

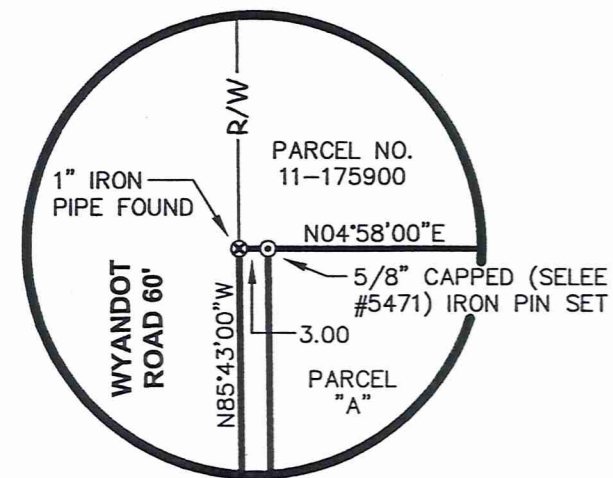
BOUNDARY SURVEY

SITUATED IN THE TOWNSHIP OF CHESTER, COUNTY OF GEauga AND STATE OF OHIO AND KNOWN AS BEING THE PLAT FOR MRS. NORMA E. HACHTEL OF PART OF LOT NOS. 18 & 28, TRACT NO. 3 IN SAID TOWNSHIP, AS SHOWN BY THE RECORDED PLAT IN VOLUME 8, PAGE 47 OF GEAGA COUNTY MAP RECORDS.

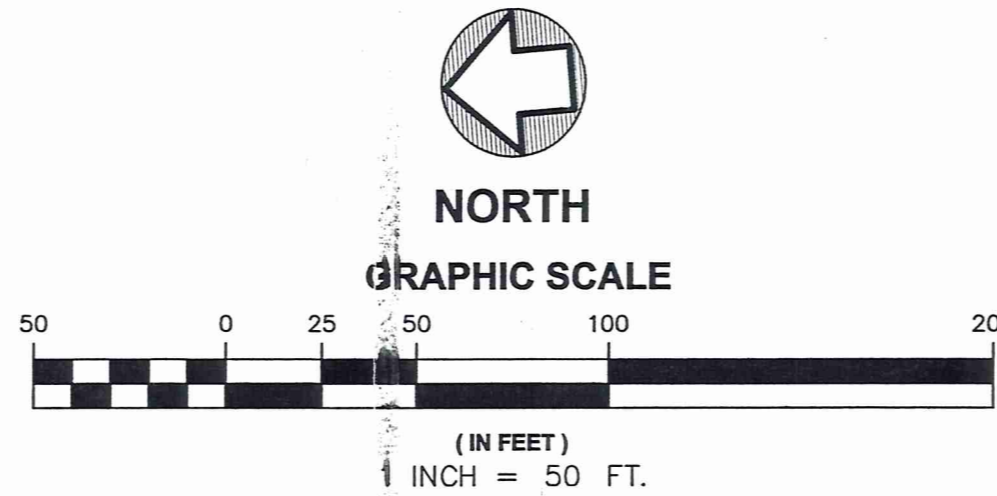
FOR: VICTORIA L. SORIANO, JODY M. DYCKES AND TODD B. DYCKES

DEED REFERENCE:

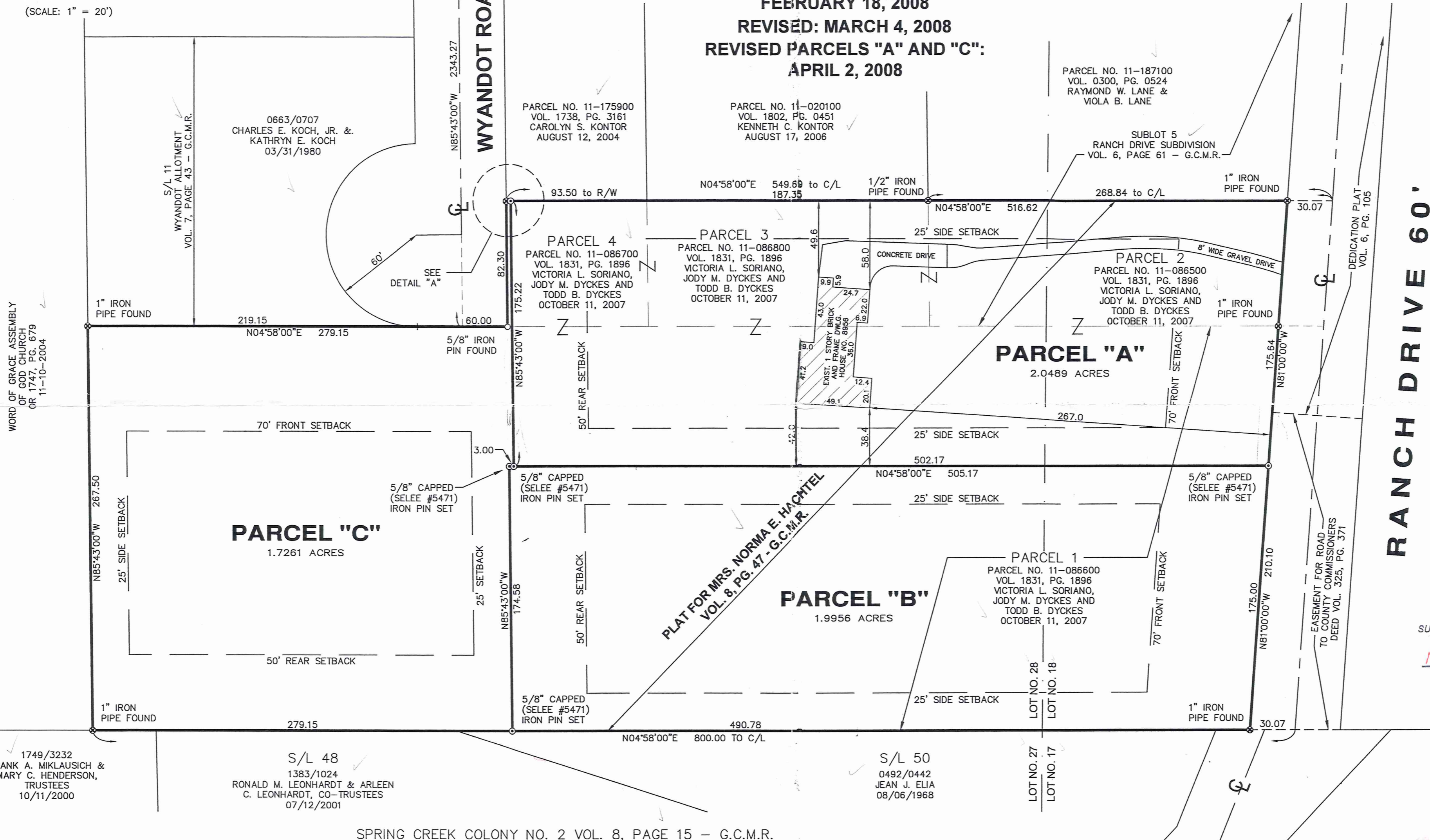
VOLUME 1831, PAGES 1896, 1897 AND 1898, GEAGA COUNTY DEED RECORDS



DETAIL "A"
(SCALE: 1" = 20')



FEBRUARY 18, 2008
REVISED: MARCH 4, 2008
REVISED PARCELS "A" AND "C":
APRIL 2, 2008



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

R.S. 062408
OFFICE OF THE
GEAGA COUNTY ENGINEER

1749/3232
FRANK A. MIKLAUSICH &
MARY C. HENDERSON,
TRUSTEES
10/11/2000

S/L 48
1383/1024
RONALD M. LEONHARDT & ARLEEN
C. LEONHARDT, CO-TRUSTEES
07/12/2001

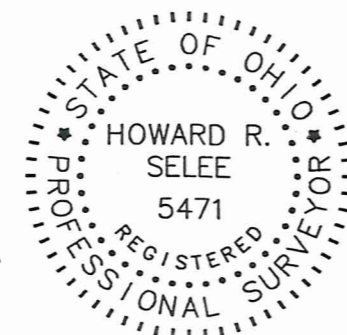
S/L 50
0492/0442
JEAN J. ELIA
08/06/1968

SPRING CREEK COLONY NO. 2 VOL. 8, PAGE 15 - G.C.M.R.

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: April 4, 2008

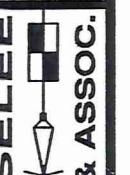


ZONING - R DISTRICT

MINIMUM LOT AREA 1.5 ACRES
MINIMUM LOT WIDTH & FRONTAGE 150. FEET

RANCH DRIVE

HOWARD R. SELEE & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
9701 BROOKPARK ROAD * SUITE 231 * CLEVELAND, OH 44129
(216) 398-0280 FILE NO. 07357-LS_R1



11-086800 Dyckes-Soriano (08-068)
Vol 1848 PG 1196 Picked up 6-26-02

CHE00176

CHE-00176

HOWARD R. SELEE & ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS

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

June 23, 2008 Revised
File No. 07357-A

LEGAL DESCRIPTION PARCEL "A", RANCH DRIVE

Situated in the Township of Chester, County of Geauga and State of Ohio, and known as being part of the Plat for Mrs. Norma E. Hachtel of part of Lot Nos. 18 and 28, Tract No. 3 in said Township, as shown by the recorded Plat in Volume 8, Page 47 of Geauga County Plat Records, bounded and described as follows:

Beginning at a 1 inch iron pipe found at an angle point in the northerly right-of-way line of Ranch Drive as shown by road easement, recorded in Volume 325, Page 371 of Geauga County Deed Records at the southwesterly corner of land conveyed to Victoria L. Soriano, Jody M. Dyckes and Todd B. Dyckes by deed recorded in Volume 1831, Page 1896 of Geauga County Deed Records;

Thence South 81° 00' 00" East, along the said northerly right-of-way line of Ranch Drive road easement, a distance of 175.00 feet to a 5/8 capped (Selee # 5471) iron pin set at the PRINCIPAL PLACE of BEGINNING;

Thence North 04° 58' 00" East, a distance of 502.17 feet to a 5/8 capped (Selee # 5471) iron pin set;

Thence South 85° 43' 00" East, a distance of 175.22 feet to a 5/8 capped (Selee # 5471) iron pin set in the Westerly line of land conveyed to Carolyn S. Kontor by deed recorded in Volume 1738, Page 3161 of Geauga County Deed Records;

Thence South 04° 58' 00" West, along the westerly line of land so conveyed to Carolyn S. Kontor, and the westerly line of land conveyed to Kenneth C. Kontor by deed recorded in Volume 1802, Page 451 of Geauga County Deed Records, passing thru a 1/2 inch iron pipe found at the southwesterly corner thereof at a distance of 277.85 feet and the westerly line of land conveyed to Raymond W. Lane and Viola B. Lane by deed recorded in Volume 0300, Page 0524 of Geauga County Deed Records, a total distance of 516.62 feet to a 1 inch iron pipe found in the northerly right-of-way line of Ranch Drive, 60.00 feet wide, as shown by the Dedication Plat of Ranch Drive in Volume 6, Page 105 of Geauga County Plat Records;

Thence North 81° 00' 00" West, along the said northerly right-of-way line of Ranch Drive and the northerly right-of-way line of a road easement recorded in Volume 325, Page 371 of Geauga County Deed Records, a distance of 175.64 feet to a 5/8 capped (Selee # 5471) iron pin set at the place of beginning and containing 2.0489 acres of land as surveyed by Howard R. Selee, Registered Surveyor No. 5471 of HOWARD R. SELEE and ASSOCIATES, INC., Professional Land Surveyors, dated April 2, 2008, be the same more or less, but subject to all legal highways.

OWNERS: Victoria L. SORIANO, Jody M. DYCKES and Todd B. DYCKES.
DEED REFERENCES: Volume 1831, Pages 1896, 1897 and 1898.

BASIS OF BEARINGS: Bearings correlate to the value of North 85° 43' 00" West assigned to the southerly right-of-way line of Wyandot Road in the Wyandot Allotment as shown by the recorded Plat in Volume 7, Page 43 of Geauga County Plat Records, retracted between monuments illustrated as found and use on my accompany survey drawing.

SUMMARY OF AREA OF PARCELS:	Parcel 1, Parcel # 11-086600 - 1.0793 Acres
	Parcel 2, Parcel # 11-086500 - 0.4446 Acres
	Parcel 3, Parcel # 11-086800 - 0.3539 Acres
	Parcel 4, Parcel # 11-086700 - 0.1711 Acres
	TOTAL AREA 2.0489 Acres

Howard R. Selee

Date: June 24, 2008

Howard R. Selee, Registered Surveyor No. 5471

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

R.S. *06/26/08*
OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER



RECEIVED

Gaugua County Engineer

CHE00176

11-086600 (08-068)

Vol 1848 P61201

HOWARD R. SELEE & ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS

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

June 23, 2008 Revised
File No. 07357-B

LEGAL DESCRIPTION PARCEL "B", RANCH DRIVE

Situated in the Township of Chester, County of Geauga and State of Ohio, and known as being part of the Plat for Mrs. Norma E. Hachtel of part of Lot Nos. 18 and 28, Tract No. 3 in said Township, as shown by the recorded Plat in Volume 8, Page 47 of Geauga County Plat Records, bounded and described as follows:

Beginning at a 1 inch iron pipe found at an angle point in the northerly right-of-way line of Ranch Drive, 60.00 feet wide, at the southwesterly corner of land conveyed to Victoria L. Soriano, Jody M. Dyckes and Todd B. Dyckes by deed recorded in Volume 1831, Page 1896 of Geauga County Deed Records;

Thence North 04°58' 00" East, along the northerly right-of-way line of Ranch Drive and the easterly line of land conveyed to Jean J. Elia by deed recorded in Volume 492, Page 442 of Geauga County Deed Records, a distance of 490.78 feet to a 5/8 inch capped (Selee # 5471) iron pin set;

Thence South 85° 43' 00" East, a distance of 174.58 feet to a 5/8 inch capped (Selee # 5471) iron pin set;

Thence South 04° 58' 00" West, passing thru a 5/8 inch capped (Selee # 5471) iron pin set at a distance of 3.00 feet, a total distance of 505.17 feet to a 5/8 inch capped (Selee # 5471) iron pin set in the northerly right-of-way line of Ranch Drive, as shown by road easement recorded in Volume 325, Page 371 of Geauga County Plat Records;

Thence North 81° 00' 00" West, along the said northerly right-of-way line of Ranch Drive, road easement, a distance of 175.00 feet to the PRINCIPAL PLACE of BEGINNING of the premises herein intended to be described and containing 1.9956 acres of land as surveyed by Howard R. Selee, Registered Surveyor No. 5471 of HOWARD R. SELEE and ASSOCIATES, INC., Professional Land Surveyors, dated April 2, 2008, be the same more or less, but subject to all legal highways

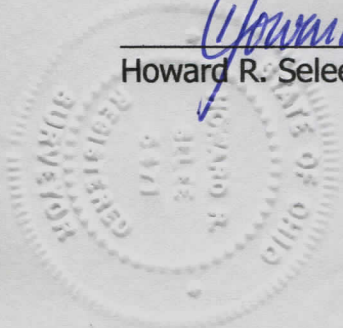
OWNERS: Victoria L. SORIANO, Jody M. DYCKES and Todd B. DYCKES.
DEED REFERENCES: Volume 1831, Page 1896.

BASIS OF BEARINGS: Bearings correlate to the value of North 85° 43' 00" West assigned to the southerly right-of-way line of Wyandot Road, in the Wyandot Allotment as shown by the recorded Plat in Volume 7, Page 43 of Geauga County Plat Records, retraced between monuments illustrated as found and used on my accompany survey drawing.

Howard R. Selee

Date: June 24, 2008

Howard R. Selee, Registered Surveyor No. 5471



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

R.S. 06/26/08
OFFICE OF THE Revised
GEAUGA COUNTY ENGINEER

RECEIVED
JUN 23 2008
Gaugua County Engineer

CHE00176

11-389280 (08-068)
Vol. 1847-Pg. 3017

HOWARD R. SELEE & ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS

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

June 23, 2008
File No. 07357-C

LEGAL DESCRIPTION PARCEL "C", WYANDOT ROAD

Situated in the Township of Chester, County of Geauga and State of Ohio, and known as being part of the Plat for Mrs. Norma E. Hachtel of part of Lot No. 28, Tract No. 3 in said Township, as shown by the recorded Plat in Volume 8, Page 47 of Geauga County Plat Records, bounded and described as follows:

Beginning at a 5/8 inch iron pin found at the southwesterly corner of Wyandot Road, 60.00 feet wide in the Wyandot Allotment as shown by the recorded Plat in Volume 7, Page 43 of Geauga County Map Records;

Thence South 85°43' 00" East, along the southerly right-of-way line of said Wyandot Road, a distance of 82.30 feet to a 1 inch iron pipe found at the northwesterly corner of land conveyed to Carolyn S. Kontor by deed recorded in Volume 1738, Page 3161 of Geauga County Deed Records;

Thence South 04°58' 00" West, along the westerly line of land so conveyed to Carolyn S. Kontor, a distance of 3.00 feet to a 5/8 inch capped (Selee # 5471) iron pin set;

Thence North 85°43' 00" West, a distance of 175.22 feet to a 5/8 inch capped (Selee # 5471) iron pin set;

Thence North 04°58' 00" East, a distance of 3.00 feet to a 5/8 inch capped (Selee # 5471) iron pin set;

Thence North 85°43' 00" West, a distance of 174.58 feet to a 5/8 inch capped (Selee # 5471) iron pin set in the easterly line of land conveyed to Jean J. Elia by deed recorded in Volume 0492, Page 0442 of Geauga County Deed Records;

Thence North 04° 58' 00" East, along the said easterly line of land so conveyed to Jean J. Elia, the easterly line of land conveyed to Ronald M. Leonhardt and Arleen C. Leonhardt, Co-Trustees, of the Ronald M. Leonhardt Revocable Living Trust Agreement by deed recorded in Volume 1383, Page 1024 of Geauga County Deed Records and the easterly

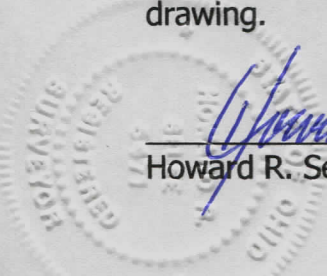
line of land conveyed to Frank A. Miklausich and Mary C. Henderson, Trustees of the Frank Miklausich Family Trust by deed recorded in Volume 1749, Page 3232 of Geauga County deed Records, a distance of 279.15 feet to 1 inch iron pipe found at the southwesterly corner of land conveyed to Word of Grace Assembly of God Church by deed recorded in Volume 1747, Page 679 of Geauga County Deed Records;

Thence South 85° 43' 00" East, along the southerly line of land so conveyed to Word of Grace Church, a distance of 267.50 feet to a 1 inch iron pipe found at the northwesterly corner of Sublot No. 11 in the Wyandot Allotment, as aforesaid, said corner being also the northwesterly corner of land conveyed to Charles E. Koch, Jr. and Kathryn E. Koch by deed recorded in Volume 0663, Page 0707 of Geauga County Deed Records;

Thence South 04° 58' 00" West, along the westerly line of land so conveyed to Charles E., Jr. and Kathryn E. Koch and the westerly right-of-way line of Wyandot Road, as aforesaid, a distance of 279.15 feet to the place of beginning and containing 1.7261 acres of land as surveyed by Howard R. Selee, Registered Surveyor No. 5471 of HOWARD R. SELEE and ASSOCIATES, INC., Professional Land Surveyors, dated April 2, 2008, be the same more or less, but subject to all legal highways

OWNERS: Victoria L. SORIANO, Jody M. DYCKES and Todd B. DYCKES.
DEED REFERENCES: Volume 1831, Pages 1896, 1897 and 1898.

BASIS OF BEARINGS: Bearings correlate to the value of North 85° 43' 00" West assigned to the southerly right-of-way line of Wyandot Road in the Wyandot Allotment as shown by the recorded Plat in Volume 7, Page 43 of Geauga County Plat Records, retracted between monuments illustrated as found and used on my accompany survey drawing.



Howard R. Selee

Howard R. Selee, Registered Surveyor No. 5471

Date: June 24, 2008

SUMMARY OF AREA OF PARCELS:

Parcel 1, Parcel # 11-086600	-	^{1.7204} 1.7141	Acres
Parcel 4, Parcel # 11-086700	-	0.0120 ^{0.0057}	Acres
<hr/>			
TOTAL AREA			1.7261 Acres



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

R.S. 0626/08
OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER