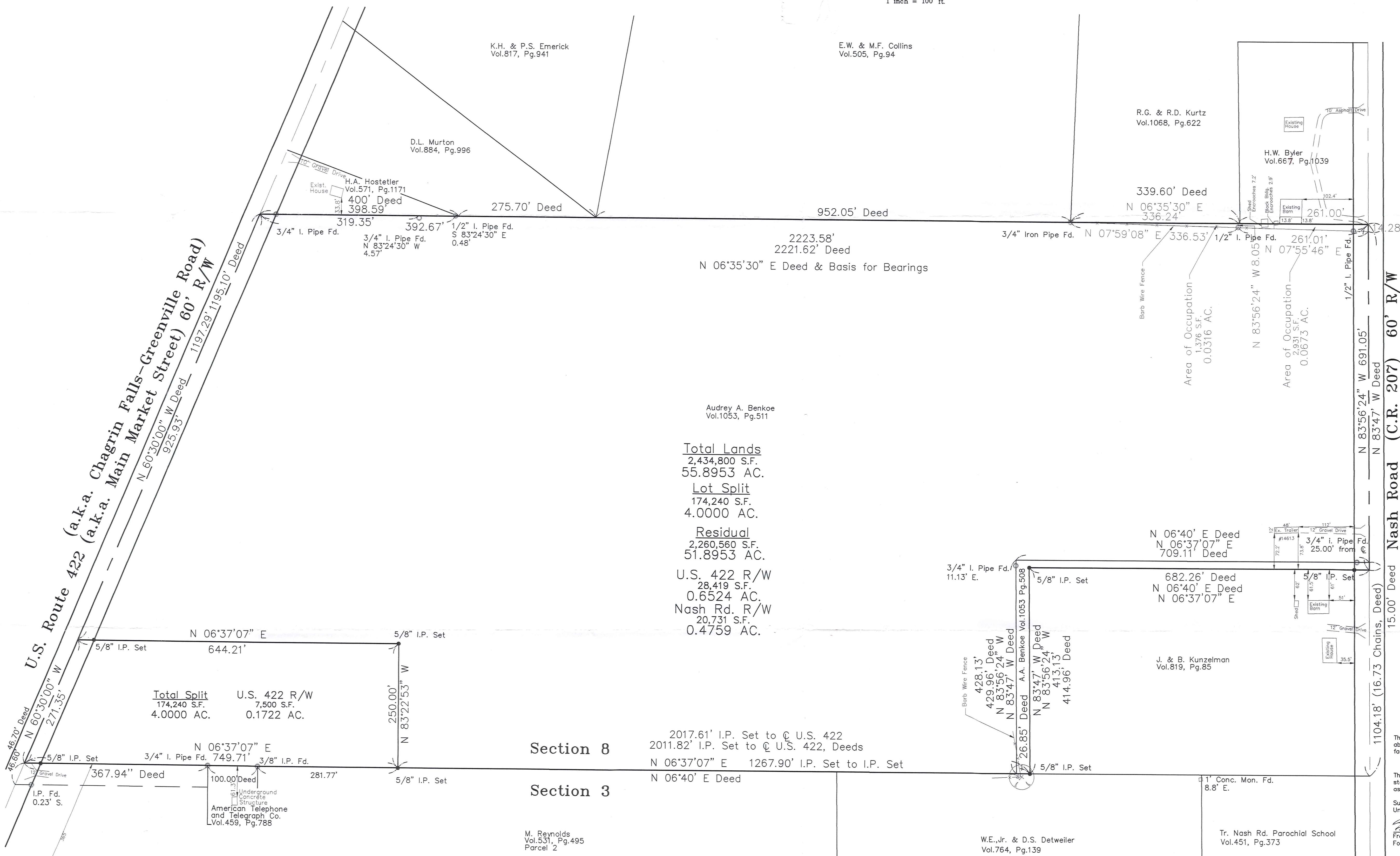
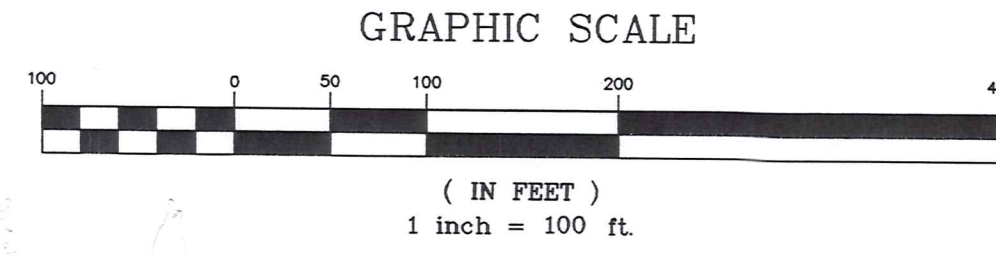


4.0000 Acre Split & 51.8953 Acre Residual
 Part Of Section 8
 Township 6, Range 7, Connecticut Western Reserve
 Troy Township, Geauga County, Ohio



Audrey A. Benkoe
 Vol.1053, Pg.511

Total Lands
 2,434,800 S.F.
 55.8953 AC.

Lot Split
 174,240 S.F.
 4.0000 AC.

Residual
 2,260,560 S.F.
 51.8953 AC.

U.S. 422 R/W
 28,419 S.F.
 0.6524 AC.
 Nash Rd. R/W
 20,731 S.F.
 0.4759 AC.

Total Split
 174,240 S.F.
 4.0000 AC.

U.S. 422 R/W
 7,500 S.F.
 0.1722 AC.

Section 8
 Section 3

2017.61' I.P. Set to @ U.S. 422
 2011.82' I.P. Set to @ U.S. 422, Deeds
 N 06°37'07" E 1267.90' I.P. Set to I.P. Set
 N 06°40' E Deed

This Plat was prepared without the benefit of an abstract of Title and is subject to any state of facts revealed by an examination of the same.

This Plat represents a Survey which meets the minimum standards for a Boundary Survey in The State of Ohio as specified in the Administrative Code Chapter 4733-37

Surveyed in October, 1996 by Foresight Engineering Group, Inc. Under the supervision of Franklin D. Snyder, P.S. #7468
 Franklin D. Snyder, P.S. #7468 11/12/96
 Foresight Engineering Group, Inc.

SURVEY PLAT AND LEGAL DESCRIPTION APPROVED (as noted)
 PER R.C. 315.251
 R.S. 11/15, 1996
 GEauga COUNTY ENGINEER



Foresight Engineering Group
 Engineers & Surveyors
 216 886-1010
 216 886-1034 fax
 320 Center Street, Unit F
 Chardon, Ohio 44024

SCALE: Horiz. 1" = 100'
 Vert. NONE
 FILE NAME: F:\BEN19601\DEED
 DATE: Nov. 12, 1996

REVISIONS:
 Lot width changed to 250'.
 11-12-96

Audrey A. Benkoe
 Part of Section 8
 Troy Twp., Geauga County, Ohio
 Plat of Survey

TRO-00146
TRO 00146

BenKoe
picked up 11/15/96
32-003200
Vol. 1099 Pg. 1218

Description of 51.8953 Acres

Situated in Section 8 of Troy Township, Geauga County, Ohio and known as being part of Township 6, Range 7 in the Connecticut Western Reserve and further described as follows:

Beginning on the centerline of U.S. Route 422 (60' feet wide), North 60°30'00" West, 271.35 feet from the intersection of said centerline with the easterly line of Section 8 of Troy Township;

- COURSE I Thence along the centerline of U.S. Route 422, North 60°30'00" West, 925.93 feet to the southeasterly corner of lands deeded to Helen Alice Hostetler in volume 571, page 1171, Geauga County Deed Records;
- COURSE II Thence along the easterly line of Hostetler's lands, and the easterly lines of lands deeded to Deborah L. Murton in volume 884, page 996, Geauga County Deed Records, Eugene W. and Marlene F. Collins in volume 505, page 94, Geauga County Deed Records, Robert G. and Rosanna D. Kurtz in volume 1068, page 622, and Harvey W. Byler in volume 667, page 1039, Geauga County Deed Records, North 6°35'30" East, at 32.57 feet passing through a 3/4" iron pipe found at the northerly right of way line of U.S. Route 422, at 319.35 feet passing 4.57 feet westerly, by normal measurement from a 3/4" iron pipe found, at 392.67 feet passing 0.48' easterly, by normal measurement, from a 1/2" iron pipe found near Hostetler's northerly corner, at 1626.34 feet passing through a 3/4" iron pipe found at Eugene W. and Marlene F. Collins' northeasterly corner, at 1962.58 feet passing 8.05 feet westerly, by normal measurement, from a 1/2" iron pipe found, at 2193.58 feet passing 13.58 feet westerly, as measured along the southerly right of way line of Nash Road, from a 1/2" iron pipe found at the southerly right of way line of Nash Road, 2223.58 feet to the centerline of Nash Road, 60 feet wide;
- COURSE III Thence along the centerline of Nash Road, South 83°56'24" East, 691.05 feet to the northwesterly corner of lands deeded to Joseph Warren and Bonnie Braden Kunzleman in volume 819, page 85, Geauga County Deed Records;
- COURSE IV Thence parallel with the easterly line of Section 8, along Kunzleman's westerly line, South 6°37'07" West, at 30.00 feet passing through a 5/8" iron pin set at the southerly right of way line of Nash Road, 682.26 feet to a 5/8" iron pin set at the southwest corner of Kunzleman's lands;
- COURSE V Thence parallel with the centerline of Nash Road, South 83°56'24" East, 413.13 feet to a 5/8" iron pin set at the easterly line of Section 8;
- COURSE VI Thence along the easterly line of Section 8, South 6°37'07" West, 1267.90 feet to a 5/8" iron pin set;
- COURSE VII Thence North 83°22'53" West, 250.00 feet to a 5/8" iron pin set;
- COURSE VIII Thence parallel with the easterly line of Section 8, South 6°37'07" West, at 611.65 feet passing through a 5/8" iron pin set at the northerly right of way line of U.S. Route 422, 644.21 feet to the place of beginning and containing 51.8953 acres of land but subject to the rights of way of U.S. Route 422 and Nash Road. Being a portion of the lands deeded to Audrey A. Benkoe in volume 1053, page 511, Geauga County Deed Records, and all of the lands deeded to Audrey A. Benkoe in volume 1053, page 508, Geauga County Deed Records, as surveyed and described in October 1996 by Foresight Engineering Group, Inc., under the supervision of Franklin D. Snyder, Jr., P.S. Ohio #7468. The basis of the bearings used in the above description is the centerline of U.S. Route 422 as described in deed volume 1053, page 511, Geauga County Deed Records.

i:\ben19601\docs\desc51.doc 11/12/96

SURVEY PLAT AND LEGAL DESCRIPTION APPROVED (~~corrected~~)
PER R.C. 315.251
R.S. 11/5/1996
GEAUGA COUNTY ENGINEER

TR0 00146

Benkoe
Picked up 11/15/96
32-074250
Vol. 1081 Pg. 98

Description of 4.0000 Acres

Situated in Section 8 of Troy Township, Geauga County, Ohio and known as being part of Township 6, Range 7 in the Connecticut Western Reserve and further described as follows:

Beginning at the intersection of the centerline of U.S. Route 422 (60' feet wide) with the easterly line of Section 8 of Troy Township, at the southwesterly corner of lands deeded to Margaret Reynolds as parcel 2 in volume 531, page 495, Geauga County Deed Records;

- COURSE I Thence along the centerline of U.S. Route 422, North 60°30'00" West, 271.35 feet;
- COURSE II Thence parallel with the easterly line of Section 8, North 6°37'07" East, at 32.56 feet passing through a 5/8" iron pin set at the northerly right of way line of U.S. Route 422, 644.21 feet to a 5/8" iron pin set.
- COURSE III Thence South 83°22'53" East, 250.00 feet to a 5/8" iron pin set at the easterly line of Section 8;
- COURSE IV Thence along the easterly line of Section 8, South 6°37'07" West, at 281.77 feet passing through a 3/8" iron pin found at the northwesterly corner of lands deeded to the American Telephone and Telegraph Company in volume 459, page 788, Geauga County Deed Records, at 381.77 feet passing through a 3/4" iron pipe found at the southwesterly corner of lands deeded to the American Telephone and Telegraph Company, at 717.20 feet passing through a 5/8" iron pin set at the northerly right of way line of U.S. Route 422, ~~749.71~~ feet to the place of beginning and containing 4.0000 acres of land but subject to the right of way of U.S. Route 422. Being a portion of the lands deeded to Audrey A. Benkoe in volume 1053, page 511, Geauga County Deed Records, as surveyed and described in October 1996 by Foresight Engineering Group, Inc., under the supervision of Franklin D. Snyder, Jr., P.S. Ohio #7468. The basis of the bearings used in the above description is the centerline of U.S. Route 422 as described in deed volume 1053, page 511, Geauga County Deed Records.

i:\ben19601\docs\desc4.doc 11/12/96

SURVEY PLAT AND LEGAL
 DESCRIPTION APPROVED (as noted)
 PER R.C. 315.251
R.S. 11, 15, 1996
 GEAGA COUNTY ENGINEER