

# BOUNDARY SURVEY OF 203-205 MAIN STREET CHARDON, OHIO

Situated in the City of Chardon, County of Geauga, State of Ohio and known as being Lot No. 2 of H. K. Smith's Allotment and Resurvey of Lots Nos. 23 and 24 in Chardon Village, excepting and reserving 15-1/2 feet from the West and of said Lot which is to be forever kept open for public use as a road.

### AREA TABLE

Total Lot No. 2	0.0583	Ac.	2,542	Sq.Ft.
Within R/W of Road Reservation	0.0078	Ac.	341	Sq.Ft.
Net	0.0505	Ac.	2,201	Sq.Ft.

### BASIS OF BEARINGS

The westerly line of Main Street as North 00°23'30" East as shown on the Survey Plat for the Public Square, dated December, 1982 prepared by Burgess & Niple, Limited and recorded in Volume 14, Page 67 of Geauga County Recorder's Office.

### DEED OF REFERENCE

Land conveyed to Chardon Investments, LLC. by recorded in Official Record Book 1693, Page 172 of Geauga County Recorder's Office.

### SURVEY'S OF REFERENCE

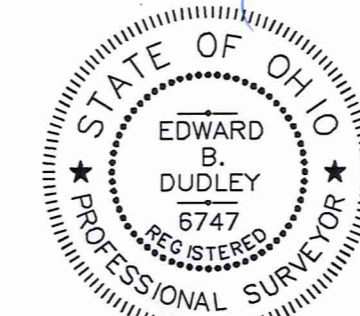
- 1.) The Survey Plat for the Public Square, dated December, 1982 prepared by Burgess & Niple, Limited and recorded in Volume 14, Page 67 of Geauga County Recorder's Office.
- 2.) The Plat of Survey and Subdivision for Aimee L. Mintus & Benjamin J. Schuler and recorded in Volume 38, Page 66 of Geauga County Recorder's Office.
- 3.) Plat of H.K. Smith's Allotment and Resurvey of Lots Nos. 23 and 24 and recorded in Volume 1, Page 13 of Geauga County Recorder's Office.

### SURVEYOR CERTIFICATION

This plat was prepared from a field survey, analysis of recorded plats, recorded deeds, and city survey records. Bearings shown hereon are to an assumed meridian and are intended to indicate angles only. Distances are given in feet and decimal parts thereof. All of which I certify to be correct to the best of my knowledge. I hereby certify I have surveyed the subject premises and prepared this drawing in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code.

Revised Oct. 19, 2006  
Date

Edward B. Dudley P.S. No. 6747



Note: All 5/8"x30" iron pins set and capped "Riverstone Company-Dudley PS6747 - Casey PS8219"

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

PAK 10/20/06  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER

**DRAWN BY**

B.S. 06/20/2006

**APPROVED**

E.B.D. 06/20/2006



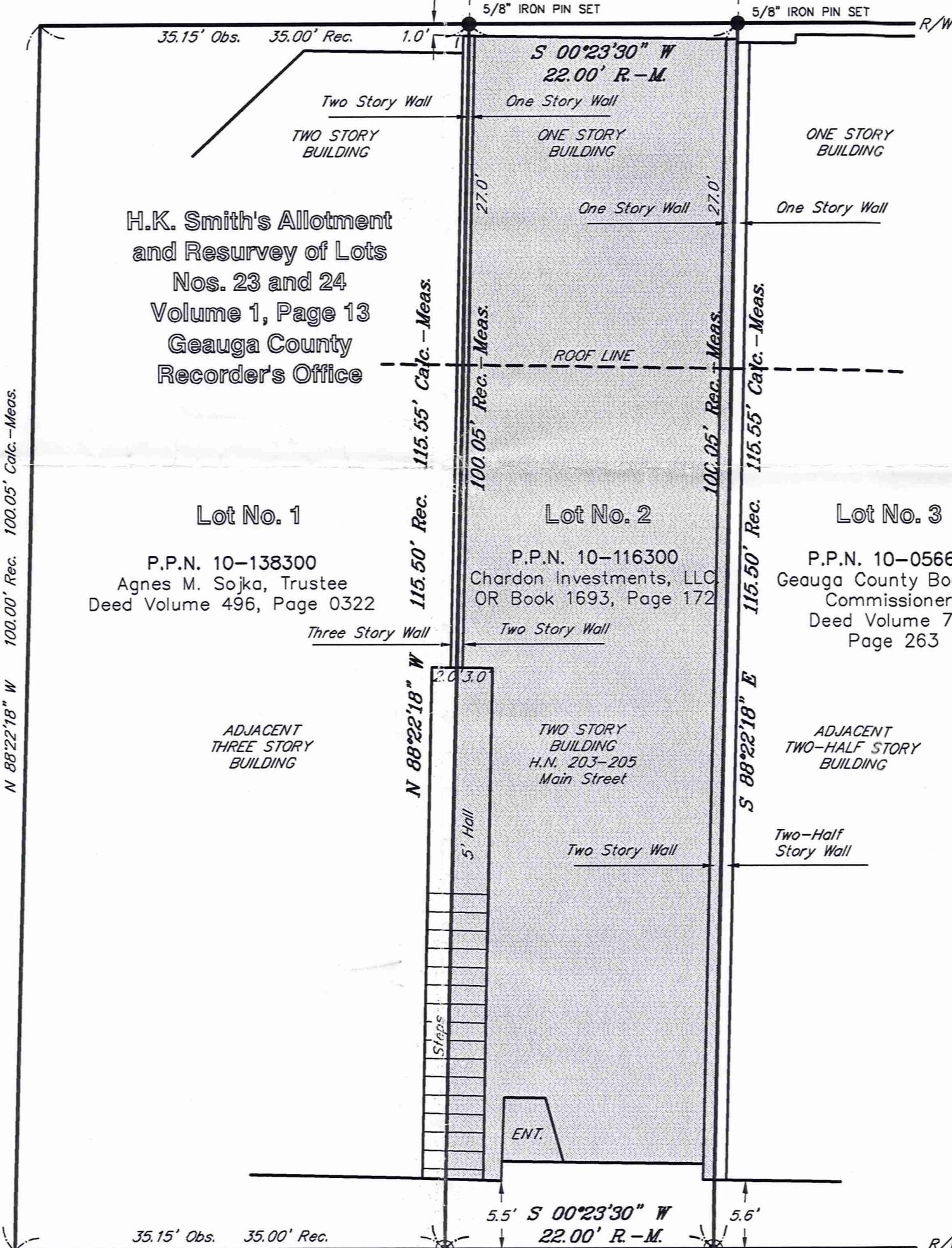
LAND SURVEYING - ENGINEERING - DESIGN  
2618 NORTH MORELAND BOULEVARD  
CLEVELAND - OHIO - 44120  
PHONE: (216) 491-2000 FAX: (216) 491-9640  
WWW.RIVERSTONESURVEY.COM

**COURT STREET 45'**

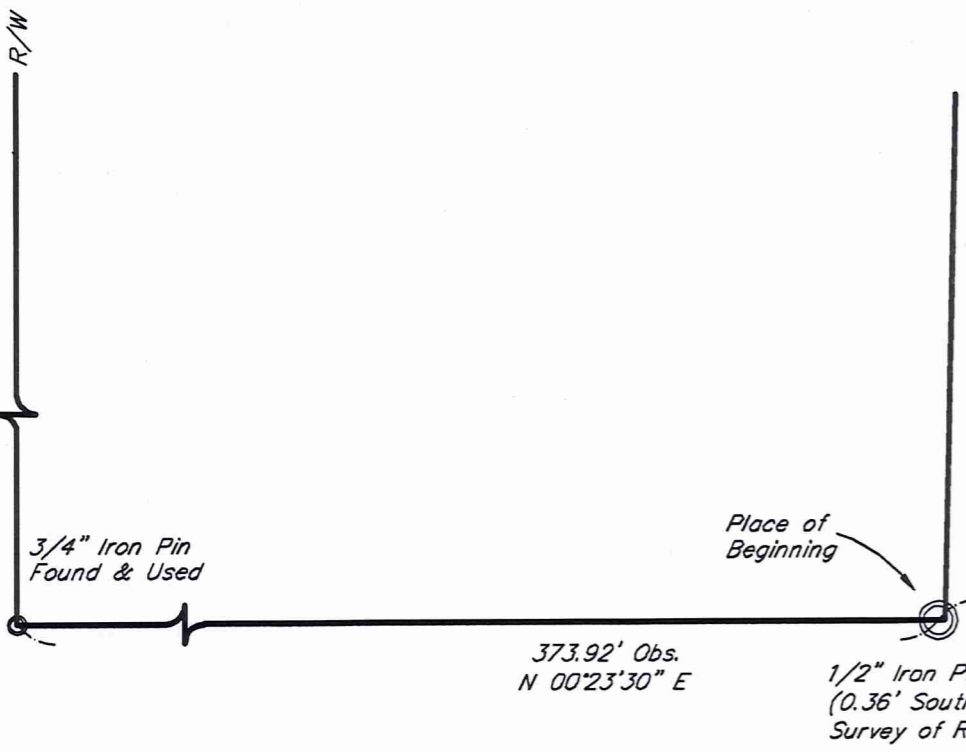
60.00' Rec. 60.15' Calc.-Meas.  
N 00°23'30" E

Principal Place of Beginning  
N 00°23'30" E  
22.00' R.-M.

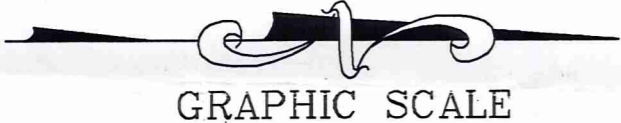
15.5' ROAD RESERVATION 15.5'



**MAIN STREET**  
(A PUBLIC RIGHT-OF-WAY)  
(WIDTH VARIES)



**WATER STREET 99'**  
(A PUBLIC RIGHT-OF-WAY)



### LEGEND

■ = Monument Box Found	○ = Centerline		
● = Iron Pin or Pipe Found	— = Property Line		
○ = 5/8" Iron Pin Set			
⊙ = Drill Hole Set / Found			
Parcel line			
Original Sublot Line			
Original Lot / Section Line			
Centerline			
Property Line			
Right-of-way Line			
Adj.	Adjacent	N.	North
Ac.	Acres	Obs.	Observed
Calc./C.	Calculated	P.P.N.	Permanent Parcel Number
Cf.	Clears	Pd.	Parcel Filed of Recorded
Conc.	Concrete	Plat	Plat
Doc.	Document	Par.	Parcel
D.V.	Deed Volume	Pg.	Page
Encr.	Encroachment	Res.	Residence
E.	East	R/W	Right-of-Way
Firm.	Frame	Rec./R.	Record
H.N.	House Number	S/L	Sublot
Meas./M.	Measured	Sq.Ft.	Square Feet
		Sty.	Story
		S.	South
		Vol.	Volume
		W.	West

N 00°23'30" E 139.77' Obs.

Drill hole Found & Used

**LEGAL DESCRIPTION  
OF  
P.P.N. 10-116300**

Situated in the City of Chardon, County of Geauga, State of Ohio and known as being Lot No. 2 of H. K. Smith's Allotment and Resurvey of Lots Nos. 23 and 24 in Chardon Village, excepting and reserving 15-1/2 feet from the West and of said Lot which is to be forever kept open for public use as a road, being further bounded and described as follows:

Beginning at a 1/2" iron pipe found (0.36 feet south of Court Street) at the intersection of the southerly right-of-way of Court Street (45 feet wide) and the westerly right-of-way of a 15.5 feet wide road reservation;

Thence North 00°23'30" East along the westerly right-of-way of the road reservation, 60.15 feet to the northwesterly corner of land conveyed to Agnes M. Sojka, Trustee by deed recorded in Volume 496, Page 0322 of Geauga County Recorder's Office and being the **PRINCIPAL PLACE OF BEGINNING** of the property herein described;

Thence North 00°23'30" East continuing along the westerly road reservation, 22.00 feet to the southwestly corner of land conveyed to Geauga County Board of Commissioners by deed recorded in Volume 751, Page 263 of Geauga County Recorder's Office;

Thence South 88°22'18" East along the southerly line of land so conveyed and passing through a 5/8" iron pin set on the easterly right-of-way of the road reservation, at 15.50 feet, a total distance of 115.55 feet to a drill hole set at the southeasterly corner of Geauga County Board of Commissioners and being the westerly right-of-way of Main Street (Width Varies);

Thence South 00°23'30" West along the westerly right-of-way of Main Street, 22.00 feet to a drill hole set at the northeasterly corner of land conveyed to aforesaid Agnes M. Sojka;

Thence North 88°22'18" West along the northerly line of land so conveyed and passing through a 5/8" iron pin set on the easterly right-of-way of the road reservation 100.05 feet, a total distance of 115.55 feet to the **PRINCIPAL PLACE OF BEGINNING** and containing 0.0583 acres of land, of which 0.0078 acres are within the road reservation, as surveyed and described by Edward B. Dudley, P.S. No. 6747 of The Riverstone Company in July of 2006, be the same more or less, but subject to all legal highways, restrictions, reservations and easements of record.

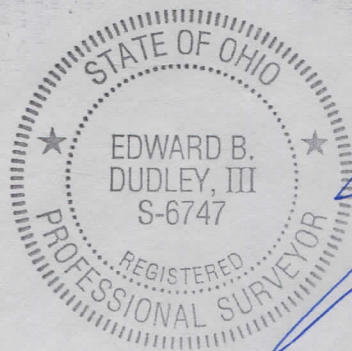
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SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251

PAK 10/29/06  
OFFICE OF THE *Rev*  
GEAUGA COUNTY ENGINEER



A large, stylized handwritten signature in blue ink, written over the right side of the professional seal.

RECEIVED  
OCT 30 2006  
GEAUGA COUNTY RECORDER'S OFFICE