

# PLAT OF LOT LINE ADJUSTMENT

## FOR R.J.L. Properties

BEING PART OF ORIGINAL CHARDON TOWNSHIP LOT Nos. 129 AND 135  
IN THE VILLAGE OF CHARDON, COUNTY OF GEauga, STATE OF OHIO

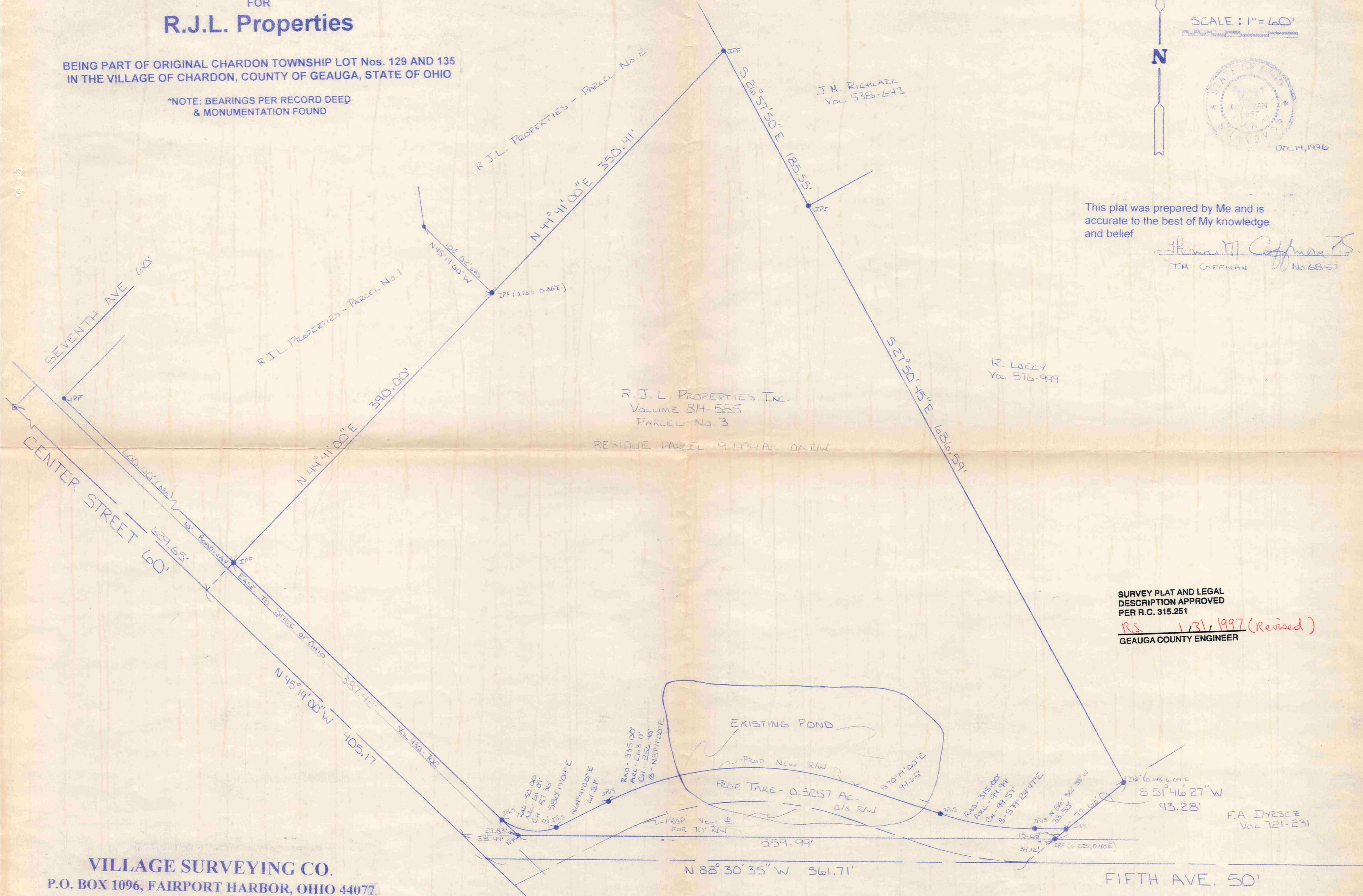
\*NOTE: BEARINGS PER RECORD DEED  
& MONUMENTATION FOUND

SCALE: 1" = 60'



This plat was prepared by Me and is  
accurate to the best of My knowledge  
and belief.

*Thomas Coffman*  
T.M. COFFMAN No. 68357



R. LOEY  
Vol. 576-949

R.J.L. PROPERTIES, INC.  
VOLUME 84-585  
PARCEL NO. 3  
RESIDUE PARCEL 9.1453 AC. OR RW

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

*R.S.* 1/31/1997 (Revised)  
GEAUGA COUNTY ENGINEER

F.A. DYRSCHE  
Vol. 721-231

VILLAGE SURVEYING CO.  
P.O. BOX 1096, FAIRPORT HARBOR, OHIO 44077  
(216) 357-1359

CHC00091

RJL Prop. / Heinen's  
picked up 3/3/97  
10-165619  
V. 1517-P. 310

**VILLAGE SURVEYING CO.**

Thomas M. Coffman, P.S.

P.O. BOX 1096, FAIRPORT HARBOR, OH 44077 (216) 357-1359

**LEGAL DESCRIPTION OF A PROPERTY TAKE  
FOR THE PURPOSE OF RELOCATING FIFTH AVENUE  
IN THE VILLAGE OF CHARDON, OHIO**

Situated in the Village of Chardon, County of Geauga, State of Ohio, and known as being part of Original Chardon Township Lot Nos. 129 and 135, and is further bounded and described as follows:

Beginning at an iron pin monument found at the intersection of the centerline of Center Street (60 feet) and the centerline of Seventh Avenue (60 feet); thence along said centerline of Center Street S 45° 19' 00" E a distance of 998.29 feet to a point in the prolongation westerly of the northerly sideline of Fifth Avenue (50 feet); thence along said prolongation of the northerly sideline of Fifth Avenue S 88° 30' 35" E a distance of 58.44 feet to an iron pipe found in the easterly line of a ten foot easement granted to the State of Ohio as recorded in Volume 430 - Page 702 of the Geauga County Deed Records and the and the principal place of beginning;

COURSE I Thence along said easterly easement line and parallel to the easterly sideline of Center Street N 45° 19' 10" W a distance of 23.83 feet to an iron pin set in an existing roadside ditch;

COURSE II Thence along a curve deflecting to the left S 80° 19' 04" E (having a radius of 50.00 feet and chord of 57.36 feet) a distance of 61.09 feet to an iron pin set;

COURSE III Thence N 64° 41' 00" E a distance of 61.87 feet to an iron pin set;

COURSE IV Thence along a curve deflecting to the right N 87° 11' 00" E (having a radius of 335.00 feet and chord of 256.40 feet) a distance of 263.11 feet to a point in the center of an existing retention pond;

COURSE V Thence S 70° 19' 00" E a distance of 94.65 feet to an iron pin set;

COURSE VI Thence along a curve deflecting to the left S 79° 24' 47" E (having a radius of 315.00 feet and chord of 99.57 feet) a distance of 99.99 feet to an iron pin set;

CHC00091

**VILLAGE SURVEYING CO.**

Thomas M. Coffman, P.S.

P.O. BOX 1096, FAIRPORT HARBOR, OH 44077 (216) 357-1359

COURSE VII Thence S 88° 30' 35" E a distance of 33.50 feet to an iron pin set in the northwesterly line of lands of F.A. Dyrscz as recorded in Volume 721 - Page 231 of the Geauga County Deed Records;

COURSE VIII Thence along the northwesterly line of said Dyrscz S 51° 46' 27" W a distance of 15.65 feet to an iron pipe found in the northerly sideline of Fifth Avenue;

COURSE IX Thence along said northerly sideline of Fifth Avenue N 88° 30' 35" W a distance of 559.99 feet to an iron pipe found in the easterly line of said ten foot easement granted to the State of Ohio and the principal place of beginning and containing 0.5257 acres, as surveyed and described in December, 1996 by Thomas M. Coffman P.S., Ohio Registered Surveyor No. 6857, be the same more or less but subject to all legal highways.

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

R.S. 1/31/1997 (Revised)  
GEAUGA COUNTY ENGINEER

**VILLAGE SURVEYING CO.**

Thomas M. Coffman, P.S.

P.O. BOX 1096, FAIRPORT HARBOR, OH 44077 (216) 357-1359

**LEGAL DESCRIPTION OF RESIDUE AFTER A PROPERTY  
TAKE FOR THE PURPOSE OF RELOCATING FIFTH AVENUE  
IN THE VILLAGE OF CHARDON, OHIO**

Situated in the Village of Chardon, County of Geauga, State of Ohio, and known as being part of Original Chardon Township Lot Nos. 129 and 135, and is further bounded and described as follows:

Beginning at an iron pin monument found at the intersection of the centerline of Center Street (60 feet) and the centerline of Seventh Avenue (60 feet); thence along said centerline of Center Street S 45° 19' 00" E a distance of 629.65 feet to a point in the prolongation westerly of the southeasterly line of lands of R.J.L. Properties as described in Volume 814 - Page 585 of the Geauga County Record of Deeds N 44° 41' 00" E a distance of 40.00 feet to an iron pipe found in the easterly line of a ten foot easement granted to the State of Ohio as recorded in Volume 430 - Page 702 of the Geauga County Deed Records and the southwesterly corner of Parcel No. 1 of said R.J.L. Properties and the principal place of beginning;

COURSE I Thence along the southeasterly line of Parcel No. 1 and Parcel No. 2 of said R.J.L. Properties N 44° 41' 00" E (passing through an iron pipe found at 390.00 feet) a distance of 740.41 feet to an iron pipe found in the westerly line of lands of J.M. Richlark as described in Volume 538 - Page 643 of the Geauga County Record of Deeds.

COURSE II Thence along the westerly line of said Richlark S 26° 57' 50" E a distance of 185.55 feet to an iron pipe found in the northwesterly corner of lands of R. Loecy as described in Volume 576 - Page 999 of the Geauga County Record of Deeds;

COURSE III Thence along the westerly line of lands of said Loecy S 27° 50' 45" E a distance of 686.59 feet to an iron pin found in the northwesterly corner of lands of F. A. Dyrz as described in Volume 721 - Page 231 of the Geauga County Record of Deeds;

COURSE IV Thence along the northwesterly line of said Dyrz S 51° 46' 27" W a distance of 77.63 feet to an iron pin set in the northerly sideline (proposed) of Fifth Avenue;

COURSE V Thence along the northerly sideline (proposed) of Fifth Avenue N 88° 30' 35" W a distance of 33.50 feet to an iron pin set;

CHC 00091

**VILLAGE SURVEYING CO.**

Thomas M. Coffman, P.S.

P.O. BOX 1096, FAIRPORT HARBOR, OH 44077 (216) 357-1359

COURSE VI Thence continuing along the northerly sideline (proposed) of Fifth Avenue along a curve deflecting to the right N 79° 24' 47" W (having a radius of 315.00 feet and chord of 99.57 feet) a distance of 99.99 feet to an iron pin set;

COURSE VII Thence continuing along the northerly sideline (proposed) of Fifth Avenue N 70° 19' 00" W a distance of 94.65 feet to a point in the center of an existing retention pond;

COURSE VIII Thence continuing along the northerly sideline (proposed) of Fifth Avenue along a curve deflecting to the left S 87° 11' 00" W (having a radius of 335.00 feet and chord of 256.40 feet) a distance of 263.11 feet to an iron pin set;

COURSE IX Thence continuing along the northerly sideline (proposed) of Fifth Avenue S 64° 41' 00" W a distance of 61.87 feet to an iron pin set;

COURSE X Thence continuing along the northerly sideline (proposed) of Fifth Avenue along a curve deflecting to the right N 80° 19' 04" W (having a radius of 50.00 feet and chord of 57.36 feet) a distance of 61.09 feet to an iron pin set in an existing roadside ditch and the easterly line of said ten foot easement granted to the State of Ohio;

COURSE XI Thence along said easterly sideline of a ten foot easement granted to the State of Ohio (parallel to and 40.00 feet easterly by perpendicular measurement from the centerline of Center Street) N 45° 19' 00" W a distance of 387.42 feet to an iron pipe found in the southwesterly corner of lands of said R.J.L. Properties and the principal place of beginning and containing 9.1439 acres, as surveyed and described in December, 1996 by Thomas M. Coffman P.S., Ohio Registered Surveyor No. 6857, be the same more or less but subject to all legal highways.

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

R.S. 1/27/1997 (Revised)  
GEAUGA COUNTY ENGINEER