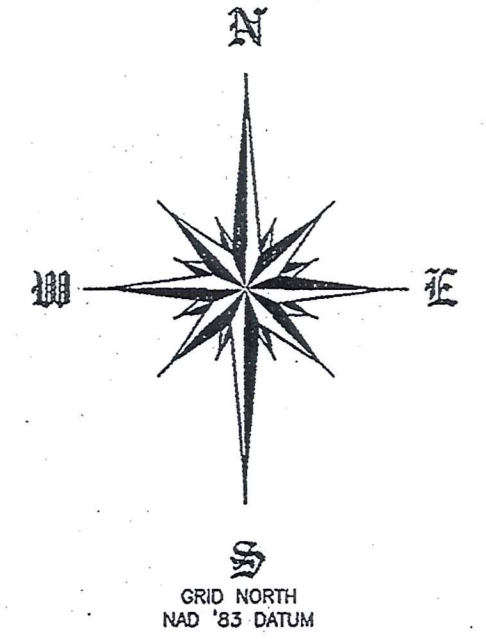


LOT SPLIT, COMBINATION AND SURVEY OF REMAINING LANDS
 ALL THAT CERTAIN LANDS SITUATE IN LOTS 12 AND 13, HOLMES TRACT, CLARIDON TOWNSHIP,
 TOWNSHIP NUMBER 8 NORTH, RANGE VII WEST, IN THE CONNECTICUT WESTERN RESERVE
 SURVEY, COUNTY OF GEauga, STATE OF OHIO. A LOT SPLIT, COMBINATION AND SURVEY OF THE
 REMAINING LANDS TO THE YAGOUR REINER, LLC, AS RECORDED IN DEED VOLUME 1719, PAGES
 1608 & 1610, IN THE OFFICE OF THE COUNTY RECORDER.

B.E. & S.J. BENNETT
 VOL. 812, PG. 344

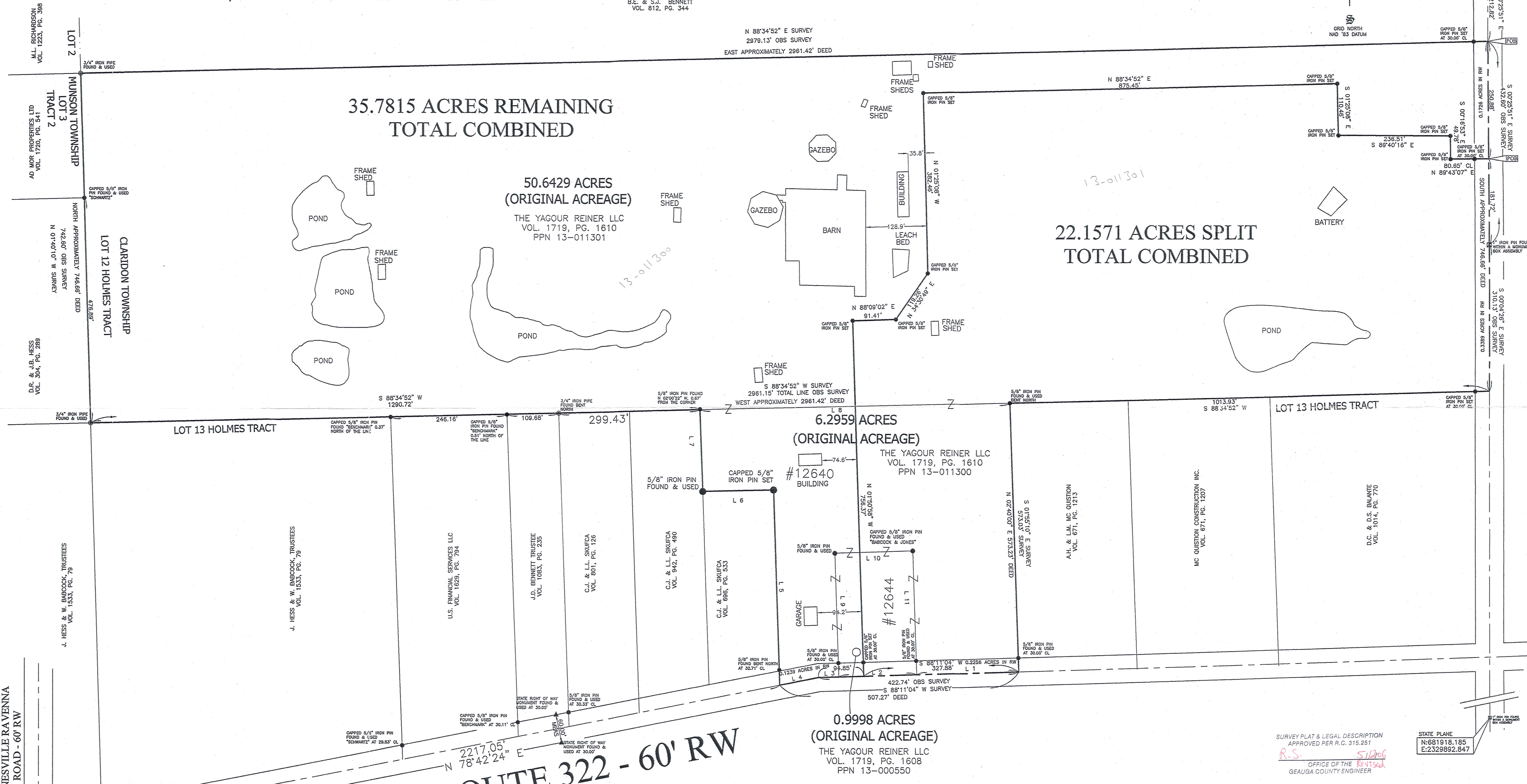


**35.7815 ACRES REMAINING
 TOTAL COMBINED**

**50.6429 ACRES
 (ORIGINAL ACREAGE)**
 THE YAGOUR REINER LLC
 VOL. 1719, PG. 1610
 PPN 13-011301

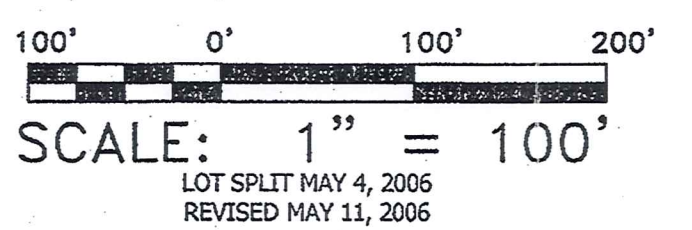
**22.1571 ACRES SPLIT
 TOTAL COMBINED**

AQUILLA ROAD - 60' RW



STATE ROUTE 44
 PAINESVILLE RAVENNA
 ROAD - 60' RW

MAYFIELD ROAD - U.S. ROUTE 322 - 60' RW



LINE #	SURVEY	BEARING	DISTANCE	DEED	BEARING	DISTANCE
L 1		S 88°11'04" W	216.04' OBS	NA	NA	
L 2		S 88°11'04" W	164.96' OBS	WESTERLY	165.00'	
L 3		S 88°11'04" W	41.74' OBS	NA	NA	
L 4		S 78°42'24" W	85.11' OBS	NA	NA	
L 5		N 01°50'58" W	416.27' OBS	S 02°35'44" W	415.58'	
L 6		S 88°57'44" W	150.01' OBS	S 88°46'02" E	150.01'	
L 7		N 02°00'30" W	174.15' OBS	S 02°35'44" W	175.00'	
L 8		N 88°34'52" E	656.50' OBS	N 88°44'02" W	657.51'	
L 9		S 01°48'01" E	264.09' OBS	NORTHERLY	264.00'	
L 10		S 88°09'51" W	164.80'	EASTERLY	165.00'	
L 11		N 01°50'09" W	264.42'	SOUTHERLY	264.00'	

- LEGEND**
- 5/8" IRON PIN FOUND/SET
 - IRON PIPE
 - ⊙ STONE MONUMENT
 - ⊕ MONUMENT BOX
 - ⊖ P.K. NAIL FOUND/SET
 - ⊗ DRILL HOLE FOUND
 - ⊘ CALC. CALCULATED
 - ⊙ MEAS. MEASURED
 - OBS. OBSERVED
 - ⊖ DEED DEED RECITED
 - ⊗ PLAT PLAT RECITED

REFERENCES
 -DEEDS OF RECORD

ALL IRON PIN SET ARE 5/8" X 30" REBAR WITH CAP "CRABBS 7245".

THIS SURVEY WAS PERFORMED TO AN ACCURACY AS SET FORTH IN THE 2003 OHIO ADMINISTRATIVE CODE 4733-37.

TIMOTHY E. STOCKER
 REGISTERED PROFESSIONAL SURVEYOR
 P.S. 7245

SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 315.251
 R.S. S/2006
 OFFICE OF THE REGISTERED
 GEauga COUNTY ENGINEER

STATE PLANE
 N:681918.185
 E:2329892.847

PREPARED FOR: - THE YAGOUR REINER LLC - - CHARDON VILLAGE PROPERTIES -	PROJECT NAME: LOT SPLIT, COMBINATION AND SURVEY OF REMAINING LANDS	PROJECT ADDRESS: MAYFIELD ROAD AQUILLA ROAD CLARIDON, OHIO
	PROJECT LOCATION: GEAUGA COUNTY, OHIO	JOB NUMBER: 3998 SPLIT
FOR INQUIRIES CONCERNING THIS SURVEY CONTACT: CSS CRABBS' SURVEYING SERVICE P.O. BOX 908 PAINESVILLE, OHIO 44077 1-800-488-3968		CHK: T. STOCKER DRN: S. LOVEJOY REV: PAGE 1 OF 1

CRABBS' SURVEYING SERVICE, INC.

LOT SPLIT 12644 MAYFIELD ROAD

ALL THAT CERTAIN LANDS SITUATE IN LOTS 12 AND 13, HOLMES TRACT, IN THE TOWNSHIP OF CLARIDON, TOWNSHIP NUMBER 8 NORTH, RANGE VII WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, COUNTY OF GEAUGA, STATE OF OHIO. A LOT SPLIT AND COMBINATION OF THE LANDS TO THE YAGOUR REINER, LLC, AS RECORDED IN DEED VOLUME 1719, PAGES 1608 & 1610, IN THE OFFICE OF THE COUNTY RECORDER, FURTHER DESCRIBED.

BEGINNING AT A POINT TO MARK THE CENTERLINE OF AQUILLA ROAD (60 FEET WIDE) SAID POINT BEING LOCATED FROM A 1" IRON PIN FOUND WITHIN A MONUMENT BOX ASSEMBLY MARKING THE CENTERLINE INTERSECTION OF AQUILLA ROAD WITH THE CENTERLINE OF SPENCER STREET (60 FEET WIDE) SOUTH 00°-18'-01" EAST, A DISTANCE OF 826.98 FEET TO A 1" IRON PIN FOUND WITHIN A MONUMENT BOX ASSEMBLY MARKING AN ANGLE POINT IN THE CENTERLINE OF AQUILLA ROAD, AND SOUTH 00°-25'-51" EAST, A DISTANCE OF 463.70 FEET TO THE POINT AND PLACE OF BEGINNING.

THENCE; THE FOLLOWING (14) COURSES AND DISTANCES: SOUTH 00°-25'-51" EAST, WITH THE CENTERLINE OF AQUILLA ROAD, A DISTANCE OF 181.72 FEET TO A 1" IRON PIN FOUND WITHIN A MONUMENT BOX ASSEMBLY MARKING AN ANGLE POINT IN THE CENTERLINE OF AQUILLA ROAD.

THENCE; SOUTH 00°-04'-26" EAST, WITH THE CENTERLINE OF AQUILLA ROAD, A DISTANCE OF 310.13 FEET TO MARK A POINT IN THE CENTERLINE OF AQUILLA ROAD, AT THE NORTHEAST CORNER OF LANDS TO D.C. & D.S. BALANTE, AS RECORDED IN DEED VOLUME 1014, PAGE 770.

THENCE; SOUTH 88°-34'-52" WEST, WITH THE NORTH LINE OF SAID BALANTE AND THE NORTH LINE OF LANDS TO MC QUISTION CONSTRUCTION INC., AS RECORDED IN DEED VOLUME 671, PAGE 1207 AND A.H. & L.M. MC QUISTION, AS RECORDED IN DEED VOLUME 671, PAGE 1213, (THRU A CAPPED 5/8" IRON PIN SET AT 30.00 FEET) A TOTAL DISTANCE OF 1013.93 FEET TO A 5/8" IRON PIN FOUND BENT NORTH AT THE NORTHWEST CORNER OF SAID MC QUISTION.

THENCE; SOUTH 01°-55'-10" EAST, WITH THE WEST LINE OF SAID MC QUISTION, (THRU A 5/8" IRON PIN FOUND AT 543.03 FEET) A TOTAL DISTANCE OF 573.03 FEET TO MARK A POINT IN THE CENTERLINE OF MAYFIELD ROAD - U.S. ROUTE 322 (60 FEET WIDE) AT THE SOUTHWEST CORNER OF SAID MC QUISTION.

THENCE; SOUTH 88°-11'-04" WEST, WITH THE CENTERLINE OF MAYFIELD ROAD, A DISTANCE OF 327.88 FEET TO MARK A POINT IN THE CENTERLINE OF MAYFIELD ROAD.

THENCE; NORTH 01°-50'-58" WEST, WITH THE NEW PROPERTY LINE, (THRU A CAPPED 5/8" IRON PIN SET AT 30.00 FEET) A TOTAL DISTANCE OF 756.37 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT.

THENCE; NORTH 88°-09'-02" EAST, WITH THE NEW PROPERTY LINE, A DISTANCE OF 91.41 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT.

THENCE; NORTH 34°-30'-49" EAST, WITH THE NEW PROPERTY LINE, A DISTANCE OF 119.26 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT.

THENCE; NORTH 01°-25'-08" WEST, WITH THE NEW PROPERTY LINE, A DISTANCE OF 382.46 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT.

THENCE; NORTH 88°-34'-52" EAST, WITH THE NEW PROPERTY LINE, A DISTANCE OF 875.45 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT.

THENCE; SOUTH 01°-25'-08" EAST, WITH THE NEW PROPERTY LINE, A DISTANCE OF 110.46 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT.

THENCE; SOUTH 89°-40'-16" EAST, WITH THE NEW PROPERTY LINE, A DISTANCE OF 236.51 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT.

THENCE; SOUTH 00°-16'-53" EAST, WITH THE NEW PROPERTY LINE, A DISTANCE OF 49.78 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT.

THENCE; NORTH 89°-43'-07" EAST, WITH THE NEW PROPERTY LINE, (THRU A CAPPED 5/8" IRON PIN SET AT 50.65 FEET A TOTAL DISTANCE OF 80.65 FEET TO THE POINT AND PLACE OF BEGINNING, SAID LAND CONTAINING 22.1571 ACRES (WITH 0.3389 ACRES CONTAINED IN THE RIGHT OF WAY OF AQUILLA ROAD AND 0.2256 ACRES CONTAINED IN THE RIGHT OF WAY OF MAYFIELD ROAD) (0.6783 ACRES FROM PPN 13-000550, 17.8400 ACRES FROM PPN 13-011301 AND 3.6388 ACRES FROM PPN 13-011300) AS SURVEYED AND DESCRIBED IN APRIL AND MAY 2006 BY TIMOTHY E. STOCKER, P.S. 7245 CRABBS' SURVEYING ORDER 3996. BASIS OF BEARINGS ARE GRID NORTH - NAD '83 DATUM.

ALL IRON PINS SET ARE 5/8" X 30" REBAR WITH CAP "CRABBS 7245".

SAVED AS 3996 SPLIT LEGAL.doc

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

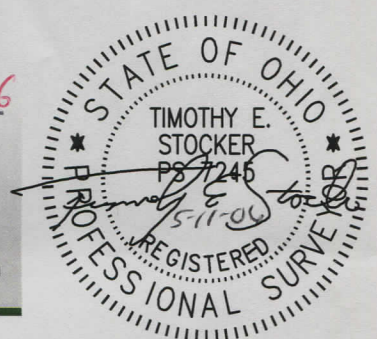
R.S. 5/12/06
OFFICE OF THE **Revised**
GEAUGA COUNTY ENGINEER



**CSS
INC**

Crabbs' Surveying
Service, Inc.
P.O. Box 908
Painesville, OH 44077

PHONE (440) 357-5941
FAX (440) 357-1816
E-MAIL crabbssurv@mwwweb.com
WEB SITE <http://www.crabbs-surveying.com>



CRABBS' SURVEYING SERVICE, INC.

REMAINDER 12640 AQUILLA ROAD

ALL THAT CERTAIN LANDS SITUATE IN LOTS 12 AND 13, HOLMES TRACT, IN THE TOWNSHIP OF CLARIDON, TOWNSHIP NUMBER 8 NORTH, RANGE VII WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, COUNTY OF GEAUGA, STATE OF OHIO. A SURVEY AND COMBINATION OF THE LANDS REMAINING TO THE YAGOUR REINER, LLC, AS RECORDED IN DEED VOLUME 1719, PAGES 1608 & 1610, IN THE OFFICE OF THE COUNTY RECORDER, FURTHER DESCRIBED.

BEGINNING AT A POINT TO MARK THE CENTERLINE OF AQUILLA ROAD (60 FEET WIDE) AT THE SOUTHEAST CORNER OF LANDS TO B.E. & S.J. BENNETT, AS RECORDED IN DEED VOLUME 812, PAGE 344, SAID POINT BEING LOCATED FROM A 1" IRON PIN FOUND WITHIN A MONUMENT BOX ASSEMBLY MARKING THE CENTERLINE INTERSECTION OF AQUILLA ROAD WITH THE CENTERLINE OF SPENCER STREET (60 FEET WIDE) SOUTH 00°-18'-01" EAST, A DISTANCE OF 826.98 FEET TO A 1" IRON PIN FOUND WITHIN A MONUMENT BOX ASSEMBLY MARKING AN ANGLE POINT IN THE CENTERLINE OF AQUILLA ROAD, AND SOUTH 00°-25'-51" EAST, A DISTANCE OF 212.82 FEET TO THE POINT AND PLACE OF BEGINNING.

THENCE; THE FOLLOWING (18) COURSES AND DISTANCES: SOUTH 00°-25'-51" EAST, WITH THE CENTERLINE OF AQUILLA ROAD, A DISTANCE OF 250.88 FEET TO MARK A POINT IN THE CENTERLINE OF AQUILLA ROAD.

THENCE; SOUTH 89°-43'-07" WEST, WITH THE NEW PROPERTY LINE (THRU A CAPPED 5/8" IRON PIN SET AT 30.00 FEET) A TOTAL DISTANCE OF 80.65 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT.

THENCE; NORTH 00°-16'-53" WEST, WITH THE NEW PROPERTY LINE A DISTANCE OF 49.78 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT.

THENCE; NORTH 89°-40'-16" WEST, WITH THE NEW PROPERTY LINE A DISTANCE OF 236.51 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT.

THENCE; NORTH 01°-25'-08" WEST, WITH THE NEW PROPERTY LINE A DISTANCE OF 110.46 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT.

THENCE; SOUTH 88°-34'-52" WEST, WITH THE NEW PROPERTY LINE A DISTANCE OF 875.45 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT.

THENCE; SOUTH 01°-25'-08" EAST, WITH THE NEW PROPERTY LINE A DISTANCE OF 382.46 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT.

THENCE; SOUTH 34°-30'-49" WEST, WITH THE NEW PROPERTY LINE A DISTANCE OF 119.26 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT.

THENCE; SOUTH 88°-09'-02" WEST, WITH THE NEW PROPERTY LINE A DISTANCE OF 91.41 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT.

THENCE; SOUTH 01°-50'-58" EAST, WITH THE NEW PROPERTY LINE (THRU A CAPPED 5/8" IRON PIN SET TO MARK A POINT AT 726.37 FEET) A TOTAL DISTANCE OF 756.37 FEET TO MARK A POINT IN THE CENTERLINE OF MAYFIELD ROAD - U.S. ROUTE 322 (60 FEET WIDE).

THENCE; SOUTH 88°-11'-04" WEST, WITH THE CENTERLINE OF MAYFIELD ROAD, A DISTANCE OF 94.85 FEET TO MARK AN ANGLE POINT IN THE CENTERLINE OF MAYFIELD ROAD.

THENCE; SOUTH 78°-42'-24" WEST, WITH THE CENTERLINE OF MAYFIELD ROAD, A DISTANCE OF 85.11 FEET TO MARK A POINT IN THE CENTERLINE OF MAYFIELD ROAD, AT THE SOUTHEAST CORNER OF LANDS TO C.J. & L.L. SKUFCA, AS RECORDED IN DEED VOLUME 696, PAGE 533.

THENCE; NORTH 01°-50'-58" WEST, WITH THE EAST LINE OF SAID SKUFCA, (THRU A 5/8" IRON PIN FOUND BENT NORTH AT 32.71 FEET) A TOTAL DISTANCE OF 416.27 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT AT THE NORTHEAST CORNER OF SAID SKUFCA.

THENCE; SOUTH 88°-37'-44" WEST, WITH THE NORTH LINE OF SAID SKUFCA, A DISTANCE OF 150.01 FEET TO A 5/8" IRON PIN FOUND TO MARK A POINT AT THE NORTHWEST CORNER OF SAID SKUFCA, IN THE EAST LINE OF LANDS TO C.J. & L.L. SKUFCA, AS RECORDED IN DEED VOLUME 942, PAGE 490.

THENCE; NORTH 02°-00'-30" WEST, WITH THE EAST LINE OF SAID SKUFCA, A DISTANCE OF 174.15 FEET TO MARK A POINT IN THE LINE COMMON TO LOTS 12 AND 13, AT THE NORTHEAST CORNER OF SAID SKUFCA. (SAID POINT BEING REFERENCED BY A 5/8" IRON PIN FOUND NORTH 02°-00'-22" WEST, 0.67 FEET FROM THE CORNER)

THENCE; SOUTH 88°-34'-52" WEST, WITH THE LINE COMMON TO LOTS 12 AND 13 AND THE NORTH LINE OF SAID SKUFCA, AND THE NORTH LINE OF LANDS TO C.J. & L.L. SKUFCA, AS RECORDED IN DEED VOLUME 801, PAGE 126, J.D. BENNETT, TRUSTEE, AS RECORDED IN DEED VOLUME 1083, PAGE 235, U.S. FINANCIAL SERVICES, LLC, AS RECORDED IN DEED VOLUME 1629, PAGE 794 AND J. HESS & W. BABCOCK, TRUSTEES, AS RECORDED IN DEED VOLUME 1533, PAGE 79, A DISTANCE OF 1290.72 FEET TO A 3/4" IRON PIPE FOUND TO MARK A POINT AT THE CORNER COMMON TO LOTS 12 AND 13, CLARIDON TOWNSHIP IN THE EAST LINE OF LOT 3, TRACT 2, MUNSON TOWNSHIP, AT THE SOUTHEAST CORNER OF LANDS TO D.R. & J.B. HESS, AS RECORDED IN DEED VOLUME 304, PAGE 289.

THENCE; NORTH 01°-40'-10" WEST, WITH THE LINE COMMON TO LOT 12 CLARIDON TOWNSHIP AND LOT 3 MUNSON TOWNSHIP, AND THE EAST LINE OF LANDS TO SAID HESS AND THE EAST LINE OF LANDS TO AD MOR PROPERTIES, LTD., AS RECORDED IN DEED VOLUME 1720, PAGE 541, (THRU A CAPPED 5/8" IRON PIN FOUND "SCHWARTZ" AT 476.89 FEET) A TOTAL DISTANCE OF 742.60 FEET TO A 3/4" IRON PIPE FOUND TO MARK A POINT IN THE LINE COMMON TO LOT 12 CLARIDON TOWNSHIP AND LOT 3 MUNSON TOWNSHIP, AT THE SOUTHWEST CORNER OF LANDS TO SAID BENNETT.

THENCE; NORTH 88°-34'-52" EAST, WITH THE SOUTH LINE OF SAID BENNETT (THRU A CAPPED 5/8" IRON PIN SET AT 2949.13 FEET) A TOTAL DISTANCE OF 2979.13 FEET THE POINT AND PLACE OF BEGINNING, SAID LAND CONTAINING 35.7815 ACRES (WITH 0.1726 ACRES CONTAINED IN THE RIGHT OF WAY OF AQUILLA ROAD AND 0.1239 ACRES CONTAINED IN THE RIGHT OF WAY OF MAYFIELD ROAD) (0.3215 ACRES FROM PPN 13-000550, 32.8029 ACRES FROM PPN 13-011301 AND 2.6571 ACRES FROM PPN 13-011300) AS SURVEYED AND DESCRIBED IN APRIL AND MAY 2006 BY TIMOTHY E. STOCKER, P.S. 7245 CRABBS' SURVEYING ORDER 3996. BASIS OF BEARINGS ARE GRID NORTH - NAD '83 DATUM.

ALL IRON PINS SET ARE 5/8" X 30" REBAR WITH CAP "CRABBS 7245".

SAVED AS 3996 REMAINDER_LEGAL.doc

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

R.S. *5/12/06*

OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER



**CSS
INC**

Crabbs' Surveying
Service, Inc.
P.O. Box 908
Painesville, OH 44077

PHONE (440) 357-5941
FAX (440) 357-1816
E-MAIL crabbssurv@mwweb.com
WEB SITE <http://www.crabbs-surveying.com>

