

MAP OF SURVEY RUS00104

for
539 WASHINGTON STREET

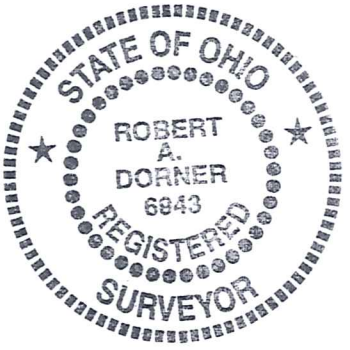
Known as being part of Original Russell Township Lot No. 16, Tract No. 3, now situated in the
VILLAGE OF SOUTH RUSSELL
COUNTY OF GEAUGA - STATE OF OHIO

by
McSTEEN & ASSOCIATES, INC.
ENGINEERS & SURVEYORS
1415 East 286th Street
Wickliffe, Ohio 44092
(440) 585-9800

The basis of bearings for this survey is North 59°-42'-47" West as the centerline of East Washington Street (U. S. Route 422), as evidenced by monuments found, and is the same bearing as found in the Condominiums at Park Place Phase No. 2, recorded in Volume 19 of Maps, Page 49 of Geauga County Records. Distances are given in feet and decimal parts thereof. All iron pins shown as set are 30" long 5/8" rebar with an identification cap stamped "McSTEEN 7104".

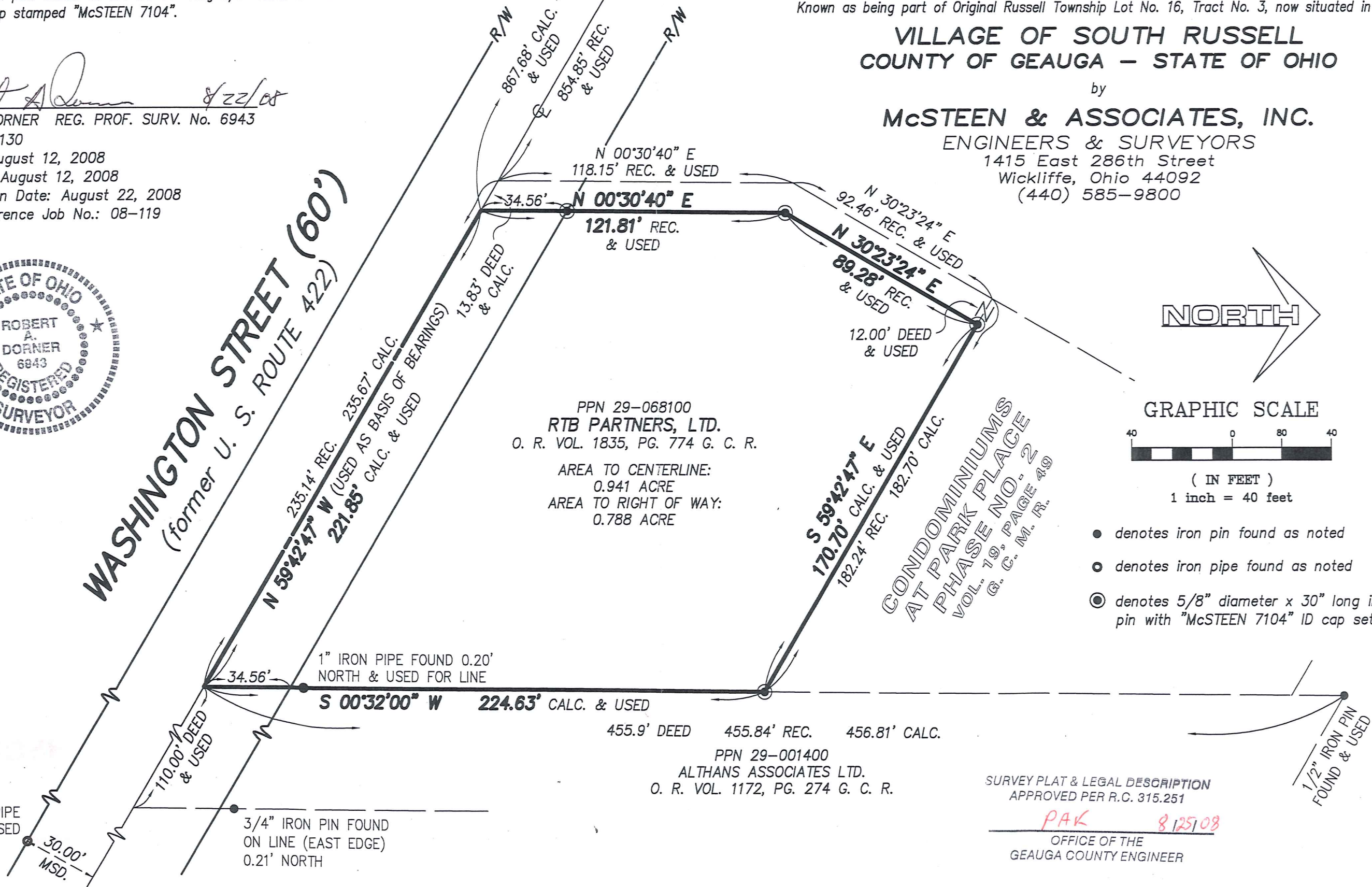
Robert A. Dornier 8/22/08
ROBERT A. DORNER REG. PROF. SURV. No. 6943

Job No.: 08-130
Field Date: August 12, 2008
Survey Date: August 12, 2008
Latest Revision Date: August 22, 2008
Previous Reference Job No.: 08-119



CUYAHOGA COUNTY
GEAUGA COUNTY
1" IRON PIN MON.
FOUND & USED

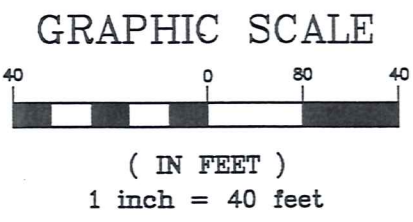
WASHINGTON STREET (60')
(former U. S. ROUTE 422)



PPN 29-068100
RTB PARTNERS, LTD.
O. R. VOL. 1835, PG. 774 G. C. R.
AREA TO CENTERLINE:
0.941 ACRE
AREA TO RIGHT OF WAY:
0.788 ACRE

PPN 29-001400
ALTHANS ASSOCIATES LTD.
O. R. VOL. 1172, PG. 274 G. C. R.

CONDOMINIUMS
AT PARK PLACE
VOL. 19, PAGE 49
G. C. M. R.



- denotes iron pin found as noted
- denotes iron pipe found as noted
- ⊙ denotes 5/8" diameter x 30" long iron pin with "McSTEEN 7104" ID cap set

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
PAK 8/25/08
OFFICE OF THE
GEAUGA COUNTY ENGINEER

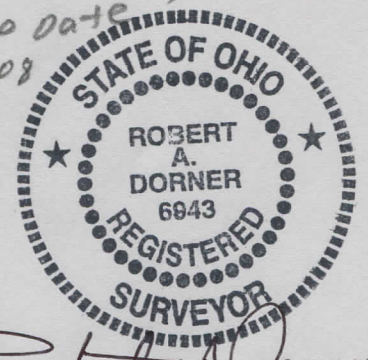
RUS00104 (RUS 00104)

RTB Partners, Ltd (08-094)
Pick up date
8-26-08

Mc Steen & Associates

ENGINEERS & SURVEYORS

Project No. 08-130
August 22, 2008



Robert A. Dorner
8/22/08

LEGAL DESCRIPTION
RTB Partners, Ltd.
539 Washington Street
South Russell, Ohio

Situated in the Village of South Russell, County of Geauga and State of Ohio and known as being part of Original Russell Township Lot No. 16, Tract No. 3, further known as being Parcel Nos. 1 and 2 of land conveyed to RTB Partners, Ltd. by deed recorded in Official Record Volume 1835, Page 774 of Geauga County Records, said premises being more particularly bounded and described as follows:

Commencing for reference at a 1-inch iron pin monument found at the intersection of the centerline of Washington Street, (former U. S. Route 422), 60 feet wide, and the westerly line of Geauga County;

thence South 59°-42'-47" East along the centerline of said Washington Street, a distance of 867.68 feet to its intersection with an easterly line of The Condominiums at Park Place Phase No. 2, recorded in Volume 19 of Maps, Page 49 of Geauga County Records, said point being the **TRUE PLACE OF BEGINNING** of the premises herein described;

Course No. 1: thence **North 00°-30'-40" East** along an easterly line of said Phase No. 2, and passing through an iron pin set at 34.56 feet, a total distance of **121.81 feet** to an iron pin set at an angle therein;

Course No. 2: thence **North 30°-23'-24" East** along a southeasterly line of said Phase No. 2, a distance of **89.28 feet** to an iron pin set at an internal corner thereof;

Course No. 3: thence **South 59°-42'-47" East** along a southwesterly line of said Phase No. 2, a distance of **170.70 feet** to an iron pin set at its intersection with the westerly line of land conveyed to Althans Associates Ltd. by deed recorded in Official Record Volume 1172, Page 274 of Geauga County Records (a 1/2-inch iron pin was found North 00°-32'-00" East at 232.18 feet at the northwesterly corner of said Althans Associates Ltd. Parcel);

Course No. 4: thence **South 00°-32'-00" West** along the westerly line of land so conveyed to Althans Associates Ltd., and passing through a 1-inch iron pipe found at 190.07 feet, a total distance of **224.63 feet** to its intersection with the centerline of the aforementioned Washington Street;

F:\Land Projects 2004\08-130\Documents\08-130.doc

Cuyahoga Falls • Painesville • Wickliffe
Corporate Office: 1415 East 286th Street Wickliffe, Ohio 44092

440.585.9800 Toll Free: 800.250.3451 Mortgage Fax 440.585.9801 Survey Fax 440.585.9802
www.mcsteen.com

Project No. 08-130
August 22, 2008

LEGAL DESCRIPTION
RTB Partners, Ltd.
539 East Washington Street
South Russell, Ohio
Continued

Course No. 5: thence **North 59°-42'-47" West** along the centerline of said Washington Street, a distance of **221.85 feet** to the true place of beginning and containing **0.941 acre** of land more or less, as surveyed in August of 2008 by Robert A. Dorner, Registered Professional Land Surveyor No. 6943 for and on behalf of **McSteen & Associates, Inc.** under Project No. 08-130 and being subject to all legal highways and easements of record.

The basis of bearings for this legal description is North 59°-42'-47" West as the centerline of Washington Street (former U. S. Route 422), as evidenced by monuments found, and is the same bearing as found in the Condominiums at Park Place Phase No. 2, recorded in Volume 19 of Maps, Page 49 of Geauga County Records. All iron pins set are 30-inch long, 5/8-inch diameter rebar with an identification cap stamped "McSTEEN 7104".

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

PAK 8/25/08

OFFICE OF THE
GEAUGA COUNTY ENGINEER

RECEIVED
AUG 22 2008

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