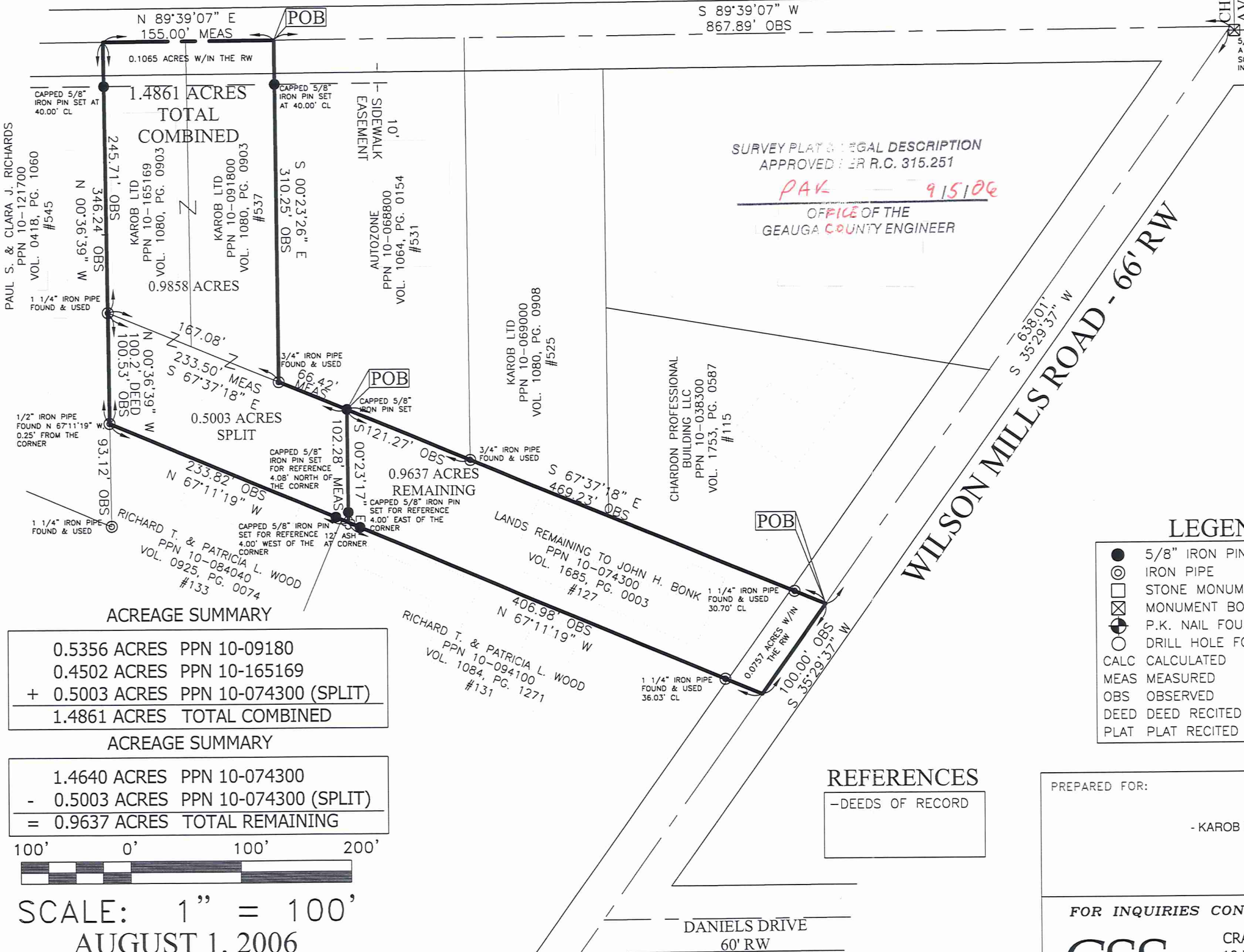


WATER STREET - 60' RW



BASIS OF BEARINGS ARE TO AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF WATER STREET NORTH N 89°39'07" EAST



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
PAK 9/5/06
OFFICE OF THE
GEAUGA COUNTY ENGINEER

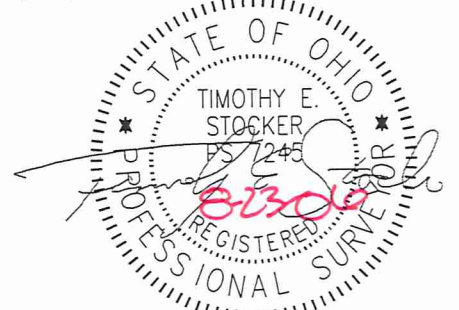
LOT-SPLIT, COMBINATION & SURVEY OF REMAINING LANDS

ALL THAT CERTAIN LANDS SITUATE IN LOT 137, IN THE CITY OF CHARDON, TOWNSHIP NUMBER 9 NORTH, RANGE VIII WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, COUNTY OF GEAUGA, STATE OF OHIO. A LOT-SPLIT TAKEN FROM THE WEST PORTION OF LANDS TO JOHN H. BONK, AS RECORDED IN DEED VOLUME 1685, PAGE 0003 (PPN 10-074300) TO BE COMBINED WITH THE LANDS TO KAROB LTD, AS RECORDED IN DEED VOLUME 1080, PAGE 0903 (PPN 10-091800 & PPN 10-165169) IN THE OFFICE OF THE COUNTY RECORDER.

THIS SURVEY WAS PERFORMED TO AN ACCURACY AS SET FORTH IN THE 2003 OHIO ADMINISTRATIVE CODE 4733-37.

LEGEND

- 5/8" IRON PIN FOUND/SET
- IRON PIPE
- STONE MONUMENT
- ⊗ MONUMENT BOX
- ⊕ P.K. NAIL FOUND/SET
- DRILL HOLE FOUND
- CALC CALCULATED
- MEAS MEASURED
- OBS OBSERVED
- DEED DEED RECITED
- PLAT PLAT RECITED



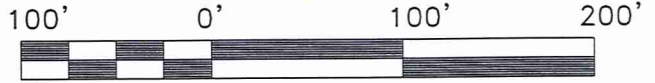
TIMOTHY E. STOCKER, P.S. 7245

ACREAGE SUMMARY

0.5356 ACRES	PPN 10-09180
0.4502 ACRES	PPN 10-165169
+ 0.5003 ACRES	PPN 10-074300 (SPLIT)
1.4861 ACRES	TOTAL COMBINED

ACREAGE SUMMARY

1.4640 ACRES	PPN 10-074300
- 0.5003 ACRES	PPN 10-074300 (SPLIT)
= 0.9637 ACRES	TOTAL REMAINING



SCALE: 1" = 100'
AUGUST 1, 2006
REVISED AUGUST 9, 2006
REVISED AUGUST 23, 2006

REFERENCES

-DEEDS OF RECORD

PREPARED FOR: - KAROB LTD -	PROJECT NAME: LOT-SPLIT AND COMBINATION OF LANDS	PROJECT ADDRESS: 537 WATER STREET CHARDON, OHIO
	PROJECT LOCATION: GEAUGA COUNTY, OHIO	JOB NUMBER: 4095
FOR INQUIRIES CONCERNING THIS SURVEY CONTACT: CSS CRABBS' SURVEYING SERVICE 10 WEST ERIE STREET, SUITE 101 PAINESVILLE, OHIO 44077 <i>1-800-488-3968</i>		CHK: T. STOCKER DRN: S. LOVEJOY REV:
PAGE 1 OF 1		

ALL IRON PIN SET ARE 5/8" X 30" REBAR WITH CAP "CRABBS 7245".

CRABBS' SURVEYING SERVICE, INC.

REMAINDER OF LANDS

ALL THAT CERTAIN LANDS SITUATE IN LOT 137, IN THE CITY OF CHARDON, TOWNSHIP NUMBER 9 NORTH, RANGE VIII WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, COUNTY OF GEAUGA, STATE OF OHIO. A SURVEY OF THE LANDS REMAINING TO JOHN H. BONK, AS RECORDED IN DEED VOLUME 1685, PAGE 0003 (PPN 10-074300) IN THE OFFICE OF THE COUNTY RECORDER.

BEGINNING AT A POINT TO MARK THE CENTERLINE OF WILSON MILLS ROAD (66 FEET WIDE) AT THE SOUTHEAST CORNER OF LANDS TO CHARDON PROFESSIONAL BUILDING, LLC, AS RECORDED IN DEED VOLUME 1753, PAGE 0587, SAID POINT BEING LOCATED FROM THE CENTERLINE INTERSECTION OF WATER STREET (60 FEET WIDE) WITH THE CENTERLINE OF WILSON MILLS ROAD (66 FEET WIDE) (SAID CENTERLINE INTERSECTION BEING REFERENCED BY A 5/8" IRON PIN FOUND WITHIN A MONUMENT BOX ASSEMBLY 3.37 FEET SOUTH AND 3.93 FEET EAST FROM THE CENTERLINE INTERSECTION) SOUTH 35°-29'-37" WEST, 638.01 FEET TO THE POINT AND PLACE OF BEGINNING.

THENCE; THE FOLLOWING (4) COURSES AND DISTANCES: SOUTH 35°-29'-37" WEST, WITH THE CENTERLINE OF WILSON MILLS ROAD, A DISTANCE OF 100.00 FEET TO MARK A POINT IN THE CENTERLINE OF WILSON MILLS ROAD, AT THE NORTHEAST CORNER OF LANDS TO RICHARD T. & PATRICIA L. WOOD, AS RECORDED IN DEED VOLUME 1084, PAGE 1271.

THENCE; NORTH 67°-11'-19" WEST, WITH THE NORTH LINE OF SAID WOOD, (THRU A 1 1/4" IRON PIPE FOUND AT 36.03 FEET AND A CAPPED 5/8" IRON PIN SET FOR REFERENCE AT 402.98 FEET - A 12" ASH TREE AT PROPERTY CORNER PREVENTS THE PIN FROM BEING SET AT THE CORNER) A TOTAL DISTANCE OF 406.98 FEET TO MARK A POINT IN THE NORTH LINE OF SAID WOOD.

THENCE; NORTH 00°-23'-17" WEST, WITH THE NEW WEST PROPERTY LINE OF BONK, (THRU A CAPPED 5/8" IRON PIN SET FOR REFERENCE AT 4.08 FEET) A TOTAL DISTANCE OF 102.28 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT IN THE SOUTH LINE OF LANDS TO AUTOZONE, AS RECORDED IN DEED VOLUME 1064, PAGE 0154.

THENCE; SOUTH 67°-37'-18" EAST, WITH THE SOUTH LINE OF SAID AUTOZONE, AND THE SOUTH LINE OF LANDS TO KAROB, LTD., AS RECORDED IN DEED VOLUME 1080, PAGE 0908, AND THE SOUTH LINE OF SAID CHARDON PROFESSIONAL BUILDING, LLC (THRU A 3/4" IRON PIPE FOUND AT 121.27 FEET AND A 1 1/4" IRON PIPE FOUND AT 438.53 FEET) A TOTAL DISTANCE OF 469.23 FEET TO THE POINT AND PLACE OF BEGINNING, SAID LAND CONTAINING 0.9637 ACRES (WITH 0.0757 ACRES IN THE RIGHT OF WAY) AS SURVEYED AND DESCRIBED IN AUGUST 2006, AS ILLUSTRATED ON A CERTAIN MAP RECORDED IN THE OFFICE OF THE GEAUGA COUNTY ENGINEER, BY TIMOTHY E. STOCKER, P.S. 7245 CRABBS' SURVEYING ORDER 4095. BASIS OF BEARINGS ARE TO AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF WATER STREET, NORTH 89°-39'-07" EAST.

ALL IRON PINS SET ARE 5/8" X 30" REBAR WITH CAP "CRABBS 7245".

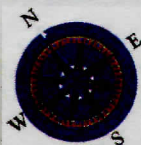
SAVED AS 4095 REMAINDER_LEGAL.doc

ACREAGE SUMMARY
1.4640 ACRES (PPN 10-074300)
- 0.5003 ACRES(PPN 10-074300)
= 0.9637 ACRES REMAINING

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

PAK 9/5/06

OFFICE OF THE
GEAUGA COUNTY ENGINEER



**CSS
INC**

Crabbs' Surveying
Service, Inc.
P.O. Box 908
Painesville, OH 44077

PHONE (440) 357-5941
FAX (440) 357-1816
E-MAIL crabbssurv@mwwweb.com
WEB SITE <http://www.crabbs-surveying.com>

