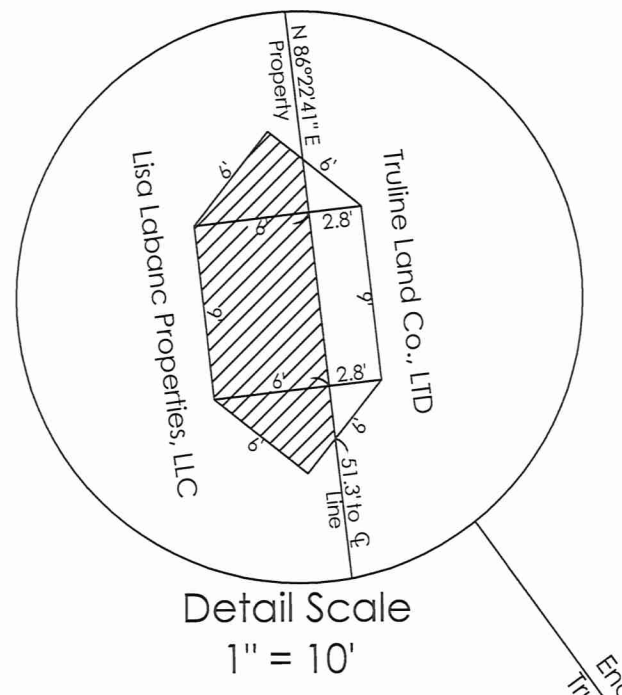
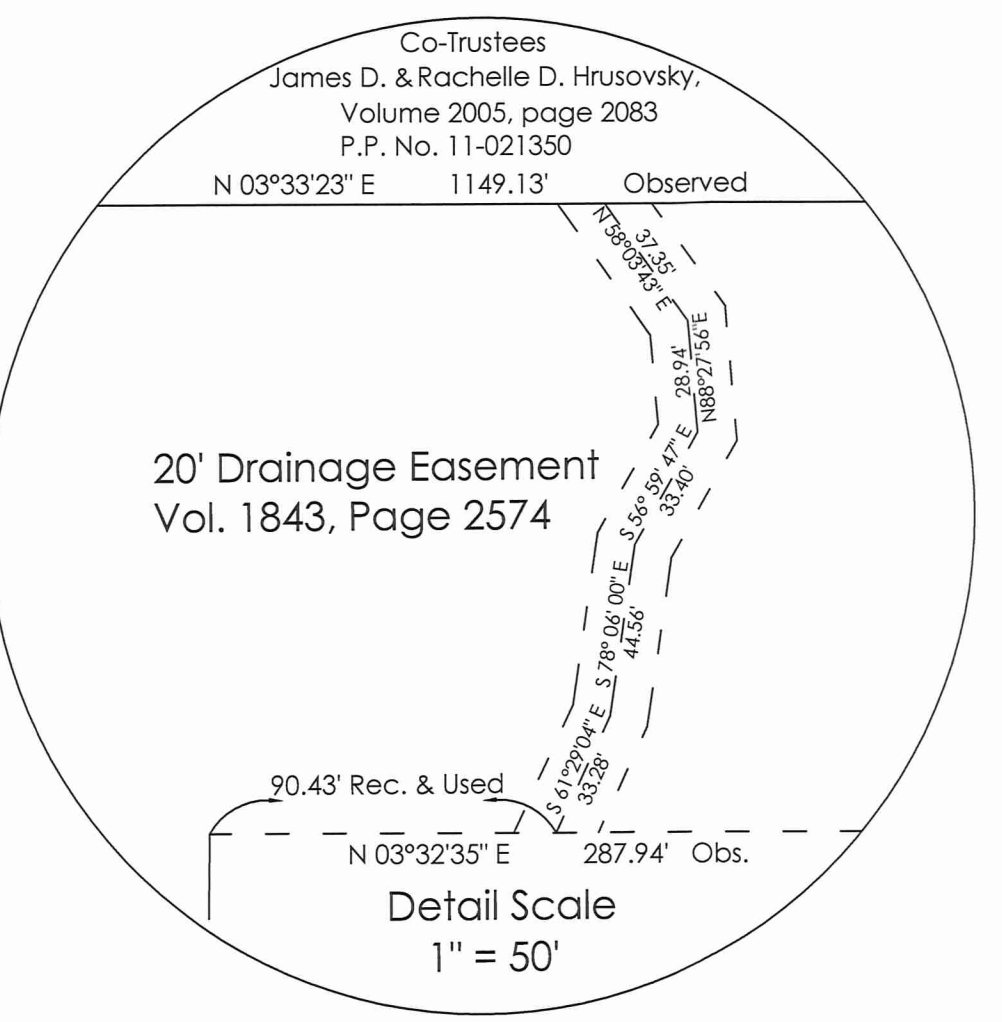


CURVE TABLE

CURVE	LENGTH	RADIUS	Delta	Tang.	Bearing	Chord
C-1	363.60	80.00	260°24'21"	94.66	N. 36°34'52" E.	122.20
C-2	56.13	40.00	80°24'21"	33.81	N. 53°25'08" W.	51.64
C-3	230.61	136.17	97°01'52"	154.00	S. 37°51'45" W.	204.02
C-4	215.00	80.00	153°58'58"	346.28	S. 16°37'50" E.	155.89
C-5	148.59	80.00	106°25'23"	106.98	N. 66°25'40" W.	128.14



PLAT OF SURVEY

Situated in the Township of Chester, County of Geauga and the State of Ohio, and known as being part of Lot No. 26 in Tract No. 1 within said Township and intending to survey all of land remaining in the name of Truline Land Co., LTD (P.P. No. 11-389163) by deed recorded in Volume 1843, Page 2574 of the Geauga County Deed Records.

I certify to Truline Land Co., LTD that I have prepared this Plat and that it is based on a Survey made by me in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code governing land surveys in the State of Ohio.

The bearings shown on this Plat are oriented to an assumed meridian and are intended to indicate angular relationships only.

CALL THE OHIO UTILITIES PROTECTION SERVICE AT 1-800-362-2764 BEFORE ANY EXCAVATION. Distances are expressed in U.S. Survey Feet and decimal parts thereof.

The undersigned has not been provided a title examination and this survey is based ONLY on the documents shown on this plat and NO liability is assumed for the existence of any other documents that may affect the surveyed premises that would be revealed by a Title Examination.

The location of existing structures, either above ground or underground, NOT SPECIFICALLY SHOWN ON THIS PLAT, is not within the intended purposes of this survey and NO LIABILITY is assumed for the location, condition, type or size of ANY structure, either above ground or underground NOT HEREIN SHOWN.

The proposed septic disposal system information shown on Parcel A and Parcel B was provided by Kathleen Bender, Professional Engineer No. 58247, KRB Engineering, 330 Downing Drive, Chardon, Ohio 44024.

Kerry A. Braun
Kerry A. Braun
Ohio Professional Surveyor No. 7451
Date: 2/02/2017



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
[Signature]
GEOGA COUNTY AUDITOR
TAX MAP DEPT.

This division of land complies with the applicable Chester Township Zoning Resolution, this ___ day of ___, 2017 by:

Chester Township Zoning Inspector.

References:
ODOT GEA 306-12.07 Chester Township Centerline Plat Vol. 7, Pg. 17
ODOT GEA 306-12.07 1956 Plans
CH-039-E-H Mulberry Road 1933 Plans
CH-039-E-G Mulberry Road 1994 Plans

KERRY A. BRAUN, PROFESSIONAL SURVEYOR
19045 Munn Road
Chagrin Fall, Ohio 44023
Phone: 330-562-5019

Scale: 1" = 100'

CHE00227
CHE00227

Truline Land Co, Ltd. (17-021)
Picked Up 02/21/17

VOL. 2030 pg 1920
p/n# 11-389316

PARCEL A

Situated in the Township of Chester, County of Geauga and the State of Ohio, and known as part of Original Lot No. 26 in Tract No. 1 within said Township and further described as follows:

Beginning at a one inch iron pin in a monument box found and used at the intersection of the centerline of State Route No. 306 (Chillicothe Road -varying width) with the centerline of Mulberry Road (60 feet wide).

Thence S. 85° 32' 22" E. along said Mulberry Road centerline 1366.60 feet to the Northeasterly corner of land conveyed to Aerotech Enterprises, Inc. (P.P. No. 11-208700) by deed recorded in Volume 1812, Page 2373 of the Geauga County Deed Records, and the Principal Place of Beginning of the land herein intended to be described;

Course No. 1: Thence S. 04° 27' 16" W. along the Easterly line of said Aerotech Enterprises, Inc., through a 5/8 inch iron pin found and used at 30.00 feet, a total distance of 343.80 feet to a 3/4 inch iron pipe found and used at a Northwesterly corner of land conveyed to Lisa Labanc Properties, LLC (P.P. No. 11-389211) by deed recorded in Volume 1797, Page 2110 of the Geauga County Deed Records;

Course No. 2: Thence S. 85° 47' 17" E. along a Northerly line of said Lisa Labanc Properties, LLC 342.96 feet to a 3/4 inch iron pipe found and used at a Northeasterly corner of said Lisa Labanc Properties, LLC;

Course No. 3: Thence S. 03° 32' 35" W. along an Easterly line of said Lisa Labanc Properties, LLC 287.94 feet to a 3/4 inch iron pipe found and used at a Southeasterly corner of said Lisa Labanc Properties, LLC and in the Northerly line of land conveyed to Truline Land Company, LTD. (P.P. No. 11-184750) by deed recorded in Volume 1228, Page 1075 of the aforesaid deed records;

Course No.4: Thence S. 85 ° 47' 17" E. along the Northerly line of said Truline Land Company, LTD. 102.53 feet to a 3/4 inch iron pipe found and used at the Northeasterly corner of said Truline Land Company, LTD.;

Course No. 5: Thence S. 03° 33' 23" W. along the Easterly line of said Truline Land Company, LTD. 527.51 feet to a ¾ inch iron pipe found and used at the Southeasterly corner of said Truline Land Company, LTD. and in the Northerly line of land conveyed to Five Star Store It Chesterland LLC (P.P. No. 11-389164) by deed recorded in Volume 1983, Page 3388 of the aforesaid deed records;

Course No. 6: Thence S. 86° 26' 54" E. along said Northerly line 60.00 feet to a ¾ inch iron pipe found and used at the Northeasterly of said Five Star Store It Chesterland LLC and in the Westerly line of Original Lot No. 27 in said Tract No. 1, which is also the Westerly line of land conveyed to Robert J. Rogish, Jr. and Amy J. Rogish (P. P. No. 11-389309) by deed recorded in Volume 1976, Page 2796 of the aforesaid Geauga County Deed Records;

Course No. 7: Thence N. 03° 33' 23" E. along said Westerly line of Lot 27, which is also the Westerly line of said Rogish and the Westerly line of land conveyed to James D. and Rachelle D. Hrusovsky, co-Trustees (P. P. No. 11-021350) by deed recorded in Volume 2005, Page 2083 of the aforesaid Geauga County Deed Records, through a ¾ inch iron pipe found and used at 1119.06 feet a total distance of 1149.13 feet to the center line of said Mulberry Road;

Course No. 8: Thence N. 84° 38' 51" W. along said Mulberry Road centerline 467.43 feet to a one inch iron pin in a monument box found and used at an angle in said centerline;

Course No. 9: Thence N. 85° 32' 22" W. continuing along said Mulberry Road centerline 32.95 feet to the Principal place of Beginning, containing 5.718 acres, of which 5.373 acres are exclusive of the area in the right-of-way of said Mulberry Road (60 feet wide), as surveyed in August 2016 by Kerry A. Braun, Ohio Professional Surveyor No. 7451.

The bearings in this description are oriented to an assumed meridian and are intended to indicate angular relationships only.

This description is a part of lands remaining in the name of Truline Land Co., LTD (P. P. No. 11-389163) by deed recorded in Volume 1843, Page 2574 of the Geauga County Deed Records;

Kerry A. Braun
Kerry A. Braun
Ohio Professional Surveyor No. 7451

2/02/2017
Date



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
[Signature] 02/21/17
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

FEB 18 2017
Gaugua County Auditor
Tax Map Dept.

PARCEL B

Situated in the Township of Chester, County of Geauga and the State of Ohio, and known as part of Original Lot No. 26 in Tract No. 1 within said Township and further described as follows:

Beginning at a one inch iron pin in a monument box found and used at the intersection of the centerline of State Route No. 306 (Chillicothe Road -varying width) with the centerline of Mulberry Road (60 feet wide).

Thence S. 09° 53' 30" E. along said Chillicothe Road centerline 1110.10 feet to the Southwesterly corner of land conveyed to Lisa Labanc Properties, LLC (P.P. No. 11-389211) by deed recorded in Volume 1797, Page 2110 of the Geauga County Deed Records, said Southwesterly corner also being the Northwesterly corner of a private industrial road easement granted to Truline Land Co., LTD (P. P. No. 11-184750) by deed recorded in Volume 1228, Page 1075 of the Geauga County Deed Records as a Perpetual Easement for Ingress and Egress, LTD and also granted to land conveyed to Five Star Store It Chesterland LLC, (P.P. No. 11-389164) by deed recorded in Volume 1983, Page 3388 of the aforesaid deed records, said Southwesterly corner of said Labanc Properties also being a Northwesterly corner of land conveyed to said Truline Land Co., LTD by deed recorded in Volume 1843, Page 2574 (P. P. No. 11-389163) of the aforesaid deed records;

Thence N. 86° 22' 41" E. along the Southerly line of said Lisa Labanc Properties, which is also the Northerly line of said private industrial road easement, and a Northerly line of said Truline Land Co., LTD by deed recorded in Volume 1843, Page 2574 (P. P. No. 11-389163) through a ¾ inch iron pipe found and used at 40.24 feet, a total distance of 969.01 feet to a ¾ inch iron pipe found and used;

Thence clockwise continuing along said private industrial road easement, along a curve deflecting to the right by a radius of 80.00 feet, an arc distance of 363.60 feet, a delta angle of 260° 24' 21", a tangent distance of 94.66 feet, the chord of said curve being S. 36° 34' 52" W. 122.20 feet to a ¾ inch iron pipe found and used;

Thence counter-clockwise continuing along said easement along a curve deflecting to the left by a radius of 40.00 feet, an arc distance of 56.13 feet, a delta angle of 80° 24' 21", a tangent distance of 33.81 feet, the chord of said curve being N. 53° 25' 08" W. 51.64 feet to a ¾ inch iron pipe found and used, and the Principal Place of Beginning of the land herein intended to be described;

Course No. 1: Thence counter-clockwise along a Westerly boundary of land conveyed to Five Star Store It Chesterland LLC (P.P. No. 11-389164) by deed recorded in Volume 1983, Page 3388 of the aforesaid deed records along a curve deflecting to the left by a radius of 136.17 feet, an arc distance of 230.61 feet, a delta angle of $97^{\circ} 01' 52''$, a tangent distance of 154.00 feet, the chord of said curve being S. $37^{\circ} 51' 45''$ W. 204.02 feet to a $\frac{3}{4}$ inch iron pipe found and used at an angle in said Westerly boundary;

Course No. 2: Thence continuing along said Westerly boundary of Five Star Store It Chesterland, LLC, S. $10^{\circ} 39' 11''$ E. 417.28 feet to a $\frac{3}{4}$ inch iron pipe found and used at a Southwesterly corner of said Five Star Store It Chesterland, LLC;

Course No. 3: Thence S. $86^{\circ} 26' 54''$ E. along the Southerly line of said Five Star Store It Chesterland, LLC 769.45 feet to a $\frac{3}{4}$ inch iron pipe found and used at the Southeasterly corner of said Five Star Store It Chesterland, LLC and in the Westerly line of Original Lot No. 27 in said Tract No. 1, which is also the Westerly line of land conveyed to Robert J. Rogish, Jr. and Amy J. Rogish (P. P. No. 11-389309) by deed recorded in Volume 1976, Page 2796 of the aforesaid Geauga County Deed Records;

Course No. 4: Thence S. $03^{\circ} 33' 23''$ W. along said Westerly line of Lot 27, which is also the Westerly line of said Rogish 602.15 feet to a $\frac{3}{4}$ inch iron pipe found and used at the Northeasterly corner of land conveyed to Chester Christian Center Assembly of God, Inc. (P.P. No. 11-714457) by deed recorded in Volume 1136, Page 299 of the aforesaid deed records;

Course No. 5: Thence N. $86^{\circ} 26' 54''$ W. along the Northerly line of said Chester Christian Center Assembly of God, Inc 353.78 feet to a $\frac{3}{4}$ inch iron pipe found and used at the Northwesterly corner thereof and in the Easterly line of additional land conveyed to said Chester Christian Center Assembly of God, Inc (P.P. No. 11-714407) by deed recorded in Volume 860, Page 767 of the aforesaid deed records;

- Course No. 6:** Thence N. 10° 39' 11" W. along said Easterly line of said Chester Christian Center Assembly of God, Inc (P.P. No. 11-714407) 134.83 feet to a ¾ inch iron pin found and used at the Northeasterly of said Chester Christian Center Assembly of God, Inc (P.P. No. 11-714407);
- Course No. 7:** Thence S. 77° 53' 10" W. along the Northerly line of said Chester Christian Center Assembly of God, Inc (P.P. No. 11-714407) 405.28 feet to a one inch iron pipe found and used at the Northwesterly corner of said Chester Christian Center Assembly of God, Inc (P.P. No. 11-714407) and also at the Southeasterly of land conveyed to Michelina A. Di Lillo, Trustee (P.P. No. 11-088600) by deed recorded in Volume 2016, Page 1491 of the aforesaid deed records;
- Course No. 8:** Thence N. 10° 39' 11" W. along the Easterly line of said Di Lillo, Trustee and the Easterly lines of lands conveyed to the Township of Chester by deeds recorded consecutively in Volume 1103, Page 833 (P.P. No. 11-714484), Volume 778, Page 1271 (P.P. No. 11-714401) and (P.P. No. 11-714400), and Volume 1048, Page 879 (P.P. No. 11-714488) of the aforesaid Geauga County Records of Deeds, and the Easterly line of land conveyed to Nicola and Marguerite Licursi (P.P. No. 11-189700) by deed recorded in Volume 1195, Page 483 of the aforesaid deed records and the Easterly line of land conveyed to 11711 Chillicothe LLC (P.P. No. 11-047500) by deed recorded in Volume 1967, Page 2453 of the aforesaid deed records, a total distance of 1135.90 feet to a ¾ inch iron pipe found and used at the Northeasterly corner of said 11711 Chillicothe LLC (P.P. No. 11-047500);
- Course No. 9:** Thence N. 10° 39' 11" W. along said private industrial road easement 15.10 feet to a ¾ inch iron pipe found and used at an angle in said private industrial road easement;
- Course No. 10:** Thence N. 86° 22' 41" E. along the Southerly line of said private industrial road easement 305.13 feet to the Principal place of Beginning, containing 13.047 acres as surveyed in August 2016 by Kerry A. Braun, Ohio Professional Surveyor No. 7451.

The bearings in this description are oriented to an assumed meridian and are intended to indicate angular relationships only.

This description is a part of lands remaining in the name of Truline Land Co., LTD (P. P. No. 11-389163) by deed recorded in Volume 1843, Page 2574 of the Geauga County Deed Records;

Kerry A Braun
Kerry A. Braun
Ohio Professional Surveyor No. 7451



2/02/2017
Date

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

Kerry A Braun 02/21/17
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

RECEIVED
FEB 13 2017
Gaugua County Auditor
Tax Map Dept.

PARCEL C

Situated in the Township of Chester, County of Geauga and the State of Ohio, and known as part of Original Lot No. 26 in Tract No. 1 within said Township and further described as follows:

Beginning at a one inch iron pin in a monument box found and used at the intersection of the centerline of State Route No. 306 (Chillicothe Road -varying width) with the centerline of Mulberry Road (60 feet wide).

Thence S. 09° 53' 30" E. along said Chillicothe Road centerline 1110.10 feet to the Southwesterly corner of land conveyed to Lisa Labanc Properties, LLC (P.P. No. 11-389211) by deed recorded in Volume 1797, Page 2110 of the Geauga County Deed Records, said Southwesterly corner also being the Northwesterly corner of a Perpetual Easement for Ingress and Egress Granted to Truline Land Co., LTD (P.P. No. 11-184750) by deed recorded in Volume 1228, Page 1075 of the Geauga County Deed Records and said Easement also granted to Five Star Store It Chesterland LLC, (P.P. No. 11-389164) by deed recorded in Volume 1983, Page 3388 of the aforesaid deed records, and the Principal Place of Beginning of the land herein intended to be described;

Course No. 1: Thence N. 86° 22' 41" E. along the Southerly line of said Lisa Labanc Properties, which is also the Northerly line of said Perpetual Easement for Ingress and Egress, and a Northerly line of land conveyed to said Truline Land Co., LTD by deed recorded in Volume 1843, Page 2574 (P.P. No. 11-389163) through a ¾ inch iron pipe found and used at 40.24 feet, a total distance of 969.01 feet to a ¾ inch iron pipe found and used at the most Westerly corner of a 5.754 acre parcel of land conveyed to said Truline Land Co., LTD (P. P. No. 11-184750) by deed recorded in Volume 1228, Page 1075 of the Geauga County Deed Records;;

Course No. 2: Thence N. 86° 22' 41" E. continuing along said Southerly line of Labanc, which is also a Northerly line of said 5.754 acre parcel of Truline Land Co., LTD (P.P. No. 11-184750), 133.46 feet to a ¾ inch iron pipe found and used at a Southeasterly corner of said Labanc;

Course No. 3: Thence N. 04° 27' 16" E. along an Easterly line of said Labanc, which is also a Westerly line of said 5.754 acre parcel of Truline Land Co., LTD (P.P. No. 11-184750), 288.73 feet to a ¾ inch iron pipe found and used at a corner of said Labanc land;

Course No. 4: Thence S. 85° 47' 17" E. along a Southerly line of said Labanc and an Easterly prolongation thereof, which is also the Northerly line of said 5.754 acre parcel of Truline Land Co., LTD (P.P. No. 11-184750), through a $\frac{3}{4}$ inch iron pipe found and used at 347.54 feet at the Southeasterly corner of said Labanc, 450.07 feet to a $\frac{3}{4}$ inch iron pipe found and used at the Northeasterly corner of said 5.754 acre parcel of Truline Land Co., LTD (P.P. No. 11-184750) and being 60.00 feet West, by perpendicular measurement, of the Westerly line of Original Lot No. 27 in said Tract No. 1, which is also the Westerly line of land conveyed to James D. and Rachele D. Hrusovsky, co-Trustees (P. P. No. 11-021350) by deed recorded in Volume 2005, Page 2083 and also the Westerly line of land conveyed to Robert J. Rogish, Jr. and Amy J. Rogish (P. P. No. 11-389309) by deed recorded in Volume 1976, Page 2796 of the aforesaid Geauga County Deed Records;

Course No. 5: Thence S. 03° 33' 23" W. along the Easterly line of said 5.754 acre parcel of Truline Land Co., LTD (P.P. No. 11-184750), which is parallel with the said Westerly line of Original Lot No. 27 in said Tract No. 1, said Lot and Tract Line also being the Westerly line of said Hrusovsky and Rogish, 527.51 feet to a $\frac{3}{4}$ inch iron pipe found and used at the Southeasterly corner of said 5.754 acre parcel of Truline Land Co., LTD (P.P. No. 11-184750), and in the Northerly boundary of land conveyed to Five Star Store It Chesterland LLC (P.P. No. 11-389164) by deed recorded in Volume 1983, Page 3388 of the aforesaid deed records;

Course No. 6: Thence N. 86° 26' 54" W. along the Southerly boundary of said Truline Land Co., LTD, (P.P. No. 11-184750) which is also the Northerly boundary of said Five Star Store It Chesterland LLC (P.P. No. 11-389164), 399.77 feet to a $\frac{3}{4}$ inch iron pipe found and used at an angle in said boundary;

Course No. 7: Thence N. 55° 10' 42" W. continuing along said Southerly boundary of said Truline Land Co., LTD (P.P. No. 11-184750) and the Northerly boundary of said Five Star Store It Chesterland LLC (P.P. No. 11-389164), 156.08 feet to a $\frac{3}{4}$ inch iron pipe found and used in Southerly boundary of said Perpetual Easement for Ingress and Egress Granted to land conveyed to Truline Land Co., LTD (P. P. No. 11-184750) by deed recorded in Volume 1228, Page 1075 of the Geauga County Deed Records and said Easement also granted to land conveyed to Five Star Store It Chesterland LLC, (P.P. No. 11-389164) by deed recorded in Volume 1983, Page 3388 of the aforesaid deed records;

Course No. 8: Thence along the Southerly boundary of said Easement, which is also a Northerly boundary of said Five Star Store It Chesterland LLC, (P.P. No. 11-389164), along a curve deflecting to the right by a radius of 80.00 feet, an arc distance of 148.59 feet, a delta angle of 106° 25' 23", a tangent distance of 106.98 feet, the chord of said curve being N. 66° 25' 40" W. 128.14 feet to a $\frac{3}{4}$ inch iron pipe found and used;

Course No. 9: Thence continuing along the Southerly boundary of said Easement, which is also a Northerly boundary of said Five Star Store It Chesterland LLC, (P.P. No. 11-389164), along a curve deflecting to the left by a radius of 40.00 feet, an arc distance of 56.13 feet, a delta angle of 80° 24' 21", a tangent distance of 33.81 feet, the chord of said curve being N. 53° 25' 08" W. 51.64 feet to a ¼ inch iron pipe found and used;

Course No. 10: Thence S. 86° 22' 41" W. continuing along the Southerly boundary of said Easement 305.13 feet to a ¼ inch iron pipe found and used at an angle therein;

Course No. 11: Thence S. 10° 39' 11" E. continuing along the Southerly boundary of said Easement 15.10 feet to a ¼ inch iron pipe found and used at the Northeasterly corner of land conveyed to 11711 Chillicothe LLC (P.P. No. 11-047500) by deed recorded in Volume 1967, Page 2453 of the aforesaid deed records;

Course No. 12: Thence S. 86° 22' 36" W. continuing along the Southerly boundary of said Easement, which is also the Northerly line of said 11711 Chillicothe LLC (P.P. No. 11-047500), through a ¼ inch iron pipe found and used at 493.89 feet, a total distance of 539.16 to the center line of said State Route No. 306 (Chillicothe Road -varying width);

Course No. 13: Thence N. 09° 53' 30" W. along said centerline 75.45 feet to the principal place of beginning, containing 7.659 acres as surveyed in August 2016 by Kerry A. Braun, Ohio Professional Surveyor No. 7451.

The bearings in this description are oriented to an assumed meridian and are intended to indicate angular relationships only.

This description is 1.905 acres of part of lands remaining in the name of Truline Land Co., LTD (P. P. No. 11-389163) by deed recorded in Volume 1843, Page 2574 of the Geauga County Deed Records, and all 5.754 acres of land of Truline Land Co., LTD (P.P. No. 11-184750) by deed recorded in Volume 1228, Page 1075 of the Geauga County Deed Records;

Kerry A. Braun
Kerry A. Braun
Ohio Professional Surveyor No. 7451

2/02/2017
Date



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
[Signature] 02/21/17
GAUGA COUNTY AUDITOR
TAX MAP DEPT.