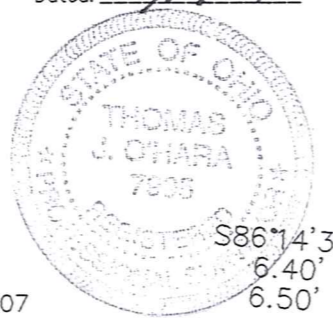


Property Combination Plat

for land now or formerly owned by
 Cornelius G. Scheid and Andrea Scheid
 Deed Volume 1806 Page 1199
 PN: 15-073300, 15-073200
 Part of Lot No. 22, Bond Tract
 Township of Hambden
 County of Geauga
 State of Ohio

Hambden Zoning			
	Minimum Lot Area	Minimum Lot Frontage	Minimum Lot Width
"Commercial"	2 acres	200 feet	200 feet
"R-1"	3 acres	200 feet	200 feet

Thomas J. O'Hara
 Registered Land Surveyor #7995
 Within the State of Ohio
 Dated: 8/19/07



Cutts Road

Parcel 2: 348.50' S/L 4, N86°14'30"W, 125.00'

Cornelius G. Scheid & Andrea Scheid, Vol. 1806 Page 1199, Parcel No. 1, PN: 15-005800, 18.29 Acres

Cornelius G. Scheid & Andrea Scheid, Vol. 1806 Page 1199, Parcel No. 2, PN: 15-005900, 1.000 Acres

Cornelius G. Scheid & Andrea Scheid, Vol. 1806 Page 1199, Parcel No. 3, PN: 15-073200, Commercial, 2.314 Acres (r)

Cornelius G. Scheid & Andrea Scheid, Vol. 1806 Page 1199, Parcel No. 4, PN: 15-073300, Commercial, 0.8 Acres (r)

Notes

References: Plat Volume 23 Page 76
 Timberwood Estates Subdivision

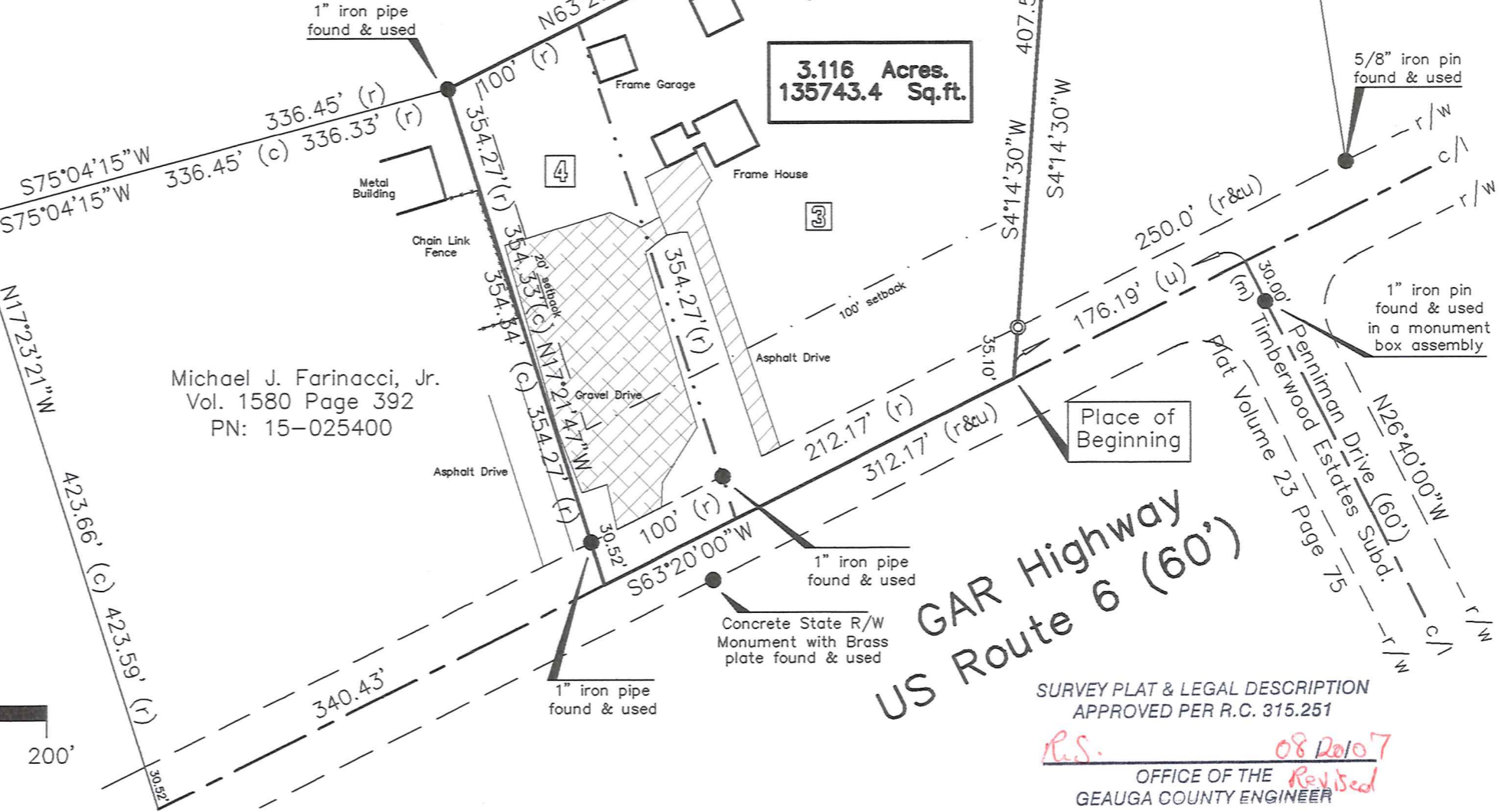
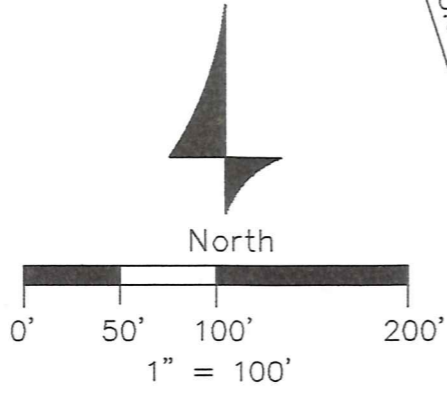
References: Deeds of Recprd

References: Field Observation June 2007

bearings are to an assumed meridian and used to denote angular relationships only.

all iron pins set designated as being set are 5/8" diameter by 30" long steel rebar, capped with ayellow cap bearing the name "OHARA".

Legend			
⊙	storm drain	♿	handicapped parking
□	catch basin	⌚	utility pole
○	sanitary sewer	⌚	sign
⊠	water meter	⌚	light pole
⊠	telephone riser	⌚	traffic signal pole
⊠	utility pole	⊠	traffic signal box
⊠	gas valve	⊠	yard light
⊠	transformer	⊠	water valve
⊠	gas meter	⊠	fire hydrant
⊠	tower	⊠	own through
⊠	power vault	⊠	drill hole set
⊠	telephone vault		
⊠	guy wire		
○	5/8" dia x 30" length iron rebar set capped "OHARA"		
●	survey monument found		
c/l	centerline	r/w	right of way
(r)	record distance	(p.o.b.)	place of Beginning
(m)	measured distance	(inst)	instrument No.
(c)	calculated distance	(dv)	deed volume
(p)	plat distance	(pg)	page
pn:	parcel number	(or)	official record



3.116 Acres.
135743.4 Sq.ft.

Michael J. Farinacci, Jr.
 Vol. 1580 Page 392
 PN: 15-025400

GAR Highway
US Route 6 (60')

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

R.S. 08/20/07
 OFFICE OF THE GEAUGA COUNTY ENGINEER
Revised

Project Number: 0663-2
 Dated: 04-23-07
 Revised: 08-14-07

voice: 440.286.8417
 fax: 440.286.8873
 oharasurvey@adelphia.net

P.O. Box 902
 Chardon, Ohio 44024

O'Hara Land Surveying L.L.C.

HAM00195

HAM-00195

Mortgage Location Surveys
ALTA/ACSM Land Title Surveys
Boundary Surveys

O'Hara Land Surveying, L.L.C.
P.O. Box 902, Chardon Ohio 44024

Scheid (07-133)
Picked up 8-20-07
VOL 1828 PG 2688
Voice: 440-286-8417
Fax: 440-286-8873
oharasurveys@adelphia.net
15-073200

Cornelius G. Scheid and Andrea Scheid
Deed Volume 1806 Page 1199
Part of PN: 15-073300, 15-073200
3.116 Acres

Situated in the Township of Hambden, County of Geauga, State of Ohio, being part of Lot Number 22, Bond Tract in said Township. Beginning at a point in the centerline of GAR Highway, U.S. Route 6 (60 feet) at its intersection with the centerline of Penniman Drive (60'), said point witnessed by a 1" iron pin found in a monument box assembly at 30.00 feet and South 26°40'00" East therefrom, as depicted in Plat Volume 23 Page 75 in Geauga County Map Room. Thence South 63°20'00" West along the centerline of GAR Highway a distance of 176.19 feet to a point, said point being the **Place of Beginning** of the parcel herein described.

Thence **South 63°20'00" West** along the centerline of GAR Highway, a distance of **312.17** feet to a point, said point being the southeast corner of land now or formerly owned by Michael J. Farinacci, Jr., PN: 15-025400 as recorded in Volume 1580 Page 392 in Geauga County Record of Deeds, (GCRD).

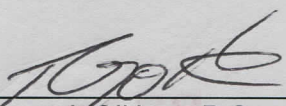
Thence **North 17°21'47" West** along the easterly line of land now or formerly owned by Farinacci, aforementioned, passing through a 1" iron pipe found at 30.52 feet, a total distance of **354.33** feet to a point, said point being on a south line of land now or formerly owned by Cornelius G. Scheid and Andrea Scheid, PN: 15-005800, as recorded in Deed Volume 1806 Page 1199 in GCRD, said point witnessed by a 1" iron pipe found.

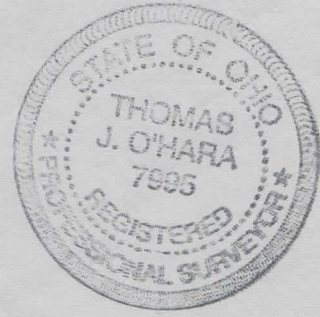
Thence **North 63°20'00" East** along a southerly line of land now or formerly owned by Scheid, PN: 15-005800, aforementioned, a distance of **464.23** feet to a point, said point being on the westerly line of land now or formerly owned by Kenneth E. Kangas, PN: 15-025900, as recorded in Volume 1494 Page 703 in GCRD, said point witnessed by an iron pin set.

Thence **South 04°14'30" West** along the westerly line of land now or formerly owned by Kangas, aforementioned, a distance of **407.55** feet to a point on the centerline of GAR Highway, passing through an iron pin set at 35.10 feet therefrom. Said point being the Place of Beginning, and containing **3.116 acres** of land, be the same more or less, but subject to all legal highways, pursuant to a Survey (0663) dated June 29, 2007, by O'Hara Land Surveying, L.L.C. and Thomas J. O'Hara, Ohio Registered Surveyor No. 7995.

Bearings used hereon are to an assumed meridian and are used to denote angles only. The intent of this description is to combine 2 parcels of land, land now or formerly owned by Cornelius G. Scheid and Andrea Scheid, PNS: 15-073200 and 15-073300 as recorded in Deed Volume 1806 Page 1199 in Geauga County Record of Deeds.

All iron pins noted as being set are 5/8" x 30" long steel rebar, bearing a plastic cap "OHARA 7995".


Thomas J. O'Hara, P.S.
Ohio Registered Surveyor No. 7995
Dated: 8/14/07



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

R.S. 08/20/07
OFFICE OF THE Revised
GEAUGA COUNTY ENGINEER