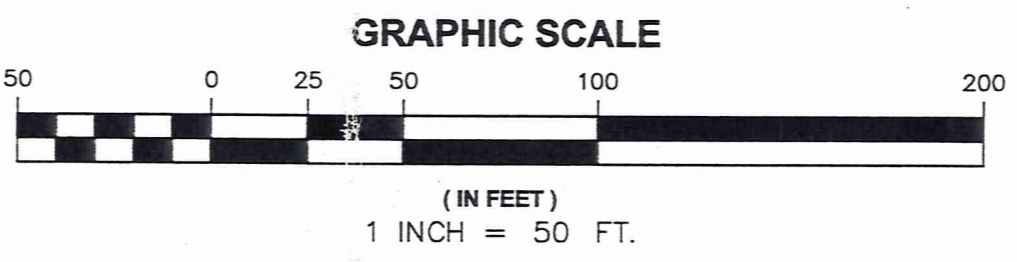
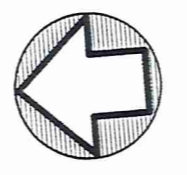


BOUNDARY SURVEY

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 GEauga COUNTY MAP RECORDS.

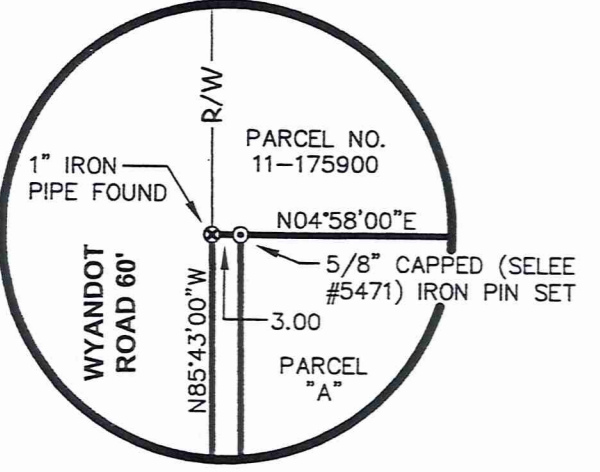
FOR: VICTORIA L. SORIANO, JODY M. DYCKES AND TODD B. DYCKES

DEED REFERENCE:
VOLUME 1831, PAGES 1896, 1897 AND 1898, GEauga COUNTY DEED RECORDS

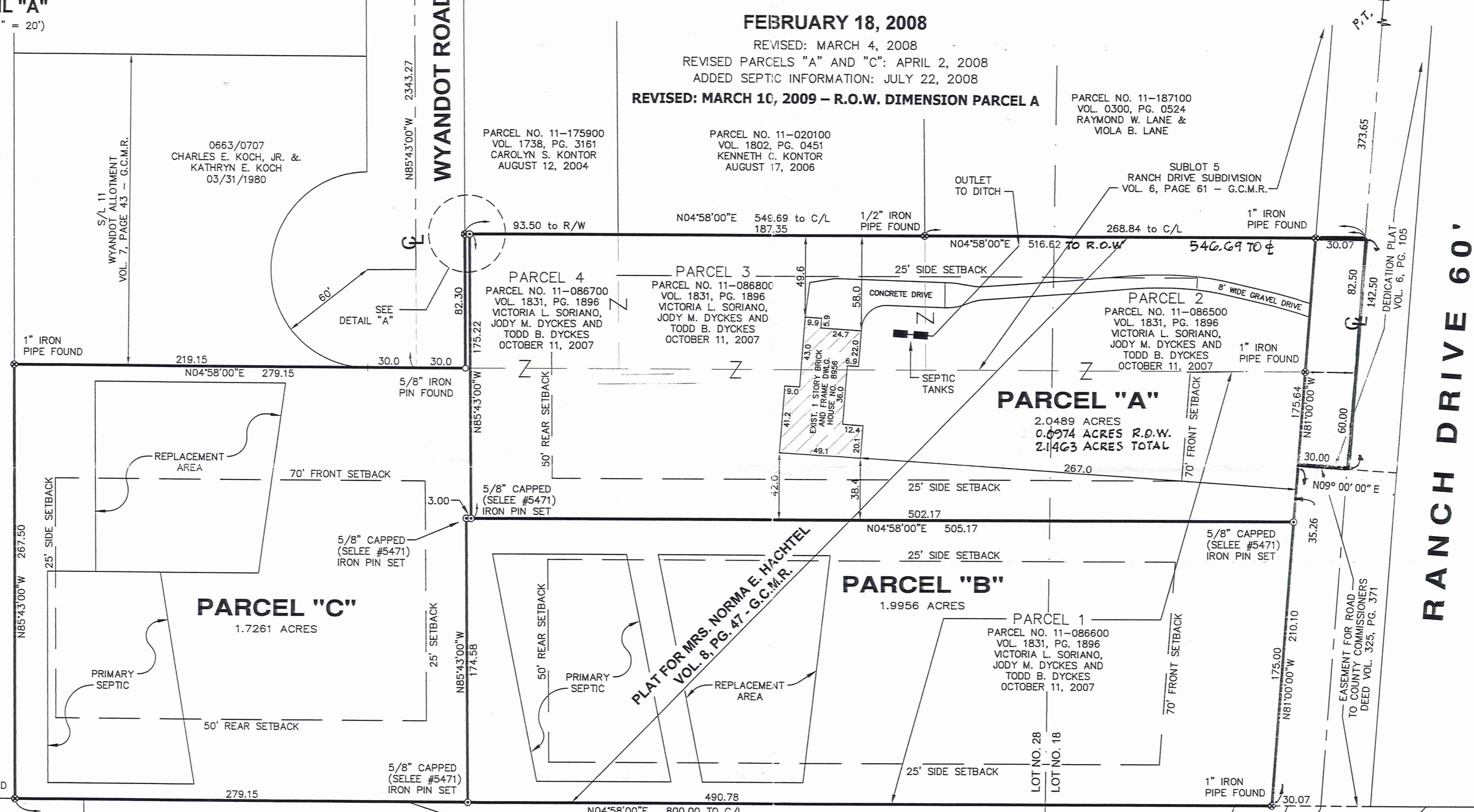


FEBRUARY 18, 2008

REVISED: MARCH 4, 2008
REVISED PARCELS "A" AND "C": APRIL 2, 2008
ADDED SEPTIC INFORMATION: JULY 22, 2008
REVISED: MARCH 10, 2009 - R.O.W. DIMENSION PARCEL A



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



WORD OF GRACE ASSEMBLY
OF GOD CHURCH
OR 1747, PG. 679
11-10-2004

S/L 11
WYANDOT ALLOTMENT
VOL. 7, PAGE 43 - G.C.M.R.

0663/0707
CHARLES E. KOCH, JR. &
KATHRYN E. KOCH
03/31/1980

PARCEL NO. 11-175900
VOL. 1738, PG. 3161
CAROLYN S. KONTOR
AUGUST 12, 2004

PARCEL NO. 11-020100
VOL. 1802, PG. 0451
KENNETH C. KONTOR
AUGUST 17, 2006

PARCEL NO. 11-187100
VOL. 0300, PG. 0524
RAYMOND W. LANE &
VIOLA B. LANE

SUBLOT 5
RANCH DRIVE SUBDIVISION
VOL. 6, PAGE 61 - G.C.M.R.

PARCEL 4
PARCEL NO. 11-086700
VOL. 1831, PG. 1896
VICTORIA L. SORIANO,
JODY M. DYCKES AND
TODD B. DYCKES
OCTOBER 11, 2007

PARCEL 3
PARCEL NO. 11-086800
VOL. 1831, PG. 1896
VICTORIA L. SORIANO,
JODY M. DYCKES AND
TODD B. DYCKES
OCTOBER 11, 2007

PARCEL 2
PARCEL NO. 11-086500
VOL. 1831, PG. 1896
VICTORIA L. SORIANO,
JODY M. DYCKES AND
TODD B. DYCKES
OCTOBER 11, 2007

PARCEL "A"
2.0489 ACRES
0.0974 ACRES R.O.W.
2.1463 ACRES TOTAL

PARCEL "C"
1.7261 ACRES

PARCEL "B"
1.9956 ACRES

PARCEL 1
PARCEL NO. 11-086600
VOL. 1831, PG. 1896
VICTORIA L. SORIANO,
JODY M. DYCKES AND
TODD B. DYCKES
OCTOBER 11, 2007

PLAT FOR MRS. NORMA E. HACHTEL
VOL. 8, PG. 47 - G.C.M.R.

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

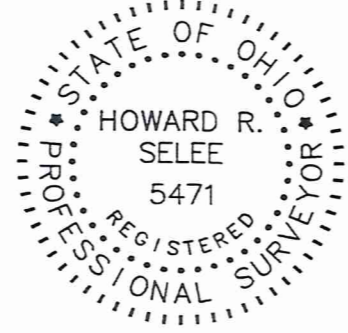
SPRING CREEK COLONY NO. 2 VOL. 8, PAGE 15 - G.C.M.R.

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, REGISTERED SURVEYOR #5471

March 10, 2009
DATE



ZONING - R DISTRICT

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

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.S. 032909
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 FILE NO. 07357-LS.R1



CHE00180
CHE00180

(CHE 00180)

Dyckes - Soriano (09-019)
picked up 3-26-09

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-A
Revised March 10, 2009

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 by deed recorded in Volume 325, Page 371 of Geauga County Deed Records and 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 of the premises herein intended to be described;

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, passing thru 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 at a distance of 516.62 feet, a total distance of 546.69 feet to the centerline of said Ranch Drive;

Thence North 81° 00' 00" West, along the said centerline of Ranch Drive, a distance of 142.50 feet to the easterly line of the Road Easement so conveyed to Geauga County Commissioners as aforesaid;

Thence North 09° 00' 00" East, along the said easterly line of the Road Easement, a distance of 30.00 feet to a point in the northerly right-of-way line of said Ranch Drive;

Thence North 81° 00' 00" West, along the said northerly right-of-way line of Ranch Drive, a distance of 35.26 feet to a 5/8 capped (Selee # 5471) iron pin set at the PRINCIPAL PLACE of BEGINNING and containing a total of 2.1463 acres of land, more or less, there being 0.0974 acres inside and 2.0489 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 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 - 1.1199 Acres |
| | Parcel 2, Parcel # 11-086500 - 0.5014 Acres |
| | Parcel 3, Parcel # 11-086800 - 0.3539 Acres |
| | Parcel 4, Parcel # 11-086700 - 0.1711 Acres |
| | TOTAL AREA 2.1463 Acres |

Howard R. Selee
Howard R. Selee, Registered Surveyor No. 5471

Date: March 10, 2009

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.S. 03 25709
OFFICE OF THE Revised
GEAUGA COUNTY ENGINEER

