

PLAT OF SURVEY

SITUATED IN THE TOWNSHIP OF CHESTER, COUNTY OF
 GEauga ND STATE OF OHIO AND KNOWN AS BEING PART
 OF LOT NOS. 5 AND 6, TRACT NO. 3.

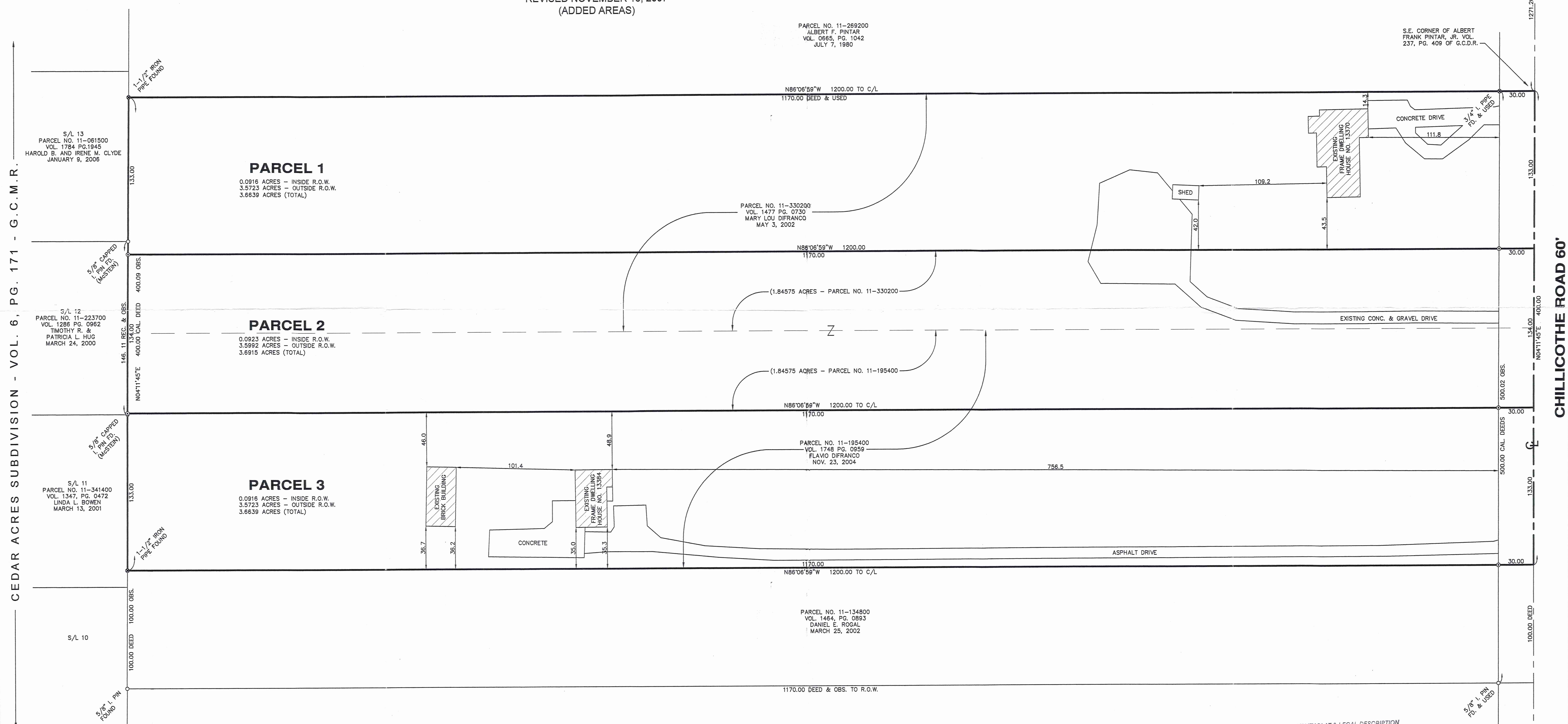
FOR: FLAVIO DIFRANCO and MARY LOU DIFRANCO

DEED REFERENCES:
 PARCEL NO. 11-330200 - VOL. 1477, PG. 0730
 MARY LOU DIFRANCO
 PARCEL NO. 11-195400 - VOL. 1748, PG. 0959
 FLAVIO DIFRANCO



NOVEMBER 12, 2007
 REVISED NOVEMBER 16, 2007
 (ADDED AREAS)

LEGEND:	
○	IRON PIN FOUND & USED.
⊗	IRON PIPE FOUND & USED.
⊙	5/8" CAPPED "SELEE #5471" IRON PIN SET
■	3/4" IRON PIN MONUMENT BOX



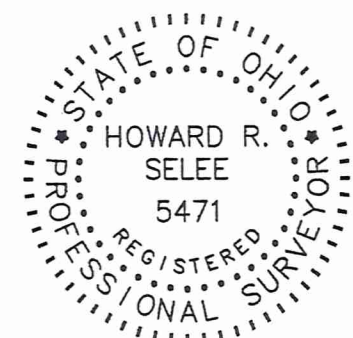
CEDAR ACRES SUBDIVISION - VOL. 6, PG. 171 - G.C.M.R.

CHILLICOTHE ROAD 60'

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
 NOV. 16, 2007
 DATE

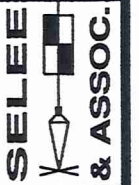


BASIS OF BEARINGS:

THE VALUE OF NORTH 04° 11' 45" EAST ASSIGNED TO THE WESTERLY RIGHT-OF-WAY LINE OF CHILLICOTHE ROAD AS SHOWN IN DEED FOR FLAVIO DIFRANCO, RECORDED IN VOLUME 1748, PAGE 959 OF GEauga COUNTY DEED RECORDS AND RETRACED BETWEEN MONUMENTS AS ILLUSTRATED.

SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 315.251
PAK 11/16/07
 OFFICE OF THE
 GEauga COUNTY ENGINEER

HOWARD R. SELEE & ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS
 9701 BROOKPARK ROAD • SUITE 231 • CLEVELAND, OH 44129
 (216) 398-0280 SCALE: 1" = 40' FILE NO. 07347-LSC



CHE00172

DiFranco (07-198)
Pick up date
11-20-07

00172
CHE-00168

HOWARD R. SELEE & ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS

9701 BROOKPARK RD. • #231 • CLEVELAND, OHIO 44129
TELEPHONE (216) 398-0280
FAX (216) 351-0920

November 12, 2007
File No. 07347-ls.1

LEGAL DESCRIPTION PARCEL 1, CHILLICOTHE ROAD

Situated in the Township of Chester, County of Geauga and State of Ohio and known as being part of Lot Nos. 5 and 6, Tract No. 3, in said Township, bounded and described as follows:

Beginning at a 3/4 inch iron pin monument found at the intersection of the centerline of Cedar Road, 60.00 feet wide, with the centerline of Chillicothe Road, (Ohio State Route No. 306), 60.00 feet wide;

Thence South 04° 11' 45" West, along the said centerline of Chillicothe Road, a distance of 1271.20 feet to the southeasterly corner of land conveyed to Albert F. Pintar by deed recorded in Volume 0665, Page 1042 of Geauga County Deed Records and the PRINCIPAL PLACE of BEGINNING of the premises herein intended to be described;

Thence continuing South 04° 11' 45" West, along the said centerline of Chillicothe Road, a distance of 133.00 feet;

Thence North 86° 06' 59" West, passing thru a 5/8 inch (Selee # 5471) capped iron pin set in the westerly right-of-way line of Chillicothe Road, at a distance of 30.00 feet, a total distance of 1200.00 feet to a 5/8 inch (Selee #5471) capped iron pin set in the easterly line of Sublot No. 12 in the Cedar Acres Subdivision as recorded in Volume 6, Page 171 of Geauga County Map Records;

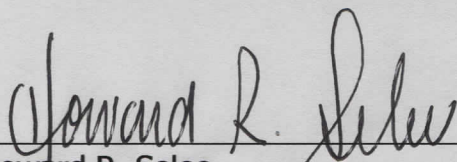
Thence North 04° 11' 45" East, along the said easterly line of Sublot No. 12 and the easterly line of Sublot No. 13 in said Cedar Acres Subdivision, a distance of 133.00 feet to a 1 1/2 inch iron pipe found at the southwesterly corner of land so conveyed to Albert F. Pintar as aforesaid;

Page 2 of 2
3.6639 acres
Parcel 1, Chillicothe Road

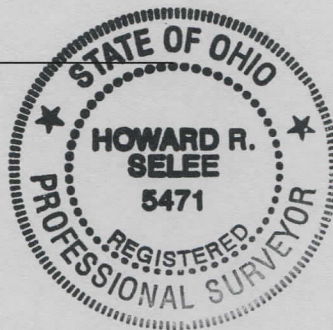
Thence South 86° 06' 59" East, along the southerly line of land so conveyed to Albert F. Pintar, passing thru a 3/4 inch iron pipe found in the westerly right-of-way line of Chillicothe Road, at a distance of 1170.00 feet, a total distance of 1200.00 feet to the centerline of said Chillicothe Road and the PRINCIPAL PLACE of BEGINNING and containing within said bounds total of 3.6639 acres of land, more or less, there being 0.0916 acres inside and 3.5723 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 November 12, 2007.

OWNER: Mary Lou DiFranco, DEED REFERENCE: Volume 1477, Page 0730,
OWNER: Flavio DiFranco, DEED REFERENCE: Volume 1748, Page 0959.

BASIS OF BEARINGS: The value of North 04° 11' 45" East, assigned to the westerly right-of-way line of Chillicothe Road, as shown in Deed for Flavio DiFranco, recorded in Volume 1748, Page 0959 of Geauga County Deed Records and retraced between monuments found and used on my accompanying survey drawing.

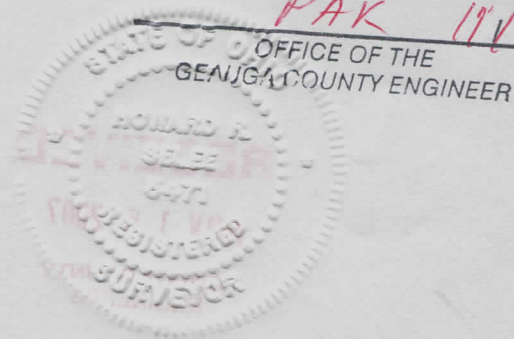


Howard R. Selee
Registered Surveyor No. 5471



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

PAK 11/19/07



CHE 00172

(07-198)

HOWARD R. SELEE & ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS

9701 BROOKPARK RD. • #231 • CLEVELAND, OHIO 44129
TELEPHONE (216) 398-0280
FAX (216) 351-0920

November 12, 2007
File No. 07347-ls.2
Revised November 16, 2007

LEGAL DESCRIPTION PARCEL 2, CHILlicothe ROAD

Situated in the Township of Chester, County of Geauga and State of Ohio and known as being part of Lot Nos. 5 and 6, Tract No. 3, in said Township, bounded and described as follows:

Beginning at a 3/4 inch iron pin monument found at the intersection of the centerline of Cedar Road, 60.00 feet wide, with the centerline of Chillicothe Road, (Ohio State Route No. 306), 60.00 feet wide;

Thence South 04° 11' 45" West, along the said centerline of Chillicothe Road, a distance of 1404.20 feet to the PRINCIPAL PLACE of BEGINNING of the premises herein intended to be described;

Thence continuing South 04° 11' 45" West, along the said centerline of Chillicothe Road, a distance of 134.00 feet;

Thence North 86° 06' 59" West, passing thru a 5/8 inch (Selee # 5471) capped iron pin set in the westerly right-of-way line of Chillicothe Road, at a distance of 30.00 feet, a total distance of 1200.00 feet to a 5/8 inch (Selee #5471) capped iron pin set in the easterly line of Sublot No. 12 in the Cedar Acres Subdivision as recorded in Volume 6, Page 171 of Geauga County Map Records;

Thence North 04° 11' 45" East, along the said easterly line of Sublot No. 12 and the easterly line of Sublot No. 13 in said Cedar Acres Subdivision, a distance of 134.00 feet to a 5/8 inch (Selee # 5471) capped iron pin set;

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NOV 16 2007
RECEIVED
HOWARD R. SELEE & ASSOCIATES, INC.

Thence South 86° 06' 59" East, passing thru a 5/8 inch (Selee # 5471) iron pin set in the westerly right-of-way line of Chillicothe Road, at a distance of 1170.00 feet, a total distance of 1200.00 feet to the centerline of said Chillicothe Road and the PRINCIPAL PLACE of BEGINNING and containing within said bounds, 1.84575 acres from Parcel No. 11-330200 and 1.84575 acres from Parcel No. 110-195400 for a total of 3.6915 acres of land, more or less, there being 0.0923 acres inside and 3.5992 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 November 12, 2007.

OWNER: Mary Lou DiFranco, DEED REFERENCE: Volume 1477, Page 0730,
OWNER: Flavio DiFranco, DEED REFERENCE: Volume 1748, Page 0959.

BASIS OF BEARINGS: The value of North 04° 11' 45" East, assigned to the westerly right-of-way line of Chillicothe Road, as shown in Deed for Flavio DiFranco, recorded in Volume 1748, Page 0959 of Geauga County Deed Records and retraced between monuments found and used on my accompanying survey drawing.

Howard R. Selee *Nov. 16, 2007*
Howard R. Selee
Registered Surveyor No. 5471



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

PAK *11/19/07*

OFFICE OF THE
GEAUGA COUNTY ENGINEER

RECEIVED
NOV 19 2007
COUNTY ENGINEER
GEAUGA COUNTY

CHE00172

(07-198)

HOWARD R. SELEE & ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS

9701 BROOKPARK RD. • #231 • CLEVELAND, OHIO 44129
TELEPHONE (216) 398-0280
FAX (216) 351-0920

November 12, 2007
File No. 07347-ls.3
Revised November 16, 2007

LEGAL DESCRIPTION PARCEL 3, CHILLICOTHE ROAD

Situated in the Township of Chester, County of Geauga and State of Ohio and known as being part of Lot Nos. 5 and 6, Tract No. 3, in said Township, bounded and described as follows:

Beginning at a 3/4 inch iron pin monument found at the intersection of the centerline of Cedar Road, 60.00 feet wide, with the centerline of Chillicothe Road, (Ohio State Route No. 306), 60.00 feet wide;

Thence South 04° 11' 45" West, along the said centerline of Chillicothe Road, a distance of 1538.20 feet to the PRINCIPAL PLACE of BEGINNING of the premises herein intended to be described;

Thence continuing South 04° 11' 45" West, along the said centerline of Chillicothe Road, a distance of 133.00 feet to the northeasterly corner of land conveyed to Daniel E. Rogal by deed recorded in Volume 1464, Page 0893 of Geauga County Deed Records;

Thence North 86° 06' 59" West, along the northerly line of land so conveyed to Daniel E. Rogal, passing thru a 5/8 inch (SELEE # 5471) capped iron pin set in the westerly right-of-way line of Chillicothe Road, at a distance of 30.00 feet, a total distance of 1200.00 feet to a 1 1/2 inch iron pipe found in the easterly line of Sublot No. 11 in the Cedar Acres Subdivision as recorded in Volume 6, Page 171 of Geauga County Map Records;

Thence North 04° 11' 45" East, along the said easterly line of Sublot No. 11 and the easterly line of Sublot No. 12 in said Cedar Acres Subdivision, a distance of 133.00 feet to a 5/8 inch (Selee # 5471) capped iron pin set;

THOMAS R. SELEE
PROFESSIONAL LAND SURVEYOR
No. 10000

Page 2 of 2
3.6639 acres
Parcel 3, Chillicothe Road

Thence South 86° 06' 59" East, passing thru a 5/8 inch (Selee # 5471) iron pin set in the westerly right-of-way line of Chillicothe Road, at a distance of 1170.00 feet, a total distance of 1200.00 feet to the centerline of said Chillicothe Road and the PRINCIPAL PLACE of BEGINNING and containing within said bounds total of 3.6639 acres of land, more or less, there being 0.0916 acres inside and 3.5723 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 November 12, 2007.

OWNER: Mary Lou DiFranco, DEED REFERENCE: Volume 1477, Page 0730,
OWNER: Flavio DiFranco, DEED REFERENCE: Volume 1748, Page 0959.

BASIS OF BEARINGS: The value of North 04° 11' 45" East, assigned to the westerly right-of-way line of Chillicothe Road, as shown in Deed for Flavio DiFranco, recorded in Volume 1748, Page 0959 of Geauga County Deed Records and retraced between monuments found and used on my accompanying survey drawing.

Howard R. Selee Nov. 16 2007
Howard R. Selee
Registered Surveyor No. 5471



Survey
~~SAFETY~~ PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
PAK *11/18/07*
OFFICE OF THE
GEAUGA COUNTY ENGINEER

FORK & J VON
YORK & J VON