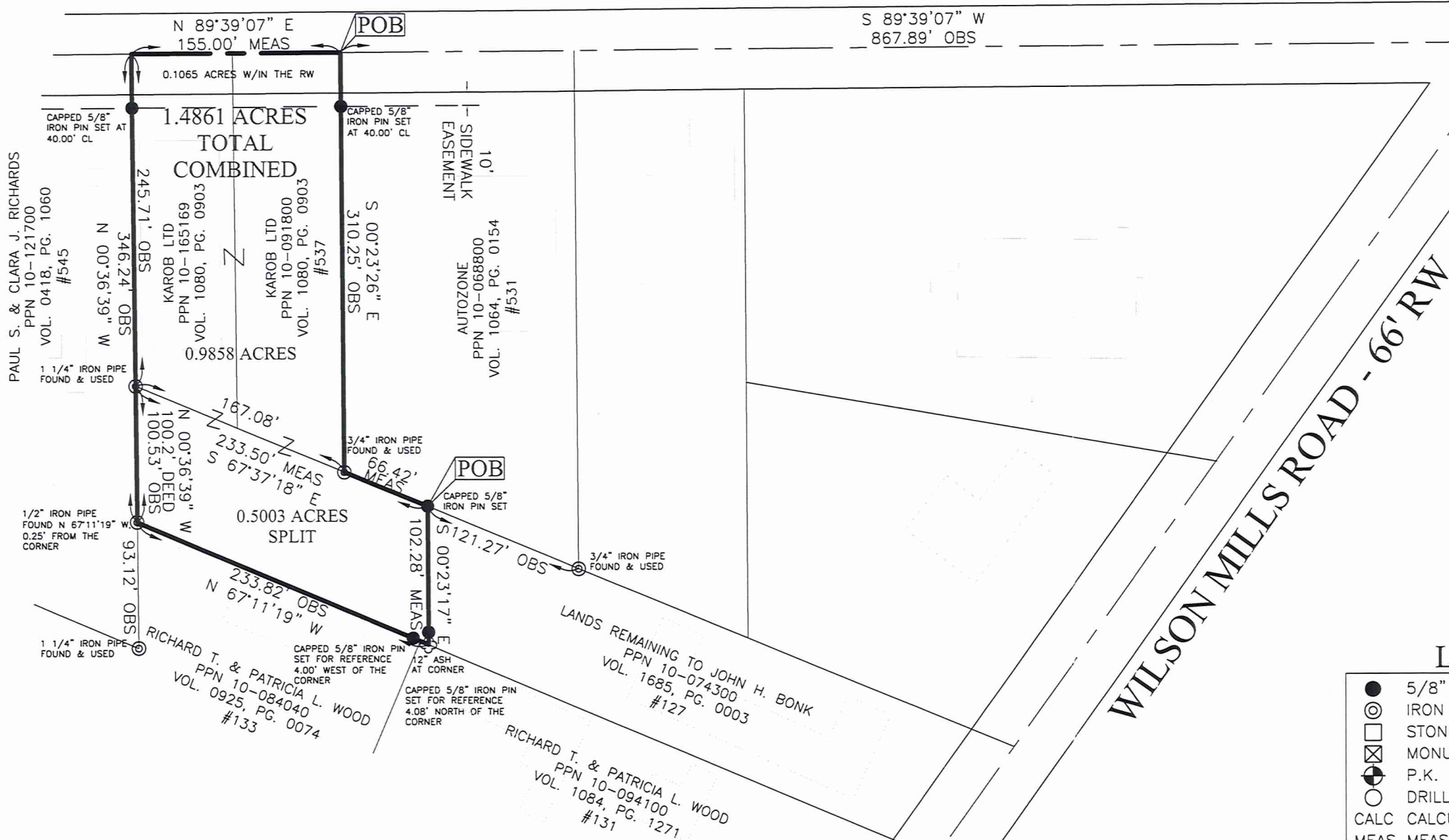


WATER STREET - 60' RW

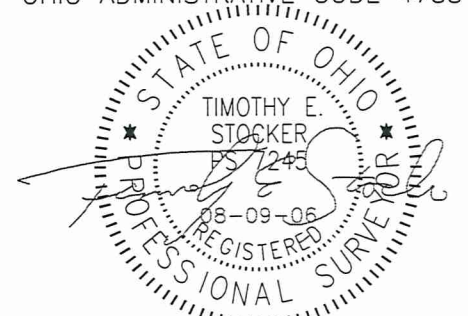


LOT-SPLIT AND COMBINATION OF LANDS
 ALL THAT CERTAIN LANDS SITUATE IN LOT 137, IN THE CITY OF CHARDON, TOWNSHIP NUMBER 9 NORTH, RANGE VIII WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, COUNTY OF GEAUGA, STATE OF OHIO. A LOT-SPLIT TAKEN FROM THE WEST PORTION OF LANDS TO JOHN H. BONK, AS RECORDED IN 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



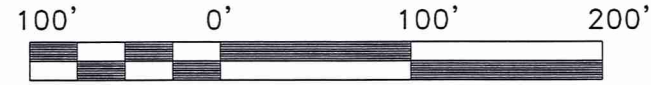
TIMOTHY E. STOCKER, P.S. 7245

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

REFERENCES

-DEEDS OF RECORD



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

SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 315.251
PAK
 OFFICE OF THE *8/15/06*
 GEAUGA COUNTY ENGINEER

DANIELS DRIVE
 60' RW

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

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 1 - 800 - 488 - 3968		CHK: T. STOCKER DRN: S. LOVEJOY REV: PAGE 1 OF 1

CHC00058

Karob
picked up 8/17/2006
10-165684
Vol. 1811 Pg. 485

CRABBS' SURVEYING SERVICE, INC.

LOT SPLIT TAKEN FROM 127 WILSON MILLS ROAD, CHARDON

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) IN THE OFFICE OF THE COUNTY RECORDER.

BEGINNING AT A CAPPED 5/8" IRON PIN SET TO MARK A POINT IN THE SOUTH LINE OF LANDS TO AUTOZONE, INC., AS RECORDED IN DEED VOLUME 1064, PAGE 0154, 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 89°-39'-07" WEST, 867.89 FEET; SOUTH 00°-23'-26" EAST, 310.25 FEET AND SOUTH 67°-37'-18" EAST, 66.42 FEET TO THE POINT AND PLACE OF BEGINNING.

THENCE; THE FOLLOWING (4) COURSES AND DISTANCES: SOUTH 00°-23'-17" EAST, (THRU A CAPPED 5/8" IRON PIN SET FOR REFERENCE AT 98.20 FEET - A 12" ASH TREE AT PROPERTY CORNER PREVENTS THE PIN FROM BEING SET AT THE CORNER) A TOTAL DISTANCE OF 102.28 FEET TO MARK A POINT IN THE NORTH LINE OF LANDS TO RICHARD T. AND PATRICIA L. WOOD, AS RECORDED IN DEED VOLUME 1084, PAGE 1271.

THENCE; NORTH 67°-11'-19" WEST, WITH THE NORTH LINE OF SAID WOOD, AND THE NORTH LINE OF LANDS TO RICHARD T. AND PATRICIA L. WOOD, AS RECORDED IN DEED VOLUME 0925, PAGE 0074, (THRU A CAPPED 5/8" IRON PIN SET FOR REFERENCE AT 4.00 FEET) A TOTAL DISTANCE OF 233.82 FEET TO MARK A POINT IN THE EAST LINE OF LANDS TO PAUL S. & CLARA J. RICHARDS, AS RECORDED IN DEED VOLUME 0418, PAGE 1060 (SAID POINT BEING REFERENCED BY A 1/2" IRON PIPE FOUND NORTH 67°-11'-19" WEST, 0.25 FEET FROM THE CORNER).

THENCE; NORTH 00°-36'-39" WEST, WITH THE EAST LINE OF SAID RICHARDS, A DISTANCE OF 100.53 FEET TO A 1 1/4" IRON PIPE FOUND TO MARK A POINT AT THE SOUTHWEST CORNER OF LANDS TO KAROB LTD, AS RECORDED IN DEED VOLUME 1080, PAGE 0903.

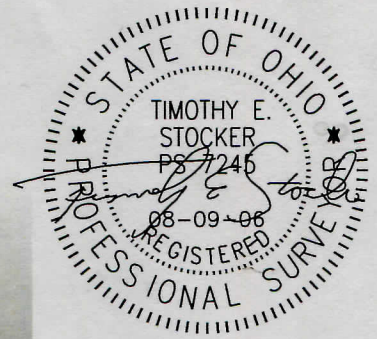
THENCE; SOUTH 67°-37'-18" EAST, WITH THE SOUTH LINE OF SAID KAROB LTD., AND THE SOUTH LINE OF SAID AUTOZONE, INC., (THRU A 3/4" IRON PIPE FOUND AT 167.08 FEET) A TOTAL DISTANCE OF 233.50 FEET TO THE POINT AND PLACE OF BEGINNING, SAID LAND CONTAINING 0.5003 ACRES AS SURVEYED AND DESCRIBED IN JULY 2006, 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_SPLIT_LEGAL.doc

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

PAK 8/15/06
OFFICE OF THE *Rev*
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>

CHC 00058

Karob
picked up 8/17/2006
10-091800
Vol. 181 Pg. 487

CRABBS' SURVEYING SERVICE, INC.

COMBINATION 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 COMBINATION OF THE LANDS TAKEN FROM THE WEST PORTION OF LANDS TO JOHN H. BONK, AS RECORDED IN DEED VOLUME 1685, PAGE 0003 (PPN 10-074300) WITH THE LANDS TO KAROB LTD., AS RECORDED IN DEED VOLUME 1080, PAGE 0903 (PPN 10-165169 & PPN 10-091800) IN THE OFFICE OF THE COUNTY RECORDER.

BEGINNING AT A POINT TO MARK THE CENTERLINE OF WATER STREET (60 FEET WIDE) AT THE NORTHWEST CORNER OF LANDS TO AUTOZONE, INC., AS RECORDED IN DEED VOLUME 1064, PAGE 0154, 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 89°-39'-07" WEST, 867.89 FEET TO THE POINT AND PLACE OF BEGINNING.

THENCE; THE FOLLOWING (6) COURSES AND DISTANCES: SOUTH 00°-23'-26" EAST, WITH THE WEST LINE OF SAID AUTOZONE, INC., (THRU A CAPPED 5/8" IRON SET AT 40.00 FEET) A TOTAL DISTANCE OF 310.25 FEET TO A 3/4" IRON PIPE FOUND TO MARK A POINT AT THE SOUTHWEST CORNER OF SAID AUTOZONE, INC.

THENCE; SOUTH 67°-37'-18" EAST, WITH THE SOUTH LINE OF AUTOZONE, INC., A DISTANCE OF 66.42 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT AT THE NEW NORTHWEST CORNER OF LANDS TO JOHN H. BONK, AS RECORDED IN DEED VOLUME 1685, PAGE 0003.

THENCE; SOUTH 00°-23'-17" EAST, WITH THE NEW WEST LINE OF SAID BONK (THRU A CAPPED 5/8" IRON PIN SET FOR REFERENCE AT 98.20 FEET - A 12" ASH TREE AT PROPERTY CORNER PREVENTS THE PIN FROM BEING SET AT THE CORNER) A TOTAL DISTANCE OF 102.28 FEET TO MARK A POINT IN THE NORTH LINE OF LANDS TO RICHARD T. AND PATRICIA L. WOOD, AS RECORDED IN DEED VOLUME 1084, PAGE 1271.

THENCE; NORTH 67°-11'-19" WEST, WITH THE NORTH LINE OF SAID WOOD, AND THE NORTH LINE OF LANDS TO RICHARD T. AND PATRICIA L. WOOD, AS RECORDED IN DEED VOLUME 0925, PAGE 0074, (THRU A CAPPED 5/8" IRON PIN SET FOR REFERENCE AT 4.00 FEET) A TOTAL DISTANCE OF 233.82 FEET TO MARK A POINT IN THE EAST LINE OF LANDS TO PAUL S. & CLARA J. RICHARDS, AS RECORDED IN DEED VOLUME 0418, PAGE 1060 (SAID POINT BEING REFERENCED BY A 1/2" IRON PIPE FOUND NORTH 67°-11'-19" WEST, 0.25 FEET FROM THE CORNER).

THENCE; NORTH 00°-36'-39" WEST, WITH THE EAST LINE OF SAID RICHARDS, (THRU A 1 1/4" IRON PIPE FOUND AT 100.53 FEET AND A CAPPED 5/8" IRON PIN SET AT 306.24 FEET) A TOTAL DISTANCE OF 346.24 FEET TO MARK A POINT IN THE CENTERLINE OF WATER STREET.

THENCE; NORTH 89°-39'-07" EAST, WITH THE CENTERLINE OF WATER STREET, A DISTANCE OF 155.00 TO THE POINT AND PLACE OF BEGINNING, SAID LAND CONTAINING 1.4861 ACRES (WITH 0.1065 ACRES IN THE RIGHT OF WAY) AS SURVEYED AND DESCRIBED IN JULY 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.

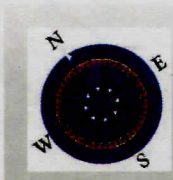
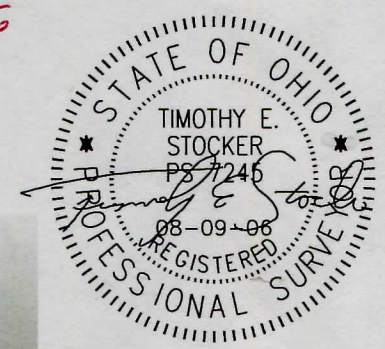
ALL IRON PINS SET ARE 5/8" X 30" REBAR WITH CAP "CRABBS 7245".

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ACREAGE SUMMARY
0.5356 ACRES (PPN 10-09180)
0.4502 ACRES (PPN 10-165169)
+ 0.5003 ACRES(PPN 10-074300)
= 1.4861 ACRES COMBINED

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

PAK 8/15/06
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