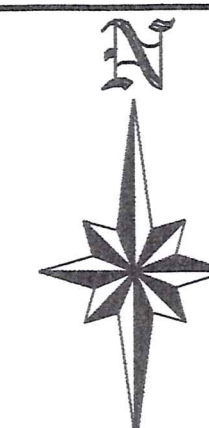


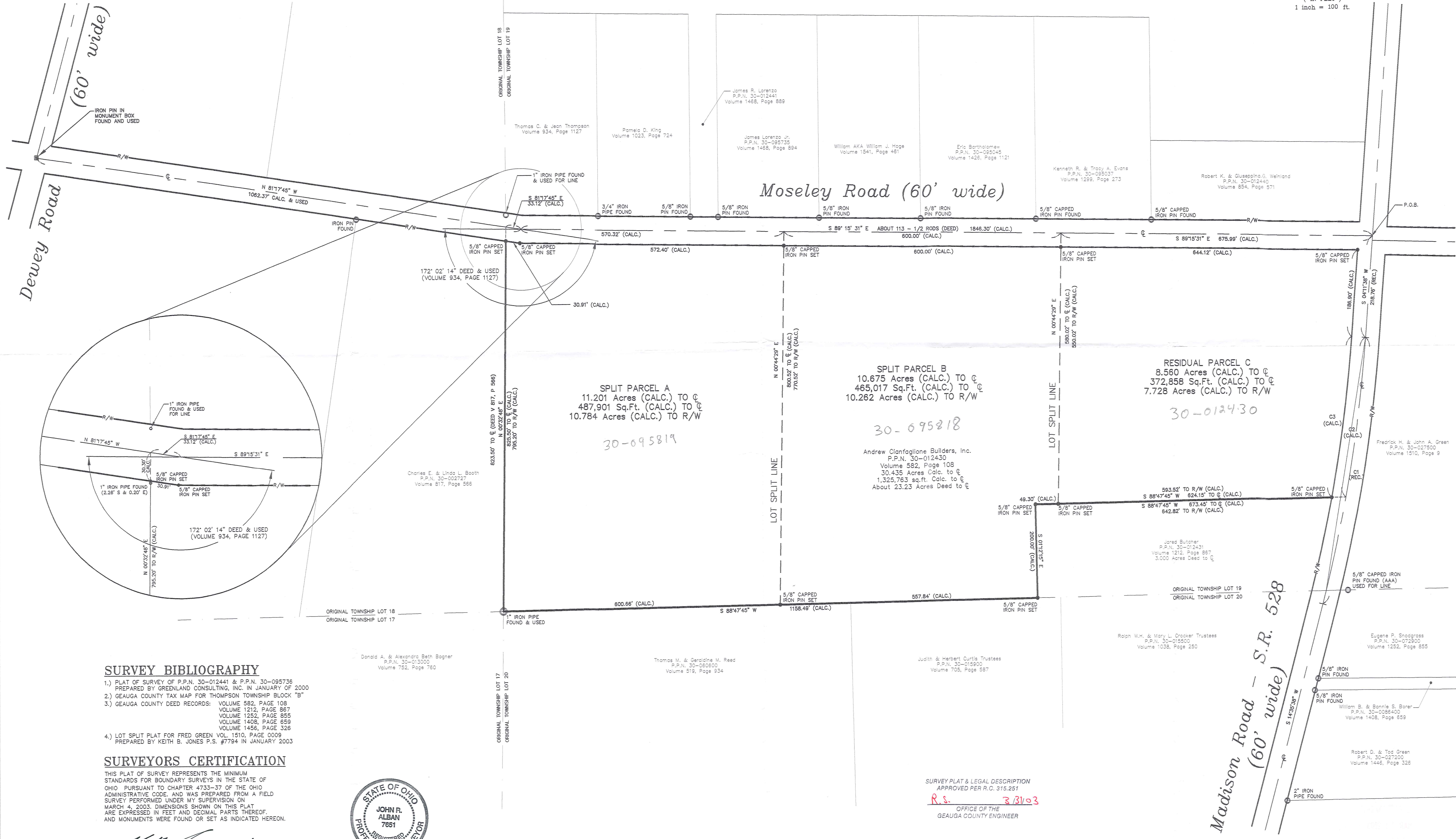
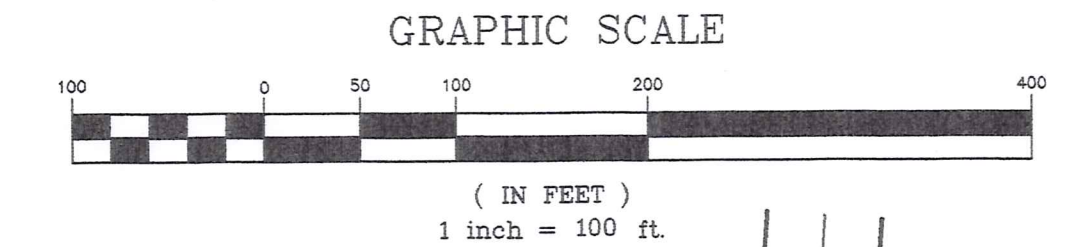
Lot Split Plat of P.P.N. 30-12430 for Andrew Cianfaglione Builders, Inc.

being part of Original Lot No. 19, in the
Township of Thompson ~ Geauga County ~ Ohio

March 18, 2003



BEARING WAS BASED ON THE CENTERLINE OF MOSELEY ROAD AS SHOWN ON PLAT OF SURVEY FOR P.P.N. 30-012441 & P.P.N. 30-095736 PREPARED BY GREENLAND CONSULTING, INC. IN JANUARY OF 2000



SURVEY BIBLIOGRAPHY

- 1.) PLAT OF SURVEY OF P.P.N. 30-012441 & P.P.N. 30-095736 PREPARED BY GREENLAND CONSULTING, INC. IN JANUARY OF 2000
- 2.) GAUGA COUNTY TAX MAP FOR THOMPSON TOWNSHIP BLOCK "B"
- 3.) GAUGA COUNTY DEED RECORDS: VOLUME 552, PAGE 108
VOLUME 1212, PAGE 887
VOLUME 1252, PAGE 855
VOLUME 1408, PAGE 659
VOLUME 1456, PAGE 326
- 4.) LOT SPLIT PLAT FOR FRED GREEN VOL. 1510, PAGE 0009 PREPARED BY KEITH B. JONES P.S. #7794 IN JANUARY 2003

SURVEYORS CERTIFICATION

THIS PLAT OF SURVEY REPRESENTS THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO PURSUANT TO CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE, AND WAS PREPARED FROM A FIELD SURVEY PERFORMED UNDER MY SUPERVISION ON MARCH 4, 2003. DIMENSIONS SHOWN ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF, AND MONUMENTS WERE FOUND OR SET AS INDICATED HEREON.

John R. Alban
JOHN R. ALBAN
P.S. 5-7651
3/22/03
DATE



CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	3183.38'	577.83'	289.71'	577.04'	S 09°23'38" W	10°24'00"
C2	3183.38'	342.89'	171.60'	342.70'	S 07°16'48" W	06°10'18"
C3	3153.38'	345.77'	173.08'	345.60'	S 07°20'07" W	06°16'57"

ALL CAPPED IRON PINS SET ARE 5/8" DIAMETER AND 30" IN LENGTH WITH A YELLOW CAP MARKED "J. ALBAN 7651"

CHKD	By	Date	Description	Rev.

**Lot Split Plat
of P.P.N. 30-012430
for Andrew Cianfaglione Builders, Inc.**
 Thompson Township ~ Geauga County ~ Ohio

Drawn By: JAS
 Checked By:
 Approved By:
 Date: 03/18/03

Greenland Consulting, Inc.
 Planning - Surveying - Engineering
 6520 Hopkins Road, Mentor, OH 44060
 Phone: (440) 205-8167 Fax: (440) 205-1923
 E-Mail: greenland@worldnet.att.net

Scale: Horiz. 1"=100'
Vert. 1"=N/A

Sheet No.	Of
1	1

Filename: survey

THO-00023

THO 00023

Cianfaglione
30-095819
Vol 1601 PG 629

**LEGAL DESCRIPTION OF RESIDUAL PARCEL "A" SPLIT FROM P.P.N. 30-012430
FOR ANDREW CIANFAGLIONE BUILDERS, INC.
CONTAINING 11.201 ACRES IN
THE TOWNSHIP OF THOMPSON, GEAUGA COUNTY, OHIO**

Situated in the Township of Thompson, County of Geauga, and State of Ohio and being a part of Lot No. 19 within said Township and further bounded and described as follows:

BEGINNING at a point at the intersection of the centerlines of State Route 528 (A.K.A. Madison Road - 60' wide) and Moseley Road (60' Wide);

Thence North 89° 15' 31" West along the centerline of said Moseley Road a distance of 1275.99 feet to a point, said point being the Principal Place of Beginning of the premises herein described;

Course I Thence South 00° 44' 29" West passing through a 5/8" diameter capped iron pin set on the southerly line of said Moseley Road at a distance of 30.00 feet, a total distance of 800.52 feet to a 5/8" diameter capped iron pin set on the northerly line of lands conveyed to Thomas M. & Geraldine M. Reed as recorded in Vol. 519, Page 934 of the Geauga County Recorders Office, said point also being on the southerly line of Original Township Lot No. 19;

Course II Thence South 88° 47' 45" West along said lot line and the northerly line of lands conveyed to said Thomas M. & Geraldine M. Reed a distance of 600.66 feet to a 1" iron pipe found at the southwest corner of Original Township Lot No. 19 said point also being the southeast corner of lands conveyed to Charles E. & Linda L. Booth as recorded in Vol. 817, Page 566 of the Geauga County Recorders Office and the northeast corner of lands conveyed to Donald A. & Alexandra Beth Bogner as recorded in Vol. 752, Page 760 of the Geauga County Recorders Office;

Course III Thence North 00° 32' 48" East along the easterly line of lands conveyed to said Charles E. & Linda L. Booth passing through a 5/8" capped iron pin set on the southerly line of said Moseley Road at a distance of 795.20 feet, a total distance of 825.50 feet to a point at the centerline of said Moseley Road;

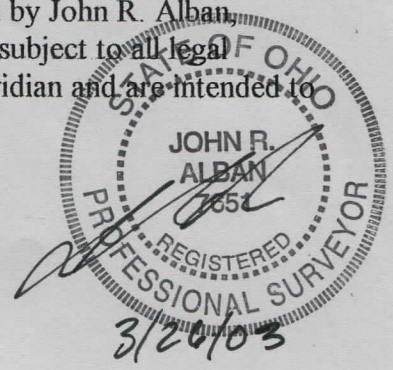
Course IV Thence South 81° 17' 45" East along the centerline of said Moseley Road a distance of 33.12 feet to an angle point;

Course V Thence South 89° 15' 31" East along the centerline of said Moseley Road a distance of 570.32 feet to the Principal Place of Beginning and containing 11.201 acres of land (487,901 sq.ft.) as calculated and described by John R. Alban, Registered Surveyor No. S-7651, in March of 2003 and subject to all legal highways. Bearings used herein refer to an assumed meridian and are intended to indicate angles only.

Greenland Consulting, Inc. P:\SDSKPROJ\03-017\doc\residual-A.doc 3/5/2003 2:33 PM
SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251

R.S. 3/31/03

OFFICE OF THE
GEAUGA COUNTY ENGINEER



good closure

**LEGAL DESCRIPTION OF RESIDUAL PARCEL "B" SPLIT FROM P.P.N. 30-012430
FOR ANDREW CIANFAGLIONE BUILDERS, INC.
CONTAINING 10.675 ACRES IN
THE TOWNSHIP OF THOMPSON, GEAUGA COUNTY, OHIO**

Situated in the Township of Thompson, County of Geauga, and State of Ohio and being a part of Lot No. 19, within said Township and further bounded and described as follows:

BEGINNING at a point at the intersection of the centerlines of State Route 528 (A.K.A. Madison Road - 60' wide) and Moseley Road (60' Wide);

Thence North 89° 15' 31" West along the centerline of said Moseley Road a distance of 675.99 feet to a point, said point being the Principal Place of Beginning of the premises herein described;

Course I Thence South 00° 44' 29" West passing through a 5/8" diameter capped iron pin set on the southerly line of said Moseley Road at a distance of 30.00 feet, a total distance of 580.02 feet to a 5/8" diameter capped iron pin set on the northerly line of lands conveyed to Jared Butcher as recorded in Vol. 1212, Page 867 of the Geauga County Recorders Office;

Course II Thence South 88° 47' 45" West along the northerly line of lands conveyed to said Jared Butcher a distance of 49.30 feet to a 5/8" diameter capped iron pin set;

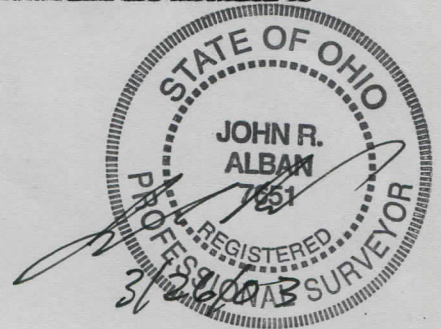
Course III Thence South 01° 12' 15" East along the westerly line of lands conveyed to said Jared Butcher a distance of 200.00 feet to a 5/8" diameter capped iron pin set on the southerly line of Original Township Lot No. 19, said point also being on the northerly line of lands conveyed to Judith & Herbert Curtis Trustees as recorded in Vol. 705, Page 587 of the Geauga County Recorders Office;

Course IV Thence South 88° 47' 45" West along said lot line & along the northerly line of lands conveyed said Judith & Herbert Curtis Trustees a distance of 557.84 feet to a 5/8" diameter capped iron pin set;

*: and along the northerly line of Thomas & Geraldine Reed in Vol. 519, Pg. 934

Course V Thence North 00° 44' 29" East passing through a 5/8" diameter capped iron pin set on the southerly line of said Moseley Road at a distance of 770.52 feet, a total distance of 800.52 feet to a point at the centerline of said Moseley Road;

Course VI Thence South 89° 15' 31" East along the centerline of said Moseley Road a distance of 600.00 feet to the Principal Place of Beginning and containing 10.675 acres of land (465,017 sq.ft.) as calculated and described by John R. Alban, Registered Surveyor No. S-7651, in March of 2003 and subject to all legal highways. Bearings used herein refer to an assumed meridian and are intended to indicate angles only.



good
closure

**LEGAL DESCRIPTION OF RESIDUAL PARCEL "C" SPLIT FROM P.P.N. 30-012430
FOR ANDREW CIANFAGLIONE BUILDERS, INC.
CONTAINING 8.560 ACRES IN
THE TOWNSHIP OF THOMPSON, GEauga COUNTY, OHIO**

Situated in the Township of Thompson, County of Geauga, and State of Ohio and being a part of Lot No. 19 within said Township and further bounded and described as follows:

BEGINNING at a point at the intersection of the centerlines of State Route 528 (A.K.A. Madison Road - 60' wide) and Moseley Road (60' Wide), said point being the Principal Place of Beginning of the premises herein described;

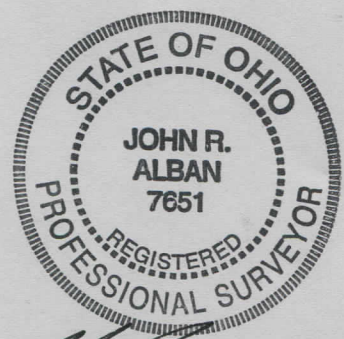
- Course I Thence South 04° 11' 38" West along the centerline of said Madison Road a distance of 218.76 feet to a point;
- Course II Thence along the arc of a curve deflecting to the right 342.86 feet (with a radius of 3183.38 feet and a chord which bears South 07° 16' 46" West and has a length of 342.70 feet) along the centerline of said Madison Road to a point at the northeast corner of lands conveyed to Jared Butcher as recorded in Vol. 1212, Page 867 of the Geauga County Recorders Office;
- Course III Thence South 88° 47' 45" West along the northerly line of lands conveyed to said Jared Butcher passing through a 5/8" diameter capped iron pin set on the westerly line of said Madison Road at a distance of 30.63 feet, a total distance of 624.15 feet to a 5/8" diameter capped iron pin set;
- Course IV Thence North 00° 44' 29" East passing through a 5/8" diameter capped iron pin set on the southerly line of said Moseley Road at a distance of 550.02 feet, a total distance of 580.02 feet to a point on the centerline of said Moseley Road;
- Course V Thence South 89° 15' 31" East along the centerline of said Moseley Road a distance of 675.99 feet to the Principal Place of Beginning and containing 8.560 acres (372,858 sq. ft.) of land as calculated and described by John R. Alban, Registered Surveyor No. S-7651, in March of 2003 and subject to all legal highways. Bearings used herein refer to an assumed meridian and are intended to indicate angles only.

Greenland Consulting, Inc. P:\SDSKPROJ\03-017\doc\residual-C.doc 3/5/2003 2:33 PM

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

R.S. 3/31/03

OFFICE OF THE
GEAUGA COUNTY ENGINEER



[Signature]
3/26/03

good
closure