

MAP OF SURVEY for 220 NORTH HAMBDEN STREET & 123 GOODRICH COURT

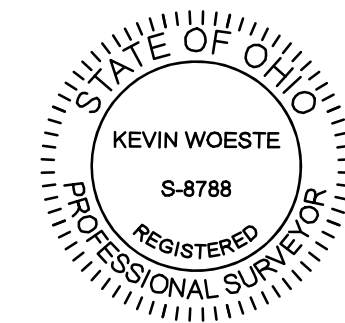
Known as being part of Lots No. 82 and 83 in the Town Plat of the Village of Chardon, now situated in the

CITY OF CHARDON
COUNTY OF GEauga - STATE OF OHIO

McSteen
LAND SURVEYORS
1415 East 286th Street Wickliffe, OH 44092
Phone: 440.585.9800 www.mcsteen.com

This survey is a boundary survey prepared in accordance with Chapter 4733-37, Ohio Administrative Code. The basis of bearings for this survey are from GNSS observations to the Ohio State Plane Coordinates System, North Zone, NAD83 (2011) datum derived through the O.D.O.T. V.R.S. Network. Distances are given in feet and decimal parts thereof. All iron pins shown as set are 30" long 5/8" rebar with an identification cap stamped "McSTEEN CA 96-026".

Kevin Woeste
KEVIN WOESTE REG. PROF. SURV. No. 8788
Job No.: 20-059
Field Date: April 20, 2020
Survey Date: June 4, 2020
Drawn By: TEE/KLW

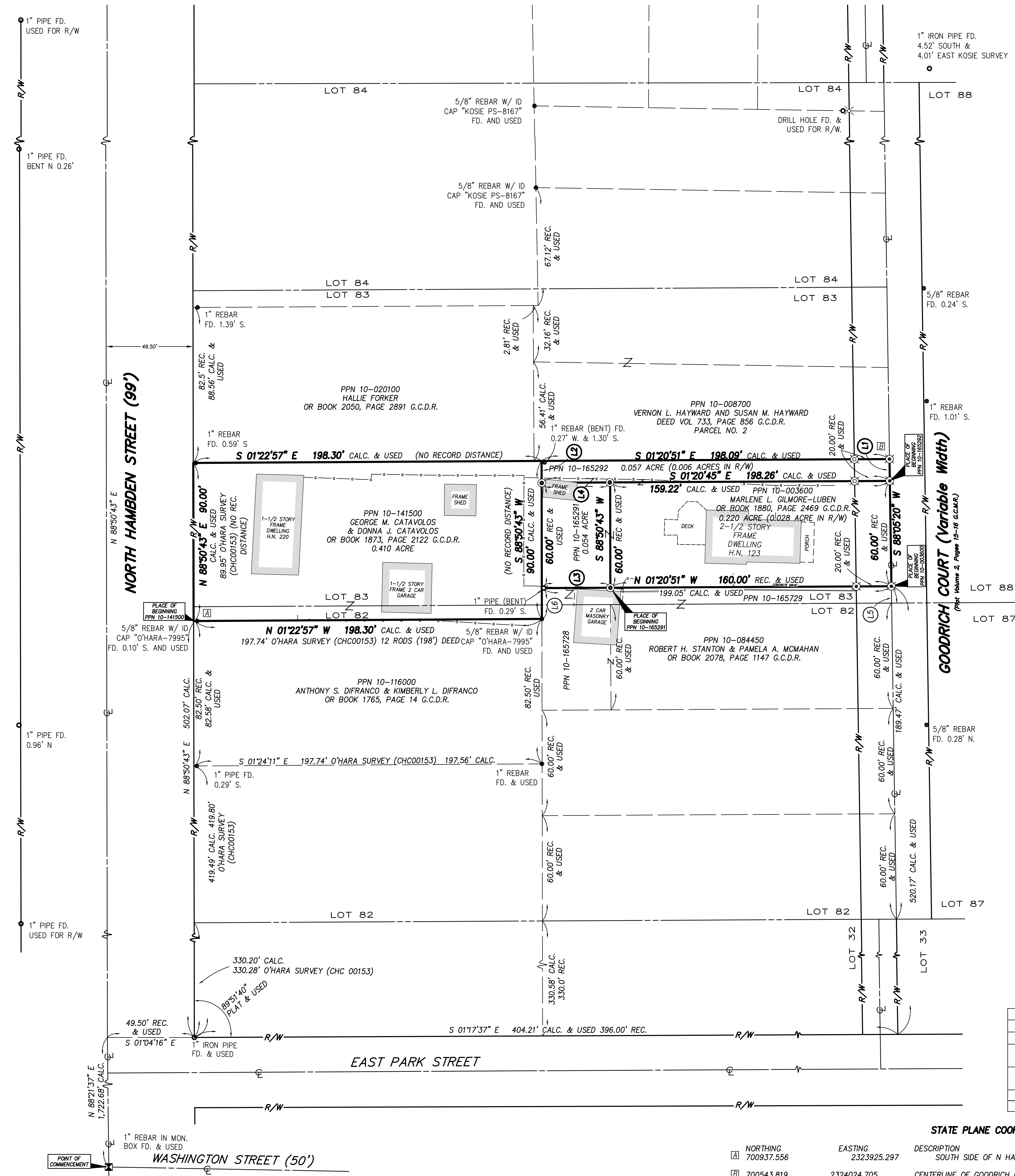


SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
06/22/2020
Frank Rose
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.
20-063

- LEGEND**
- REBAR FOUND AS NOTED
 - ⊠ REBAR IN MONUMENT BOX FOUND AS NOTED
 - IRON PIPE FOUND AS NOTED
 - ⊙ 5/8" DIAMETER X 30" LONG REBAR WITH "McSTEEN CA 96-026" ID CAP SET
 - ⊗ P-K (MASONRY) NAIL SET
 - ⊕ CENTERLINE
 - R/W RIGHT-OF-WAY
 - CALC. CALCULATED DISTANCE OR ANGLE
 - REC. RECORD DISTANCE OR ANGLE
 - FD. FOUND
 - MON. MONUMENT
 - G.C.M.R. GEAUGA COUNTY MAP RECORDS
 - G.C.D.R. GEAUGA COUNTY DEED RECORDS
 - CHAIN LINK FENCE
 - WOOD FENCE

SURVEY REFERENCES

- "Plat Showing Proposed Street Goodrich Court" recorded in Plat Volume 2, Page 15 G.C.M.R.
- "Plat of Survey" by Lawrence Gordon Wilson P.S. 5807, dated August 2001.
- "Plat of Survey of PPN 10-080100 - Thomas J. McNulty and Jerilynn A. McNulty, Trustees" by Robert L. Kosie P.S. 8167, dated February of 2017. DBK Plat No.: 956 2017.
- "Plat of Survey of PPN 10-099600 Abruzzo Investments, LLC 111 North Hambden Street" by Robert L. Kosie P.S. 8167, dated July of 2019. DBK Plat No.: 1019 2018
- "Survey of land now or formerly owned by Anthony S. DiFranco and Kimberly L. DiFranco" by Thomas J. O'Hara P.S. 7995, dated March of 2020. Survey Number: CHC00153



LINE DATA

LINE	BEARING	DISTANCE
L1	S 88°05'20" W	12.43' CALC. & USED
L2	N 88°50'43" E	12.43' CALC. & USED
L3	N 01°20'51" W	39.04' CALC. & USED 40' REC.
L4	S 01°20'45" E	39.04' CALC. & USED 40' REC.
L5	N 88°05'20" E	9.57' REC. & USED
L6	N 88°50'43" E	17.57' CALC. & USED

STATE PLANE COORDINATES

	NORTHING	EASTING	DESCRIPTION
ⓐ	700937.556	2323925.297	SOUTH SIDE OF N HAMBDEN STREET AT THE NORTHWEST CORNER OF PPN 10-141500
ⓑ	700543.819	2324024.705	CENTERLINE OF GOODRICH COURT AT THE SOUTHEAST CORNER OF PPN 10-165292

File No. 20-059
June 4, 2020

LEGAL DESCRIPTION
PPN 10-141500
220 North Hambden Street
Chardon, OH

Situated in the City of Chardon, County of Geauga and State of Ohio, and known as being part of Lot No. 82 and 83 in the Town Plat of the Village of Chardon recorded in Deed Volume 26, Page 215, and now or formerly in the name of George M. Catavolos & Donna J. Catavolos recorded in OR Book 1873, Page 2122 (PN 10-141500) of the Geauga County Deed Records, and more fully described as follows:

Commencing for Reference at a 1-inch rebar found in a mon box at the center line intersection of Center Street (99 feet wide) and centerline of Washington Street (50 feet wide); Thence, North $88^{\circ}-21'-37''$ East, along the centerline of said Center Street to the centerline of North Hambden Street (99 feet wide), a distance of 1,722.68 feet to a point; Thence, South $01^{\circ}-04'-16''$ East, a distance of 49.50 feet to a 1-inch iron pipe found at the intersection of the southerly side of North Hambden Street and the easterly side of East Park Street; Thence, North $88^{\circ}50'43''$ East, along a southerly side of said North Hambden Street, a distance of 502.07 feet to the northeasterly corner of a parcel of land conveyed to Anthony S. Difranco and Kimberly L. Difranco by deed recorded in OR Book 1765, Page 14, PPN 10-116000 and being the **TRUE PLACE OF BEGINNING** of the parcel herein to be described;

Course No. 1: thence, **North $88^{\circ}-50'-43''$ East**, along the southerly side of North Hambden Street a distance of **90.00 feet** to the northwesterly corner of a parcel of land conveyed to Hallie Forker by deed recorded in OR Book 2050, Page 2891, PPN 10-020100;

Course No. 2: thence, **South $01^{\circ}-22'-57''$ East**, along the westerly line of said Forker parcel and land conveyed to Vernon L. Hayward and Susan M. Hayward by deed recorded in Deed Volume 733, Page 856, PPN 10-008700 passing a 1-inch rebar found at 0.59 feet, a distance of **198.30 feet** to the northeasterly corner of land conveyed to Marlene L. Gilmore-Luben by deed recorded in OR Book 1880, Page 2469, PPN 10-165292 (a 1-inch rebar (bent) was found 0.27 feet west and 1.30 feet south) ;

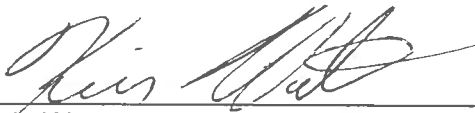
Course No. 3: thence, **South $88^{\circ}-50'-43''$ West**, along the northerly line of said Gilmore-Luben parcel and also the northerly line of said Marlene L. Gilmore-Luben by deed recorded in OR Book 1880, Page 2469, PPN 10-165291 and the northerly line of land conveyed to Robert H. Stanton & Pamela A. McMahan by deed recorded in OR Book 2078, Page 1147, PPN 10-165729 and PPN 10-165728, passing a rebar set at 12.43 feet, a distance of **90.00 feet** to a 5/8-inch rebar with ID cap "O'Hara-7995" found at the southeasterly corner of aforementioned Difranco parcel;

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220 North Hambden Street
Chardon, OH

Course No. 4: thence, *North 01°-22'-57" West*, along easterly line of said Difranco parcel, passing an 5/8-inch rebar with ID cap "O'Hara-7995" at 198.20 feet, a distance of **198.30 feet** to the place of beginning, and containing **0.410 acre** of land, more or less, as surveyed in June of 2020 by Kevin Woeste, Registered Professional Land Surveyor No. 8788 for and on behalf of **McSteen & Associates, Inc.** under Project No. 20-059, and being subject to all legal highways and easements of record. The intent is describe PPN 10-141500.

The basis of bearings for this survey are from GNSS observations to the Ohio State Plane Coordinates System, North Zone, NAD83 (2011) datum derived through the O.D.O.T. V.R.S. Network. Distances are given in feet and decimal parts thereof. All iron pins shown as set are 30-inch long 5/8-inch diameter rebar with an identification cap stamped "McSTEEN CA 96-026".



Kevin Woeste
Registered Professional Land Surveyor No. 8788

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

Susan L. Martin Jul 06 2020
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.



File No. 20-059
June 4, 2020

LEGAL DESCRIPTION
PPN 10-165291
Goodrich Court
Chardon, OH

Situated in the City of Chardon, County of Geauga and State of Ohio, and known as being part of Lot No. 83 in the Town Plat of the Village of Chardon, recorded in deed Volume 26, Page 215, and now or formerly in the name of Marlene L. Gilmore-Luben as recorded in OR Book 1880, Page 2469, PPN 10-16529, Parcel 2, of the Geauga County Deed Records, and more fully described as follows:

Commencing for Reference at a 1-inch rebar found in a mon box at the center line intersection of Center Street (99 feet wide) and centerline of Washington Street (50 feet wide); Thence, North $88^{\circ}-21'-37''$ East, along the centerline of said Center Street to the centerline of North Hambden Street (99 feet wide), a distance of 1,722.68 feet to a point; Thence, South $01^{\circ}-04'-16''$ East, a distance of 49.50 feet to a 1-inch iron pipe found at the intersection of the southerly side of North Hambden Street and the easterly side of East Park Street; Thence, South $01^{\circ}-17'-37''$ East along the easterly side of East Park Street, a distance of 404.21 feet to the southerly side of Goodrich Court (variable width right-of-way) (Plat Volume 2, Page 15-16); Thence, North $88^{\circ}-05'-20''$ East partially along the southerly side and partially along the centerline of Goodrich Court, a distance of 520.17 feet to a P-K (masonry) nail set at the southeasterly corner of land conveyed to Robert H. Stanton & Pamela A. McMahan, by deed recorded in OR Book 2078, Page 1147, PPN 10-084450; Thence, North $01^{\circ}-20'-51''$ West along the easterly line of said Stanton & McMahan land, passing an iron pin set at 20.00 feet, a distance of 160.00 feet, to an iron pin set, and being the **TRUE PLACE OF BEGINNING** of the parcel herein to be described;

Course No. 1: thence, **North $01^{\circ}-20'-51''$ West**, along the easterly line of said Staton & McMahan land, passing a 1" pipe found (bend) at 38.75 feet, a distance of **39.04 feet** to the southerly line of a parcel of land conveyed to George M. Catavolos and Donna J. Catavolos by deed recorded in OR Book 1873, Page 2122, PPN 10-141500;

Course No. 2: thence, **North $88^{\circ}-50'-43''$ East**, along the southerly line of said Catavolos parcel, a distance of **60.00 feet** to an iron pin set at the northwesterly corner of land now or formerly in the name of Marlene L. Gilmore-Luben recorded in OR Book 1880, Page 2469, PPN 10-165292, parcel 3 of Geauga County Deed Records;

Course No. 3: thence, **South $01^{\circ}-20'-45''$ East**, along the westerly line of PPN 10-165292, a distance of **39.04 feet** to an iron pin set at the northeasterly corner of land now or formerly in the name of Marlene L. Gilmore-Luben recorded in OR Book 1880, Page 2469, PPN 10-003600 of parcel 1 of Geauga County Deed Records;



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PPN 10-165291
Goodrich Court
Chardon, OH

Course No. 4: thence, *South 88°-50'-43" West*, along the northerly line of said PPN 10-003600, a distance of **60.00 feet** to the place of beginning, and containing **0.054 acre** of land, more or less, as surveyed in June of 2020 by Kevin Woeste, Registered Professional Land Surveyor No. 8788 for and on behalf of **McSteen & Associates, Inc.** under Project No. 20-059, and being subject to all legal highways and easements of record. The intent is describe PPN 10-165291.

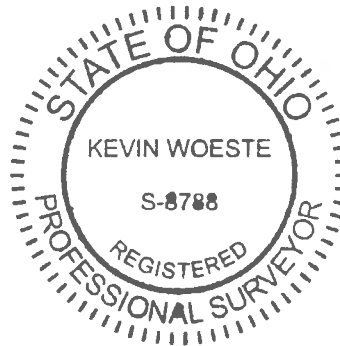
The basis of bearings for this survey are from GNSS observations to the Ohio State Plane Coordinates System, North Zone, NAD83 (2011) datum derived through the O.D.O.T. V.R.S. Network. Distances are given in feet and decimal parts thereof. All iron pins shown as set are 30-inch long 5/8-inch diameter rebar with an identification cap stamped "McSTEEN CA 96-026".



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Susan L. Martin Jul 06 2020

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File No. 20-059
June 4, 2020

LEGAL DESCRIPTION
PPN 10-165292
Goodrich Court
Chardon, OH

Situated in the City of Chardon, County of Geauga and State of Ohio, and known as being part of Lot No. 83 in the Town Plat of the Village of Chardon recorded in Deed Volume 26, Page 215, and now or formerly in the name of Marlene L. Gilmore-Luben as recorded in OR Book 1880, Page 2469, PN 10-165292, Parcel 3 of the Geauga County Deed Records, and more fully described as follows:

Commencing for Reference at a 1-inch rebar found in a mon box at the center line intersection of Center Street (99 feet wide) and centerline of Washington Street (50 feet wide); Thence, North $88^{\circ}-21'-37''$ East, along the centerline of said Center Street to the centerline of North Hambden Street (99 feet wide), a distance of 1,722.68 feet to a point; Thence, South $01^{\circ}-04'-16''$ East, a distance of 49.50 feet to a 1-inch iron pipe found at the intersection of the southerly side of North Hambden Street and the easterly side of East Park Street; Thence, South $01^{\circ}-17'-37''$ East along the easterly side of East Park Street, a distance of 404.21 feet to the southerly side of Goodrich Court (variable width right-of-way) (Plat Volume 2, Page 15-16); Thence, North $88^{\circ}-05'-20''$ East partially along the southerly side and partially along the centerline of Goodrich Court, passing a P-K (masonry) nail set at 520.17 feet, a distance of 580.17 feet to a P-K (masonry) nail set at the southeasterly corner of land now or formerly in the name of Marlene L. Gilmore-Luben in OR 1880, Page 2469, PPN 10-003600, Parcel 1 of the Geauga County Deed Record and being the **TRUE PLACE OF BEGINNING** of the parcel herein to be described;

Course No. 1: thence, **North $01^{\circ}-20'-45''$ West**, along the easterly side of said Gilmore-Luben parcel and land now or formerly in the name of Marlene L. Gilmore-Luben in OR 1880, Page 246, PPN 10-165291, Parcel 2 of the Geauga County Deed Records, passing iron pins set at 20.00 feet and 159.22 feet, a distance of **198.26 feet** to an iron pin set on the southerly line of a parcel of land conveyed to George M. Catavolos and Donna J. Catavolos by deed recorded in OR Book 1873, Page 2122, PPN 10-141500;

Course No. 2: thence, **North $88^{\circ}-50'-43''$ East**, along the southerly line of said Catavolos parcel, a distance of **12.43 feet** to a point on the westerly line of land conveyed to Vernon L. Hayward and Susan M. Hayward by deed recorded in Deed Volume 733, Page 856, PPN 10-008700, (a 1" rebar (bent) was found 0.27 feet west and 1.30 feet south);

Course No. 3: thence, **South $01^{\circ}-20'-51''$ East**, along the westerly line of said Hayward land, passing an iron pin set at 178.09 feet, a distance of **198.09 feet** to a P-K (masonry) nail set on the centerline of Goodrich Court;

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June 4, 2020

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PPN 10-165292
Goodrich Court
Chardon, OH

Course No. 4: thence, *South 88°-05'-20" West*, along the centerline of Goodrich Court, a distance of **12.43 feet** to the place of beginning, and containing **0.057 acre** of land, (0.006 acres in the Right of Way) more or less, as surveyed in June of 2020 by Kevin Woeste, Registered Professional Land Surveyor No. 8788 for and on behalf of **McSteen & Associates, Inc.** under Project No. 20-059, and being subject to all legal highways and easements of record. The intent is to describe all said land in PPN 10-165292.

The basis of bearings for this survey are from GNSS observations to the Ohio State Plane Coordinates System, North Zone, NAD83 (2011) datum derived through the O.D.O.T. V.R.S. Network. Distances are given in feet and decimal parts thereof. All iron pins shown as set are 30-inch long 5/8-inch diameter rebar with an identification cap stamped "McSTEEN CA 96-026".



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Susan L. Martini Jul 06 2020
GAUGA COUNTY ENGINEER
TAX MAP DEPT.



File No. 20-059
June 4, 2020

LEGAL DESCRIPTION
PPN 10-003600
123 Goodrich Court
Chardon, OH

Situated in the City of Chardon, County of Geauga and State of Ohio, and known as being part of Lot No. 83 in the Town Plat of the Village of Chardon, recorded in deed VOL. 26 PG. 215 and now or formerly in the name of Marlene L. Gilmore-Luben as recorded in OR Book 1880, Page 2469 (PN 10-003600) Parcel 1 of the Geauga County Deed Records, and more fully described as follows:

Commencing for Reference at a 1-inch rebar found in a mon box at the center line intersection of Center Street (99 feet wide) and centerline of Washington Street (50 feet wide); Thence, North $88^{\circ}-21'-37''$ East, along the centerline of said Center Street to the centerline of North Hambden Street (99 feet wide), a distance of 1,722.68 feet to a point; Thence, South $01^{\circ}-04'-16''$ East, a distance of 49.50 feet to a 1-inch iron pipe found at the intersection of the southerly side of North Hambden Street and the easterly side of East Park Street; Thence, South $01^{\circ}-17'-37''$ East along the easterly side of East Park Street, a distance of 404.21 feet to the southerly side of Goodrich Court (variable width right-of-way) (Plat Volume 2, Page 15-16); Thence, North $88^{\circ}-05'-20''$ East partially along the southerly side and partially along the centerline of Goodrich Court to , a distance of 520.17 feet to a P-K (masonry) nail set at the southeasterly corner of land conveyed to Robert H. Stanton & Pamela A. McHahan by deed recorded in OR Book 2078, Page 1147, PPN 10-084450; and being the **TRUE PLACE OF BEGINNING** of the parcel herein to be described;

Course No. 1: thence, **North $01^{\circ}-20'-51''$ West**, along the easterly line of said Stanton & McHahan land, passing an iron pin set at 20.00 feet, a distance of **160.00 feet** to an iron pin set at the southwesterly corner of land now or formerly owned by Marlene L. Gilmore-Luben in OR Book 1880, PG. 2469, PPN 10-165291, parcel #2 of the Geauga County Deed Records;

Course No. 2: thence, **North $88^{\circ}-50'-43''$ East**, along the southerly line of PPN 10-165291, a distance of **60.00 feet** to an iron pin set at the westerly line of land now or formerly owned by Marlene L. Gilmore-Luben in OB Book 1880, PG. 2469, PPN 10-165292 parcel 3 of Geauga County Deed Records;

Course No. 3: thence, **South $01^{\circ}-20'-45''$ East**, along the westerly line of PPN 10-165292, passing an iron pin set at 139.22 feet, a distance of **159.22 feet** to an +P-K (masonry) nail set on the centerline of Goodrich Court;

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PPN 10-003600
123 Goodrich Court
Chardon, OH

Course No. 4: thence, **South 88°-05'-20" West**, along the centerline of Goodrich Court, a distance of **60.00 feet** to the place of beginning, and containing **0.220 acre** of land (0.028 acre within Goodrich Court right-of-way), more or less, as surveyed in June of 2020 by Kevin Woeste, Registered Professional Land Surveyor No. 8788 for and on behalf of **McSteen & Associates, Inc.** under Project No. 20-059, and being subject to all legal highways and easements of record. The intent is to describe all said land in PPN 10-003600

The basis of bearings for this survey are from GNSS observations to the Ohio State Plane Coordinates System, North Zone, NAD83 (2011) datum derived through the O.D.O.T. V.R.S. Network. Distances are given in feet and decimal parts thereof. All iron pins shown as set are 30-inch long 5/8-inch diameter rebar with an identification cap stamped "McSTEEN CA 96-026".



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