

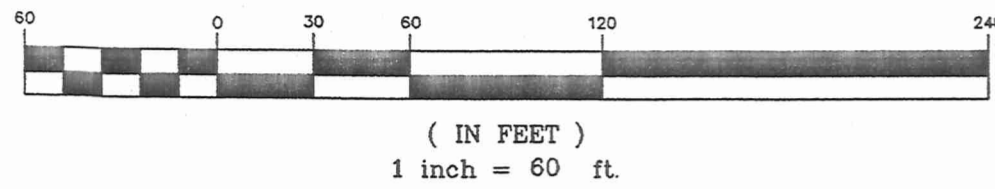
This drawing is of a survey of a 6.354 Ac parcel of land split into two parcels, one containing 3.022 Ac. and the other containing 3.332 Ac. of land known as part of Parcel 1 and all of Parcel 2 of lands conveyed to Theodore T. and Barbara J. Musgrave by deed record in Vol. 1060, Pg. 1168 of Geauga County deed of records, said parcels of land situated in Lot 25, Burton Township, Geauga County and The State Of Ohio. I do hereby certify that I have surveyed the premises and prepared the attached drawing in accordance with the provisions of Chapter 4733-37 of The Ohio Administrative Code and dimensions of the parcel are in feet and decimal parts thereof, all of which are correct to the best of my knowledge and belief.

*Jon D. Vollnogle*  
Jon D. Vollnogle Reg. Surveyor #7308

11-21-2001  
Date



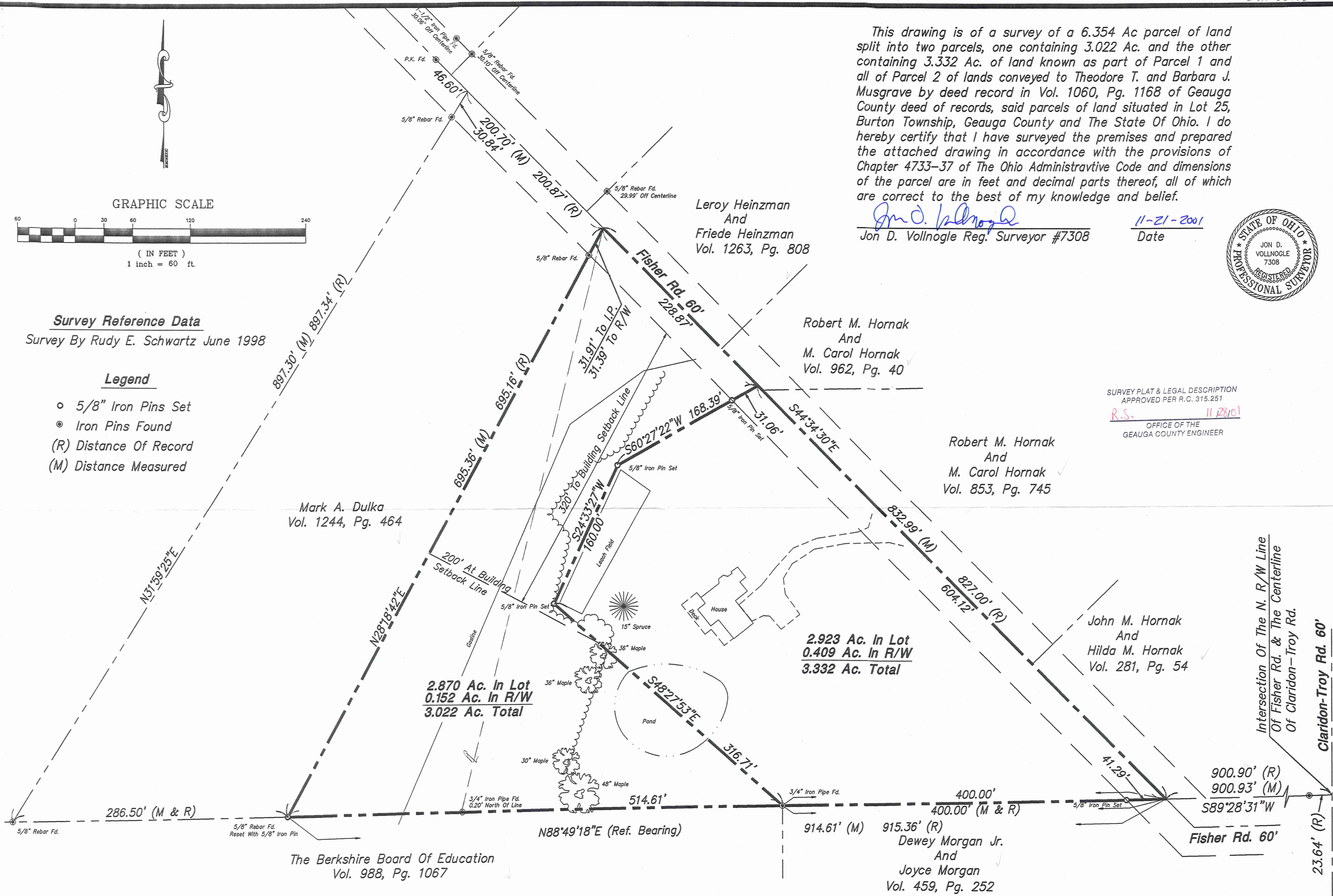
GRAPHIC SCALE



**Survey Reference Data**  
Survey By Rudy E. Schwartz June 1998

**Legend**

- 5/8" Iron Pins Set
- Iron Pins Found
- (R) Distance Of Record
- (M) Distance Measured



SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
R.S. 11/28/01  
OFFICE OF THE  
GAUGA COUNTY ENGINEER

SCALE

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SHEET  
**SB-1982**



**Howells & Baird, Inc.**  
CIVIL ENGINEERS & SURVEYORS  
SALEM, OHIO  
PH. (330) 332-4834  
FAX. (330) 332-4058

**Property Survey And Lot Split For  
Theodore T. Musgrave**

---

Lot 25, Burton Township  
Gauga County, State Of Ohio

DESIGNED BY: \_\_\_\_\_  
DRAWN BY: G.T.L.  
CHECKED BY: J.D.V.  
DATE: 11-20-2001  
JOB NUMBER: 01-1943  
FIELD BOOK: 457

REVISIONS

BURD00106

Musgrave  
picked up 11-30-01

# Howells and Baird, Inc.

CIVIL ENGINEERS AND SURVEYORS

417 East State Street

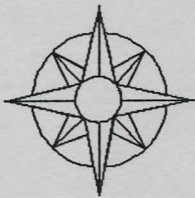
SALEM, OHIO 44460-2848

JON D. VOLLNOGLE, P.E., P.S.  
President

JACK H. HOWELLS, P.E., P.S.  
Business Development

PHONE (330) 332-4834  
FAX. NO. (330) 332-4058  
E-MAIL: howbaird@sky-access.com  
DONALD L. BAIRD, P.E., P.S.  
Vice President 1934 - 1995

21 November 2001



## DESCRIPTION OF A 3.022 ACRES FOR THEODORE T. MUSGRAVE

Known as being a parcel of land situated in Township of Burton, County of Geauga, State of Ohio, and being a part of the original Burton Lot No. 25 and being more fully described as follows:

Beginning for reference at the intersection of the centerline of Claridon-Troy Road and northerly right-of-way line Fisher Road;

thence S 89°-28'-31"W along the northerly right-of-way line of said Fisher Road, a distance of 900.93 feet to a point in the centerline of Fisher Road and said point also being the most easterly corner of lands of Theodore T. and Terry L. Musgrave, as recorded in Deed Volume 1060, Page 1168 of the Geauga County Records of Deeds;

thence S 88°-49'-18"W along the south line of said lands of Theodore T. and Terry L. Musgrave and the north line of lands of Dewey Morgan, Jr. and Joyce Morgan as recorded in Deed Volume 459, Page 252 of the Geauga County Records of Deeds, a distance of 400.00 feet to a 3/4 inch iron pipe found at the northwest corner of said Morgan Lands, said iron pipe being the true place of beginning of the tract herein described;

thence S 88°-49'-18"W (reference bearing) along the north line of lands of The Berkshire Board of Education, as recorded in Deed Volume 988, Page 1067 of the Geauga County Records of Deeds, a distance of 514.61 feet to a 5/8 inch iron rebar found, said rebar being at the southeasterly corner of Mark A. Dulka, as recorded in Deed Volume 1244, Page 464 of the Geauga County Records of Deeds;

thence N 28°-18'-42"E along the easterly line of said Mark A. Dulka lands, a distance of 695.36 feet to the centerline of Fisher Road, passing through a 5/8 inch iron rebar found at a distance of 663.45 feet;

thence S 44°-34'-30"E along the centerline of said Fisher Road, a distance of 228.87 feet to a point;

thence S 60°-27'-22"W a distance of 168.39 feet to a 5/8 inch iron pin set, passing through a 5/8 inch iron pin set for reference at a distance of 31.06 feet;

thence S 24°-33'-27"W a distance of 160.00 feet to a 5/8 inch iron pin set;

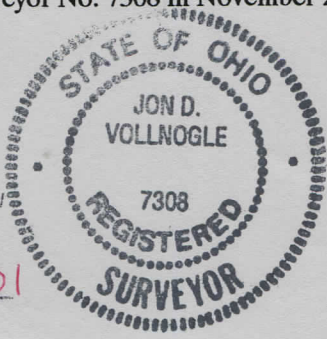
thence S 48°-27'-53"E a distance of 316.71 feet to the place of beginning, containing 3.022 acres of land, more or less, of which 0.152 acres lies in the right-of-way of Fisher Road. The above described parcel is subject to all legal rights-of-way and easements.

This description was prepared by Jon D. Vollnogle, Registered Surveyor No. 7308 in November 2001, from a survey supervised by him.

1.7608 Ac. out of 04-103480 & 1.2612 Ac. ~~of~~ <sup>all of</sup> 04-150854

*Jon D. Vollnogle*  
Jon D. Vollnogle, Reg. Surveyor #7308

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



R.S. 11/28/01

OFFICE OF THE  
GEAUGA COUNTY ENGINEER

# Howells and Baird, Inc.

CIVIL ENGINEERS AND SURVEYORS

417 East State Street

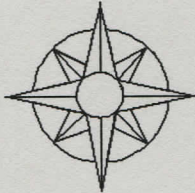
SALEM, OHIO 44460-2848

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Vice President 1934 - 1995

21 November 2001



## DESCRIPTION OF A 3.332 ACRES FOR THEODORE T. MUSGRAVE

Known as and being a parcel of land situated in the Township of Burton, County of Geauga, State of Ohio, and being part of the original Burton Township Lot No. 25, and being more fully described as follows:

Beginning for reference at the intersection of the centerline of Claridon-Troy Road and the northerly right-of-way line of Fisher Road;

thence S 89°-28'-31"W along the northerly right-of-way line of said Fisher Road, a distance of 900.93 feet to a point in the centerline of Fisher Road, said point also being the most easterly corner of lands of Theodore T. and Terry L. Musgrave, as recorded in Deed Volume 1060, Page 1168 of Geauga County Records of Deeds, said point also being the true place of beginning of the tract herein described;

thence S 88°-49'-18"W (reference bearing) along the northerly line of lands of Dewey Morgan, Jr. and Joyce Morgan as recorded in Deed Volume 459, Page 252 of the Geauga County Records of Deeds, a distance of 400.00 feet to a 3/4 inch iron pipe found, passing over a 5/8 inch iron pin set for reference at a distance of 41.29 feet;

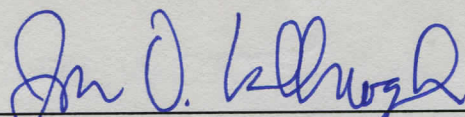
thence N 48°-27'-53"W a distance of 316.71 feet to a 5/8 inch iron pin set;

thence N 24°-33'-27"E a distance of 160.00 feet to a 5/8 inch iron pin set;

thence N 60°-27'-22"E a distance of 168.39 feet to a point in the centerline of Fisher Road, passing through a 5/8 inch iron pin set for reference at a distance of 137.33 feet;

thence S 44°-34'-30"E along the centerline of said Fisher Road, a distance of 604.12 feet to the place of beginning, containing 3.332 acres, more or less, of which 0.409 acres lies in right-of-way of Fisher Road. The above described parcel is subject to all legal rights-of-way and easements.

This description was prepared by Jon D. Vollnogle, Registered Surveyor No. 7308 in November 2001 from a survey supervised by him.

  
Jon D. Vollnogle, Reg. Surveyor #7308

SEAL:



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

R.S.

11/28/01

OFFICE OF THE  
GEAUGA COUNTY ENGINEER