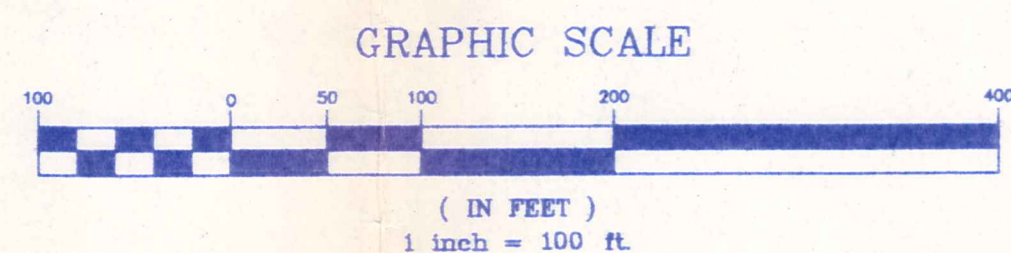
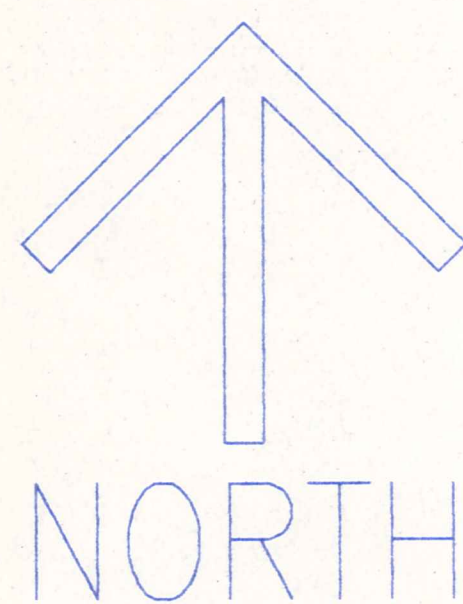


Radcliffe Road 50'

Williams Road 60'



Basis Of Bearings Used Hereon Refer To Deed Of Land Conveyed To Dustin R. Keeney Recorded In Volume 1036 Page 255 (Parcel 'D') Of Geauga County Official Records.



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. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS REVEALED BY EXAMINATION OF THE SAME.

Richard A. Thompson Jr.
Richard A. Thompson Jr. P.S. #7388 Date: 4.4.00

LAND DESIGN consultants
Civil Engineers and Surveyors
8885 EAST AVENUE MENTOR, OHIO 44060
TELEPHONE 255-8463 354-6939 951-LAND

Parcels:

- Lot Split #1: 5.6936 Acres Out Of Land Conveyed To Donald Keeney.
- Lot Split #2: 1.4511 Acres Out Of Land Conveyed To Dustin R. Keeney.
- Parcel 'D': 8.297 Acres Remaining In The The Name Of Dustin R. Keeney.
- New Parcel: 7.1446 Acres Of Land To Be Conveyed To Dustin R. Keeney.

DATE	Apr 4th, 2000
SCALE	HOR 1"=100'
VERT	1"=100'
FILENAME	1772/Survey
CHK'D BY	Rat
F.B. No.	SAS

Lands Shown Hereon Are Part Of Original Township Lots 3 & 4, Parker Tract Hamden Township, Geauga County, Ohio.

REV. No.	DATE	BY	CHK'D

SHEET	OF
1	1
CONTRACT No.	Keend1-0001

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
OK (REVISED) 4/16/00
OFFICE OF THE
GEAUGA COUNTY ENGINEER

Plat Of Survey & Lot Split
For
Dustin Keeney

HAM00101

(HAM
00101)

KEENEY
Picked up - 4-7-00



LDC inc.

8585 EAST AVENUE • MENTOR, OHIO 44060

(440) 255-8463, 354-6938 or 951-5263 • FAX: 255-9575

MARCH 22, 2000

LEGAL DESCRIPTION
OF A
1.4511 ACRE LOT SPLIT

Situated in the Township of Hambden, County of Geauga and State of Ohio, known as being part of Original Township Lot 4 of the Parker Tract, further being known as part of land conveyed to Dustin R. Keeney recorded in Volume 1036, Page 255 of Geauga County Official Records;

Beginning in the centerline of Radcliffe Road, 50.00 feet wide, same being the northerly line of said county, at a point which is South 89°15'25" East, 2249.27 feet along said centerline from a 1 inch iron pipe found at its intersection with the centerline of Williams Road, 60.00 feet wide;

COURSE I Thence South 00°36'39" West, passing through a 5/8 inch iron pin set at 25.00 feet, a total distance of 871.21 feet to the northerly line of land conveyed to Kevin Keeney by deed recorded in Volume 1036 Page 369 of Geauga County Official Records;

COURSE II Thence South 89°15'25" East, along said northerly line, 72.55 feet to the northeasterly corner thereof, said point lying in the easterly line of said Township Lot 4 and the westerly line of land conveyed to Donald Keeney by deed recorded in Volume 1040, Page 1190 of Geauga County Official Records;

COURSE III Thence North 00°36'39" East, along said lot line and westerly line of Donald Keeney, 871.21 feet to said centerline of Radcliffe Road;

COURSE IV Thence North 89°15'25" West, along said centerline, 72.55 feet to the Place of Beginning and containing 1.4511 acres of land according to a survey done in February, 2000 by Richard A. Thompson, Jr., P.S. No. 7388 of LDC, Inc., be the same, more or less, but subject to all legal highways and easements of record. Bearings used herein refer to deed of Dustin R. Keeney.

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

JK 416100

OFFICE OF THE
GEAUGA COUNTY ENGINEER

Engineers and Surveyors


LDC inc.

8585 EAST AVENUE • MENTOR, OHIO 44060

(440) 255-8463, 354-6938 or 951-5263 • FAX: 255-9575

MARCH 22, 2000

LEGAL DESCRIPTION
OF A
5.6936 ACRE LOT SPLIT

Situated in the Township of Hambden, County of Geauga and State of Ohio, known as being part of Original Township Lot 3 of the Parker Tract, further being known as part of land conveyed to Donald Keeney recorded in Volume 1040, Page 1190 of Geauga County Official Records;

Beginning in the centerline of Radcliffe Road, 50.00 feet wide, same being the northerly line of said county, at a point which is South 89°15'25" East, 2321.82 feet along said centerline from a 1 inch iron pipe found at its intersection with the centerline of Williams Road, 60.00 feet wide;

- COURSE I Thence South 00°36'39" West, along the westerly line of said Township Lot No. 3 and the easterly line of land conveyed to Dustin R. Keeney by deed recorded in Volume 1036, Page 255 of Geauga County Official Records, and Kevin Keeney by deed recorded in Volume 1036, Page 369 of Geauga County Official Records, 1040.29 feet to a point;
- COURSE II Thence South 89°23'21" East, 384.00 feet to a 5/8 inch iron pin set;
- COURSE III Thence North 00°36'39" East, 450.00 feet to a 5/8 inch iron pin set;
- COURSE IV Thence North 89°23'21" West, 256.56 feet to a point;
- COURSE V Thence North 00°36'39" East, passing through a 5/8 inch iron pin set at 565.00 feet, a total distance of 590.00 feet to said centerline of Radcliffe Road;
- COURSE VI Thence North 89°15'25" West, along said centerline, 127.45 feet to the Place of Beginning and containing 5.6936 acres of land according to a survey done in February, 2000 by Richard A. Thompson, Jr., P.S. No. 7388 of LDC, Inc., be the same, more or less, but subject to all legal highways and easements of record. Bearings used herein refer to deed of Dustin R. Keeney.

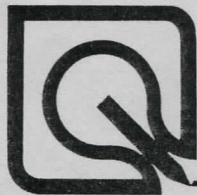
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 SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251

9K 4/6/00

 OFFICE OF THE
 GEauga COUNTY ENGINEER

Engineers and Surveyors


LDC inc.

8585 EAST AVENUE • MENTOR, OHIO 44060

(440) 255-8463, 354-6938 or 951-5263 • FAX: 255-9575

MARCH 22, 2000

LEGAL DESCRIPTION
OF A
7.1446 ACRE PARCEL

Situated in the Township of Hambden, County of Geauga and State of Ohio, known as being part of Original Township Lots 3 & 4 of the Parker Tract, further being known as part of land conveyed to Donald Keeney, (Volume 1040, Page 1190) and Dustin R. Keeney, (Volume 1036, Page 255) both of Geauga County Official Records;

Beginning in the centerline of Radcliffe Road, 50.00 feet wide, same being the northerly line of said county, at a point which is South 89°15'25" East, 2249.27 feet along said centerline from a 1 inch iron pipe found at its intersection with the centerline of Williams Road, 60.00 feet wide;

- COURSE I Thence South 00°36'39" West, passing through a 5/8 inch iron pin set at 25.00 feet, a total distance of 871.21 feet to the northerly line of land conveyed to Kevin Keeney by deed recorded in Volume 1036 Page 369 of Geauga County Official Records;
- COURSE II Thence South 89°15'25" East, along said northerly line, 72.55 feet to the northeasterly corner thereof, said point lying in the easterly line of said Township Lot 4 and the westerly line of said Donald Keeney;
- COURSE III Thence South 00°36'39" West, along said lot line and partially along the easterly line of land conveyed to Kevin Keeney by deed recorded in Volume 1036, Page 369 of Geauga County Official Records, 169.09 feet to a point;
- COURSE IV Thence South 89°23'21" East, 384.00 feet to a 5/8 inch iron pin set;
- COURSE V Thence North 00°36'39" East, 450.00 feet to a 5/8 inch iron pin set;
- COURSE VI Thence North 89°23'21" West, 256.56 feet to a point;
- COURSE VII Thence North 00°36'39" East, passing through a 5/8 inch iron pin set at 565.00 feet, a total distance of 590.00 feet to said centerline of Radcliffe Road;
- COURSE VIII Thence North 89°15'25" West, along said centerline, 200.00 feet to the Place of Beginning and containing 7.1446 acres of land according to a survey done in February, 2000 by Richard A. Thompson, Jr., P.S. No. 7388 of LDC, Inc., be the same, more or less, but subject to all legal highways and easements of record. Bearings used herein refer to said deed of Dustin R. Keeney.

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

Engineers and Surveyors

JK *416100*
OFFICE OF THE
GEAUGA COUNTY ENGINEER



8585 EAST AVENUE • MENTOR, OHIO 44060

(440) 255-8463, 354-6938 or 951-5263 • FAX: 255-9575

MARCH 22, 2000

LEGAL DESCRIPTION
OF A
LANDS REMAINING IN THE NAME
OF DUSTIN R. KEENEY

Situated in the Township of Hambden, County of Geauga and State of Ohio, known as being part of Original Township Lot 4 of the Parker Tract, further being known as part of land conveyed to Dustin R. Keeney recorded in Volume 1036, Page 255 of Geauga County Official Records;

Beginning in the centerline of Radcliffe Road, 50.00 feet wide, same being the northerly line of said county, at a point which is South 89°15'25" East, 2249.27 feet along said centerline from a 1 inch iron pipe found at its intersection with the centerline of Williams Road, 60.00 feet wide;

COURSE I Thence South 00°36'39" West, passing through a 5/8 inch iron pin set at 25.00 feet, a total distance of 871.21 feet to the northerly line of land conveyed to Kevin Keeney by deed recorded in Volume 1036, Page 369 of Geauga County Official Records;

COURSE II Thence North 89°15'25" West, along said northerly line, 448.08 feet to a 5/8 inch iron pin set at the southeasterly corner of land conveyed to Daryn and Kimberly Keeney by deed recorded in Volume 1222, Page 239 of Geauga County Official Records;

The following 3 courses are along said Daryn and Kimberly Keeney's easterly line;

COURSE III Thence North 23°44'32" West, passing through a 5/8 inch iron pin found (ID Babcock & Jones) at 37.40 feet, a total distance of 256.90 feet to a 5/8 inch iron pin found (ID Babcock & Jones);

COURSE IV Thence North 44°59'49" East, 220.17 feet to a 5/8 inch iron pin found (ID Babcock & Jones);

COURSE V Thence North 00°25'26" East, passing through a 5/8 inch iron pin found (ID Babcock & Jones) at 454.80 feet, a total distance of 479.72 to said centerline of Radcliffe Road;

COURSE VI Thence South 89°15'25" East, along said centerline, 401.57 feet to the Place of Beginning and containing 8.8297 acres of land according to a survey done in February, 2000 by Richard A. Thompson, Jr., P.S. No. 7388 of LDC, Inc., be the same, more or less, but subject to all legal highways and easements of record. Bearings used herein refer to deed of said Dustin R. Keeney.

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

Engineers and Surveyors

9/5 416100
OFFICE OF THE
GEAUGA COUNTY ENGINEER