

Lake Lucerne Subdivision No.5
Volume 11, Page 124

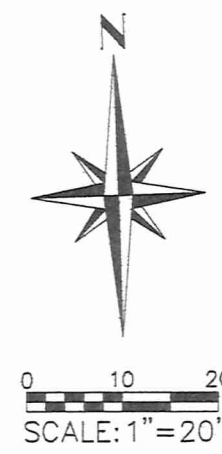
S/L 6
D.G. Kobick, Jr.
Vol. 629, Pg. 459
(02-199590)

S/L 7
T. & K.K. McNeal
Vol. 1754, Pg. 1898
(02-008850)

S/L 8
R.L. Silver
Vol. 947, Pg. 48
(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

This Boundary Survey has been prepared in accordance with Chapter 4703-07, Ohio Administrative Code for Minimum Standards for Boundary Surveys as adopted 8-15-00. This survey was performed under my supervision, and is believed to be correct and accurate to the best of my knowledge.



NOTES:

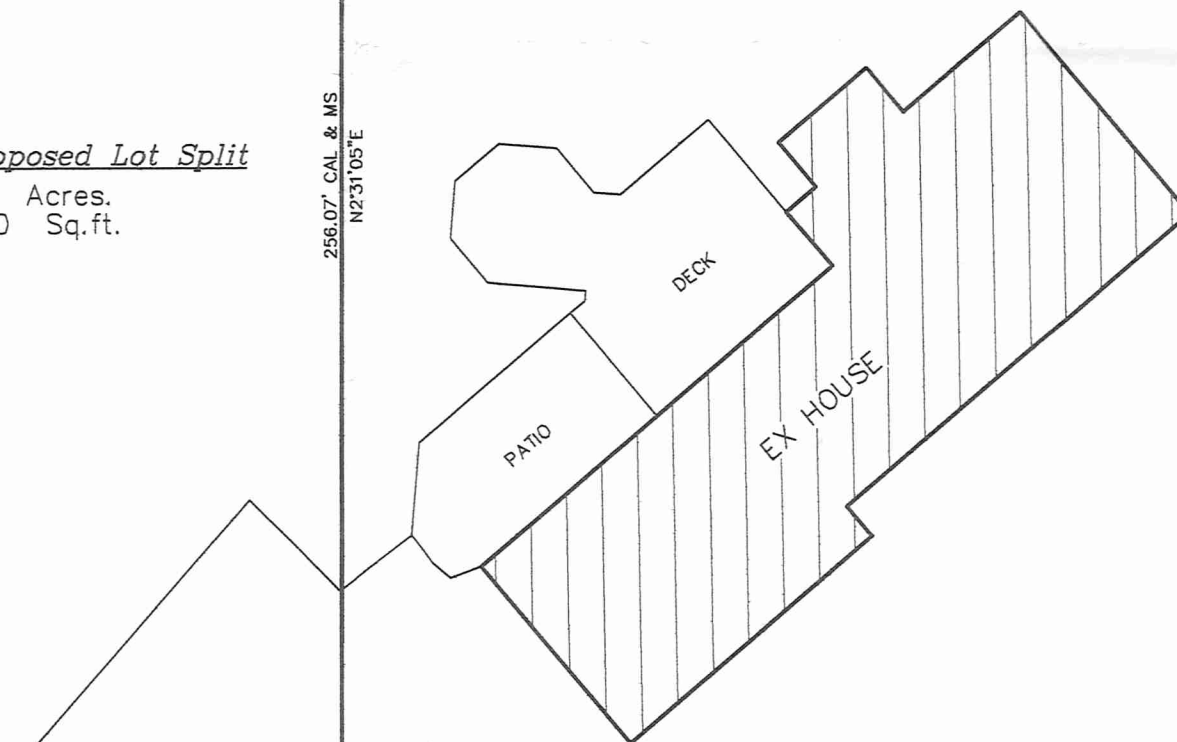
BASIS OF BEARINGS IS S87°31'30"E AS AN ASSUMED MERIDIAN, AND IS INTENDED TO DENOTE ANGLES ONLY.
RECORDS INCLUDING DEEDS CITED ON EACH PARCEL ALONG WITH COUNTY ROAD RECORDS, WERE USED AS REFERENCE DOCUMENTS AND SOURCES OF DATA.
ALL IRON PINS SET ARE 5/8" DIA x 30" LONG REBAR WITH A REGISTRATION CAP MARKED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

T.P. & C.L. Kelly
Vol. 1521, Pg. 25
(02-324830)

Parcel #1 Proposed Lot Split
0.405 Acres.
17631.0 Sq.ft.

Parcel #3 Lot Combination
1.722 Acres.
75030.6 Sq.ft.
Former
S/L 17
G.J. & M.A. Miller
Vol. 531, Pg. 964
(02-250300)

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



Curve Table

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	10°58'44"	33.34'	180.00'	S48°42'28"W	33.28'
C2	45°13'51"	47.36'	60.00'	S72°58'08"W	46.14'

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
Keith B. Jones
OFFICE OF THE
GEAUGA COUNTY ENGINEER

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



Drawing No. 05-039

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

Trillium Drive-60'

BA100104

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 sub-lot 17, a distance of 61.31 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 277.14 feet to a 5/8" iron pin set on the westerly line of L.T. 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;

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 216.16 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;

Thence S 52°01'19" W continuing along the northerly right-of-way of Trillium Drive, a distance of 20.97 feet to a point;

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 60.00 feet, a delta angle of 10°36'44", and a chord distance of 33.29 feet;

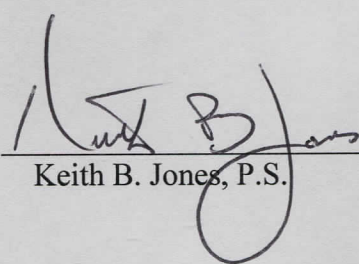
Thence N 87°28'19" W along the northerly line of Yuhas, also being the northerly line of original line of sub-lot 16, passing through a 1" iron pipe found at 124.47 feet, a total distance of 193.33 feet to a 5/8" iron pin set;

Thence N 02°31'05" E, a distance of 256.00 feet to a 5/8" iron pin set;

Thence S 87°31'30" E, a distance of 68.86 feet back to the principal place of beginning, containing 1.722 Acres of land, but subject to all legal highways. Being a parcel of land surveyed and combined from lands deeded to T.P. & C.L. Kelly, recorded in Volume 1521, Page 25 of Geauga County Deed Records (02-324930) and G.J. & M.A. Miller, as recorded in Volume 531, Page 964 of Geauga County Deed Records (02-250300). Pursuant to a survey done in October 2005 by Keith B. Jones, Ohio Registered Surveyor #7794

BA100104

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.

10-26-05

Date



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

PAK 11/21/05
OFFICE OF THE
GEAUGA COUNTY ENGINEER