

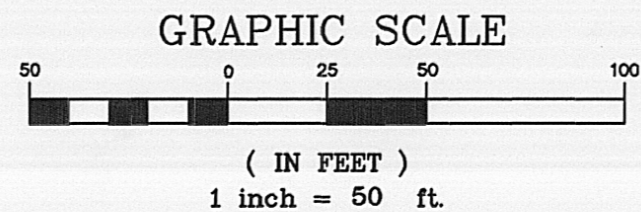
BOUNDARY SURVEY
for
7720 DYER ROAD

STATE OF OHIO
COUNTY OF MADISON - TOWNSHIP OF PLEASANT
BEING PART OF VMS 3972

by
McSTEEN & ASSOCIATES, INC.

ENGINEERS & SURVEYORS
1415 East 286th Street
Wickliffe, Ohio 44092
(440) 585-9800

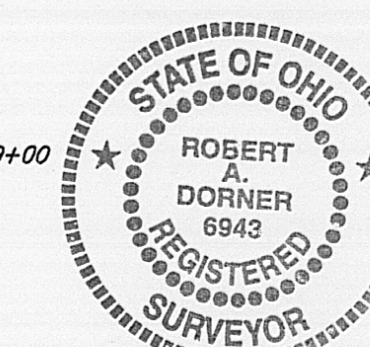
⊙ DENOTES 5/8" BY 30" LONG IRON PIN WITH "McSTEEN No. 7104" CAP SET



THE BASIS OF BEARINGS FOR THIS SURVEY IS N 59°40'48" E AS THE CENTERLINE OF INTERSTATE ROUTE 71, AS EVIDENCED BY MONUMENTS FOUND, AND IS THE SAME BEARING AS FOUND ON OHIO DEPARTMENT OF TRANSPORTATION PLANS I-71-3(31)84, MAD-1-4.89, SHEETS 2-30.

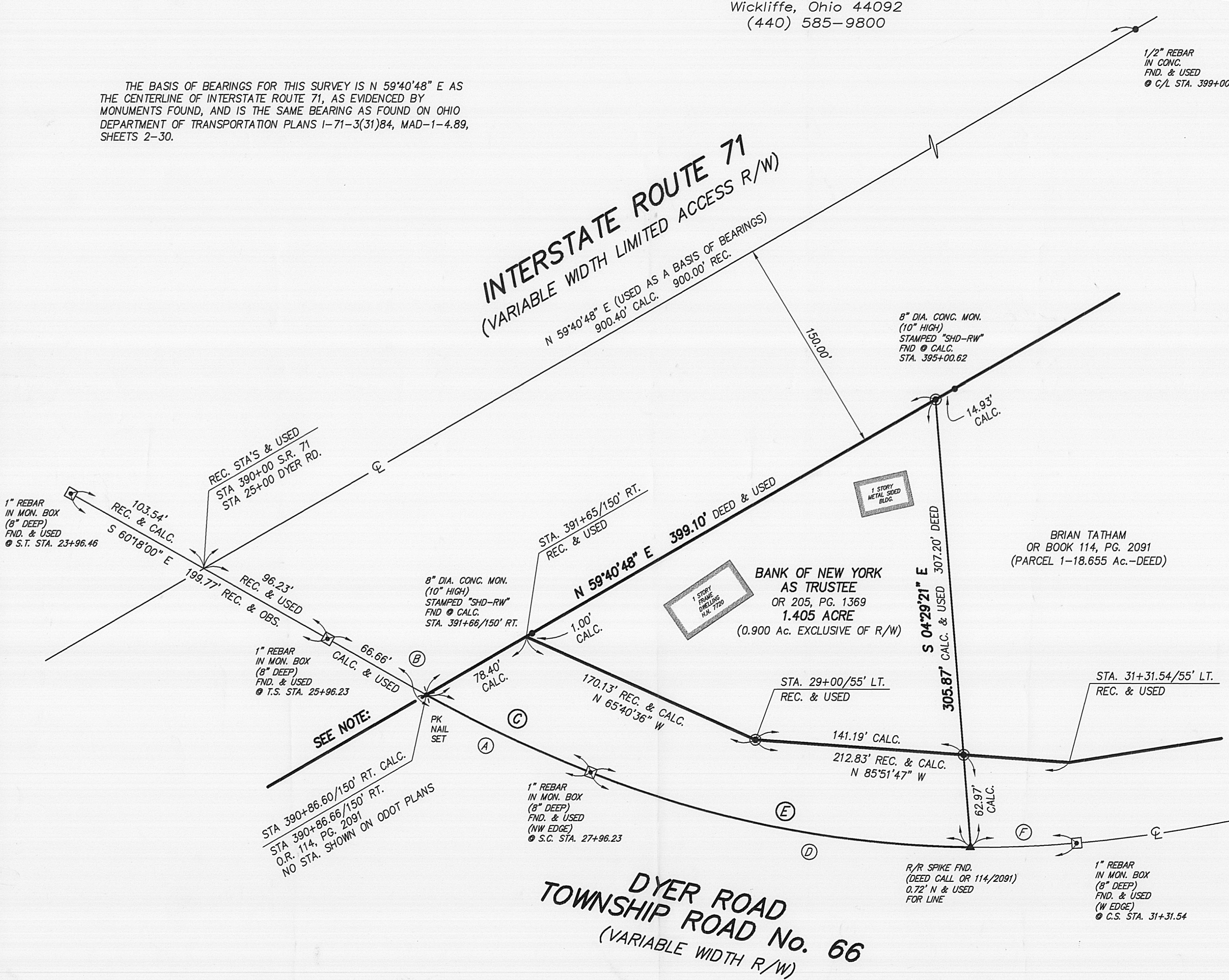
THIS SURVEY REPRESENTS A CORRECT SURVEY MADE UNDER MY SUPERVISION AND ALL THE MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND THAT THEIR LOCATION, SIZE AND MATERIAL ARE AS SHOWN. DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. ALL IRON PINS SHOWN AS SET ARE 30" LONG 5/8" REBAR WITH AN IDENTIFICATION CAP STAMPED "MCSTEEN NO. 7104".

Robert A. Dorner 10/31/05
ROBERT A. DORNER REG. PROF. SURV. No. 6943



JOB NO.: 05-354
SURVEY DATE: OCTOBER 19, 2005
DRAWING ISSUE DATE: OCTOBER 25, 2005
LATEST REVISION DATE:

NOTE:
A SIMPLE CURVE HAS BEEN SUBSTITUTED FOR THE SPIRAL CURVE USING THE O.D.O.T. TANGENT METHOD (PREFERRED) OF SUBSTITUTION.



RECORD DYER ROAD CENTERLINE CURVE DATA	SIMPLE CURVE SUBSTITUTION DATA
P.I. STA. 29+77.93 $\Delta = 42^{\circ}49'30''$ $D_c = 08^{\circ}00'00''$ $R_c = 716.20'$ $T_s = 381.70'$ $L_c = 335.31'$ $L_s = 200.00'$ $\theta_s = 08^{\circ}00'00''$ $L.T. = 133.46'$ $S.T. = 66.80'$ $\Delta_c = 26^{\circ}49'30''$	(A) $\Delta = 08^{\circ}00'00''$ $R = 955.28'$ $L = 133.38'$ $T = 66.80'$ $Ch = 133.27'$ $Ch. Brg. = S 64^{\circ}18'00'' E$
(B) $\Delta = 00^{\circ}37'07''$ $R = 955.28'$ $L = 10.31'$ $T = 5.16'$ $Ch = 10.31'$ $Ch. Brg. = S 60^{\circ}36'34'' E$	(C) $\Delta = 07^{\circ}22'53''$ $R = 955.28'$ $L = 123.07'$ $T = 61.62'$ $Ch = 122.99'$ $Ch. Brg. = N 64^{\circ}36'34'' W$
(D) $\Delta = 26^{\circ}49'30''$ $R = 716.20'$ $L = 335.31'$ $T = 170.79'$ $Ch = 332.26'$ $Ch. Brg. = N 81^{\circ}42'45'' W$	(E) $\Delta = 21^{\circ}06'10''$ $R = 716.20'$ $L = 263.78'$ $T = 133.40'$ $Ch = 262.30'$ $Ch. Brg. = N 78^{\circ}51'05'' W$
(F) $\Delta = 05^{\circ}43'20''$ $R = 716.20'$ $L = 71.53'$ $T = 35.79'$ $Ch = 71.50'$ $Ch. Brg. = N 87^{\circ}44'10'' W$	

DYER ROAD
TOWNSHIP ROAD No. 66
(VARIABLE WIDTH R/W)

99.05

Mc Steen & Associates

ENGINEERS & SURVEYORS

October 25, 2005

Project Number: 05-354

7720 Dyer Road

Situated in the State of Ohio, County of Madison, Township of Pleasant, being part of VMS 3972, being a parcel of land, now or formerly in the name of Bank of New York, as Trustee as recorded in OR 205, Page 1369 of the Madison County records of Deeds, and more fully described as follows:

Commencing for Reference at the centerline intersection of Interstate Route 71 (variable width limited access right-of-way) and Dyer Road (Township Road Number 66) (variable width right-of-way) (a ½-inch rebar in concrete was found North 59°-40'-48" East at 900.40 feet on the centerline of Interstate Route 71, and a 1-inch rebar in a monument box (8-inches deep) was found North 60°-18'-00" West at 103.54 feet on the centerline of Dyer Road at S.T. sta. 23+96.46; Thence, South 60°-18'-00" East, along the centerline of Dyer Road, passing over a 1-inch rebar in a monument box (8-inches deep) at T.S. sta. 25+96.23 at 96.23 feet, a distance of 162.89 feet to a point of curvature (NOTE: a simple curve has been substituted for the spiral curve using the O.D.O.T. Tangent Method of substitution); Thence, southeasterly, following the arc of a curve to the left having a central angle of 00°-37'-07", a radius of 955.28 feet, a tangent of 5.16 feet, a chord of 10.31 feet, a chord bearing South 60°-36'-34" East, a distance of 10.31 feet to a PK (masonry) Nail set on the southeasterly line of Interstate Route 71 at the **TRUE PLACE of BEGINNING** of the parcel herein to be described;

Course No. 1: thence, North 59°-40'-48" East, along the southeasterly line of Interstate Route 71, passing over a 8-inch diameter concrete monument stamped "SHD-RW" at 79.40 feet, a distance of 399.10 feet to an iron pin set at the northwesterly corner of a 18.655 acre (deed) parcel of land, now or formerly in the name of Brian Tatham as recorded in OR 114, Page 2091 (Parcel 1) (a 8-inch diameter concrete monument stamped "SHD-RW" was found North 59°-40'-48" East at 14.93 feet);

Course No. 2: thence, South 04°-29'-21" East, along the westerly line of said Tatham parcel, passing over an iron pin set at 242.90 feet and a railroad spike found at 305.15 feet, a distance of 305.87 feet to the centerline of Dyer Road (a 1-inch rebar in a monument box (8-inches deep) was found on the centerline of Dyer Road at C.S. sta. 31+31.54 along a non-tangent curve to the left having a central angle of 05°-43'-20", a radius of 716.20 feet, a tangent of 35.79 feet, a chord of 71.50 feet, a chord bearing South 87°-44'-10" East, a distance of 71.53 feet);

Course No. 3: thence, northwesterly, along the centerline of Dyer Road following the arc of a non-tangent curve to the right having a central angle of 21°-06'-10", a radius of 716.20 feet, a tangent of 133.40 feet, a chord of 262.30 feet, a chord bearing of North 78°-51'-05" West, a distance of 263.78 feet to a 1-inch rebar in a monument box (8-inches deep) found at S.C. sta. 27+96.23;

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Corporate Office: 1415 East 286th Street Wickliffe, Ohio 44092

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Course No. 4: thence, northwesterly, continuing along the centerline of Dyer Road, following the arc of the substituted curve to the right having a central angle of $07^{\circ}-22'-53''$, a radius of 955.28 feet, a tangent of 61.62 feet, a chord of 122.99 feet, a chord bearing North $64^{\circ}-36'-34''$ West, a distance of 123.07 feet to the place of beginning, containing 1.405 acres of land, more or less, as surveyed in October of 2005 by Robert A. Dorner, Registered Professional Surveyor No. 6943 for and on behalf of **McSteen and Associates, Inc.** under Project Number 05-354, and is subject to all legal highways and easements of record.

Note: All iron pins indicated as set in this description are 30 inches in length x 5/8-inch diameter rebar with a plastic identification cap stamped "McSteen & Assoc."

Note: The basis of bearings for this description is North $59^{\circ}-40'-48''$ East as the centerline of Interstate Route 71, as evidenced by monuments found, and is the same bearing as found on Ohio Department of Transportation Plans 1-71-3(31) 84, MAD-1-4.89, Sheets 2-30.

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