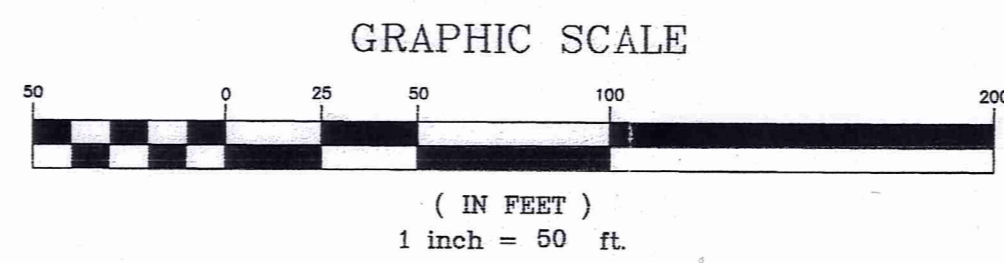


DETAIL LOWER RIGHT



Situated in the City of Chardon, County of Geauga and State of Ohio and known as being a part of Lot 144 in Original Chardon Village in Township 9, Range 8 of the Connecticut Western Reserve

Basis of Bearings: Centerline of Claridon Road (N 53°51'30\"/>

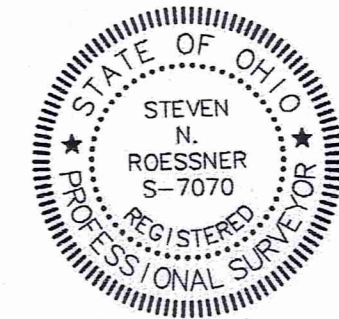
**Pertinent Documents and Sources of Data:**

1. Deed & Plat Map records as shown hereon
2. Geauga County GIS
3. Survey for John R. Wargo performed by Rudy Schwartz dated December 2000.

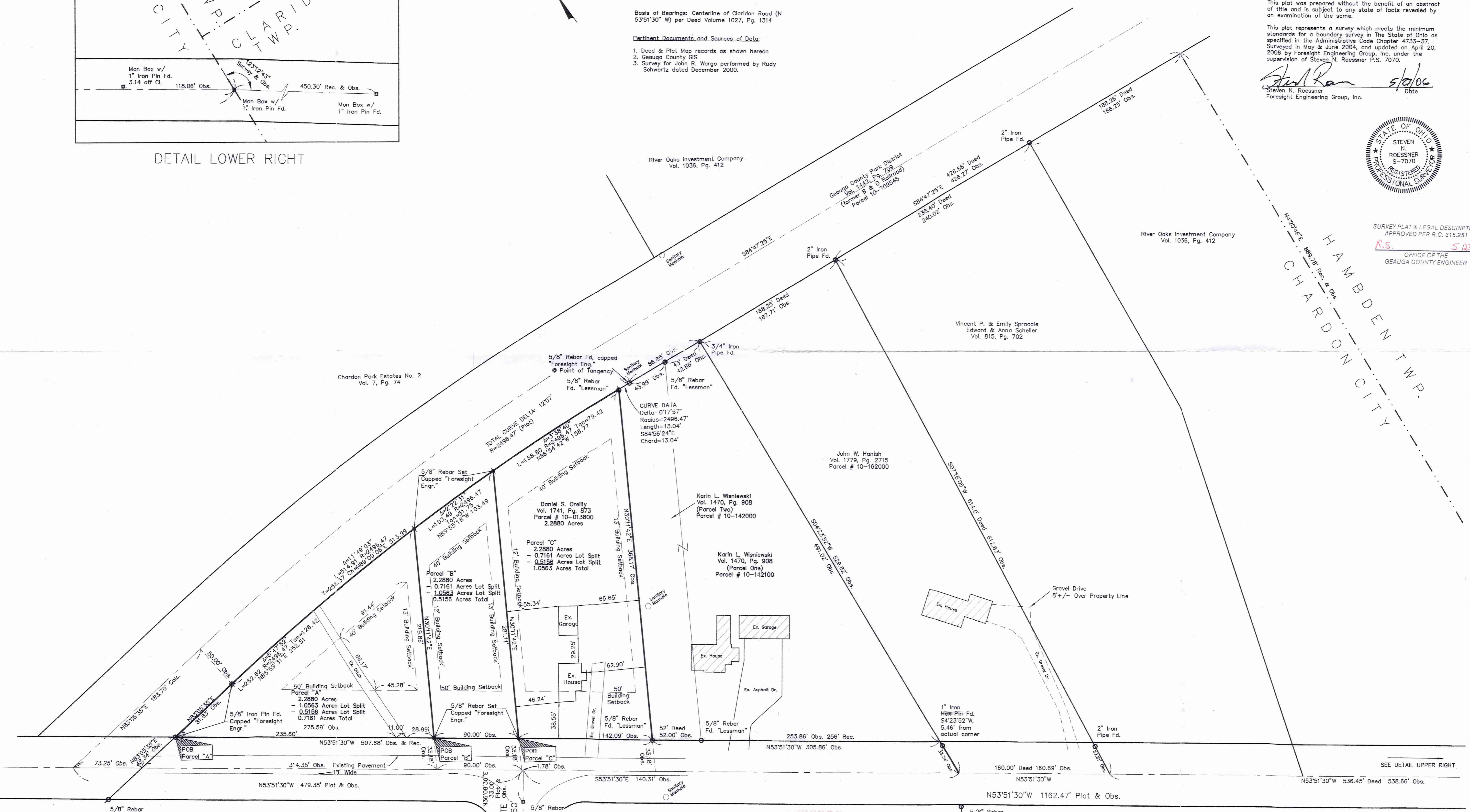
This plat was prepared without the benefit of an abstract of title and is subject to any state of facts revealed by an examination of the same.

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. Surveyed in May & June 2004, and updated on April 20, 2006 by Foresight Engineering Group, Inc. under the supervision of Steven N. Roessner P.S. 7070.

*Steven N. Roessner* 5/20/06  
 Steven N. Roessner  
 Foresight Engineering Group, Inc. Date



SURVEY PLAT & LEGAL DESCRIPTION  
 APPROVED PER R.C. 315.251  
*S.N.* 5/23/06  
 OFFICE OF THE  
 GEauga COUNTY ENGINEER



Fox Pointe Subdivision  
 Vol. 30, Pg. 14

Fox Pointe Subdivision  
 Vol. 30, Pg. 14

CLARIDON ROAD - 66'

**Foresight Engineering Group**  
 Engineers & Surveyors  
 440 288-0100  
 320 Center Street  
 Chardon, Ohio 44024

REVISIONS:

SCALE: Horiz. 1" = 50'	Vert. None
FILE NAME:	
DATE:	May 22, 2006

**LOT SPLITS**  
**DANIEL S. O'REILLY**  
 City of Chardon, Geauga County, Ohio  
 Plat of Survey

**Survey Description**  
**Parcel "A"**  
**0.7161 Acres**  
May 22, 2006

Situated in the City of Chardon, County of Geauga and State of Ohio and known as being a part of Lot 144 in Original Chardon Village in Township 9, Range 8 of the Connecticut Western Reserve and being further bounded and described as follows:

Beginning at a 5/8 inch iron pin found, capped "Foresight Eng." at a southwesterly corner of parcel 10-709545 owned by the Geauga County Park District by deed recorded in volume 1442, page 709 of the Geauga County Records of Deeds, said beginning point being located North 83°05'35" East a distance of 48.34 feet along the westerly projection of the southerly line of said parcel 10-709545 from the centerline of Claridon Road, 66 feet wide, said point on the centerline being located North 53°51'30" West along the centerline of said Claridon Road a distance of 406.13 feet from the intersection of the centerline said Claridon Road with the centerline of Fox Pointe Drive, 60 feet wide, said intersection referenced by a 5/8 inch rebar capped "Lessman" found South 36°08'30" West at 33.00 feet;

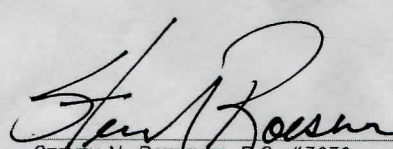
**Course I** Thence North 83°05'35" East along a southerly line of said parcel 10-709545 a distance of 81.83 feet to a 5/8 inch iron pin found, capped "Foresight Eng." On a southerly line of said parcel 10-709545;

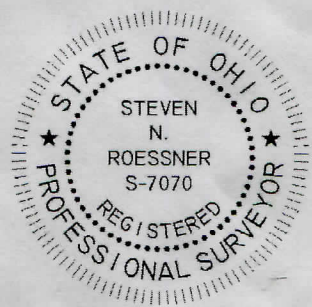
**Course II** Thence continuing along said southerly line of Geauga Park District, along the arc of a tangential curve deflecting to the right, having a delta of 5°47'52", a length of 252.62 feet, a radius of 2496.47 feet, and a chord which bears North 85°59'31" East a distance of 252.51 feet to a 5/8 inch rebar set, capped Foresight Eng." On a southerly line of said parcel 10-709545;

**Course III** Thence South 30°11'42" West along a new division line a distance of 219.86 feet to a 5/8 inch rebar set, capped Foresight Eng." on a northerly right of way of said Claridon Raod;

**Course IV** Thence North 53°51'30" West, along the northerly right of way of said Claridon Road a distance of 275.59' to the place of beginning and containing 0.7161 acres of land of which 0.7161 acres come from parcel 10-013800.

This description is based upon a survey performed in June 2004 and updated on April 20<sup>th</sup>, 2006 by Foresight Engineering Group under the supervision of Steven N. Roessner, P.S. 7070. All 5/8 inch rebar set 30 inches long and capped "Foresight Engineering". Bearings are based upon the centerline of Claridon Road (North 53°51'30" West) per deed Volume 1027, Page 1314. The prior instrument reference is volume 1741, page 873 of the Geauga County Records of Deeds.

  
STEVEN N. ROESSNER, P.S. #7070  
FORESIGHT ENGINEERING GROUP, INC.  
5/22/06  
DATE



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

R.S. 5/23/06  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER

**Survey Description**  
**Parcel "B"**  
**0.5156 Acres**  
May 22, 2006

Situated in the City of Chardon, County of Geauga and State of Ohio and known as being a part of Lot 144 in Original Chardon Village in Township 9, Range 8 of the Connecticut Western Reserve and being further bounded and described as follows:

Beginning at a 5/8 inch rebar set, capped "Foresight Eng." on the northerly right of way of Claridon Road, 66 feet wide, said beginning point being located North 30°11'42" East a distance of 33.18 feet from the centerline of Claridon Road, 66 feet wide, said point on the centerline being located North 53°51'30" West along the centerline of said Claridon Road a distance of 91.78 feet from the intersection of the centerline said Claridon Road with the centerline of Fox Pointe Drive, 60 feet wide, said intersection referenced by a 5/8 inch rebar capped "Lessman" found South 36°08'30" West at 33.00 feet;

**Course I** Thence North 30°11'42" East along a new division line, a distance of 219.86 feet to a 5/8 inch rebar set, capped "Foresight Eng." on southerly line of parcel 10-709545 owned by the Geauga County Park District by deed recorded in volume 1442, page 709 of the Geauga County Records of Deeds;

**Course II** Thence along said southerly line of Geauga Park District, along the arc of a curve deflecting to the right, having a delta of 2°22'31", a length of 103.49 feet, a radius of 2496.47 feet, and a chord which bears South 89°55'18" East a distance of 103.49 feet to a 5/8 inch rebar set, capped Foresight Eng." on a southerly line of said parcel 10-709545;

**Course III** Thence South 30°11'42" West along a new division line a distance of 281.11 feet to a 5/8 inch rebar set, capped Foresight Eng." on a northerly right of way of said Claridon Raod;

**Course IV** Thence North 53°51'30" West, along the northerly right of way of said Claridon Road a distance of 90.00 feet to the place of beginning and containing 0.5156 acres of land of which 0.5156 Acres come from parcel 10-013800.

This description is based upon a survey performed in June 2004 and updated on April 20<sup>th</sup>, 2006 by Foresight Engineering Group under the supervision of Steven N. Roessner, P.S. 7070. All 5/8 inch rebar set 30 inches long and capped "Foresight Engineering". Bearings are based upon the centerline of Claridon Road (North 53°51'30" West) per deed Volume 1027, Page 1314. The prior instrument reference is volume 1741, page 873 of the Geauga County Records of Deeds.

*Steven N. Roessner*  
STEVEN N. ROESSNER, P.S. #7070  
FORESIGHT ENGINEERING GROUP, INC.  
5/22/06  
DATE



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

R.S. 5/23/06

OFFICE OF THE  
GEAUGA COUNTY ENGINEER

**Survey Description**  
**Parcel "C"**  
**1.0563 Acres**  
May 23, 2006

Situated in the City of Chardon, County of Geauga and State of Ohio and known as being a part of Lot 144 in Original Chardon Village in Township 9, Range 8 of the Connecticut Western Reserve and being further bounded and described as follows:

Beginning at a 5/8 inch rebar set, capped "Foresight Eng." on the northerly right of way of Claridon Road, 66 feet wide, said beginning point being located North 30°11'42" East a distance of 33.18 feet from the centerline of Claridon Road, 66 feet wide, said point on the centerline being located North 53°51'30" West along the centerline of said Claridon Road a distance of 1.78 feet from the intersection of the centerline said Claridon Road with the centerline of Fox Pointe Drive, 60 feet wide, said intersection referenced by a 5/8 inch rebar capped "Lessman" found South 36°08'30" West at 33.00 feet;

**Course I** Thence North 30°11'42" East along a new division line, a distance of 281.11 feet to a 5/8 inch rebar set, capped "Foresight Eng." on southerly line of parcel 10-709545 owned by the Geauga County Park District by deed recorded in volume 1442, page 709 of the Geauga County Records of Deeds;

**Course II** Thence along said southerly line of Geauga Park District, along the arc of a curve deflecting to the right, having a delta of 3°38'40", a length of 158.80 feet, a radius of 2496.47 feet, and a chord which bears South 86°54'42" East a distance of 158.77 feet to a 5/8 inch rebar found, capped "Lessman," at a northwesterly corner of parcel 10-142000, owned by Karin L. Wisniewski by deed recorded in volume 1470, page 908 of the Geauga County Records of Deeds;

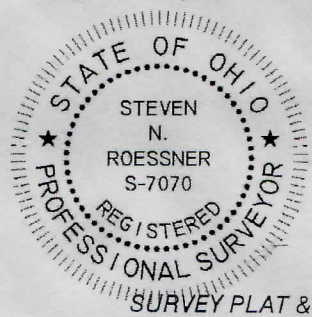
**Course III** Thence South 30°11'42" West along a westerly line of said parcel 10-142000, a distance of 368.17 feet to a 5/8 inch rebar found, capped "Lessman," at a southwesterly corner of said parcel 10-142000, said southwesterly corner being on a northerly right of way of said Claridon Road;

**Course IV** Thence North 53°51'30" West, along the northerly right of way of said Claridon Road a distance of 142.09 feet to the place of beginning and containing 1.0563 acres of land of which 1.0563 Acres come from parcel 10-013800.

This description is based upon a survey performed in June 2004 and updated on April 20<sup>th</sup>, 2006 by Foresight Engineering Group under the supervision of Steven N. Roessner, P.S. 7070. All 5/8 inch rebar set 30 inches long and capped "Foresight Engineering". Bearings are based upon the centerline of Claridon Road (North 53°51'30" West) per deed Volume 1027, Page 1314. The prior instrument reference is volume 1741, page 873 of the Geauga County Records of Deeds.

U-2

*Steven N. Roessner*  
STEVEN N. ROESSNER, P.S. #7070  
FORESIGHT ENGINEERING GROUP, INC.  
5/23/06  
DATE



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

R.S. 52306