

Re-Description of Lot Balance

for
Ann Britton

Boulder Ridge LLC
Vol. 1756, Pg. 708

Part of Original Section 7
Troy Township
County of Geauga, State of Ohio
March 31, 2006

THE BOUNDARY SURVEY PLAT WAS DRAWN ON MARCH 31st, 2006

This Boundary Survey has been prepared in accordance with Chapter 4733-37, Ohio Administrative Code for Minimum Standards for Boundary Surveys as adopted 8-15-90. This survey was performed under my supervision, and is believed to be correct and accurate to the best of my knowledge.

NOTES

BASIS OF BEARINGS IS N88°40'00"W AS AN ASSUMED MERIDIAN, AND IS INTENDED TO DESCRIBE ANGLES ONLY

RECORDS INCLUDING DEEDS CITED ON EACH PARCEL ALONG WITH COUNTY ROAD RECORDS, WERE USED AS REFERENCE DOCUMENTS AND SOURCES OF DATA

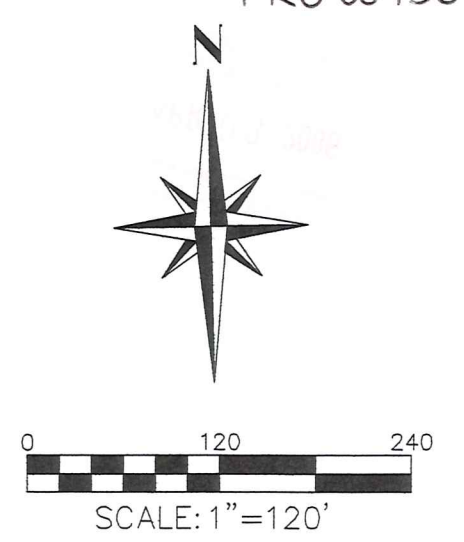
ALL IRON PINS SET ARE 5/8" DIA x 30" LONG REBAR WITH A REGISTRATION CAP MARKED AS "AAA #7794"

Lot Summary

Lot	Gross Ac.	R/W Ac.	Net Ac.
Parcel #1	3.206 Acres. 139672.8 Sq.ft.	0.206 Acres. 8992.8 Sq.ft.	3.000 Acres. 130680.0 Sq.ft.
Balance	27.132 Acres. 1181856.2 Sq.ft.	0.289 Acres. 12577.2 Sq.ft.	26.843 Acres. 1169279.0 Sq.ft.

Curve Data

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	89°42'00"	46.95'	30.00'	S43°40'00"E	42.30'



E.M. Kimpton (Trustee)
Vol. 835, Pg. 647
(32-035600)

E.M. Kimpton (Trustee)
Vol. 835, Pg. 647
(32-072319)

Boulder Ridge LLC
Vol. 1756, Pg. 708
(32-064500)

Lot Balance
27.132 Acres.
1181856.2 Sq.ft.

E.M. Kimpton (Trustee)
Vol. 911, Pg. 730
(32-035400)

D.A. Voytko
Vol. 1148, Pg. 103
(32-069200)

W.R. Britton
Vol. 1788, Pg. 123
(32-074331)

D.A. Voytko
Vol. 1148, Pg. 103
(32-069300)

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
PAK 413106
OFFICE OF THE
GEAUGA COUNTY ENGINEER

Keith B. Jones 3/31/06
KEITH B. JONES
 REGISTERED LAND SURVEYOR #7794
 AAA Land Surveying, Inc.
 100 Center Street, Suite 150
 Chardon, OH 44024
 (440) 286-2393

Drawing No. 06-039

Jug Street-60'

Mumford Road-60'

Hoover Road-60'

Section 7
Section 6

Section 4
Section 5

Section 6
Section 5

Section 7
Section 4

Section 7
Section 4

TRO-00150
TRO 00150

Boulder Ridge LLC
Pick up date
4-3-06

AAA Land Surveying, Inc.
100 Center Street, Suite 150
Chardon, OH. 44024

Phone (440) 286-2393
Fax (440) 286-2394
AAAlandsurveying@Hotmail.com

Re-Description of Lot Balance

Situated in the Township of Troy, County of Geauga, and the State of Ohio, and known as being part of Original Section 7 of said Township, and being further bounded and described as follows:

Beginning at a 1" diameter iron pin (found) within a monument box at the intersection of Mumford Road (60 feet wide) and Hoover Road (60 feet wide). Thence N 88°40'00" W along said centerline of Hoover Road, a distance of 2417.49 feet to a 5/8" iron pin found in said centerline, at the southwest corner of E.M. Kimpton (Trustee), as recorded in Volume 911, Page 730 Geauga County Deed Records (32-035400); Thence N 88°40'00" W continuing along the centerline of Hoover Road, a distance of 299.85 feet to a point, said point being the southwesterly corner of W.R. Britton, as recorded in Volume 1788, Page 123 of Geauga County Deed Records (32-074331), said point also being the principal place of beginning of the description to be herein described;

Thence N 88°40'00" W continuing along the centerline of Hoover Road, a distance of 419.15 feet to a point, said point being the southeasterly corner of D.A. Voytko, as recorded in Volume 1148, Page 103 of Geauga County Deed Records (32-069300)

Thence N 01°00'00" E along the easterly line of Voytko, passing through a 5/8" iron pin set on the northerly right-of-way of Hoover Road at 30.00 feet, a total distance of 1883.17 feet to a 5/8" iron pin set at the northeasterly corner of Voytko, said point also being on the southerly line of E.M. Kimpton (Trustee), as recorded by Volume 835, Page 647 of Geauga County Deed Records (32-035600);

Thence S 88°30'00" E along the southerly line of Kimpton, a distance of 659.01 feet to a 5/8" iron pin set at an angle point in said line;

Thence S 01°00'00" W continuing along Kimptons line, a distance of 528.50 feet to a 5/8" iron pin set at an angle point in said line;

Thence S 89°00'00" E continuing along Kimptons line, a distance of 60.00 feet to a 5/8" iron pin set on the westerly line of E.M. Kimpton (Trustee), as recorded in Volume 911, Page 730 of Geauga County Deed Records (32-035400);

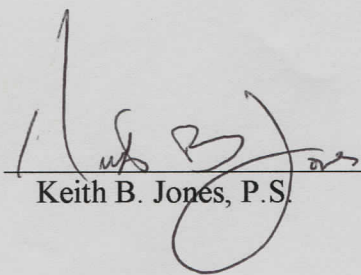
Thence S 01°00'00" W continuing along Kimptons westerly line, a distance of 925.91 feet to a 5/8" iron pin set at the northeast corner of W.R. Britton, as recorded in Volume 1788, Page 123 of Geauga County Deed Records (32-074331);

Thence N 88°40'00" W along the northerly line of Britton, a distance of 329.50 feet to a 5/8" iron pin set the northwesterly corner of Britton;

Thence S 01°00'00" W along the westerly line of Britton, a distance of 367.36 feet to a 5/8" iron pin set at the beginning of a curve;

Thence S 43°50'00" E along the arc of a curve deflecting to the left, an arc distance of 46.95 feet, a radius of 30.00 feet, delta angle of 89°40'00", and a chord distance of 42.30 feet to a 5/8" iron pin set on the northerly right-of-way of Hoover Road;

Thence S 01°20'00" W, a distance of 30.00 feet back to the principal place of beginning, containing 27.132 Acres of land, but subject to all legal highways. Being a parcel of land re-described from lands deeded to Boulder Ridge, LLC in Volume 1756, Page 708 of Geauga County Deed Records (32-064500). Pursuant to a survey done in March 2006 by Keith B. Jones, Ohio Registered Surveyor #7794 Chardon Ohio. Basis of Bearings is N 88°40'00" W as assumed meridian, and is intended to describe angles only. All iron pins set are 5/8" dia. X 30" long rebar with a registration cap marked as "AAA #7794".



Keith B. Jones, P.S.

3/31/06

Date



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
PAK 4/3/06
OFFICE OF THE
GEAUGA COUNTY ENGINEER

REVISIONS
DATE BY
1/11/06
1/11/06