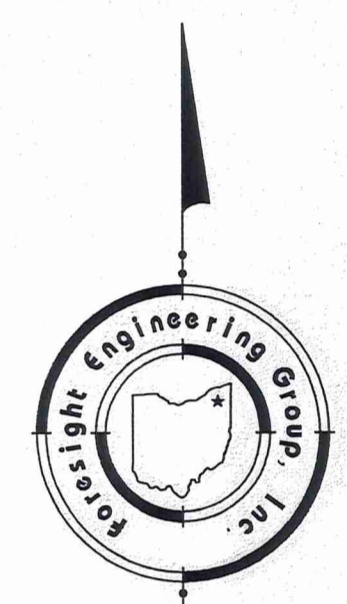
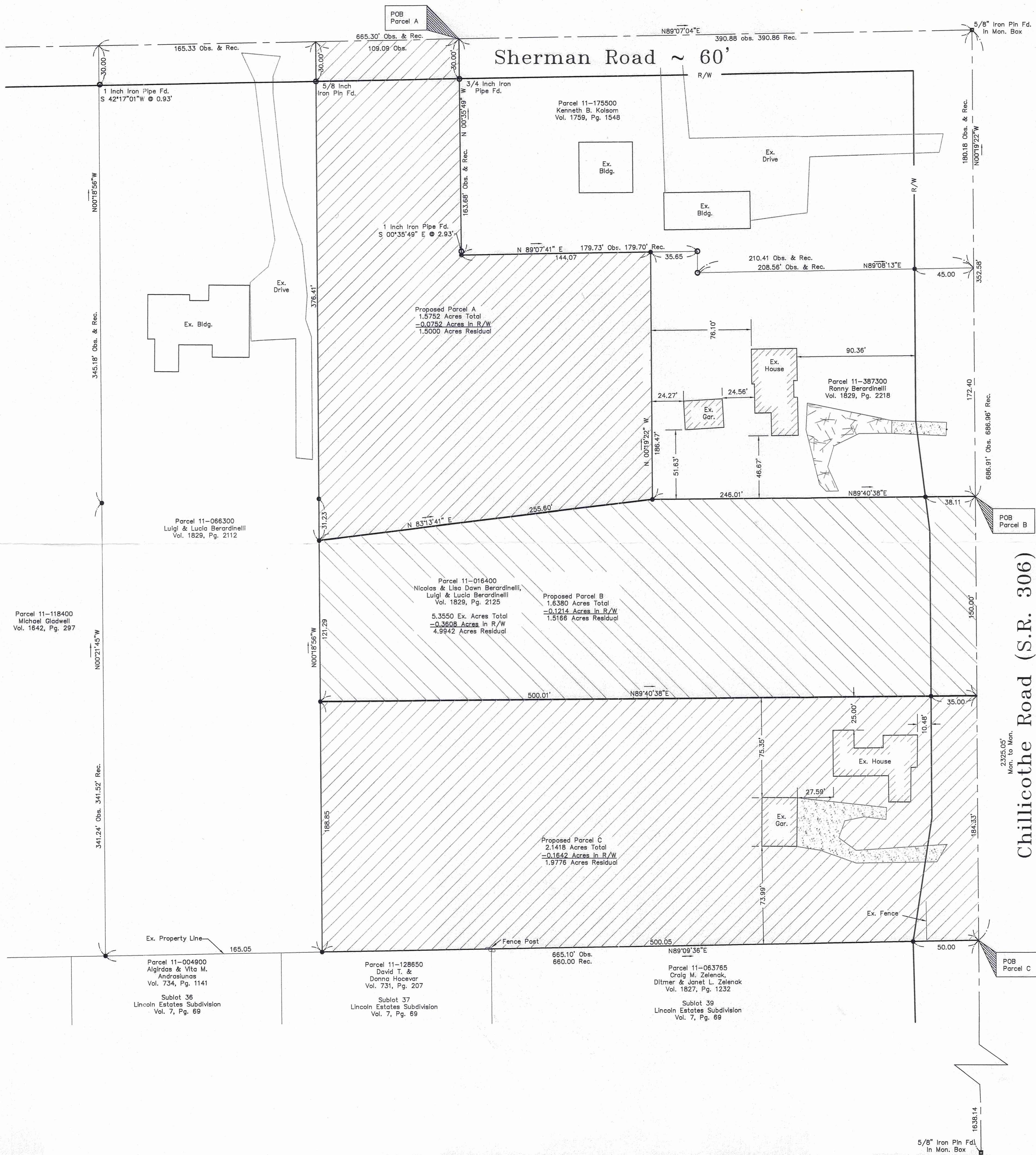
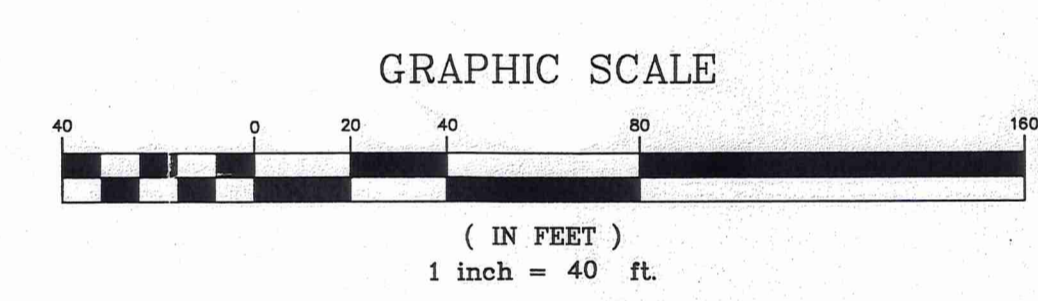


Situated in the Township of Chester, County of Geauga, and State of Ohio:  
 Known as being part of Original Lot No. 12, Tract 2, Range IX,  
 Township 8 of the Connecticut Western Reserve



Bearings are assumed and to denote angles only.



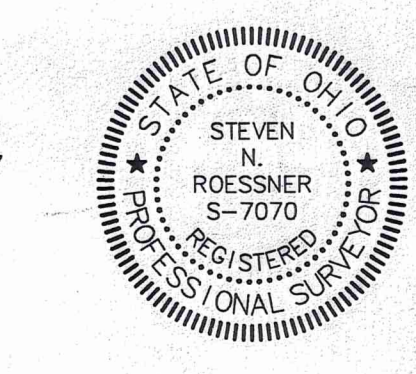
**Legend**

- Ex. Gravel Drive
- Ex. Asphalt Drive
- 5/8 Inch Rebar Set 30 inches Long Capped "Foresight Eng."

SURVEY PLAT & LEGAL DESCRIPTION  
 APPROVED PER R.C. 315.251  
*PAK 9/13/07*  
 OFFICE OF THE  
 GEAUGA COUNTY ENGINEER

This Plat was prepared without the benefit of an abstract of Title and is subject to any state of facts revealed by an examination of the same.  
 This Plat represents a Survey which meets the minimum standards for a Boundary Survey in the State of Ohio as specified in the Administrative Code Chapter 4733-37 Surveyed in October 2005, and updated in September 2007 by Foresight Engineering Group, Inc. Under the supervision of Steven N. Roessner, P.S. #7070

*Steven N. Roessner*  
 Steven N. Roessner, P.S. #7070  
 Date: 9/13/07



**Foresight Engineering Group**  
 Engineers & Surveyors  
 440 288-1010  
 320 Center Street, Unit F  
 Chardon, Ohio 44024

SCALE: Horiz. 1" = 40'  
 Vert. None  
 FILE NAME:  
 I:\Ber10501\Consolidation  
 DATE: September 13, 2007

REVISIONS:

**LUIGI BERARDINELLI**  
**12380 CHILLICOTHE ROAD**  
**Chester Township - Geauga County - Ohio**  
**Lot Split**

SHEET NO.  
 1

CHE00168

CHE-00168

Berardinelli (07-161)

Pick up Date

9-17-07

**Survey Description  
For  
Parcel A  
1.5752 Acres  
September 13, 2007**

Situated in the Township of Chester, County of Geauga, and State of Ohio: Known as being part of Original Lot No. 12, Tract 2, Range IX, Township 8 of the Connecticut Western Reserve and being further bounded and described as follows:

Beginning on the centerline of Sherman Road, 60 feet wide, at a northwesterly corner of parcel 11-175500 owned by Kenneth B. Kolsom by deed recorded in volume 1759, page 1548 of the Geauga County Records of Deeds, said northeasterly corner being located South 89°07'04" West a distance of 390.88 feet, along the centerline of said Sherman Road, from a 5/8 inch iron pin found, in a monument box at the centerline intersections of said Sherman Road and Chillicothe Road (A.K.A. S.R. 306), Right of Way varies;

- Course I. Thence South 00°35'49" East along a westerly line of said parcel 11-175500, passing through a 3/4 inch iron pipe found at a distance of 30.00 feet, a total distance of 163.68 feet to a 5/8 inch rebar set capped "Foresight Eng.," at a southwesterly corner of said parcel 11-175500, passing by a 1 inch iron pipe found North 00°35'49" West a distance of 2.93 feet from a southwesterly corner of said parcel 11-175500;
- Course II. Thence North 89°07'41" East along a southerly line of said parcel 11-175500 a distance of 144.07 feet to a 5/8 inch rebar set capped "Foresight Eng." at a northwesterly corner of parcel 11-387300 owned by Ronny Berardinelli by deed recorded in volume 1829, page 2218 of the Geauga County Records of Deeds;
- Course III. Thence South 00°19'22" East along a westerly line of said parcel 11-387300 a distance of 186.47 feet to a 5/8 inch rebar set, capped "Foresight Eng.," at a southwesterly corner of said parcel 11-387300;
- Course IV. Thence South 83°13'41" West along a new division line a distance of 255.60 feet to a 5/8 inch rebar set capped "Foresight Eng." on an easterly line of parcel 11-066300 owned by Luigi and Lucia Berardinelli by deed recorded in volume 1829, page 2112 of the Geauga County Records of deeds;
- Course V. Thence North 00°18'56" West along an easterly line of said parcel 11-066300, passing through a 5/8 rebar set capped "Foresight Eng.," at a distance of 31.23 feet and passing through a 5/8 inch iron pin found at a distance of 30.00 feet off the centerline of said Sherman Road, a total distance of 376.41 feet to a northeasterly corner of said parcel 11-066300 on the centerline of said Sherman Road;

1085 11 1982

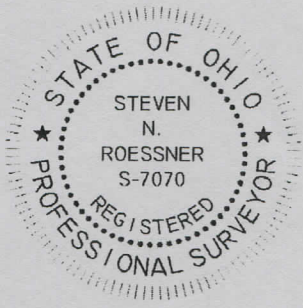
CHE 00168

(07-161)

Course VI.

Thence North 89°07'04 East along the centerline of said Sherman Road a distance of 109.09 feet to the point of beginning and containing 1.5752 acres of land from parcel 11-016400 owned by Nicolas and Lisa Berardinelli, and Luigi and Lucia Berardinelli by deed recorded in volume 1829, page 2125 of the Geauga County Records, of which 0.0752 acres are within the right-of-way of said Sherman Road, as surveyed and described by Foresight Engineering Group, Inc. in October 2005, under the supervision of Steven N. Roessner, Professional Surveyor Ohio #7070. The bearings as used herein are assumed and to denote angles only. All 5/8 inch rebar set are 30 inches long capped Foresight Engineering. The prior instrument reference is volume 1829, page 2128 of the Geauga County Records.

*Steven N. Roessner* 9/13/07  
STEVEN N. ROESSNER, P.S. #7070 DATE  
FORESIGHT ENGINEERING GROUP, INC.



SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
PAK 9/17/07  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER

1005 11 932

CHE00168

(07-161)

**Survey Description  
For  
Parcel B  
1.6380 Acres  
September 13, 2007**

Situated in the Township of Chester, County of Geauga, and State of Ohio: Known as being part of Original Lot No. 12, Tract 2, Range IX, Township 8 of the Connecticut Western Reserve and being further bounded and described as follows:

Beginning on the centerline of Chillicothe Road (A.K.A. S. R. 306), right of way varies, at a southeasterly corner of parcel 11-387300 owned by Ronny Berardinelli by deed recorded in volume 1829, page 2218 of the Geauga County Records of Deeds, said southeast corner being located South 00°19'22" East a distance of 352.58 feet along the centerline of said Chillicothe Road from a 5/8 inch iron pin found, in a monument box at the centerline intersections of Sherman Road, 60 feet wide, and said Chillicothe Road;

- Course I. Thence South 00°19'22" East along the centerline of said Chillicothe Road a distance of 150.00 feet;
- Course II. Thence South 89°40'38" West along a new division line, passing through a 5/8 inch rebar set, capped "Foresight Eng.," at a distance of 35.00 feet, a total distance of 500.01 feet to a 5/8 inch rebar set capped "Foresight Eng." on an easterly line of parcel 11-066300 owned by Luigi and Lucia Berardinelli by deed recorded in volume 1829, page 2112 of the Geauga County Records of deeds;
- Course III. Thence North 00°18'56" West along an easterly line of said parcel 11-066300 a distance of 121.29 feet to a 5/8 inch rebar set capped "Foresight Eng."
- Course IV. Thence North 83°13'41" East along a new division line a distance of 255.60 feet to a 5/8 inch rebar set capped "Foresight Eng.," at a southwesterly corner of said parcel 11-387300;
- Course V. Thence North 89°40'38" East along a southerly line of said parcel 11-387300, passing through a 5/8 inch rebar set a distance of 38.11 feet off the centerline of said Chillicothe Road, a total distance of 246.01 feet to the point of beginning and containing 1.6380 acres of land from parcel 11-016400 owned by Nicolas and Lisa Dawn Berardinelli, and Luigi and Lucia Berardinelli by deed recorded in volume 1829, page 2125 of the Geauga County Records of Deeds, of which 0.1214 acres are within the right-of-way of said Chillicothe Road, as surveyed and described by Foresight Engineering Group, Inc. in October 2005, under the supervision of Steven N. Roessner, Professional Surveyor Ohio #7070. The bearings as used herein are assumed and to denote angles only. All 5/8 inch rebar set are 30 inches long capped Foresight Engineering. The prior instrument reference is volume 1829, page 2125 of the Geauga County Records.

*Steven N. Roessner*  
 STEVEN N. ROESSNER, P.S. #7070  
 FORESIGHT ENGINEERING GROUP, INC.  
 9/13/07 DATE



SURVEY PLAT & LEGAL DESCRIPTION  
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 GAUGA COUNTY ENGINEER

CHE 00168

(07-161)

**Survey Description  
For  
Parcel C  
2.1418 Acres  
September 13, 2007**

Situated in the Township of Chester, County of Geauga, and State of Ohio: Known as being part of Original Lot No. 12, Tract 2, Range IX, Township 8 of the Connecticut Western Reserve and being further bounded and described as follows:

Beginning on the centerline of Chillicothe Road (A.K.A. S. R. 306), right of way varies, at a northeasterly corner of parcel 11-063765 owned by Craig M. Zelenak, and Ditmer and Janet L. Zelenak by deed recorded in volume 1827, page 1232 of the Geauga County Records of Deeds, said parcel 11-063765 also being known as subplot 39 of Lincoln Estates Subdivision as shown on Plat recorded in volume 7, page 69 of the Geauga County Records of Plats;

- Course I. Thence South 89°09'36" West along a northerly line of said subplot 39 and parcel 11-128650 owned by David T. and Donna Hocevar by deed recorded in volume 731, page 207 of the Geauga County Records of Deeds, said parcel 11-128650 also being known as subplot 37 of said Lincoln Estates Subdivision, passing through a 5/8 inch rebar set capped "Foresight Eng." At a distance of 50.00 feet, a total distance of 500.05 feet to a 5/8 inch rebar set capped "Foresight Eng.," at a southeasterly corner of parcel 11-066300 owned by Luigi and Lucia Berardinelli by deed recorded in volume 1829, page 2112 of the Geauga County Records of Deeds;
- Course II. Thence North 00°18'56" West along an easterly line of said parcel 11-066300 a distance of 188.85 feet to a 5/8 inch rebar set capped "Foresight Eng.;"
- Course III. Thence North 89°40'38" East along a new division line, passing through a 5/8 inch rebar set capped "Foresight Eng., at a distance of 35.00 feet off the centerline of said Chillicothe Road, a total distance of 500.01 feet to the centerline of said Chillicothe Road;
- Course IV. Thence South 00°19'22" East along the centerline of said Chillicothe Road a distance of 184.33 feet to the point of beginning and containing 2.1418 acres of land from parcel 11-016400 owned by Nicolas and Lisa Dawn Berardinelli, and Luigi and Lucia Berardinelli by deed recorded in volume 1829, page 2125 of the Geauga County Records of deeds, of which 0.1642 acres are within the right-of-way of said Chillicothe Road, as surveyed and described by Foresight Engineering Group, Inc. in October 2005, under the supervision of Steven N. Roessner, Professional Surveyor Ohio #7070. The bearings as used herein are assumed and to denote angles only. All 5/8 inch rebar set are 30 inches long capped Foresight Engineering. The prior instrument reference is volume 1829, page 2125 of the Geauga County Records.

*Steven N. Roessner* 9/13/07  
 STEVEN N. ROESSNER, P.S. #7070 DATE  
 FORESIGHT ENGINEERING GROUP, INC.



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

*PAK 9/17/07*  
 OFFICE OF THE  
 GEAUGA COUNTY ENGINEER