

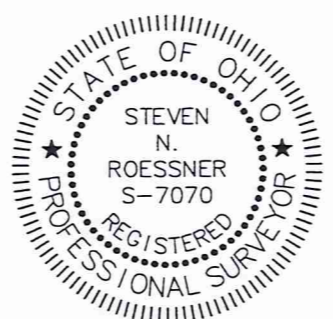
SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251

R.S. *5/13/99*
OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER

This Plat was prepared without the benefit of an abstract of Title and is subject to any state of facts revealed by an examination of the same.

This Plat represents a Survey which meets the minimum standards for a Boundary Survey in The State of Ohio as specified in the Administrative Code Chapter 4733-37

Based on a survey performed by Timothy E. Stocker, P.S. 7245 in Oct., 1997 & described by Foresight Engineering Group, Inc. Under the supervision of Steven N. Roessner, P.S. #7070



Steven N. Roessner
Steven N. Roessner, P.S. #7070
Foresight Engineering Group, Inc.
Date *5/11/99*

Foresight Engineering Group
Engineers & Surveyors

440 286-1010
440 286-1034 fax
330 Center Street, Unit F
Chardon, Ohio 44024

SCALE: Horiz. 1"=100' Vert. None
FILE NAME: i:\dwa19801\Plat
DATE: May 11, 1999

Lot Split - Plat of Survey
Grand River Hardwood
Chardon Village, Lot 135
Geauga County - Ohio

Survey Description
For
7.3489 Acres Total
5/11/1999

Situated in the Village of Chardon, County of Geauga, State of Ohio and known as being a part of Lot 135 of Township 8, Range VIII of the Connecticut Western Reserve and being further bounded and described as follows:

Beginning at the southeasterly corner of land now or formerly owned by Deer Realty by deed recorded in volume 755, page 801 of the Geauga County Records of Deeds;

Course I Thence North $2^{\circ} 05' 40''$ West along the easterly line of land of said Deer Realty a distance of 596.26 feet to the northeasterly corner of land of said Deer Realty, passing through a 5/8 inch rebar found capped Stocker at 33.09 feet and a 1 inch iron pipe found bent at a distance of 595.76 feet;

Course II Thence North $88^{\circ} 24' 13''$ East along a southerly line of land now or formerly owned by Triax Co. by deed recorded in Volume 819, page 548 of the Geauga County Records of Deeds a distance of 588.83 feet to a 1 inch iron pipe found at the southwesterly corner of land now or formerly owned by Ayrshire Dev. By deed recorded in volume 619, page 1238 of the Geauga County Records of Deeds;

Course III Thence North $87^{\circ} 56' 52''$ East along a southerly line of land of said Ayrshire Dev. a distance of 20.25 feet to a 2" iron pipe found at a northwesterly corner of land now or formerly owned by the Mentor Lumber & Supply Company, Inc. by deed recorded in volume 587. Page 929 of the Geauga County Records of Deeds;

Course IV Thence South $1^{\circ} 15' 23''$ East along the westerly line of land of said Mentor Lumber & Supply Company, Inc. and the westerly line of land now or formerly owned by the Mentor Lumber & Supply Company, Inc. by deed recorded in volume 453, page 389 of the Geauga County Records of Deeds a distance of 490.41 feet to a 5/8 inch rebar found capped Stocker at the northeasterly corner of land now or formerly owned by the Mentor Lumber & Supply Company, Inc. by deed recorded in volume 857, page 677, and passing through a 5/8 inch rebar found capped Stocker at 338.53 feet and 414.54 feet;

- Course V Thence South $89^{\circ} 54' 12''$ West along the northerly line of lands of said Mentor Lumber & Supply Company, Inc. and the northerly line of land now or formerly owned by D. & R. Yert by deed recorded in volume 821, page 628 of the Geauga County Records of Deeds a distance of 447.61 feet to a $5/8$ inch rebar found in concrete, and passing through an axle found in a tree at a distance of 205.85 feet;
- Course VI Thence South $0^{\circ} 51' 45''$ East along a westerly line of land of said D. & R. Yert a distance of 244.88 feet to the southwesterly corner of land of said D. & R. Yert, and passing through a $3/4$ inch iron pipe found at 205.68 feet;
- Course VII Thence North $51^{\circ} 23' 04''$ West along the centerline of Center Street, 60 feet wide, a distance of 196.93 feet to the place of beginning and containing 7.3489 acres of land as surveyed by Timothy E. Stocker, P.S. #7245 in October, 1997 and described by Foresight Engineering Group, Inc. under the supervision of Steven N. Roessner, Professional Surveyor Ohio #7070. The prior instrument is volume 1105, page 27 of the Geauga County Records of Deeds. The basis of bearings is assumed.

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