

# MAP OF SURVEY of 408 WATER STREET

Situated in the  
LOT NO. 104 IN ORIGINAL CHARDON TOWNSHIP, NOW IN THE  
VILLAGE OF CHARDON  
COUNTY OF GEauga - STATE OF OHIO

by  
**McSTEEN & ASSOCIATES, INC.**

ENGINEERS & SURVEYORS  
26451 Curtiss Wright Parkway  
Richmond Heights, Ohio 44143  
(216) 797-9800

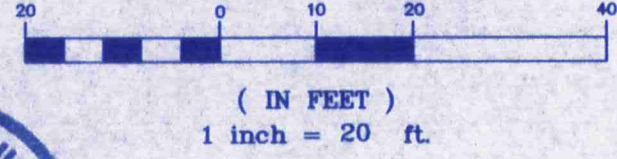
I hereby certify that this survey and map has been prepared in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code and that the bearings shown hereon are to an assumed meridian and are used to denote angles only. Distances are given in feet and decimal parts thereof. All iron pins shown as set are 30" long 1/2" rebar with an identification cap stamped "McSteen & Assoc."

TIMOTHY J. FELLER, RES. PROF. SURVEYOR # 7104  
JOB No. 00-345

REV. 12-15-2000  
12-11-2000

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
R.S. 12,117, 12,000  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER

GRAPHIC SCALE



1/2" IRON PIN  
FND & USED

10.00' OBS.

1/2" IRON PIN  
FND & USED

78.83' OBS.

1/2" IRON PIN  
FND & USED

0.83'

79.56' OBS

1" IRON PIPE  
FND & USED

50.00' OBS

1" IRON PIPE  
FND & USED

104.58' OBS

S 89°54'50" W

1" IRON PIPE  
FND & USED

35.00'

RIGHT OF WAY AS ESTABLISHED BY FOREST LAND  
DESIGN, INC. IN A SURVEY PREPARED FOR  
BILL RYKS IN DECEMBER OF 1999.

**COURT STREET 35'** (PER RECORD)

RIGHT OF WAY AS OCCUPIED AND ESTABLISHED BY  
FORESIGHT ENGINEERING GROUP, INC. IN A SURVEY  
PREPARED FOR TERRY A. EISLER DATED SEPTEMBER 10, 1996.

DRILL HOLE  
FND.  
0.18' S.  
1.13' W.

5/8" IRON PIN  
FND (TEMPLE)  
0.10' S.  
1.28' W.

N 89°54'50" E

N 89°48'46" W

NAIL FND.  
0.06' S.  
1.22' W.

5/8" IRON PIN  
FND & USED  
0.20' W.

108.33' OBS

7.88'

1" IRON PIPE  
FND & USED

138.50' OBS.

DRILL HOLE  
FND.

60.18' OBS.

DRILL HOLE  
USED

195.00' D. & U.

5/8" IRON PIN  
FND & USED  
(TEMPLE)  
2.41' W.

NAIL FND.  
0.09' W.

56.65' OBS.

N 89°50'12" E  
4.00' D. & U.

5/8" IRON PIN  
FND & USED  
(REITZ)

5/8" IRON PIN  
FND & USED  
(REITZ)

ASPHALT

P.F.S.B.  
VOL. 1319, PG. 334  
(PARCEL 9)

103.02' D. & U.

N 01°30'24" E

CONCRETE CURB  
21.00' REITZ & USED

CONCRETE CURB

108.20' DEED

N 89°54'50" E  
107.46' OBS.

S 00°09'48" E  
3.21'

ASPHALT

P.F.S.B.  
VOL. 1319, PG. 334  
(PARCEL 9)

AREA  
27,966 sq.ft.  
0.6420 acres

PARKVIEW FEDERAL SAVINGS BANK  
VOL. 1319, PG. 334

CONCRETE CURB

101.75'

S 00°07'01" W

CONCRETE CURB

WOOD FENCE

101.75'

5/8" IRON PIN  
FND

OUR CONCRETE CURB  
& ASPHALT ENC. 6'

ACCESS DENIED TO SEARCH  
FOR OR SET MONUMENTATION

CONTIG. WOOD FENCE  
ENC. 5'

PARCEL NO. 2  
TERRY EISLER  
VOL. 908, PG. 644

PARCEL NO. 1  
TERRY EISLER  
VOL. 908, PG. 644

TERRY A. EISLER  
VOL. 850, PG. 182

5/8" IRON PIN  
FND & USED  
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CHC00081

*McSteen & Associates, Inc.*

Parkview Bank  
Picked up 12/15/2000  
10-074860

**SURVEYORS AND ENGINEERS**

Terrence W. Feller, P.E.  
Timothy J. Feller, P.S.

26451 CURTISS WRIGHT PARKWAY  
RICHMOND HEIGHTS, OHIO 44143  
PHONE 216-797-9800  
FAX 216-797-0800

LOTS  
SUBDIVISIONS  
TOPOGRAPHY  
CONSTRUCTION

408 Water Street  
Chardon Village  
Parkview Federal Savings Bank  
December 14, 2000

Situated in the Village of Chardon, County of Geauga and State of Ohio and known as being part of Original Chardon Township Lot No. 104, and being more fully bounded and described as follows;

Beginning on the centerline of Cherry Avenue, 66 feet wide, at its intersection with the centerline of Water Street, 99 feet wide, at which point a 5/8" iron pin in a monument box was found 0.45 feet South and 0.29 feet West; thence North 0°00'00" East along the centerline of said Cherry Avenue, a distance of 49.50 feet to the Northerly line of Water Street; thence North 90°00'00" East along the Northerly line of Water Street, a distance of 648.29 feet to the Southeast corner of land conveyed to Chardon Division of Spence Real Estate Partners by deed dated March 31, 2000 and recorded in Volume 1288, Page 414 of Geauga County Deed Records and a 5/8" iron pin (Reitz) found 0.16 feet South and the Principal Place of Beginning of the Parcel of land herein described;

Course No. 1 : thence North 0°10'30" West along the Easterly line of said land conveyed to Chardon Division of Spence Real Estate Partners, a distance of 83.30 feet to a 5/8" iron pin (Reitz) found at an interior corner thereof;

Course No. 2 : thence North 90°00'00" East along a Southerly line of said land conveyed to Chardon Division of Spence Real Estate Partners, a distance of 2.00 feet to a 5/8" iron pin (Reitz) found at the Southeasterly corner thereof;

Course No. 3 : thence North 62°44'50" East along a Southeasterly line of said land conveyed to Chardon Division of Spence Real Estate Partners, a distance of 39.31 feet to a 5/8" iron pin (Reitz) found at the Southeasterly corner thereof;

Course No. 4 : thence North 01°30'24" East along an Easterly line of said land conveyed to Chardon Division of Spence Real Estate Partners, a distance of 103.02 feet to a 5/8" iron pin (Reitz) found at an interior corner thereof;

Course No. 5 : thence North 89°50'12" East along a Southerly line of said land conveyed to Chardon Division of Spence Real Estate Partners, a distance of 4.00 feet to a 5/8" iron pin (Reitz) found at a Southeasterly corner thereof, also being the Westerly line of land conveyed to William R. Ryks and Dagmar E. Ryks by deed dated March 1, 2000 and recorded in Volume 1283, Page 556 of Geauga County Deed Records;

Course No. 6 : thence South 00°09'48" East along the Westerly line of said land conveyed to Ryks, a distance of 3.21 feet to a P.K. nail set at the Southwesterly corner thereof;

Course No. 7 : thence North 89°54'50" East along the Southerly line of said land conveyed to Ryks, a distance of 107.46 feet to a point in the Westerly line of Parcel No. 2 of land conveyed to Terry Eisler by deed recorded in Volume 908, Page 644 of Geauga County Deed Records;

CHC00081

Course No. 8 : thence South 00°07'01" West along the Westerly line of said Parcel No. 2 of land conveyed to Terry Eisler and the Westerly line of land conveyed to Terry A. Eisler by deed dated April 26, 1990 and recorded in Volume 850, Page 182 of Geauga County Deed Records, a distance of 101.75 feet to a P.K. nail set at the Southwesterly corner thereof;

Course No. 9 : thence North 90°00'00" East along the Southerly line of said land conveyed to Terry A. Eisler, a distance of 17.84 feet to a 1/2" iron pin set (McSteen) at the Northwesterly corner of land conveyed to 408 Water Street Co. by deed dated October 16, 2000 and recorded in Volume 1321, Page 310 of Geauga County Deed Records;

Course No. 10 : thence South 00°06'38" West along the Westerly line of said land conveyed to 408 Water Street Co., a distance of 99.50 feet to the Northerly line of Water Street and a 2" iron pipe found 0.98 feet South;

Course No. 11 : thence North 90°00'00" West along the Northerly line of said Water Street, a distance of 168.31 feet to the place of beginning and containing 0.6420 acres of land according to a survey prepared by Timothy J. Feller R.L.S. No. 7104 of McSteen & Associates, Inc. in December of 2000, be the same more or less but subject to all legal highways and easements. The basis of bearings for this description is the Northerly line of Water Street as described in the deed to Chardon Division of Spence Real Estate Partners (Ohio), L.L.C. dated March 31, 2000 and recorded in Volume 1288, Page 414 of Geauga County Deed Records (North 90°00'00" East). The intent of this description is to consolidate the parcels of land owned by Parkview Federal Savings Bank dated October 3, 2000 recorded in Volume 1319, Page 333 of Geauga County Deed Records.

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

R.S. 12/15/2000  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER