

PLAT OF SURVEY AND PROPERTY SPLIT  
PREPARED FOR:  
**JAMES TODD GRAHAM  
&  
TINA STOLL GRAHAM**

LOCATED IN  
BURTON TOWNSHIP LOT NO. 57  
BEING IN THE  
COUNTY OF GEAUGA AND STATE OF OHIO

JAMES TODD GRAHAM  
AND  
TINA STOLL GRAHAM  
O.R. VOL. 1037 PG. 1229  
PARCEL NO. 2

JAMES TODD GRAHAM  
AND  
TINA STOLL GRAHAM  
O.R. VOL. 1037 PG. 1229  
PARCEL NO. 3

JAMES TODD GRAHAM  
AND  
TINA STOLL GRAHAM  
O.R. VOL. 1037 PG. 1229  
PARCEL NO. 1

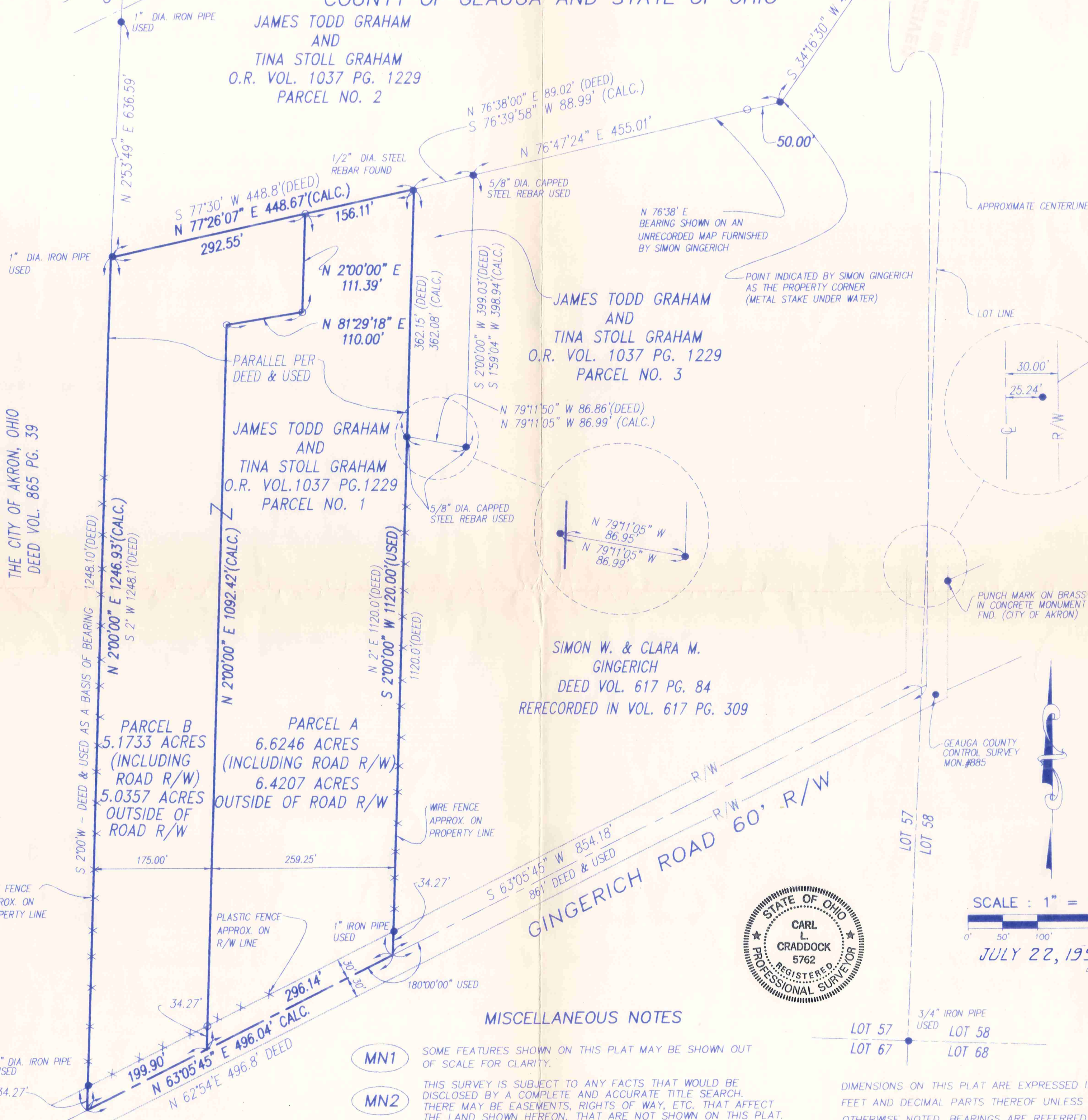
SIMON W. & CLARA M.  
GINGERICH  
DEED VOL. 617 PG. 84  
RERECORDED IN VOL. 617 PG. 309

CUYAHOGA RIVER

LOT 47  
LOT 57

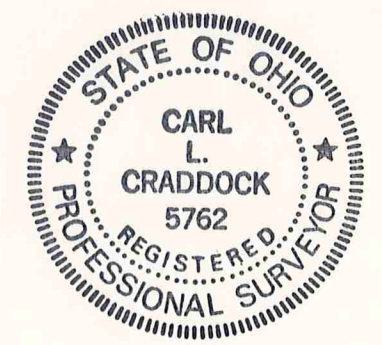
LOT 48  
LOT 58

CAPPED 5/8" DIA. STEEL REBAR SET  
(SEE BOCK & CLARK SURVEY  
DATED JULY 10, 1996)



THE CITY OF AKRON, OHIO  
DEED VOL. 865 PG. 39

SCALE : 1" = 100'  
0' 50' 100' 200'  
JULY 22, 1996  
C.L.D.



MISCELLANEOUS NOTES

- MN1** SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
- MN2** THIS SURVEY IS SUBJECT TO ANY FACTS THAT WOULD BE DISCLOSED BY A COMPLETE AND ACCURATE TITLE SEARCH. THERE MAY BE EASEMENTS, RIGHTS OF WAY, ETC. THAT AFFECT THE LAND SHOWN HEREON, THAT ARE NOT SHOWN ON THIS PLAT.
- MN3** ○ DENOTES 5/8" INCH DIAMETER X 30 INCH LENGTH STEEL REBAR SET WITH A YELLOW PLASTIC CAP WITH THE NAME "BOCK & CLARK" STAMPED ON THE TOP UNLESS OTHERWISE NOTED.
- MN4** ADDITIONAL PERTINENT DOCUMENTS USED FOR THE PERFORMANCE OF THIS SURVEY ARE AS FOLLOWS:  
GEAUGA COUNTY AUDITORS MAPS(TAX MAPS); PREVIOUS SURVEY PREPARED BY BOCK & CLARK DATED JUNE 10, 1996; MAP OF SURVEY PREPARED BY CAPITAL SURVEY COMPANY DATED OCTOBER 11, 1995; CURRENT AND PRIOR DEEDS OF THE SUBJECT PROPERTY AND ADJOINING PROPERTIES.

SURVEY PLAT AND LEGAL  
DESCRIPTION APPROVED  
PER R.C. 315.251  
R.S. 7.31.1996  
GEAUGA COUNTY ENGINEER

DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY. MONUMENTS WERE FOUND OR SET AT POINTS INDICATED HEREON.

*Carl L. Craddock*  
CARL L. CRADDOCK, P.S.  
PROFESSIONAL SURVEYOR NO. 5762

Description Prepared for  
James Todd Graham and  
Tina Stoll Graham

July 22, 1996

GRAHAM

04-150814

**Parcel A**

Situated in the Township of Burton, County of Geauga and State of Ohio and known as being part of Original Burton Township Lot No. 57, bounded and described as follows:

Beginning at an iron pin set at the northeast corner of said Original Burton Township Lot No. 57;

Thence South  $2^{\circ} 32' 53''$  West 184.04 feet, along the east line of said Lot No. 57, to the intersection of said east line and the southeasterly line of Parcel No. 2 conveyed to James Todd Graham and Tina Stoll Graham by deed recorded in Geauga County Official Record Volume 1037 Page 1229. Said point of intersection also being on the northwesterly line of a 21.35 Acre (per deed) parcel of land conveyed to Simon W. and Clara M. Gingerich by deed recorded in Volume 617 Page 84 of Geauga County Records;

Thence South  $34^{\circ} 16' 30''$  West 439.27 feet, along the southeasterly line of said Parcel No. 2 and northwesterly line of said 21.35 acre parcel, to a metal stake found (under water) at a corner of said parcels. Said corner being witnessed by an iron pin set South  $76^{\circ} 47' 24''$  West 50.00 feet therefrom;

Thence South  $76^{\circ} 47' 24''$  West 455.01 feet, along the southerly line of said Parcel No. 2 and the northerly line of said 21.35 acre parcel, to a capped 5/8 inch diameter steel rebar found (Colony Survey Co.) at the northeasterly corner of Parcel No. 3 conveyed to James Todd Graham and Tina Stoll Graham by the aforesaid deed;

Thence South  $76^{\circ} 39' 58''$  West 88.99 feet, along the northerly line of said Parcel No. 3 and southerly line of the aforementioned Parcel No. 2, to a 1/2 inch diameter steel rebar found at the northwest corner of said Parcel No. 3, the northeasterly corner of Parcel No. 1 conveyed to James Todd Graham and Tina Stoll Graham by the aforesaid deed and the **Principal Place of Beginning** of the parcel herein described;

**COURSE NO. 1** Thence **South  $2^{\circ} 00' 00''$  West 1120.00 feet**, along the east line of said Parcel No. 1, the west line of the aforementioned 21.35 acre parcel and the west line of the aforementioned Parcel No. 3 and passing through a 1 inch diameter iron pipe used at 1085.73 feet (on the northwesterly line of Gingerich Road, 60 feet wide), to the southeast corner of said Parcel No. 1, the southwest corner of said 21.35 acre parcel and the centerline of Gingerich Road;

**COURSE NO. 2** Thence **South  $63^{\circ} 05' 45''$  West 296.14 feet**, along said centerline and south line of said Parcel No. 1, to a point on a line that is parallel with and 175.00 feet easterly from the west line of said Parcel No. 1;

**COURSE NO. 3** Thence **North  $2^{\circ} 00' 00''$  East 1092.42 feet**, along said parallel line and passing through an iron pin set at 34.27 feet (on the northwesterly line of Gingerich Road), to an iron pin set;

**COURSE NO. 4** Thence **North  $81^{\circ} 29' 18''$  East 110.00 feet** to and iron pin set;

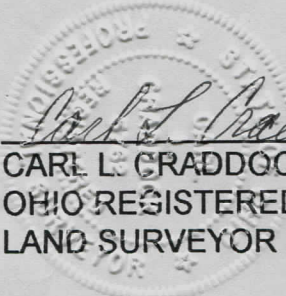
**COURSE NO. 5** Thence North 2° 00' 00" East 111.39 feet, along a line that is parallel with the west line of the aforementioned Parcel No. 1, to an iron pin set at the intersection of said parallel line and the north line of said Parcel No. 1. Said point also being on the south line of the aforementioned Parcel No. 2;

**COURSE NO. 6** Thence North 77° 26' 07" East 156.11 feet, along said north line of Parcel No. 1 and South line of Parcel No. 2, to the Principal Place of Beginning and containing 6.6246 Acres of land (0.2039 acres of which lie within the right of way of Gingerich Road), more or less, according to a survey prepared by Carl L. Craddock, Ohio Registered Professional Land Surveyor No. 5762, for and on behalf of Bock & Clark under Project No. 96056 dated July 22, 1996 and subject to all legal highways.

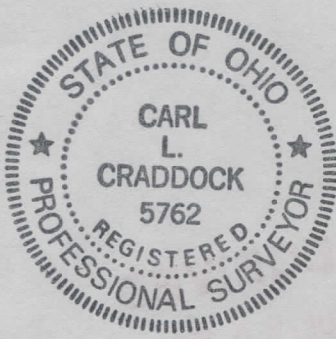
The bearings used in this description are referred to an assumed meridian and are used to denote angles only. The basis of the bearings is the west line of the abovementioned Parcel No. 1 (South 2° West, as recited in the deed recorded in Geauga County Official Record Volume 1037 Page 1230) and was established as a straight line between monuments as shown on the plat of the abovementioned survey.

All iron pins referred to in this description as being set are 5/8 inch diameter X 30 inch length steel rebar with a yellow plastic cap with the name Bock & Clark stamped on the top.

This description describes part of Parcel No. 1 conveyed to James Todd Graham and Tina Stoll Graham by deed recorded in Geauga County Official Record Volume 1037 Page 1229.

  
*Carl L. Craddock*  
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CARL L. CRADDOCK, P.S.  
OHIO REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 5762

SURVEY PLAT AND LEGAL  
DESCRIPTION APPROVED  
PER R.C. 315.251  
*R.S. 7/31/1996*  
\_\_\_\_\_  
GEAUGA COUNTY ENGINEER



Description Prepared for  
James Todd Graham and  
Tina Stoll Graham

July 22, 1996

GRAHAM

04-076200

**Parcel B**

Situated in the Township of Burton, County of Geauga and State of Ohio and known as being part of Original Burton Township Lot No. 57, bounded and described as follows:

Beginning at an iron pin set at the northeast corner of said Original Burton Township Lot No. 57;

Thence South  $2^{\circ} 32' 53''$  West 184.04 feet, along the east line of said Lot No. 57, to the intersection of said east line and the southeasterly line of Parcel No. 2 conveyed to James Todd Graham and Tina Stoll Graham by deed recorded in Geauga County Official Record Volume 1037 Page 1229. Said point of intersection also being on the northwesterly line of a 21.35 Acre (per deed) parcel of land conveyed to Simon W. and Clara M. Gingerich by deed recorded in Volume 617 Page 84 of Geauga County Records;

Thence South  $34^{\circ} 16' 30''$  West 439.27 feet, along the southeasterly line of said Parcel No. 2 and northwesterly line of said 21.35 acre parcel, to a metal stake found (under Water) at a corner of said parcels. Said corner being witnessed by an iron pin set South  $76^{\circ} 47' 24''$  West 50.00 feet therefrom;

Thence South  $76^{\circ} 47' 24''$  West 455.01 feet, along the southerly line of said Parcel No. 2 and the northerly line of said 21.35 acre parcel, to a capped 5/8 inch diameter steel rebar found (Colony Survey Co.) at the northeasterly corner of Parcel No. 3 conveyed to James Todd Graham and Tina Stoll Graham by the aforesaid deed:

Thence South  $76^{\circ} 39' 58''$  West 88.99 feet, along the northerly line of said Parcel No. 2, to a 1/2 inch diameter steel rebar found at the northwest corner of said Parcel No. 3 and the northeasterly corner of Parcel No. 1 conveyed to James Todd Graham and Tina Stoll Graham by the aforesaid deed;

Thence South  $77^{\circ} 26' 07''$  West 156.11 feet, along the northerly line of said Parcel No. 1 and southerly line of said Parcel No. 2, to an iron pin set at the **Principal Place of Beginning** of the parcel herein described;

**COURSE NO. 1** Thence **South  $2^{\circ} 00' 00''$  West 111.39 feet**, along a line that is parallel with the west line of said Parcel No. 1, to an iron pin set;

**COURSE NO. 2** Thence **South  $81^{\circ} 29' 18''$  West 110.00 feet** to an iron pin set on a line that is parallel with and 175.00 feet easterly from the west line of said Parcel No. 1;

**COURSE NO. 3** Thence **South  $2^{\circ} 00' 00''$  West 1092.42 feet**, along said parallel line and passing through an iron pin set at 1058.15 feet ( on the northwesterly line of Gingerich Road, 60 feet wide) to a point on the centerline of Gingerich Road and the southerly line of said Parcel No. 1;

**COURSE NO. 4** Thence **South  $63^{\circ} 05' 45''$  West 199.90 feet**, along said centerline and southerly line of said Parcel No. 1, to the southwest corner of said Parcel No. 1 and

the southeast corner of land conveyed to The City of Akron, Ohio by deed recorded in Volume 865 Page 39 of Geauga County Records;


**COURSE NO. 5** Thence North 2° 00' 00" East 1246.93 feet, along the west line of said Parcel No. 1 and east line of land so conveyed to The City of Akron, Ohio and passing through a 1 inch diameter iron pipe used at 34.27 ( on the northwesterly line of Gingerich Road), to a 1 inch diameter iron pipe used at the northwest corner of said Parcel No. 1 and the southwest corner of the aforementioned Parcel No. 2;

**COURSE NO. 6** Thence North 77° 26' 07" East 292.55 feet, along said north line of Parcel No. 1 and South line of Parcel No. 2, to the Principal Place of Beginning and containing 5.1733 acres of land (0.1376 acres of which lie within the right of way of Gingerich Road), more or less, according to a survey prepared by Carl L. Craddock, Ohio Registered Professional Land Surveyor No. 5762, for and on behalf of Bock & Clark under Project No. 96056 dated July 22, 1996 and subject to all legal highways.

The bearings used in this description are referred to an assumed meridian and are used to denote angles only. The basis of the bearings is the west line of the abovementioned Parcel No. 1 (South 2° West, as recited in the deed recorded in Geauga County Official Record Volume 1037 Page 1230) and was established as a straight line between monuments as shown on the plat of the abovementioned survey.

All iron pins referred to in this description as being set are 5/8 inch diameter x 30 inch length steel rebar with a yellow plastic cap with the name Bock & Clark stamped on the top.

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*Carl L. Craddock*  
 CARL L. CRADDOCK, P.S.  
 OHIO REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 5762

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

*R.S.* 7,31,1996  
GEAUGA COUNTY ENGINEER

