

Lake Lucerne Subdivision No.5
Volume 11, Page 123 & 124

S/L 6
D.G. Kobick, Jr. & J.M. Kobick
Vol. 829, Pg. 459
(02-199590)

S/L 7
T. & K.K. McNeal
Vol. 1754, Pg. 189B
(02-006950)

S/L 8
R.L. Silver
Vol. 947, Pg. 4B
(02-312230)

Proposed Lot Splits

for
Gregory J. Miller

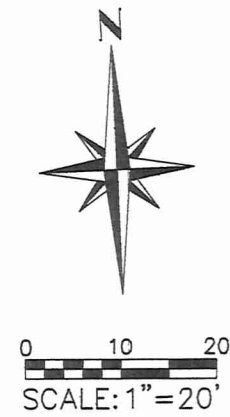
G.J. & M.A. Miller
Vol. 531, Pg. 964

Part of Twilea Park Subdivision No.1
Volume 8, Page 40

Part of Original Lot 10, Tract 2
Bainbridge Township, County of Geauga
State of Ohio

October 24th, 2005
Revised: February 2, 2006

This Boundary Survey has been prepared in accordance with Chapter 4733-37, Ohio Administrative Code for Minimum Standards for Boundary Surveys as adopted 2-15-90. This survey was performed under my supervision, and is believed to be correct and accurate to the best of my knowledge.



NOTES:
BASIS OF BEARINGS IS S87°31'30"E AS AN ASSUMED MERIDIAN, AND IS INTENDED TO DENOTE ANGLES ONLY.
RECORDS INCLUDING DEEDS CITED ON EACH PARCEL ALONG WITH COUNTY ROAD RECORDS, WERE USED AS REFERENCE DOCUMENTS AND SOURCES OF DATA.
ALL IRON PINS SET ARE 5/8" DIA x 30" LONG REBAR WITH A REGISTRATION CAP MARKED AS "AAA #7794"

T.P. & C.L. Kelly
Vol. 1621, Pg. 25
(02-324930)

Parcel #2 Proposed Lot Split
0.226 Acres.
9842.0 Sq.ft.

Parcel #3 Lot Combination
1.722 Acres.
75030.6 Sq.ft.

Former S/L 17
G.J. & M.A. Miller
Vol. 1778, Pg. 27B
(02-250300)

S/L 18
L. Little
Vol. 1712, Pg. 2467
(02-220500)

Parcel #1 Proposed Lot Split
0.226 Acres.
9842.0 Sq.ft.

S/L 16
D.J. & D.J. Yuhas
Vol. 1773, Pg. 142
(02-273500)

Curve Table

| NUM | DELTA | ARC | RADIUS | BEARING | DISTANCE |
|-----|------------|--------|---------|-------------|----------|
| C1 | 102°34'44" | 33.54' | 180.00' | S49°02'35"W | 33.29' |
| C2 | 48°13'31" | 47.36' | 60.00' | S74°28'09"W | 46.14' |

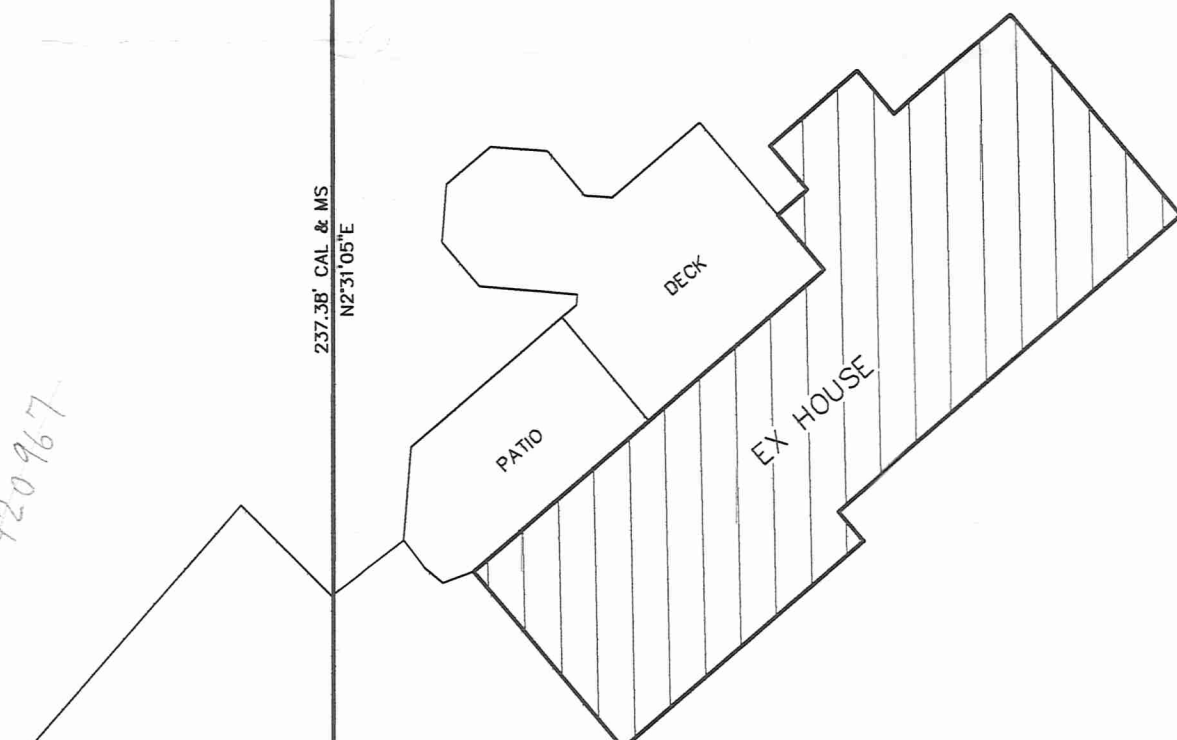
SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251

R.S. 2/19/06
OFFICE OF THE REVISOR
GEAUGA COUNTY ENGINEER

KEITH B. JONES
REGISTERED LAND SURVEYOR #7794
AAA Land Surveying, Inc.
100 Center Street, Suite 150
Chardon, OH 44024
(440) 286-2393



Trillium Drive-60'



AAA Land Surveying, Inc.
100 Center Street, Suite 150
Chardon, OH. 44024

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AAAlandsurveying@Hotmail.com

Proposed Lot Split Parcel #2

Situated in the Township of Bainbridge, County of Geauga, and the State of Ohio, and known as being part of Original Lot 10, Tract 2 of said Township, and known as being further bounded and described as follows:

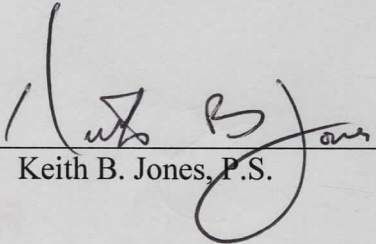
Beginning at a 1" diameter iron pipe (found in a root of a tree) at the northwest corner of the former sub-lot 17 of the Twilea Park Subdivision No.1, as recorded in Volume 8, Page 40 of Geauga County Plat Records (02-250300), said point also being on the Original southerly line of sub-lot 6 of the Lake Lucerne Subdivision No.5, as recorded in Volume 11, Page 123 & 124 of Geauga County Deed Records (02-199590); said point being the principal place of beginning of the description to be herein described;

Thence S 87°31'30" E along the northerly line of former sub-lot 17, also being the southerly subdivision line of Lake Lucerne Subdivision No.5, a distance of 123.03 feet to a 5/8" iron pin set;

Thence S 02°31'05" W, a distance of 80.00 feet to a 5/8" iron pin set;

Thence N 87°31'30" W, a distance of 123.03 feet to a 5/8" iron pin set on the westerly line of said former sub-lot 17, said point also being on the easterly line of T.P. & C.L. Kelly, as recorded in Volume 1521, Page 25 of Geauga County Deed Records (02-324930);

Thence N 02°31'05" E along Kelly's easterly line, also being the westerly line of former sub-lot 17, a distance of 80.00 feet back to the principal place of beginning, containing 0.226 Acres of land, but subject to all legal highways. Being a parcel of land divided from lands deeded to G.J. & M.A. Miller, recorded in Volume 1778, Page 278 of Geauga County Deed Records (02-250300). Pursuant to a survey done in February 2006 by Keith B. Jones, Ohio Registered Surveyor #7794 Chardon Ohio. Basis of Bearings is S 87°31'30" E as an assumed meridian and is intended to denote angles only. All iron pins set are 5/8" dia. X 30" long rebar with a registration cap marked as "AAA #7794".


Keith B. Jones, P.S. 2-7-06
Date



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

R.S. 2/9/06
OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER

AAA Land Surveying, Inc.
100 Center Street, Suite 150
Chardon, OH. 44024

Phone (440) 286-2393
Fax (440) 286-2394
AAAlandsurveying@Hotmail.com

Proposed Lot Combination Parcel #3

Situated in the Township of Bainbridge, County of Geauga, and the State of Ohio, and known as being part of Original Lot 10, Tract 2 of said Township, and known as being further bounded and described as follows:

Beginning at a 1" diameter iron pipe (found in a root of a tree) at the northwest corner of the former sub-lot 17 of the Twilea Park Subdivision No.1, as recorded in Volume 8, Page 40 of Geauga County Plat Records (02-250300), said point also being the northeast corner of T.P. & C.L. Kelly, as recorded in Volume 1521, Page 25 of Geauga County Deed Records (02-324930); Thence S 02°31'05" W along Kelly's easterly line, also being the former westerly line of former sub-lot 17, a distance of 80.00 feet to a 5/8" iron pin set, said point being the principal place of beginning of the description to be herein described;

Thence S 87°31'30" E, a distance of 123.03 feet to a 5/8" iron pin set;

Thence N 02°31'05" E, a distance of 80.00 feet to a 5/8" iron pin set on the northerly line of former sub-lot 17, also being the southerly subdivision line of Lake Lucerne Subdivision No.5, as recorded in Volume 11, Page 123 & 124 of Geauga County Plat Records;

Thence S 87°31'30" E along the northerly line of former sub-lot 17, also being the southerly subdivision line of Lake Lucerne Subdivision No.5, a distance of 174.97 feet to a 5/8" iron pin found at the northwest corner of L. Little, as recorded in Volume 1712, Page 2467 of Geauga County Deed Records (02-220500), said point also being the westerly line of original sub-lot 18 in said Twilea Park Subdivision No.1, at the northwest corner thereof;

Thence S 21°18'09" W along the westerly line of Little, also being the westerly line of original sub-lot 18, a distance of 280.93 feet to a point on the northerly right-of-way of Trillium Drive being the southwest corner of Little and the southwest corner of original sub-lot 18, said point being marked by a 5/8" iron pin found (0.07' S, 0.04' E);

Thence S 74°38'09" W along the northerly right-of-way of Trillium Drive along an arc of a curve deflecting to the left, a distance of 47.36 feet to a point, said arc having a radius of 60.00 feet, a delta angle of 45°13'31", and a chord distance of 46.14 feet to 5/8" iron pin set;

Thence S 52°01'19" W continuing along the northerly right-of-way of Trillium Drive, a distance of 20.97 feet to a 5/8" iron pin set;;

Thence S 46°42'55" W continuing along the northerly right-of-way of Trillium Drive along an arc of a curve deflecting to the left, a distance of 33.34 feet to a 5/8" iron pin set at the northeast corner of D.J. & D.J. Yuhas, as recorded in Volume 1773, Page 142 of Geauga County Deed Records (02-273500), said corner being the northeast corner of original sub-lot 16, said arc having a radius of 180.00 feet, a delta angle of 10°36'44", and a chord distance of 33.29 feet;

