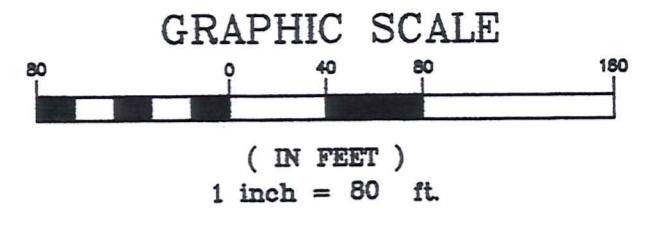
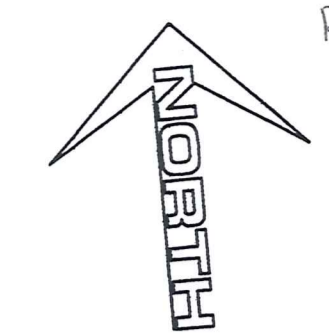


MAP OF SURVEY for MARY LYNN BEESON, TRUSTEE 14435 HUNTING HILLS DRIVE

Known as being part of former Sublot No. 5 in the Fox Croft Estates Subdivision, as recorded in Vol. 10, Pg. 131 of the Geauga County Records, further known as being part of Original Russell Township No's. 2 & 5 in Tract No. 1, Section No, 12, now situated in the

TOWNSHIP OF RUSSELL
COUNTY OF GAUGA - STATE OF OHIO

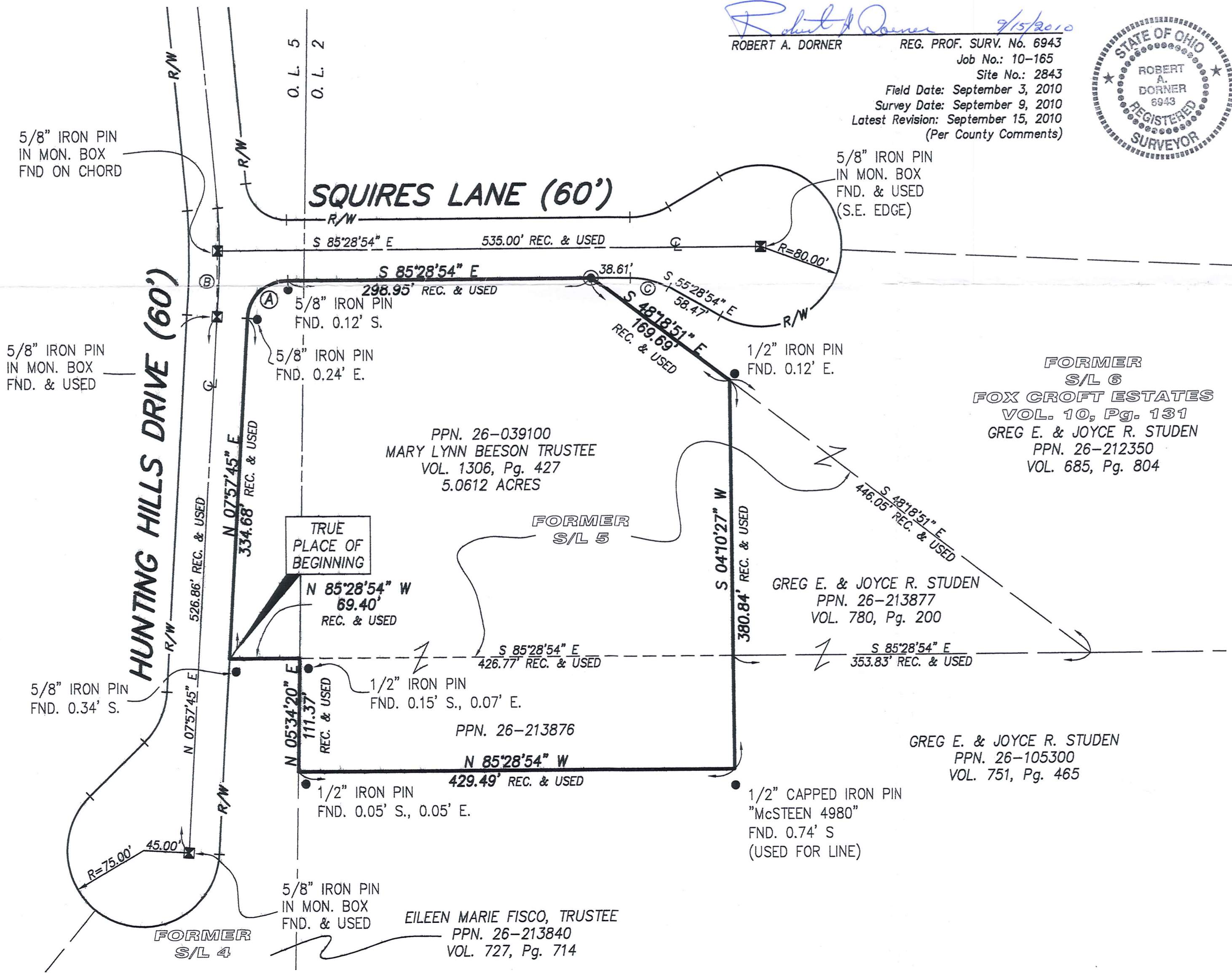
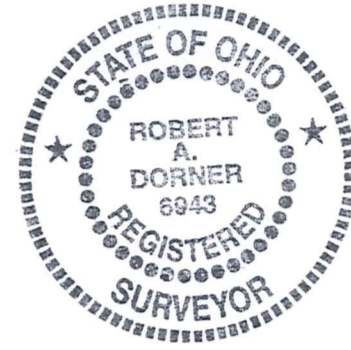
by
McSTEEN & ASSOCIATES, INC.
ENGINEERS & SURVEYORS
1415 East 286th Street
Wickliffe, Ohio 44092
(440) 585-9800



SUBJECT PROPERTY
PPN: 26-039100
PPN: 26-213876
MARY LYNN BEESON TRUSTEE
VOL. 1306, Pg. 427
5.0612 ACRES

This is a boundary survey prepared in accordance with Chapter 4733-37 of the Ohio Administrative Code. The basis of bearings for this survey is North 07°-57'-45" East as the centerline of Hunting Hills Drive (60 feet wide), as evidenced by monuments found, and is the same bearing as found in Fox Croft Estates Subdivision, recorded in Vol. 10, Pg. 131 of the 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 9/15/2010
ROBERT A. DORNER REG. PROF. SURV. NO. 6943
Job No.: 10-165
Site No.: 2843
Field Date: September 3, 2010
Survey Date: September 9, 2010
Latest Revision: September 15, 2010
(Per County Comments)



FORMER
S/L 6
FOX CROFT ESTATES
VOL. 10, Pg. 131
GREG E. & JOYCE R. STUDEN
PPN. 26-212350
VOL. 685, Pg. 804

GREG E. & JOYCE R. STUDEN
PPN. 26-213877
VOL. 780, Pg. 200

GREG E. & JOYCE R. STUDEN
PPN. 26-105300
VOL. 751, Pg. 465

PPN. 26-039100
MARY LYNN BEESON TRUSTEE
VOL. 1306, Pg. 427
5.0612 ACRES

PPN. 26-213876
N 85°28'54" W
429.49' REC. & USED

EILEEN MARIE FISCO, TRUSTEE
PPN. 26-213840
VOL. 727, Pg. 714

SURVEY REFERENCES USED

1. Subject and adjoining deeds as noted
2. Fox Croft Estates Subdivision (Vol. 10, Pg. 131)
3. McSTEEN survey for Greg & Joyce Studen dated September 1986

MONUMENT LEGEND

- ☒ iron pin in monument box found as noted
- iron pin found as noted
- iron pipe found as noted
- ⊗ drill hole found as noted
- ⊙ 5/8" diameter x 30" long iron pin with "McSTEEN 7104" ID cap set

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.S. 09/20/10
OFFICE OF THE REGISTERED
GAUGA COUNTY ENGINEER

Ⓐ L = 60.96' R = 40.35' Δ = 86°33'21" T = 37.99' Ch Brg. = N 51°14'25" E Ch. = 55.32'	Ⓑ L = 66.21' R = 716.20' Δ = 05°17'48" T = 33.13' Ch Brg. = N 07°00'37" E Ch. = 66.19'	Ⓒ L = 39.27' R = 75.00' Δ = 30°00'00" T = 20.01' Ch Brg. = S 70°28'54" E Ch. = 38.82'
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RUS00108

(RUS 00108)

Beeson (10-067)

Picked up 9-21-10

26-039100

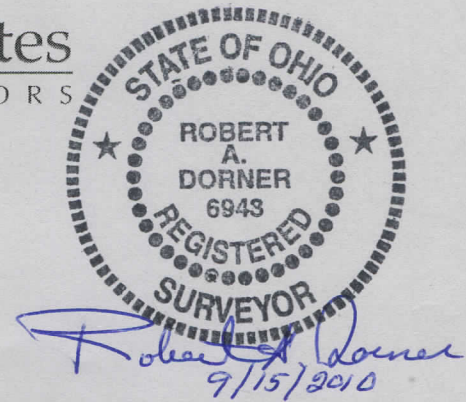
Vol. 1902 - Pg. 1392

Mc Steen & Associates

ENGINEERS & SURVEYORS

File No. 10-165
September 15, 2010

LEGAL DESCRIPTION
Mary Lynn Beeson, Trustee
14435 Hunting Hills Drive
Russell, Ohio



Situated in the Township of Russell, County of Geauga and State of Ohio, and known as being part of Original Russell Township Lot No's. 2 and 5, in Tract No. 1, Section No. 12, further known as being part of former Sublot No. 5 in Fox Croft Estates Subdivision as recorded in Vol. 10, Pg. 131 of the Geauga County Records, the same being all of those lands (PPN. 26-039100 & 26-213876) conveyed to Mary Lynn Beeson, Trustee by deed recorded in Vol. 1306, Pg. 427 of the Geauga County Records and being more fully bounded and described as follows:

Beginning at the southwest corner of former Sublot No. 5 in said Fox Croft Estates Subdivision and the easterly line of Hunting Hills Drive (60 feet wide), the same being a northwest corner of lands conveyed to Eileen Marie Fisco, Trustee (PPN. 26-213840), by deed recorded in Vol. 727, Pg. 714 of the Geauga County Records, and being the **TRUE PLACE OF BEGINNING** for the premises herein described; (A 5/8-inch iron pin was found *0.34 feet south*)

Course No. 1: thence **North 07°-57'-45" East** along the easterly line of said Hunting Hills Drive, a distance of **334.68 feet** to a point of curvature at a circular turnout to Squires Lane (60 feet wide), said point being referenced by a 5/8 inch iron pin found *0.24 feet east*;

Course No. 2: thence northeasterly along said turnout, following the arc of a circle deflecting to the right, having an **arc length** of **60.96 feet**, a **radius** of **40.35 feet**, a **central angle** of **86°-33'-21"**, a **tangent** of **37.99 feet**, a **chord bearing** of **North 51°-14'-25" East**, and a **chord distance** of **55.32 feet** to a point of tangency, said point being referenced by a 5/8 inch iron pin found *0.12 feet south*;

Course No. 3: thence **South 85°-28'-54" East**, along the southerly line of said Squires Lane, a distance of **298.95 feet** to an iron pin set at the northeast corner of said former Sublot No. 5, the same being a northwest corner of lands conveyed to Greg E. & Joyce

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

R. Studen (PPN. 26-212350), by deed recorded in Vol. 685, Pg. 804 of the Geauga County Records;

Course No. 4: thence **South 48°-18'-51" East**, along the northeasterly line of said former Sublot No. 5 and the southwesterly line of said Studen lands (PPN. 26-212350), a distance of **169.69 feet** to the most northerly corner of lands conveyed to Greg E. and Joyce R. Studen (PPN. 26-213877), by deed recorded in Vol. 780, Pg. 200 of the Geauga County Records, said corner referenced by a 1/2 inch iron pin found *0.12 feet east*;

Course No. 5: thence **South 04°-10'-27" West**, along the westerly line of said Studen lands (PPN. 26-213877) and a westerly line of residual lands conveyed to said Studen (PPN. 26-105300), by deed recorded in Vol. 751, Pg. 465 of the Geauga County Records, a distance of **380.84 feet** to a westerly corner thereof, said corner referenced by a 1/2-inch capped iron pin (McSTEEN 4980) found *0.74 feet south*;

Course No. 6: thence **North 85°-28'-54" West**, along a northerly line of said Studen lands (PPN. 26-105300), a distance of **429.49 feet** to the easterly line of former Sublot No. 4 in said Fox Croft Estates Subdivision and the easterly line of aforesaid Fisco lands (PPN. 26-213840), said line being referenced by a 1/2 inch iron pin found *0.05 feet south and 0.05 feet east*;

Course No. 7: thence **North 05°-34'-20" East**, along the easterly line of said former Sublot No. 4 and said Fisco lands (PPN. 26-213840), a distance of **111.37 feet** to the northeast corner thereof, said corner being referenced by a 1/2 inch iron pin found *0.15 feet south and 0.07 feet east*;

Course No. 8: thence **North 85°-28'-54" West**, along the northerly line of former Sublot No. 4 and said Fisco lands (PPN. 26-213840), a distance of **69.40 feet** to the place of beginning, said premises containing **5.0612 acres** of land more or less, as surveyed in September of 2010 by Robert A. Dorner, Registered Professional Land Surveyor No. 6943 for and on behalf of **McSteen & Associates, Inc.** under Project No. 10-141 and being subject to all legal highways and easements of record.

The basis of bearings for this survey is **North 07°-57'-45" East** as the centerline of Hunting Hills Drive (60 feet wide), as evidenced by monuments found, and is the same bearing as found in Fox Croft Estates Subdivision, recorded in Vol. 10, Pg. 131 of the 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".

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SURVEY PLAT & LEGAL DESCRIPTION
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