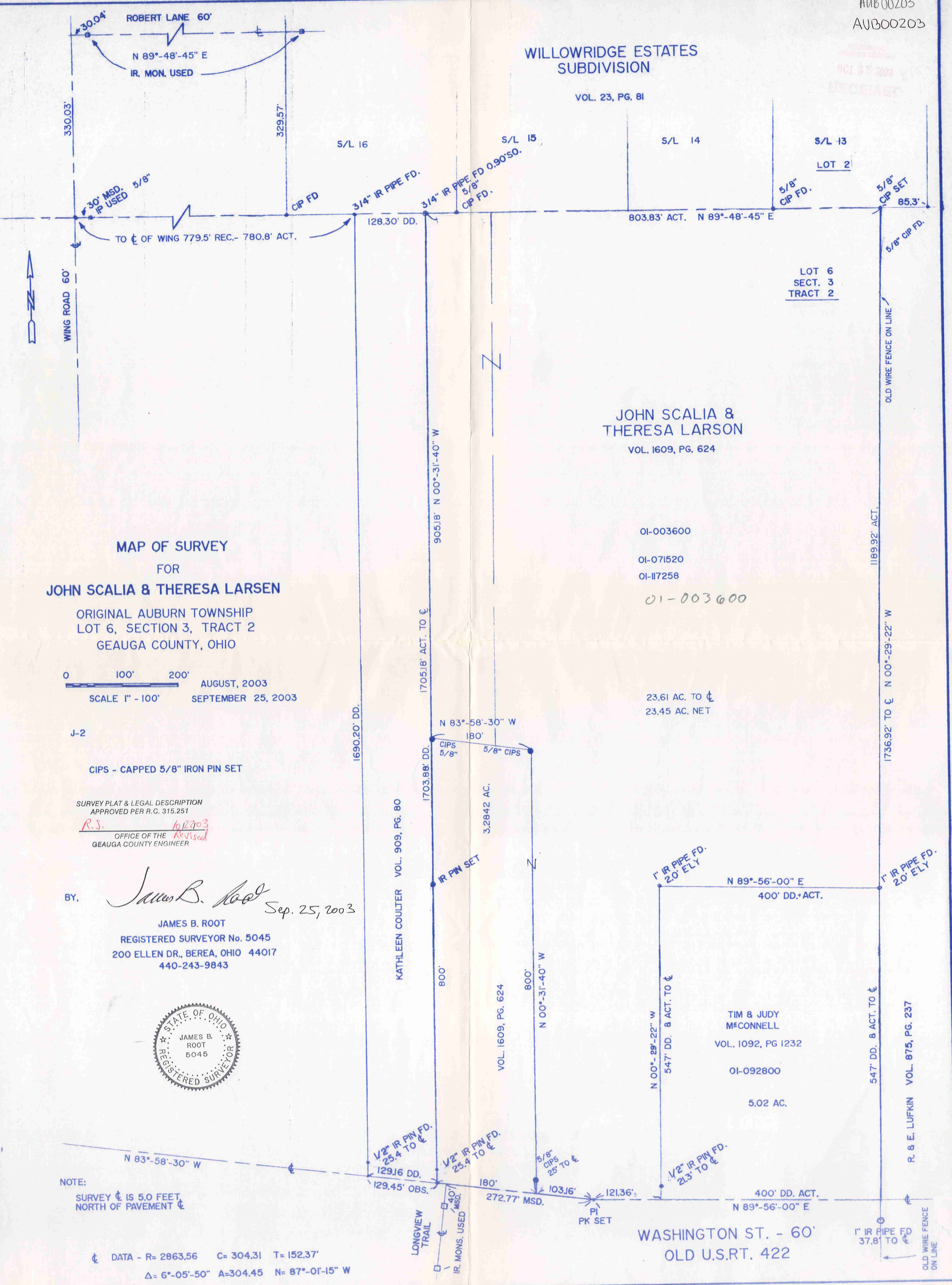


WILLOWRIDGE ESTATES
SUBDIVISION

VOL. 23, PG. 81

RECORDED
OCT 25 2003
DECEMBER



MAP OF SURVEY
FOR
JOHN SCALIA & THERESA LARSEN
ORIGINAL AUBURN TOWNSHIP
LOT 6, SECTION 3, TRACT 2
GEAUGA COUNTY, OHIO

0 100' 200'
SCALE 1" = 100'
AUGUST, 2003
SEPTEMBER 25, 2003

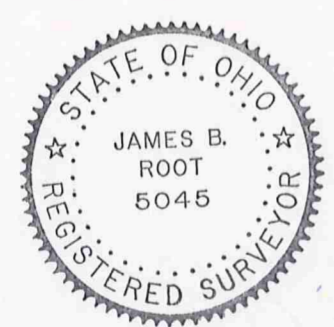
J-2
CIPS - CAPPED 5/8" IRON PIN SET

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

R.S. *6/29/03*
OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER

BY: *James B. Root* *Sep. 25, 2003*

JAMES B. ROOT
REGISTERED SURVEYOR No. 5045
200 ELLEN DR., BEREA, OHIO 44017
440-243-9843



JOHN SCALIA &
THERESA LARSON
VOL. 1609, PG. 624

01-003600

01-071520

01-117258

01-003600

23.61 AC. TO CL
23.45 AC. NET

NOTE:
SURVEY CL IS 5.0 FEET
NORTH OF PAVEMENT CL

DATA - R= 2863.56 C= 304.31 T= 152.37
Δ= 6°-05'-50" A=304.45 N= 87°-01'-15" W

WASHINGTON ST. - 60'
OLD U.S. RT. 422

AMB00203

01-003600

VOL 1715 PG 1797

picked up Scalia 11/07/03



James B. Root & Associates

Civil Engineers & Surveyors

200 Ellen Drive • Berea, Ohio 44017

Phone: 440-243-9843

Fax: 440-243-3026

JBRoot23@aol.com

October 21, 2003

Legal Description 10698 Washington

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being part of Lot 6 in Section 3 of Tract No. 2 and also known as being part of a parcel of land conveyed to John Scalia and Theresa Larsen by deed recorded in Vol. 1609, Pg. 624 of Geauga County Records and bounded and described as follows:

Beginning at a point in the centerline of Washington Street, Old State Route 422, 60 feet wide, said point being the Southeasterly corner of a parcel of land conveyed to Tim and Judy McConnell by deed recorded in Vol. 1092, Pg. 1232 of Geauga County Records, marked by a 1" iron pipe found 37.8 feet South of the centerline;

Thence South 89 degrees 56 minutes 00 seconds West along the centerline of the Street and the tangent thereof a distance of 400.00 feet to the Southwesterly corner of the aforesaid parcel of land conveyed to Tim and Judy McConnell and the Principle Place of Beginning of the Premises herein described

Thence continuing South 89 degrees 56 minutes 00 seconds West along the centerline tangent a distance of 121.36 feet to a PK nail set at the point of intersection of the angle therein;

Thence North 83 degrees 58 minutes 30 seconds West along the centerline of the Street a distance of 103.16 feet to a point at the Southeasterly corner of a parcel of land conveyed to John Scalia and Theresa Larsen by deed recorded in Vol. 1609, Pg. 624 of Geauga county Records;

Thence North 00 degrees 31 minutes 40 seconds West along the Easterly line of aforementioned parcel a distance of 800.00 feet to a point marked by a CIPS, (Capped 5/8" iron pin set, stamped, James B. Root, typical) 5045, Berea) *at the northeast corner thereof (passing through a CIPS at 25' from centerline of Washington St.)*

Thence North 83 degrees 58 minutes 30 seconds West along the Northerly line of the aforementioned parcel a distance of 180.00 feet to a point in the Easterly line of a parcel of land conveyed to Kathleen Coulter by deed recorded in Vol. 909, Pg. 80 of Geauga County Records marked by a CIPS;

Thence North 00 degrees 31 minutes 40 seconds West along the Easterly line of the parcel conveyed to Kathleen Coulter a distance of 905.18 feet to a point in the Northerly line of Lot No.6, marked by an 3/4" iron pipe found, 0.90 feet Southerly;

Thence North 89 degrees 48 minutes 45 seconds East along the Northerly line of Lot No. 6 and the Southerly line of The Willowridge Estates Subdivision, recorded in Vol. 23 of maps, Pg. 81 of Geauga County Records, a distance of 803.83 feet to a point at the Northwesterly corner of a parcel of land conveyed to R. & E. Lufkin by deed recorded in Vol. 875, Pg. 237 of Geauga County Records, marked by a CIPS;

Thence South 00 degrees 29 minutes 22 seconds East along the Westerly line of the aforementioned parcel of land conveyed to Lufkin a distance 1189.92 feet to a point at the Northeasterly corner of the parcel of land conveyed to Tim and Judy McConnell, marked by an 1" iron pipe found 2.0 feet Easterly;

Thence South 89 degrees 56 minutes 00 seconds West along the Northerly line of the McConnell parcel a distance of 400.00 feet to the North-Westerly corner thereof, marked by a 1" iron pipe found, 2.0 feet Easterly;

Thence South 00 degrees 29 minutes 22 seconds East along the Westerly line of the McConnell parcel a distance of 547.00 feet to a point in the centerline of the Street and the Principle Place of Beginning, while passing through an old 1/2" iron pin found 21.3 feet from the centerline and containing 23.61 acres of land to the centerline or 23.45 acres to the sideline of the Street, according to the survey of James B. Root, Registered Surveyor No. 5045, dated August, 2003. The courses given in this description are to an assumed meridian and are used to indicate angles only.

By,

James B. Root

James B. Root
Registered Surveyor No. 5045

~~SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
11
OFFICE OF THE
GAUGA COUNTY ENGINEER~~



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

R.S. 10/22/03
OFFICE OF THE Revised (as noted)
GAUGA COUNTY ENGINEER

RECEIVED
OCT 25 2003
GAUGA COUNTY ENGINEER

Good
closure