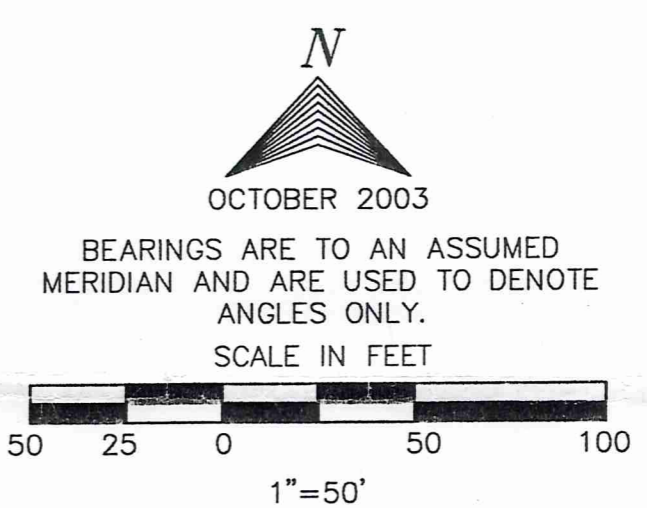


MAP OF SURVEY FOR:
NICK & MARY COLAVECCHIO, TRUSTEES & VALLEYBROOK ESTATES HOMES, L.L.C.

SITUATED IN THE TOWNSHIP OF AUBURN, COUNTY OF GEauga, AND STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL LOT NUMBERS 9 & 10, SECTION NO. 6, TRACT ONE.

- DEEDS OF REFERENCE:**
 NICK & MARY COLAVECCHIO, TRUST
 VOL. 1030, PG. 700
 VALLEYBROOK ESTATES HOMES, L.L.C.
 VOL. 1686, PG. 976
- SUBDIVISION REFERENCE:**
 VALLEYBROOK ESTATES
 VOL. 31 PG. 36



- LEGEND OF MONUMENTS USED**
 (EXCEPT AS NOTED ON MAP)
- - 5/8" IRON PIN SET
 - ✕ - IN LAKE, PIN NOT SET
 - - 5/8" IRON PIN SET ON P/L @ LAKE EDGE
 - ⊙ - 5/8" IRON PIN FD.

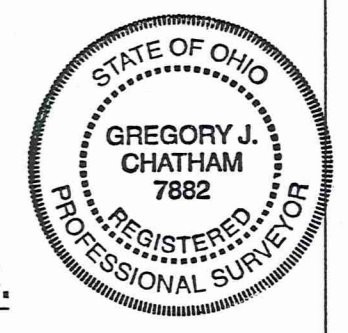
SURVEY PLAT & LEGAL DESCRIPTION APPROVED PER R.C. 315.251
R.S. 11/26/03
 OFFICE OF THE REVISOR
 GEauga COUNTY ENGINEER

ALL PINS SET ARE 5/8" X 30" REBAR CAPPED "BRAUN & PRENOSIL ASSOC"

WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE PREMISES AND PREPARED THIS SURVEY MAP IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

Gregory J. Chatham 11/20/03
 GREGORY J. CHATHAM PROFESSIONAL SURVEYOR NO. 7882

BRAUN-PRENOSIL ASSOCIATES, INC.
 ENGINEERS SURVEYORS LAND PLANNING
 4630 Richmond Road, Suite 180 Warrensville Hts., Ohio 44128
 Tel(216)378-1490 Fax(216)378-1497 braun@apk.net



| | BEFORE SPLIT | AFTER SPLIT | |
|----------------|--------------|-------------|-----------|
| S/L 9 | 3.0486 Ac | 3.0435 Ac | NEW LOT 2 |
| 12135 REGAL PL | 3.2377 Ac | 3.2428 Ac | NEW LOT 1 |
| TOTAL | 6.2863 Ac | 6.2863 Ac | |

note: areas shown in chart are total lot areas

(AUB
00057)



**BRAUN-PRENOSIL
ASSOCIATES, INC.**

Colavecchio
picked up 11-26-03
01-118791 (Deleted)
Vol. 1711- Pg. 2434

ENGINEERS, SURVEYORS & LAND PLANNING

**LEGAL DESCRIPTON FOR VALLEYBROOK ESTATES HOMES, LLC OF SPLIT
PARCEL FROM 12315 REGAL PLACE
0.2346 ACRES**

Page 1

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being part of Original Lot Number 9 & 10, Section Number 6, Tract One, and bounded and described as follows:

Beginning on the centerline of Valley Road (60 feet wide) at a Northwest corner of land described in deed to E. P. and S. L. Colavecchio and recorded in Volume 1235, Page 28 of Geauga County Records;

Thence North 70°33'40" East, along the centerline of a creek, which is also along a Northerly line of said Colavecchio land, a distance of 82.79 feet

Thence South 79°20'16" East, along the centerline of said creek, which is also along a Northerly line of said Colavecchio land, a distance of 37.62 feet to a corner in the lake;

Thence South 9°27'47" East along a Northerly line of said Colavecchio land a distance of 5.79 feet to a corner in the lake, the principal place of beginning of the land herein intended to be described;

Thence South 69°01'14" East a distance of 172.88 feet to a corner in the lake;

Thence North 59°36'38" East a distance of 41.75 feet to a corner in the lake, which is the most Westerly corner of former Sublot 9 in the Valleybrook Estates Subdivision as recorded in Volume 31, Page 36 of Geauga County Records;

Thence South 13°46'25" East, along a Westerly line of said former Sublot 9, a distance of 103.75 feet to a Southerly line of said former Sublot 9, which is also in a Northerly line of said Colavecchio land, a corner in the lake;

Thence along the following courses, each along a Northerly line of said Colavecchio land to a corner in the lake:

North 56°59'13" West a distance of 56.24 feet;

North 69°01'14" West a distance of 179.05 feet;

North 9°27'47" West a distance of 47.44 feet

**LEGAL DESCRIPTION FOR VALLEYBROOK ESTATES HOMES, LLC OF SPLIT
PARCEL FROM 12315 REGAL PLACE
0.2346 ACRES**

Page 2

to the principal place of beginning and containing 0.2346 Acres of land according to the survey of October 2003 by Braun-Prenosil Associates, Inc., Gregory J. Chatham Professional Surveyor No. 7882, be the same more or less but subject to all legal highways and easements of record.

Bearings are to an assumed meridian and are used to denote angles only.
All pins set are 30" long by 5/8" diameter rebar caps "Braun-Prenosil Assoc".

Deed of Reference: Valleybrook Estates Homes, LLC
Volume 1686, Page 976 of Geauga County Records

Gregory J. Chatham 11/25/03

Gregory J. Chatham Professional Surveyor No. 7882

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

R.S. *11/26/03*

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ENGINEERS, SURVEYORS & LAND PLANNING

**LEGAL DESCRIPTION FOR NICK & MARY COLAVECCHIO, TRUSTEES, OF
SPLIT PARCEL FROM FORMER S/L 9
0.2397 ACRES**

Page 1

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being a part of former Sublot 9 in the Valleybrook Estates Subdivision as recorded in Volume 31, Page 36 of Geauga County Records and also known as being part of Original Lot Number 10, Section 6, Tract One of said Township and bounded and described as follows:

Beginning on the centerline of Valley Road (60 feet wide) at a Northwest corner of land described in deed to E. P. and S. L. Colavecchio and recorded in Volume 1235, Page 28 of Geauga County Records;

Thence North 5°20'30" East, along the centerline of said Valley Road a distance of 351.48 feet;

Thence South 84°39'30" East a distance of 30.00 feet to the East line of said Valley Road a 5/8" iron pin found;

Thence along the South line of Regal Place (60 feet wide), along a curve deflecting to the right, having an arc of 63.17 feet, a central angle of 90°29'06", a radius of 40.00 feet, a chord of 56.81 feet which bears North 50°35'03" East to a 5/8" iron pin found;

Thence along the South line of said Regal Place, along a curve deflecting to the right, having an arc of 385.89 feet, a central angle of 16°08'19", a radius of 1370.00 feet, a chord of 384.61 feet which bears South 76°06'15" East to a 5/8" iron pin set, the principal place of beginning of the land herein intended to be described;

Thence South 21°57'54" West a distance of 188.48 feet to a 5/8" iron pin set;

Thence North 72°14'27" West a distance of 48.03 feet to an Easterly line of ~~said~~ Valleybrook Estate Homes, LLC, a 5/8" iron pin set;

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Thence North 17°45'33" East along an Easterly line of said Valleybrook Estate Homes, LLC, a distance of 191.13 feet to the most Easterly corner thereof a 5/8" iron pin found;

Thence along the South line of said Regal Place, along a curve deflecting to the right, having an

**LEGAL DESCRIPTION FOR NICK & MARY COLAVECCHIO, TRUSTEES, OF
SPLIT PARCEL FROM FORMER S/L 9
0.2397 ACRES**

Page 2

arc of 61.94 feet, a central angle of $2^{\circ}35'26''$, a radius of 1370.00 feet, a chord of 61.94 feet which bears South $69^{\circ}19'49''$ East to the place of beginning and containing 0.2397 Acres of land according to the survey of October 2003 by Braun-Prenosil Associates, Inc., Gregory J. Chatham Professional Surveyor No. 7882, be the same more or less but subject to all legal highways and easements of record.

Bearings are to an assumed meridian and are used to denote angles only.
All pins set are 30" long by 5/8" diameter rebar caps "Braun-Prenosil Assoc".

Deed of Reference: Nick and Mary Colavecchio, Trustess
Volume 1030, Page 700 of Geauga County Records

Subdivision Reference: Valleybrook Estates Volume 31, Page 36 of Geauga County
Records

Gregory J. Chatham 11/25/03

Gregory J. Chatham Professional Surveyor No. 7882

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

R.S.

11/26/03

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ASSOCIATES, INC.**

ENGINEERS, SURVEYORS & LAND PLANNING

**LEGAL DESCRIPTION FOR NICK & MARY COLAVECCHIO, TRUSTEES, OF NEW
LOT 2 (FORMERLY S/L 9)
3.0435 ACRES**

Page 1

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being part of former Sublot 9 in the Valleybrook Estates Subdivision as recorded in Volume 31, Page 36 of Geauga County Records and also known as being part of Original Lot Numbers 9 & 10, Section 6, Tract One, and bounded and described as follows:

Beginning on the centerline of Valley Road (60 feet wide) at a Northwest corner of land described in deed to E. P. and S. L. Colavecchio and recorded in Volume 1235, Page 28 of Geauga County Records;

Thence North $5^{\circ}20'30''$ East, along the centerline of said Valley Road a distance of 351.48 feet;

Thence South $84^{\circ}39'30''$ East a distance of 30.00 feet to the East line of said Valley Road to a $5/8''$ iron pin found;

Thence along the South line of Regal Place (60 feet wide), along a curve deflecting to the right, having an arc of 63.17 feet, a central angle of $90^{\circ}29'06''$, a radius of 40.00 feet, a chord of 56.81 feet which bears North $50^{\circ}35'03''$ East to a $5/8''$ iron pin found;

Thence along the South line of said Regal Place, along a curve deflecting to the right, having an arc of 385.89 feet, a central angle of $16^{\circ}08'19''$, a radius of 1370.00 feet, a chord of 384.61 feet which bears South $76^{\circ}06'15''$ East to a $5/8''$ iron pin set, the principal place of beginning of the land herein intended to be described;

Thence along the South line of said Regal Place, along a curve deflecting to the right having an arc of 250.22 feet, a central angle of $10^{\circ}27'52''$, a radius of 1370.00 feet, a chord of 249.87 feet which bears South $62^{\circ}48'10''$ East to the most Northerly corner of Sublot 8 in said Valleybrook Estates Subdivision, a $5/8''$ iron pin found;

Thence South $22^{\circ}13'15''$ West, along the West line of said Sublot 8, a distance of 460.79 feet to a Northeasterly corner of said Colavecchio land, a $5/8''$ iron pin found;

Thence North $71^{\circ}01'38''$ West, along a Northerly line of said Colavecchio land, passing through a $5/8''$ iron pin set at 74.08 feet a total distance of 104.08 feet to a corner in the lake;

**LEGAL DESCRIPTION FOR NICK & MARY COLAVECCHIO, TRUSTEES, OF NEW
LOT 2 (FORMERLY S/L 9)
3.0435 ACRES**

Page 2

Thence North 45°35'18" West, along a Northerly line of said Colavecchio land, a distance of 127.76 feet to the most Southerly corner of ~~said~~ Valleybrook Estate Homes, LLC land, a corner in the lake;

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Thence along the Southerly line of said Valleybrook Estate Homes, LLC land, which is also the Northerly line of said Colavecchio land, the following courses, each to a corner in the lake:

North 56°59'13" West a distance of 56.24 feet;

North 69°01'14" West a distance of 179.05 feet;

North 9°27'47" West a distance of 47.44 feet;

Thence South 69°01'14" East a distance of 172.88 feet to a corner in the lake;

Thence North 59°36'38" East a distance of 41.75 feet to an Easterly line of said Valleybrook Estate Homes, LLC land, a corner in the lake;

Thence North 17°45'33" East, along an Easterly line of said Valleybrook Estate Homes, LLC land, passing through a 5/8" iron pin set at 134.44 feet, a total distance of a distance of 164.44 feet to a 5/8" iron pin set;

Thence South 72°14'27" East a distance of 48.03 feet to a 5/8" iron pin set;

Thence North 21°57'54" East a distance of 188.48 feet to the South line of said Regal Place the principal place of beginning and containing 3.0435 Acres of land according to the survey of October 2003 by Braun-Prenosil Associates, Inc., Gregory J. Chatham Professional Surveyor No. 7882, be the same more or less but subject to all legal highways and easements of record.

Bearings are to an assumed meridian and are used to denote angles only.

All pins set are 30" long by 5/8" diameter rebar caps "Braun-Prenosil Assoc".

Deeds of Reference: Nick and Mary Colavecchio, Trustees
 Volume 1030, Page 700 of Geauga County Records
 (2.8089 Acres in new parcel from this record)

 Valleybrook Estates Homes, LLC
 Volume 1686, Page 976 of Geauga County Records
 (0.2346 Acres in new parcel from this record)

**LEGAL DESCRIPTION FOR NICK & MARY COLAVECCHIO, TRUSTEES, OF NEW
LOT 2 (FORMERLY S/L 9)
3.0435 ACRES**

Page 3

Subdivision Reference: Valleybrook Estates Volume 31, Page 36
Of Geauga County Records

Gregory J. Chatham 11/25/03

Gregory J. Chatham Professional Surveyor No. 7882

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

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**BRAUN-PRENOSIL
ASSOCIATES, INC.**

ENGINEERS, SURVEYORS & LAND PLANNING

01-118397
Vol. 1711-Pg. 2447

**LEGAL DESCRIPTION FOR VALLEYBROOK ESTATES HOMES, LLC OF NEW
LOT 1 (12315 REGAL PLACE)
3.2428 ACRES**

Page 1

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being part of former Sublot 9 in the Valleybrook Estates Subdivision as recorded in Volume 31, Page 36 of Geauga County Records and also known as being part of Original Lot Numbers 9 & 10, Section 6, Tract One, and bounded and described as follows:

Beginning on the centerline of Valley Road (60 feet wide) at a Northwest corner of land described in deed to E. P. and S. L. Colavecchio and recorded in Volume 1235, Page 28 of Geauga County Records;

Thence North $5^{\circ}20'30''$ East, along the centerline of said Valley Road a distance of 351.48 feet;

Thence South $84^{\circ}39'30''$ East a distance of 30.00 feet to the East line of said Valley Road, a $5/8''$ iron pin found;

Thence along the South line of Regal Place (60 feet wide), along a curve deflecting to the right, having an arc of 63.17 feet, a central angle of $90^{\circ}29'06''$, a radius of 40.00 feet and a chord of 56.81 feet which bears North $50^{\circ}35'03''$ East to a $5/8''$ iron pin found;

Thence along the South line of said Regal Place, along a curve deflecting to the right, having an arc of 385.89 feet, a central angle of $16^{\circ}08'09''$, a radius of 1370.00 feet and a chord of 384.61 feet which bears South $76^{\circ}06'15''$ East to a $5/8''$ iron pin set;

Thence South $21^{\circ}57'54''$ West a distance of 188.48 feet to a $5/8''$ iron pin set;

Thence North $72^{\circ}14'27''$ West a distance of 48.03 feet to a Westerly line of said former Sublot 9, a $5/8''$ iron pin set;

Thence South $17^{\circ}45'33''$ West along a Westerly line of said former subplot 9, passing through a $5/8''$ iron pin set at 30.00 feet, a total distance of 164.44 feet to a corner in the lake;

Thence along the following courses, each to a corner in the lake:

South $59^{\circ}36'38''$ West a distance of 41.75 feet;

North $69^{\circ}01'14''$ West a distance of 172.88 feet to a Northerly line of said Colavecchio land;

**LEGAL DESCRIPTION FOR VALLEYBROOK ESTATES HOMES, LLC OF NEW
LOT 1 (12315 REGAL PLACE)
3.2428 ACRES**

Page 2

North 9°27'47" West along a Northerly line of said Colavecchio land, a distance of 5.79 feet;

Thence North 79°20'16" West along the centerline of a creek, which is also along a Northerly line of said Colavecchio land a distance of 37.62 feet;

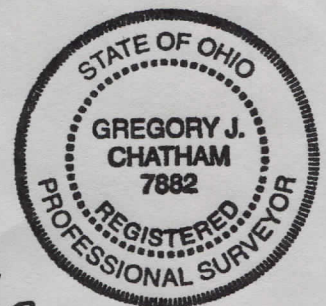
Thence South 70°33'40" West, continuing along the centerline of said creek, which is also along a Northerly line of said Colavecchio land, a distance of 82.79 feet to the principal place of beginning and containing 3.2428 Acres (3.0055 Net Acres) of land according to the survey of October 2003 by Braun-Prenosil Associates, Inc., Gregory J. Chatham Professional Surveyor No. 7882, be the same more or less but subject to all legal highways and easements of record.

Bearings are to an assumed meridian and are used to denote angles only.
All pins set are 30" long by 5/8" diameter rebar caps "Braun-Prenosil Assoc".

Deeds of Reference: Nick & Mary Colavecchio, Trustees
Volume 1030, Page 700 of Geauga County Records.
(0.2397 Acres in new parcel from this record)

Valleybrook Estates Homes, LLC
Volume 1686, Page 976 of Geauga County Records.
(3.0031 Acres in new parcel from this record)

Subdivision Reference: Valleybrook Estates Volume 31, Page 36
of Geauga County Records.



Gregory J. Chatham 11/25/03
Gregory J. Chatham Professional Surveyor No. 7882

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