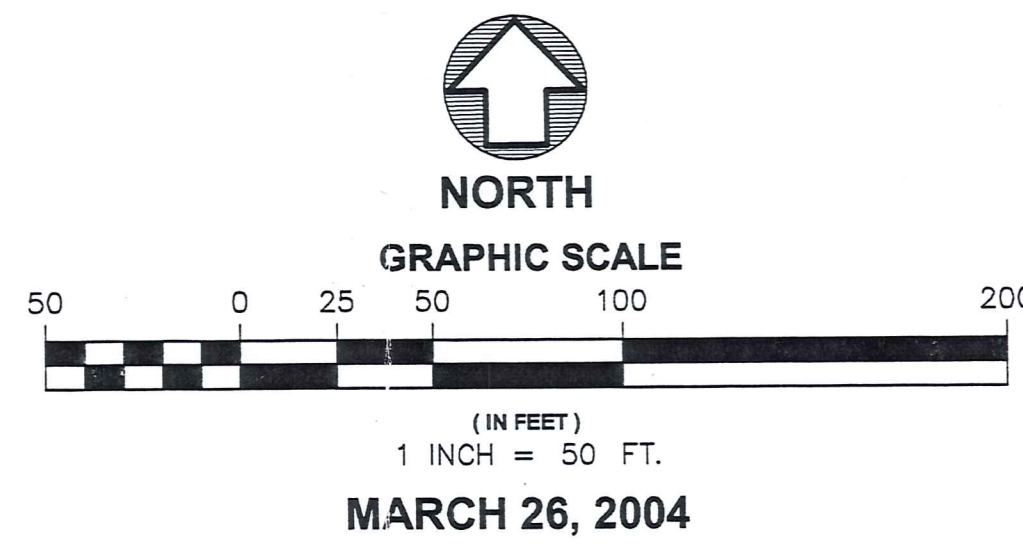


LOT SPLIT PLAT

SITUATED IN THE TOWNSHIP OF TROY, COUNTY OF
GEAUGA AND STATE OF OHIO AND KNOWN AS BEING
PART OF SECTION NO. 25 IN SAID TOWNSHIP.

DEED REFERENCE:
PARCEL No. 32-074058
VOL. 917, PG. 797 GEAUGA CO. DEED RECORDS

FOR: RONALD J. DOBAY



GREYSTONE SUBDIVISION (VOL. 27, PAGE 96 G.C.P.R.)

S/L 10

S/L 11

S/L 12

PARCEL NO. 32-045050
5.00 Ac.
CHRISTOPHER A. HERING
DENISE R. HERING
VOL. 1385, PG 774

GREYSTONE DRIVE 60'

WINAGLE ROAD 60'

RAPIDS ROAD 60'

PARCEL NO. 32-074084
4.96 Ac.
THOMAS M. KIEFER
and KAREN C. KIEFER
VOL. 790, PG. 1016

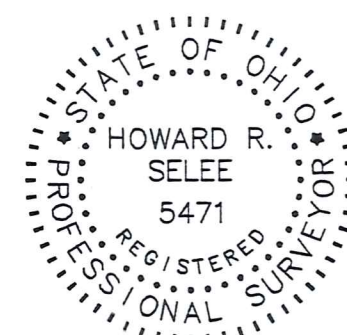
1
326,353 S.F.
7.4920 Ac.

2
326,294 S.F.
7.4907 Ac.

PARCEL NO. 32-029105
2.755 Ac.
H. ROBERT ZENZ III and
DEBBRAH LEE ZENZ
VOL. 790, PG. 1018

PARCEL NO. 32-074069
29.3722 Ac.
THOMAS M. KIEFER
and KAREN C. KIEFER
VOL. 754, PG. 237

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
P.A.K. 4/1/04
OFFICE OF THE REGISTERED
GEAUGA COUNTY ENGINEER



DIMENSIONS SHOWN ARE HEREON EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. MONUMENTS WERE FOUND OR SET AS INDICATED HEREON. BEARINGS SHOWN ARE TO AN ASSUMED MERIDIAN AND ARE FOR THE SOLE PURPOSE OF DESCRIBING THE RELATIVE ANGULAR VALUE BETWEEN LINES, ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Howard R. Selee
HOWARD R. SELEE, REG. SURVEYOR #5471
DATE: 3-26-04

BASIS OF BEARINGS:

THE VALUE OF NORTH 00° 04' 29" EAST ASSIGNED TO THE CENTERLINE OF RAPIDS ROAD AS SHOWN IN GREYSTONE SUBDIVISION (VOL. 27, PG. 97 GEAUGA COUNTY PLAT RECORDS), RETRACED BETWEEN MONUMENTS AS ILLUSTRATED.

SOUTH LINE OF GEAUGA COUNTY



TRD 00166
TRD 00166

TRO-00166

TRO 00164

Dobay
PICKED UP 4/2/04

HOWARD R. SELEE & ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS

9701 BROOKPARK RD. • #231 • CLEVELAND, OHIO 44129

TELEPHONE (216) 398-0280

FAX (216) 351-0920

32-074058

Vol. 1725 Pg. 1088

LEGAL DESCRIPTION PARCEL 2 – RAPIDS ROAD

Situated in the Township of Troy, County of Geauga and State of Ohio and known as being a part of Section 25 in said Township, bounded and described as follows:

Beginning at the northeast corner of a record 2.755 acre parcel of land conveyed to H. Robert Zenz III and Debrah Lee Zenz by deed recorded in Volume 790, Page 1018 of Geauga County Deed Records, in the centerline of Rapids Road, 60.00 feet wide, distant North $00^{\circ} 04' 29''$ East, 3770.47 feet from a 1 inch iron pin monument found at the intersection of said centerline of Rapids Road and the south line of Geauga County

Thence North $89^{\circ} 46' 06''$ West, along the north line of land so conveyed to H. Robert III and Debrah Lee Zenz, passing thru the west right-of-way line of Rapids Road, at a distance of 30.00 feet, said point being referenced by a 5/8 inch iron pin found, 0.22 feet east, a total distance of 400.00 feet to the northwest corner thereof, said corner being referenced by a 5/8 inch iron pin found, 0.16 feet north and 0.33 feet east;

Thence South $00^{\circ} 04' 29''$ West, along the west line of land so conveyed to H. Robert III and Debrah Lee Zenz, a distance of 278.00 feet to the northeast corner of a record 14.596 acre parcel of land conveyed to Thomas M. Kiefer and Karen C. Kiefer by deed recorded in Volume 790, Page 1016 of Geauga County Deed Records, said corner being referenced by a 1 inch iron pipe found, 0.12 feet east;

Thence North $89^{\circ} 46' 06''$ West, along a north line of land so conveyed to Thomas M. and Karen C. Kiefer, a distance of 1125.70 feet to a inner corner thereof, said corner being referenced by a 5/8 inch iron pin found, 0.36 feet south and 0.91 feet east;

Thence North $00^{\circ} 06' 26''$ East, along a east line of land so conveyed to Thomas M. and Karen C. Kiefer, a distance of 236.75 feet to a 5/8 inch capped (Selee # 5471) iron pin set;

Thence South $89^{\circ} 46' 06''$ East, a distance of 1025.57 feet to a 5/8 inch capped (Selee # 5471) iron pin set;

Thence North $00^{\circ} 04' 29''$ East, a distance of 152.60 feet to a 5/8 inch capped (Selee # 5471) iron pin set;

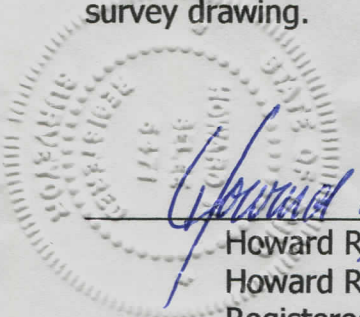
Thence South 89° 46' 06" East, passing thru a 5/8 inch capped (Selee # 5471) iron pin set at a distance of 470.00 feet in the west right-of-way line of Rapids Road, a total distance of 500.00 feet to the centerline thereof;

Thence South 00° 04' 29" West, along the said centerline of Rapids Road, a distance of 111.35 feet to the place of beginning and containing within said bounds a total of 7.4907 acres of land, more or less, there being 0.0767 acres inside and 7.4138 acres outside road right-of-way and subject to all legal highways as surveyed by Howard R. Selee, Registered Surveyor No. 5471 of Howard R. Selee and Associates, Inc., March 22, 2004.

Owner: RONALD J. DOBAY

Deed referenced: Volume 917, Page 797 of Geauga County Deed Records

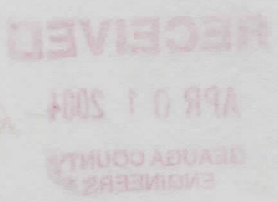
Bearings correlate to the value of North 00° 04' 29" East, assigned to the centerline of Rapids Road in Greystone Subdivision, Volume 27, Page 97 of Geauga County Plat Records, retraced between monuments illustrated as found and used on my accompanying survey drawing.



Howard R. Selee

Howard R. Selee, P.S.
Howard R. Selee and Associates, Inc.
Registered Surveyor No. 5471

March 22, 2004



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

P.A.K. *4/1/04*

OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER

TRB 00166

Dobay
Picked up 4/26/04

HOWARD R. SELEE & ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS

9701 BROOKPARK RD. • #231 • CLEVELAND, OHIO 44129

TELEPHONE (216) 398-0280

FAX (216) 351-0920

32-074311

Vol. 1725 Pg. 894

LEGAL DESCRIPTION PARCEL 1 – RAPIDS ROAD

Situated in the Township of Troy, County of Geauga and State of Ohio and known as being a part of Section 25 in said Township, bounded and described as follows:

Beginning in the centerline of Rapids Road, 60.00 feet wide, distant North 00° 04' 29" East, 3881.82 feet from a 1 inch iron pin monument found at the intersection of said centerline of Rapids Road and the south line of Geauga County;

Thence North 89° 46' 06" West, passing thru a 5/8 inch capped (Selee # 5471) iron pin set in the west right-of-way line of Rapids Road at a distance of 30.00 feet, a total distance of 500.00 feet to a 5/8 inch capped (Selee # 5471) iron pin set;

Thence South 00° 04' 29" West, a distance of 152.60 feet to a 5/8 inch capped (Selee # 5471) iron pin set;

Thence North 89° 46' 06" West, a distance of 1025.57 feet to a 5/8 inch capped (Selee # 5471) iron pin set in a east line of a record 14.596 acre parcel of land conveyed to Thomas M. Kiefer and Karen C. Kiefer by deed recorded in Volume 790, Page 1016 of Geauga County Deed Records;

Thence North 00° 06' 26" East, along the said east line of land so conveyed to Thomas M. and Karen C. Kiefer, a distance of 263.95 feet to a northeast corner thereof and in the south line of Sublot No. 10 in the Greystone Subdivision as shown by the recorded Plat in Volume 27, Page 96 of Geauga County Plat Records, said corner being referenced by a 5/8 inch iron pin found, 0.65 feet south and 0.23 east;

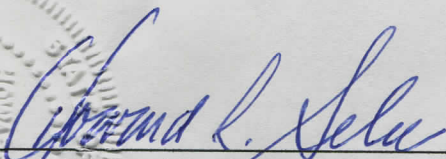
Thence South 89° 46' 06" East, along the said south line of Sublot No. 10, the south line of Sublot Nos. 11 and 12 and the south line of a record 5.00 acre parcel of land conveyed to Christopher A. Hering and Denise R. Hering by deed recorded in Volume 1385, Page 774 of Geauga County Deed Records, passing thru a 5/8 inch iron pin found 0.39 feet north and 0.14 feet east at a distance of 1495.42 feet in the west right-of-way line of Rapids Road, a total distance of 1525.42 feet to the southeast corner thereof and in the centerline of Rapids Road;

Thence South 00° 04' 29" West, along the said centerline of Rapids Road, a distance of 111.35 feet to the place of beginning and containing within said bounds a total of 7.4920 acres of land, more or less, there being 0.0767 acres inside and 7.4153 acres outside road right-of-way and subject to all legal highways as surveyed by Howard R. Selee, Registered Surveyor No. 5471 of Howard R. Selee and Associates, Inc., March 22, 2004.

Owner: RONALD J. DOBAY

Deed referenced: Volume 917, Page 797 of Geauga County Deed Records

Bearings correlate to the value of North 00° 04' 29" East, assigned to the centerline of Rapids Road in Greystone Subdivision, Volume 27, Page 97 of Geauga County Plat Records, retraced between monuments illustrated as found and used on my accompanying survey drawing.



March 22, 2004

Howard R. Selee, P.S.
Howard R. Selee and Associates, Inc.
Registered Surveyor No. 5471

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

PaK 4/1/04

OFFICE OF THE Revised
GEAUGA COUNTY ENGINEER



RECEIVED

APR 01 2004

GEAUGA COUNTY
ENGINEERS

04815-1 Rapids Road ®