

I hereby certify that this Plat was prepared from a field survey made under my direct supervision. Monuments were found or set as indicated. Dimensions are expressed in feet and decimal parts thereof. Bearings refer to an assumed meridian and are intended to indicate angles only. All of which are correct to the best of my knowledge and belief. This Plat was prepared in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code.

11-10-03

 RUDY E. SCHWARTZ, P.S. NO. 7193

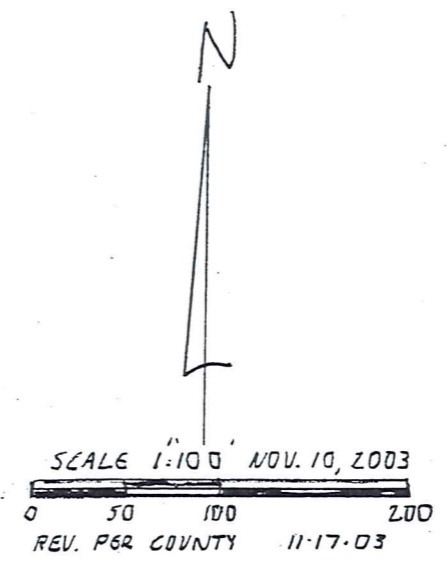
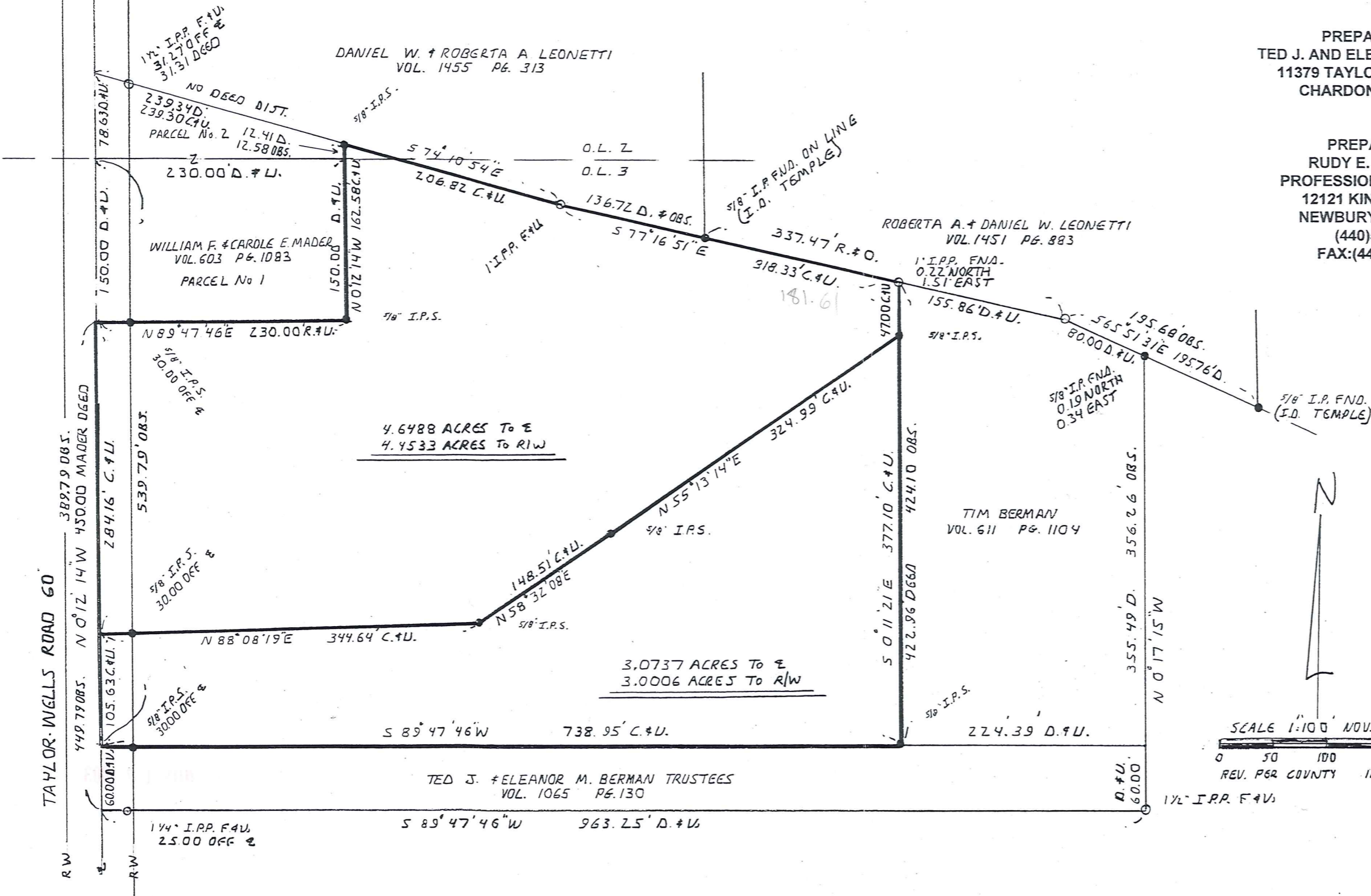
PLAT OF SURVEY AND LOT SPLIT
 FOR
 TED J. BERMAN AND ELEANOR M. BERMAN, TRUSTEES

Situated in the Township of Claridon, County of Geauga and State of Ohio and known as being a part of Original Lots 2 and 3, Holmes Tract and further being known as part of a parcel of land conveyed to Ted J. Berman and Eleanor M. Berman, Trustees by deed recorded in Volume 1065, Page 136 of Geauga County Deed Records.

PREPARED FOR:
 TED J. AND ELEANOR M. BERMAN
 11379 TAYLOR WELLS ROAD
 CHARDON, OHIO 44024

PREPARED BY:
 RUDY E. SCHWARTZ
 PROFESSIONAL SURVEYOR
 12121 KINSMAN ROAD
 NEWBURY, OHIO 44065
 (440)564-8174
 FAX:(440)564-8285

SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 315.251
 R.S. 11/17/03
 OFFICE OF THE
 GEAGA COUNTY ENGINEER



LEGEND

I. P.	Iron Pin
I.P.P.	Iron Pipe
Mon.	Monument
Fnd.	Found
D.	Deed
P.	Plat
R/Rec.	Record
M/Msd.	Measured
O/Obs.	Observed
C/Calc.	Calculated
U.	Used
Encr.	Encroachment
C.L.	Centerline
R.W.	Right-Of-Way

CLA00025
CLA00025

LEGAL DESCRIPTION
OF A
3.0737 ACRE PARCEL
FOR

Berman
picked up 11-17-03
12-095168
Vol. 1713 - Pg. 1274

TED J. BERMAN AND ELEANOR M. BERMAN, TRUSTEES

Situated in the Township of Claridon, County of Geauga and State of Ohio and known as being a part of Original Lot 3, Holmes Tract and further being known as part of a parcel of land conveyed to Ted J. Berman and Eleanor M. Berman, Trustees by deed recorded in Volume 1065, Page 136 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Taylor-Wells Road, 60 feet wide, at the Northwesterly corner of land conveyed to Ted J. and Eleanor M. Berman, Trustees by deed recorded in Volume 1065, Page 130 of Geauga County Deed Records, said point lying South 0° 12' 14" East along said centerline of Taylor Wells Road a distance of 539.79 feet from its intersection with the Southerly line of Original Lot 2;

COURSE I Thence North 0° 12' 14" West along said centerline of Taylor-Wells Road a distance of 105.63 feet to a point;

COURSE II Thence North 88° 08' 19" East passing through a 5/8 inch iron pin set at 30.00 feet a total distance of 344.64 feet to a 5/8 inch iron pin set;

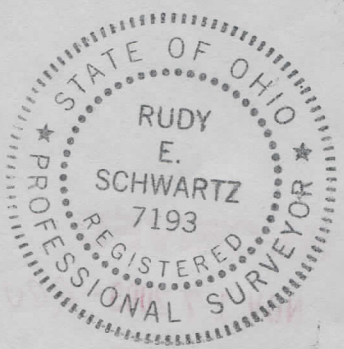
COURSE III Thence North 58° 32' 08" East a distance of 148.51 feet to a 5/8 inch iron pin set;

COURSE IV Thence North 55° 13' 14" East a distance of 324.99 feet to a 5/8 inch iron pin set in the Westerly line of land conveyed to Tim Berman by deed recorded in Volume 611, Page 1104 of Geauga County Deed Records;

COURSE V Thence South 0° 11' 21" East along said Westerly line of land so conveyed to Tim Berman a distance of 377.10 feet to a 5/8 inch iron pin set in the Northerly line of land so conveyed to Ted J. and Eleanor M. Berman, Trustees;

COURSE VI Thence South 89° 47' 46" West along said Northerly line of land so conveyed to Ted J. and Eleanor M. Berman, Trustees, passing through a 5/8 inch iron pin set at 708.95 feet a total distance of 738.95 feet to the Place of Beginning and containing 3.0737 acres of land (3.0006 acres of land excluding the area within the right-of-way of Taylor-Wells Road) as surveyed, calculated and described on November 6, 2003 by Rudy E. Schwartz, P.S. 7193 be the same more or less but subject to all legal highways and easements of record. Bearings used herein refer to an assumed meridian and are intended to indicate angles only. All 5/8 inch iron pins set are I.D. Schwartz 7193.

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.S. 11/17/03
OFFICE OF THE
GEAUGA COUNTY ENGINEER



11-17-03

DATE

[Signature]
RUDY E. SCHWARTZ, P.S. 7193

Good
closure

CLA00025

LEGAL DESCRIPTION
OF A
4.6488 ACRE PARCEL
FOR

TED J. BERMAN AND ELEANOR M. BERMAN, TRUSTEES

Situated in the Township of Claridon, County of Geauga and State of Ohio and known as being a part of Original Lot 2 & 3, Holmes Tract and further being known as part of a parcel of land conveyed to Ted J. Berman and Eleanor M. Berman, Trustees by deed recorded in Volume 1065, Page 136 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Taylor-Wells Road, 60 feet wide, at the Northwesterly corner of land conveyed to Ted J. and Eleanor M. Berman, Trustees by deed recorded in Volume 1065, Page 130 of Geauga County Deed Records, said point lying South 0° 12' 14" East along said centerline of Taylor Wells Road a distance of 539.79 feet from its intersection with the Southerly line of said Original Lot 2;

Thence North 0° 12' 14" West along said centerline of Taylor-Wells Road a distance of 105.63 feet to a point and the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence continuing North 0° 12' 14" West along said centerline of Taylor-Wells Road a distance of 284.16 feet to the Southwesterly corner of Parcel No. 1 of lands conveyed to William F. and Carole E. Mader by deed recorded in Volume 603, Page 1083 of Geauga County Deed Records;

COURSE II Thence North 89° 47' 46" East along the Southerly line of said Parcel No. 1 of lands so conveyed to William F. and Carole E. Mader passing through a 5/8 inch iron pin set at 30.00 feet, a total distance of 230.00 feet to a 5/8 inch iron pin set at the Southeasterly corner thereof;

COURSE III Thence North 0° 12' 14" West along the Easterly line of Parcel No. 1 and Parcel No. 2 of lands so conveyed to William F. and Carole E. Mader a distance of 162.58 feet to a 5/8 inch iron pin set in the Southerly line of land conveyed to Daniel W. and Roberta A. Leonetti by deed recorded in Volume 1455, Page 313 of Geauga County Deed Records;

COURSE IV Thence South 74° 10' 54" East along said Southerly line of land so conveyed to Daniel W. and Roberta A. Leonetti a distance of 206.82 feet to a 1 inch iron pipe found at an angle point therein;

COURSE V Thence South 77° 16' 51" East continuing along said Southerly line of land so conveyed to Daniel W. and Roberta A. Leonetti and along the Southerly line of land conveyed to Roberta A. Leonetti and Daniel W. Leonetti by deed recorded in Volume 1451, Page 883 of Geauga County Deed Records a distance of 318.33 feet to the Northwesterly corner of land conveyed to Tim Berman by deed recorded in Volume 611, Page 1104 of Geauga County Deed

6-9-88 - ERAS S J VOM

LEGAL DESCRIPTION

4.6488 Acre Parcel

Tim J. Berman and Eleanor M. Berman, Trustees

Page Two

Records (witness a 1 inch iron pipe found 0.22 feet North and 1.51 feet East);

COURSE VI Thence South 0° 11' 21" East along the Westerly line of land so conveyed to Tim Berman a distance of 47.00 feet to a 5/8 inch iron pin set;

COURSE VII Thence South 55° 13' 14" West a distance of 324.99 feet to a 5/8 inch iron pin set;

COURSE VIII Thence South 58° 32' 08" West a distance of 148.51 feet to a 5/8 inch iron pin set;

COURSE IX Thence South 88° 08' 19" West passing through a 5/8 inch iron pin set at 314.64 feet, a total distance of 344.64 feet to the Principal Place of Beginning and containing 4.6488 acres of land (4.4533 acres of land excluding the area within the right-of-way of Taylor-Wells Road) as surveyed, calculated and described on November 6, 2003 by Rudy E. Schwartz, P.S. 7193 be the same more or less but subject to all legal highways and easements of record. Bearings used herein refer to an assumed meridian and are intended to indicate angles only. All 5/8 inch iron pins set are I.D. Schwartz 7193.

11.17.03

DATE

[Handwritten Signature]

RUDY E. SCHWARTZ, P.S. 7193



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

R.S. 11/17/03

OFFICE OF THE
GEAUGA COUNTY ENGINEER

Good
closure

RECEIVED
NOV 17 2003
EODS T J VOM