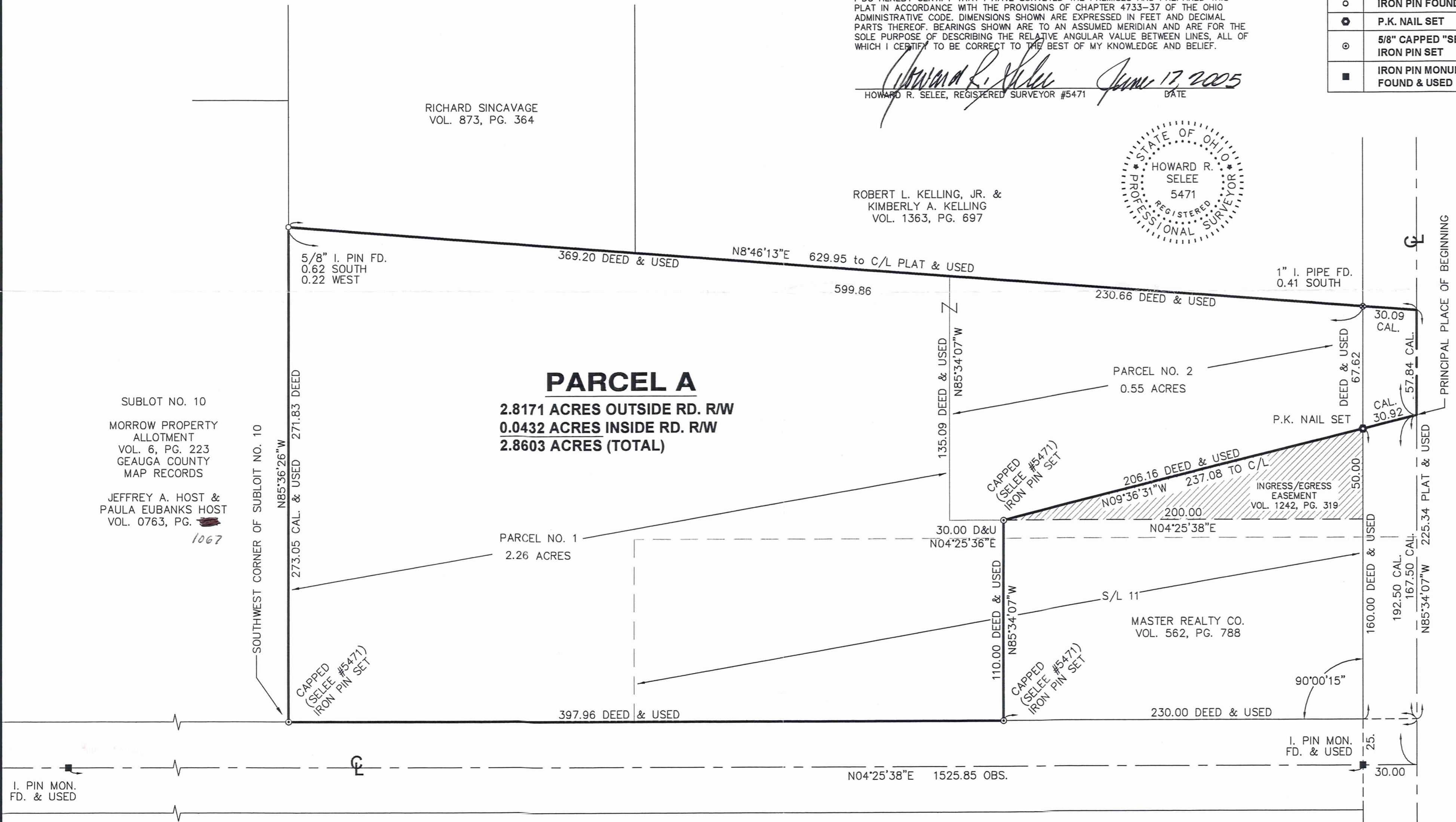
RICHARD SINCAVAGE  
VOL. 873, PG. 364

**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

MASTER REALTY CO.  
VOL. 562, PG. 788



**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



CHE00119  
CHE00119

Obsolete  
Petronzio  
Pick up date  
6-21-05

# 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

## 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 00119

Thence North 85° 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° 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° 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° 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 an ingress/egress easement recorded in Volume 1242, Page 319 of Geauga County Deed Records and all legal highways.

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*  
Howard R. Selee  
Registered Surveyor No. 5471

*June 17, 2005*  
SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
*PAK* *6/21/05*  
OFFICE OF THE *Rev*  
GEAUGA COUNTY ENGINEER

