

AUB 00157

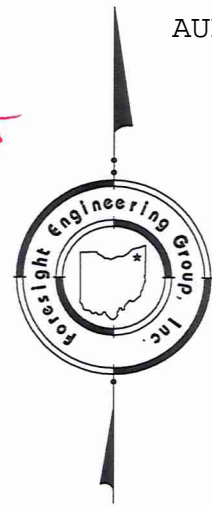
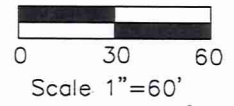
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CURVE TABLE						
CURVE	Delta	Length	Radius	Tangent	Chord Bearing	Chord Distance
C1	88°47'30"	46.49'	30.00'	29.37'	N45°34'49"E	41.98'

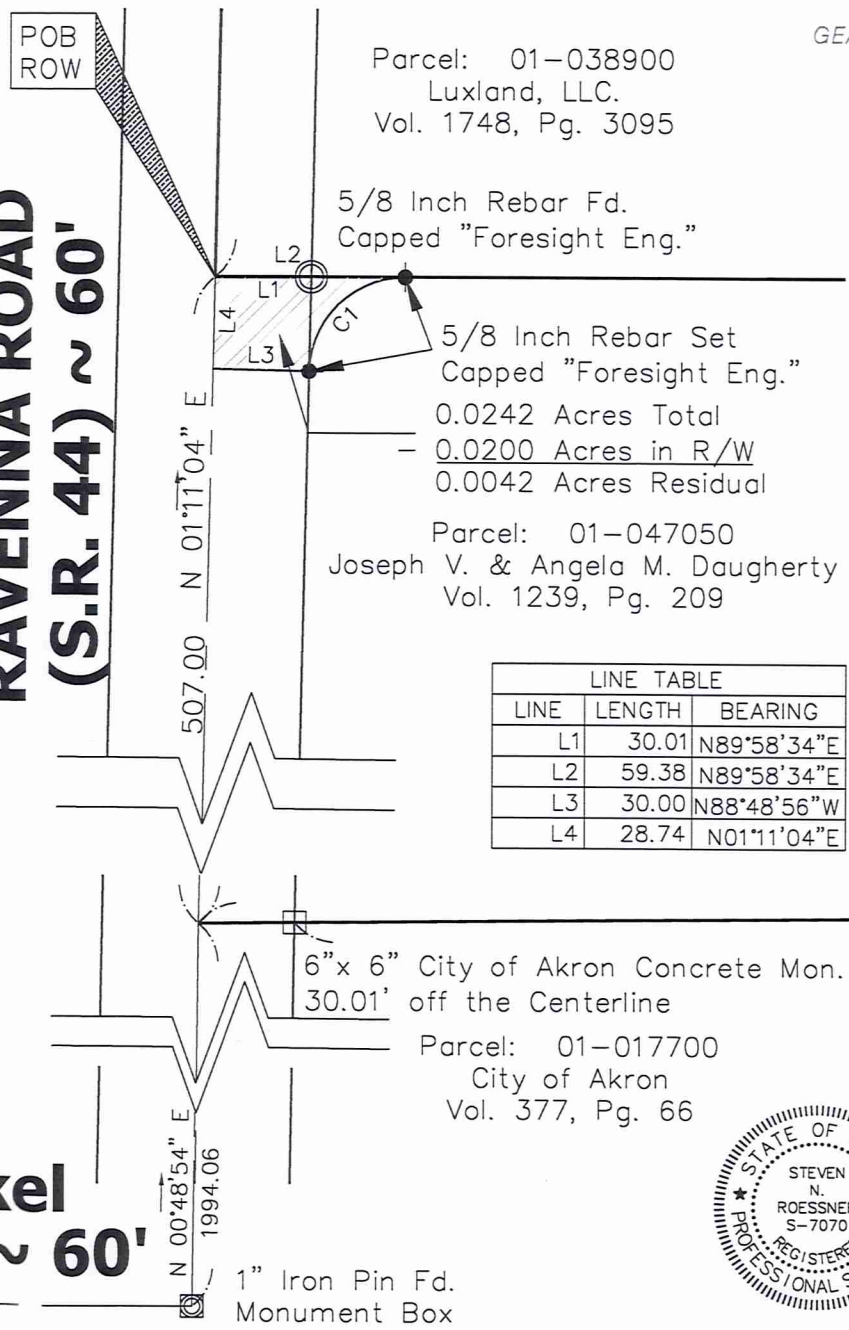
SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251

R.S. 8/18/05

OFFICE OF THE
GEAUGA COUNTY ENGINEER



**RAVENNA ROAD
(S.R. 44) ~ 60'**



Parcel: 01-038900
Luxland, LLC.
Vol. 1748, Pg. 3095

5/8 Inch Rebar Fd.
Capped "Foresight Eng."
5/8 Inch Rebar Set
Capped "Foresight Eng."
0.0242 Acres Total
- 0.0200 Acres in R/W
0.0042 Acres Residual

Parcel: 01-047050
Joseph V. & Angela M. Daugherty
Vol. 1239, Pg. 209

LINE TABLE		
LINE	LENGTH	BEARING
L1	30.01	N89°58'34"E
L2	59.38	N89°58'34"E
L3	30.00	N88°48'56"W
L4	28.74	N01°11'04"E

6"x 6" City of Akron Concrete Mon.
30.01' off the Centerline
Parcel: 01-017700
City of Akron
Vol. 377, Pg. 66

**Crackel
Road ~ 60'**



Bearings are based upon Grid North
by GPS observation from Geauga
County GPS Monument 1687.

● = 5/8" rebar set 30" long
capped Foresight Engineering

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 October 2004 by
Foresight Engineering Group, Inc. under
the supervision of Steven N. Roessner,
P.S. 7070.

Steven N. Roessner 8/18/05
Steven N. Roessner, P.S. 7070
Date Foresight Engineering Group, Inc.

Foresight Engineering Group
Engineers & Surveyors

SCALE : Horiz. none
Vert. 1" = 60'
FILE NAME:
I:\Lux20401\Plot\Row
DATE : August 17, 2005

LUXLAND, LLC.
Parcel 01-047050 - Lot 49 - Tract 3
Auburn Township - Geauga County - OH
Plat of Survey

SHEET NO.

I:\sdc\kro\Lux20401\cod\Plot\ROW\Split.dwg, 8/18/2005 1:06:09 PM, Copyright Foresight Engineering Group, Inc.

AUB00157

Luxland

Picked up 8-19-05

**Survey Description
For
ROW
0.0242 acres
August 18, 2005**

Situated in the Township of Auburn, County of Geauga and State of Ohio and being a part of Lot No. 49, Tract 3 in Township 6, Range 8 of the Connecticut Western Reserve and being further bounded and described as follows:

Commencing at a 1 inch iron pin found in a monument box at the intersection of the centerline of ~~Crack~~ Road, 60 feet wide, and the centerline of Ravenna Road, also known as State Route 44, 60 feet wide; *Cracked*

Thence North 00°48'54" East a distance of 1994.06 feet to a northwesterly corner of parcel 01-017700 owned by the City of Akron by deed recorded in Volume 377, Page 66 of the Geauga County Records of Deeds;

Thence North 1°11'04" East along the centerline of said Ravenna Road a distance of 507.00 feet to a northwesterly corner of parcel 01-047050 owned by Joseph V. and Angela M. Daugherty by deed recorded in Volume 1239, Page 209 of the Geauga County Records of Deeds; said corner also being the southwesterly corner of parcel # 01-038900 owned by Luxland, LLC. by deed recorded in Volume 1748, Page 3095 of the Geauga County Records of Deeds, said point also being the beginning;

Course I. Thence North 89°58'34" East along the northerly line of said parcel 01-047050 and the southerly line of said parcel 01-038900 a total distance of 59.38 feet to a 5/8 inch rebar set capped "Foresight Engineering," passing through a 5/8 inch rebar found at a distance of 30.01 feet and capped "Foresight Engineering";

Course II. Thence along the arc of a curve deflecting to the left having a length of 46.49 feet, a radius of 30.00 feet, a delta of 88°47'30", a tangent of 29.37 feet and a chord which bears South 45°34'49" West a distance of 41.98 feet to a 5/8 inch rebar set capped "Foresight Engineering;"

Course III. Thence North 88°48'56" West a distance of 30.00 feet to the centerline of said Ravenna Road;

Course IV. Thence North 01°11'04" East along the centerline of said Ravenna Road a distance of 28.74 feet to the place of beginning and containing 0.0242 acres of land of which 0.0200 acres are located within the right-of-way of said Ravenna Road. This description is based upon a survey performed in October 2004 by Foresight Engineering Group under the supervision of Steven N. Roessner, P.S. 7070. Bearings are based upon Grid North as observed by GPS using Geauga County GPS Monument 1687. All 5/8 inch rebar set are 30 inches long capped Foresight Engineering. The prior instrument reference is recorded in Vol. 1239, Page 209 of Geauga County Record of Deeds.

Steven N. Roessner
STEVEN N. ROESSNER, P.S. #7070
FORESIGHT ENGINEERING GROUP, INC.
8/18/05
DATE



RECEIVED
AUG 18 2005
GEAUGA COUNTY ENGINEER

SURVEY PLAT & LEGAL DESCRIPTION
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R.S. 8/18/05
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GEAUGA COUNTY ENGINEER