

PLAT OF SURVEY & SUBDIVISION
MADE FOR
William C. Collier, Trustee

KNOWN AS BEING PART OF ORIGINAL CHARDON
TOWNSHIP LOT NOS. 147, 148, AND 153, IN
TRACT NO. 3, NOW IN
THE CITY OF CHARDON
GEAUGA COUNTY, STATE OF OHIO

SCALE: 1" = 200'
LESSMAN, BENDER & ASSOCIATES
Engineers - Surveyors - Planners

Village Station, Building 2-A 401 South Street Chardon, Ohio 44024
Phone: (440) 286-7204 Fax: (440) 286-3535

JULY 1997
REISSUED DEC. 2001
REVISED JAN. 30, 2002

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
CBR 211122
OFFICE OF THE ENGINEER
GEAUGA COUNTY ENGINEER

CERTIFICATION:
I certify to William C. Collier, trustee that I have prepared this plat and that it is based on a survey made by me in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code governing land surveys in the State of Ohio. Monuments were found or set as indicated hereon. Distances shown are expressed in U. S. Survey Feet and decimal parts thereof. Bearings shown are to an assumed meridian and are intended to indicate the relative angular value between lines.

This survey is limited in scope to locating the property lines of lands conveyed to William C. Collier, trustee by deed recorded in Volume 1020, Page 1020 of Geauga County Records and is intended to locate ONLY the existing dwellings, garages, barns, and sheds in relationship to the property lines.

No warranty is made or implied by this survey concerning the existence, location, condition, type, or size of any structure, either above ground or under ground, not shown on this plat. The above certification is valid only to those parties named herein, and is void only when evidenced by an ORIGINAL SIGNATURE below.
Lessman, Bender & Associates assumes no liability whatsoever for use of unauthorized copies of this plat of survey, nor for any use, in reliance on, by persons other than those specifically named herein.

[Signature]
STEVEN J. LESSMAN, Ohio Professional Surveyor No. 7078
Date: 01/31/02

Sublot 8
29.380 Ac. Rec.
29.289 Ac. Calc.
Robert E. Caspio
Deed Vol. 844, Pg. 437

Sublot 9
Robert E. Caspio
Deed Vol. 628, Pg. 626

Sublot 7
Elastochem, Inc.
Deed Vol. 682, Pg. 1195

Sublot 8
3rd Parcel
Win. C. Collier, Trustee
Deed Vol. 1030, Pg. 1030

Center Six Corp.
Deed Vol. 775, Pg. 921

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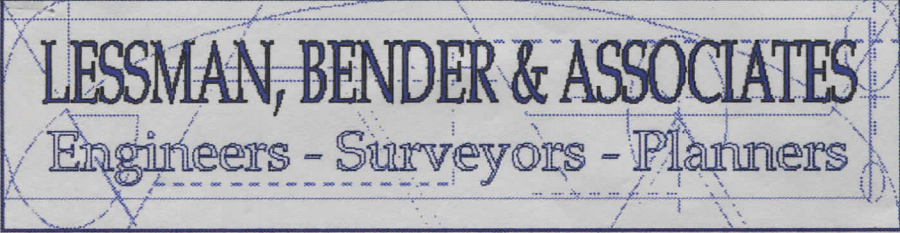
This plat of the William C. Collier, Trustee subdivision has been approved by the Planning Commission of the Municipality of Chardon, Ohio by Resolution adopted this _____ day of _____, 20____.

Chairman _____

Secretary _____

CHC. 00028

Collier Trustee
Pickup 2-1-02



Steven J. Lessman, P.S. / 10-165609
Managing Partner

Michael W. Bender, P.E.
General Partner

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 401 South Street
 Chardon, Ohio 44024

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 Fax: (440) 286-3535
 Email: Lessman_Bender@hotmail.com

LEGAL DESCRIPTION
Residual Parcel
120.234 Acres

Situated in the City of Chardon, County of Geauga and the State of Ohio and known as being part of Original Chardon Township Lot Nos. 147, 148 and 153 of Tract No. 3, and now within the Incorporated limits of The City of Chardon, further bounded and described as follows: Beginning in the centerline of Mentor Road (also known as Center Street), as said center line is shown by the centerline plat recorded in volume 8, page 87 of the Geauga County Plat Records, at the northwesterly corner of land conveyed to TDK Properties, Ltd. by deed recorded in volume 1097, page 318 of the Geauga County Deed Records;

- Course No. 1 Thence S. 26 deg. - 01 min. 05 sec. W., along the northwesterly line of said TDK Properties, Ltd. and the northwesterly line of land conveyed to Carter-Jones Lumber Company by deed recorded in volume 975, page 810 of the Geauga County records, passing through a 1/2 inch iron pin found at 41.72 feet, a total distance of 1,308.64 feet to a 1/2 inch iron pin found with a cap marked CT Consultants at the southwesterly corner of said lumber company and at the northwesterly corner of land conveyed to Center Six Corporation by deed recorded in volume 775, page 921 of the aforesaid deed records;
- Course No. 2 Thence S. 00 deg. - 06 min. - 26 sec. W., along the westerly line of said Center Six Corporation, a distance of 651.61 feet to the northeasterly corner of land conveyed to the Village of Chardon by deed recorded in volume 515, page 451 of Geauga County records. Said point being referenced by a one inch iron pipe found bearing S. 86 deg. - 53 min. - 12 sec. W., a distance of 1.02 feet;
- Course No. 3 Thence S. 86 deg. - 53 min. - 12 sec. W. along the northerly line of said Village of Chardon and the northerly line of Sublot No. 7 of the Parker Court Subdivision as shown by plat recorded in volume 10, page 61 of the Geauga County records, passing through the aforementioned one inch iron pipe found at 1.02 feet, a total distance of 450.77 feet to a one inch iron pipe found at a southeasterly corner of Sublot No. 8 of said Parker Court Subdivision;
- Course No. 4 Thence N. 00 deg. - 14 min. - 21 sec. W., along the easterly line of said Sublot No. 8 of said subdivision, a distance of 1,145.93 feet to a one inch iron pipe found at the northeasterly corner thereof and in the southerly line of former Original Chardon Township Lot No. 147;

- Course No. 5 Thence N. 89 deg. – 16 min. – 28 sec. W., along the northerly line of said Sublot No. 8 and said southerly lot line, a distance of 914.70 feet to a one inch iron pipe set at the northeasterly corner of land conveyed to Eleanor M. Sage, Trustee by deed recorded in volume 995, page 350 of Geauga County records;
- Course No. 6 Thence N. 89 deg. – 16 min. – 28 sec. W., continuing along the said southerly lot line, which is also the northerly line of said Eleanor M. Sage, Trustee and the northerly line of land conveyed to Robert A. and Linda A. Sage by deed recorded in volume 669, page 1289 and volume 967, page 770 of the aforesaid deed records, a distance of 599.95 feet to a one inch iron pipe set at the common corner of former Original Chardon Township Lot No.s 147, 148, 153 and 154;
- Course No. 7 Thence N. 88 deg. – 49 min. – 08 sec. W., along the southerly line of said former Chardon Township Lot No. 148, which is also the northerly line of lands conveyed to said Robert A. and Linda A. Sage, to Alojs S. and Franziska Grajzl, to Joseph L and Janette Filla, to Rose A. Berardinis, Trustee and to Don L. and Elsie E. Harrison by deeds recorded respectively in volume 967, page 770, volume 434, page 781, volume 795, page 253, volume 889, page 1196 and volume 617, page 1050 of Geauga County records, through a one inch iron pipe found at 1,670.77 feet, a total distance of 1,670.92 feet to the southeasterly corner of land conveyed to Joseph E. Hanyak by deed recorded in volume 1006, page 401 of Geauga County records;
- Course No. 8 Thence N. 00 deg. – 52 min. – 18 sec. E., along the easterly line of said Hanyak and the easterly lines of lands conveyed to Donald L. and Carol A. Chapek, to Charles A. and Carol Ann Pappalardo, Jr., to Gregory D. and Karen A. O'Brien, to Edward F. And Mary F. Kralic and to Thomas D. and Arlene F. Waltermire by deeds recorded respectively in volume 882, page 146, volume 571, page 591, volume 945, page 412, volume 345, page 322 and volume 886, page 996 of Geauga County records, a distance of 800.00 feet to the northeasterly corner of said Waltermire, said northeasterly corner bearing N. 79 deg. 16' 18" E. 0.76 feet from a one inch iron pipe found;
- Course No. 9 Thence N. 88 deg. – 36 min. – 41 sec. W., along the northerly line of said Waltermire, passing through a one inch iron pipe found at 466.80 feet, a total distance of 496.80 feet to the center line of Auburn Road;
- Course No. 10 Thence N. 00 deg. – 52 min. – 18 sec. E., along said center line of Auburn Road, a distance of 172.03 feet to the southwesterly corner of land conveyed to Thomas R. Barstow by deed recorded in volume 1400, page 569 of Geauga County records;
- Course No. 11 Thence S. 89 deg. – 00 min. – 14 sec. E., along the southerly line of said Barstow, through a one inch iron pipe set at 30.00 feet, a total distance of 462.00 feet to a one inch iron pipe set at the southeasterly corner thereof;
- Course No. 12 Thence N. 00 deg. – 52 min. – 18 sec. E., along the easterly line of said Barstow and the easterly lines of lands conveyed to Budd Martin and Richard M. Nelson by deeds recorded in volume 1259, page 676 and volume 1118, page 12 respectfully of the Geauga County records, a distance of 242.41 feet to a $\frac{3}{4}$ inch iron pin found in concrete at the

southwesterly corner of Stratford Ridge Subdivision as shown by plat recorded in volume 19, page 5 of the aforesaid plat records;

Course No. 13 Thence S. 89 deg. - 26 min. - 32 sec. E., along the southerly line of said Stratford Ridge Subdivision and the southerly line of lands conveyed to Thomas A. and Pamela C. Hall by deed recorded in volume 980, page 1213 of Geauga County records, a distance of 2,883.95 feet to a one inch iron pipe set;

Course No. 14 Thence S. 00 deg. - 33 min. - 28 sec. W., a distance of 452.82 feet to a 1" iron pipe set;

Course No. 15 Thence S. 80 deg. - 08 min. - 06 sec. E., a distance of 321.09 feet to a 1" iron pipe set;

Course No. 16 Thence S. 78 deg. - 19 min. - 21 sec. E., a distance of 142.60 feet to a 1" iron pipe set;

Course No. 17 Thence N. 38 deg. - 45 min. - 15 sec. E., passing through a 1" iron pipe set at 488.34 feet, a total distance of 588.44 feet to a point on the aforesaid centerline of Mentor Road;

Course No. 18 Thence S. 48 deg. - 24 min. - 15 sec. E., along said Mentor Road centerline, a distance of 181.08 feet to an angle point therein;

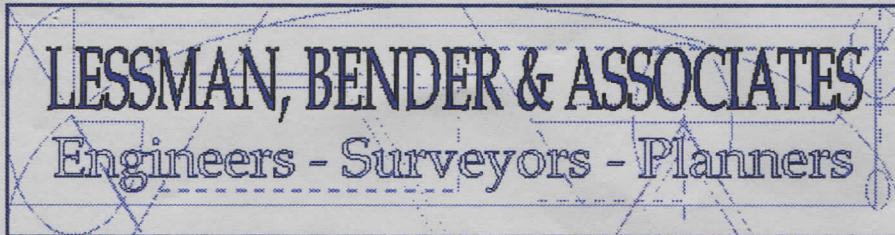
Course No. 19 Thence S. 49 deg. - 06 min. - 50 sec. E., continuing along said centerline, a distance of 518.92 feet to the point of beginning. Containing 120.234 acres of land, be the same more or less, but subject to all legal highways and easements of record.

The above description is based upon a survey dated for re-issue December 17, 2001 by Steven J. Lessman, Ohio Professional Surveyor No. 7078. Bearings shown are to an assumed meridian, and are for the sole purpose of describing the relative angular value between lines.

December 17, 2001
Revised Jan. 30, 2002

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

CDB *2/1/02*
OFFICE OF THE *REVISED*
GEAUGA COUNTY ENGINEER



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401 South Street
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Steven J. Lessman, P.S.
Managing Partner

Michael W. Bender, P.E.
General Partner

LEGAL DESCRIPTION
Homestead Parcel
12.390 Acres

Situated in the City of Chardon, County of Geauga and the State of Ohio and known as being part of Original Chardon Township Lot No. 147 of Tract No. 3, and now within the Incorporated limits of The City of Chardon, further bounded and described as follows: Beginning in the centerline of Mentor Road (also known as Center Street), as said center line is shown by the centerline plat recorded in volume 8, page 87 of the Geauga County Plat Records, at the northwesterly corner of land conveyed to TDK Properties, Ltd. by deed recorded in volume 1097, page 318 of the Geauga County Deed Records; Thence N. 49 deg. - 06 min. - 50 sec. W. along said center line 518.92 feet to an angle point therein; Thence N. 48 deg. - 24 min. - 15 sec. W. along said Mentor Road centerline, a distance of 95.59 feet to the point of beginning of the parcel of land herein described;

- Course No. 1 Thence continuing N. 48 deg. - 24 min. - 15 sec. W. along said Mentor Road centerline, a distance of 85.49 feet to a point;
- Course No. 2 Thence S. 38 deg. - 45 min. - 15 sec. W., passing through a 1" iron pipe set at 100.10 feet, a total distance of 588.44 feet to a 1" iron pipe set;
- Course No. 3 Thence N. 78 deg. - 19 min. - 21 sec. W., a distance of 142.60 feet to a 1" iron pipe set;
- Course No. 4 Thence N. 80 deg. - 08 min. - 06 sec. W., a distance of 321.09 feet to a 1" iron pipe set;
- Course No. 5 Thence N. 00 deg. - 33 min. - 28 sec. E., a distance of 452.82 feet to a 1" iron pipe set on the southerly line of lands conveyed to Thomas A. and Pamela C. Hall by deed recorded in volume 980, page 1213 of Geauga County Records;
- Course No. 6 Thence S. 89 deg. - 26 min. - 32 sec. E., along said southerly line of lands conveyed to Thomas A. and Pamela C. Hall, a distance of 149.79 feet to a 1" iron pipe found;
- Course No. 7 Thence N. 41 deg. 45' 05" E. along a southeasterly line of said Hall 387.82 feet to a 1/2 inch iron pin found in the center line of Mentor Road;
- Course No. 8 Thence N. 50 deg. - 23 min. - 01 sec. W., along said center line, a distance of 185.20 feet to the southerly line of land conveyed as Parcel No. 4 to Rex M. Cooley, et al. by deed recorded in volume 881, page 542 of Geauga County Records;

- Course No. 9 Thence S. 89 deg. - 06 min. - 01sec. E., along the southerly line of said Cooley, and passing through a one inch iron pin in a monument box found at 332.13 feet, a total distance of 460.82 feet to the easterly right-of-way of Limited Access State Route 44 as said right-of-way is described in volume 409, page 323 of the Geauga County Deed Records and at the northwesterly corner of land conveyed to the State of Ohio Department of Highway Safety, Division of Highway Patrol by deed recorded in volume 516, page 848 of Geauga County records, said northwesterly corner bearing S. 56 deg. - 50 min. - 28 sec. W., a distance of 1.30 feet from a 5/8 inch iron pin found;

- Course No. 10 Thence S. 14 deg. - 20 min. - 38 sec. E., along said easterly right-of-way and westerly line of said Highway Patrol, a distance of 382.19 feet to a one inch iron pipe set at the intersection of said limited access right-of-way with the northeasterly right-of-way of Mentor Road as described in volume 409, page 324 of Geauga County records;

- Course No. 11 Thence S. 48 deg. - 39 min. - 36 sec. E., along said northeasterly right-of-way of Mentor Road, which is also a southwesterly boundary of said Highway Patrol, a distance of 155.00 feet to the northwesterly line of land conveyed to Harlan Cooley by deed recorded in volume 551, page 613 of Geauga County records;

- Course No. 12 Thence S. 41 deg. - 20 min. - 24 sec. W., along said westerly line of Cooley, a distance of 80.72 feet to the center line of said Mentor Road, and the point of beginning. Containing 12.390 acres of land, be the same more or less, but subject to all legal highways and easements of record.

The above description is based upon a survey dated for re-issue December 17, 2001 by Steven J. Lessman, Ohio Professional Surveyor No. 7078. Bearings shown are to an assumed meridian, and are for the sole purpose of describing the relative angular value between lines.

December 17, 2001
 Revised Jan. 30, 2002

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CRB 2/1/02
 OFFICE OF THE **REVISED**
 GEAUGA COUNTY ENGINEER