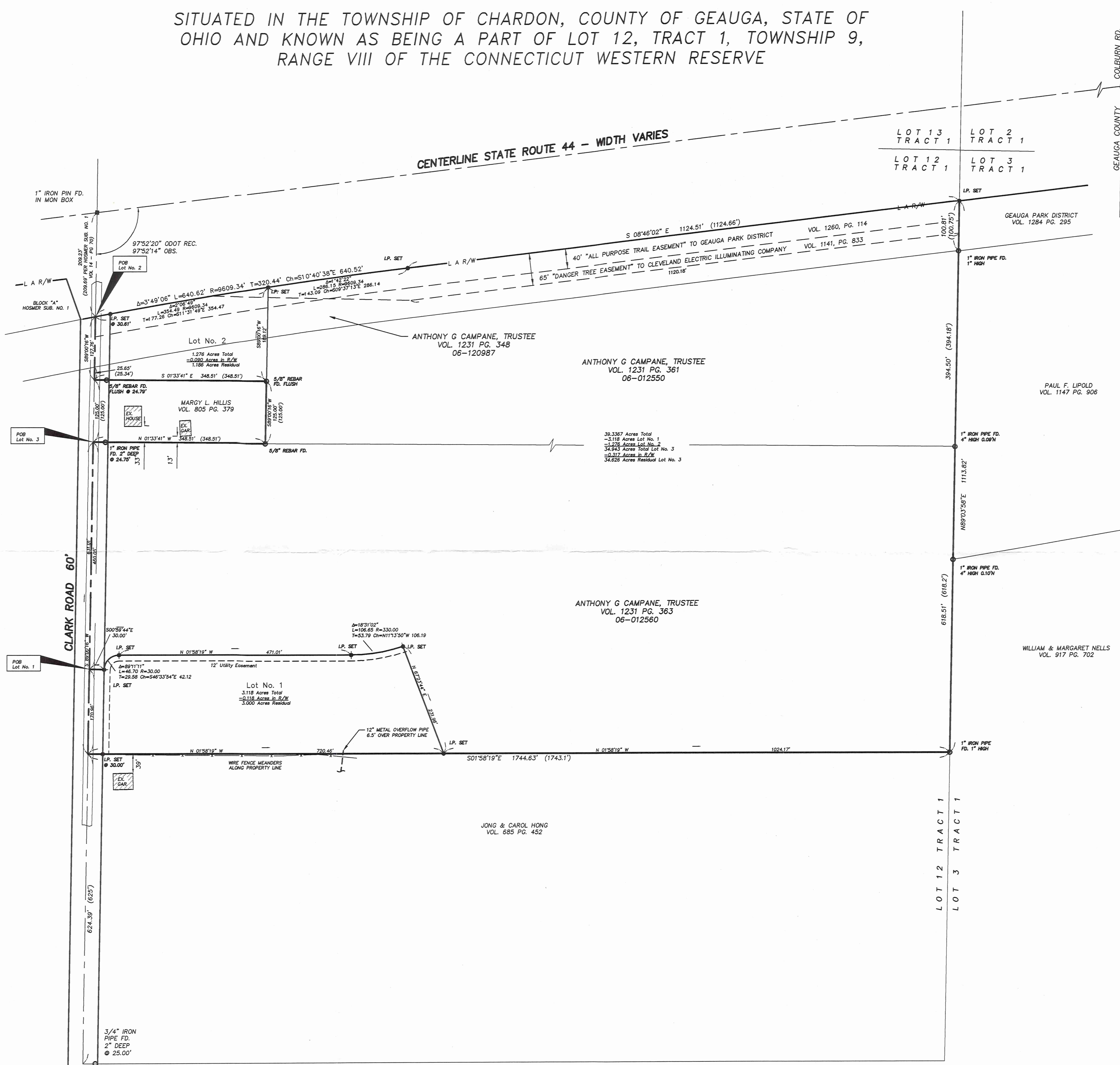
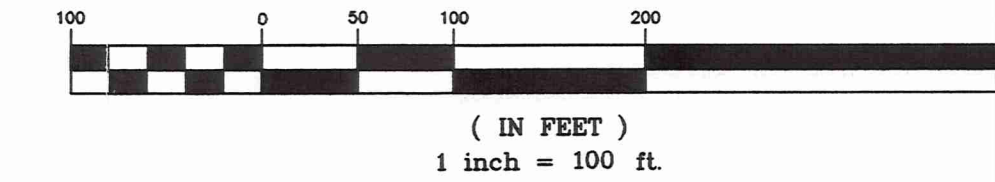


SITUATED IN THE TOWNSHIP OF CHARDON, COUNTY OF GEauga, STATE OF OHIO AND KNOWN AS BEING A PART OF LOT 12, TRACT 1, TOWNSHIP 9, RANGE VIII OF THE CONNECTICUT WESTERN RESERVE

BEARINGS SHOWN HEREON ARE BASED UPON GRID NORTH (OHIO STATE PLANE NORTH) AS OBSERVED FROM GEauga COUNTY GPS MONUMENT NO. 1523.



GRAPHIC SCALE



1" IRON PIN FD. IN MON BOX

GEauga COUNTY LAKE COUNTY

1" IRON PIPE FD. 4" HIGH 0.09" N

1" IRON PIPE FD. 4" HIGH 0.10" N

1" IRON PIPE FD. 4" HIGH 0.10" N

1" IRON PIPE FD. 1" HIGH

1" IRON PIPE FD. 1" HIGH

1" IRON PIPE FD. 1" HIGH

1" IRON PIPE FD. 1" HIGH

1" IRON PIPE FD. 1" HIGH

1" IRON PIPE FD. 1" HIGH

1" IRON PIPE FD. 1" HIGH

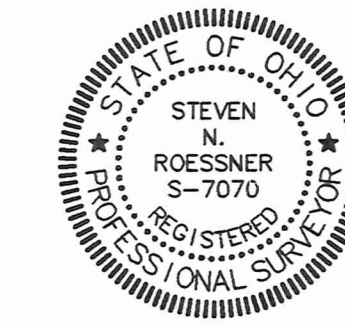
1" IRON PIPE FD. 1" HIGH

1" IRON PIPE FD. 1" HIGH

NOTES: - IRON PINS SET (I.P. SET) ARE 30" LONG 5/8 INCH REBAR CAPPED "FORESIGHT ENGINEERING."  
 - DISTANCES IN PARENTHESIS DENOTE RECORD DISTANCES.  
 - L A R/W DENOTES LIMITED ACCESS RIGHT OF WAY

REFERENCES AND SOURCES OF DATA USED:  
 - MIDLAND TITLE ALTA COMMITMENT NO. 386767, 3-17-2003  
 - DEED RECORDS SHOWN HEREON  
 - ODOT RIGHT OF WAY PLAN STA. 598+00-654+00 STATE ROUTE 44, 3-19-62  
 - PLAT OF SURVEY FOR GEauga PARK DISTRICT BY "BOCK AND CLARK" ON FILE AT GEauga COUNTY ENGINEER'S OFFICE, 7-29-97  
 - BALTIMORE AND OHIO RAILROAD VALUATION MAP STA. 2112+00-2217+60, 6-30-18  
 - HOSMER SUBDIVISION PLAT VOL. 14, PG. 70 GEauga CO. PLAT MAPS  
 - GEauga COUNTY GIS

SURVEY PLAT & LEGAL DESCRIPTION  
 APPROVED PER R.C. 315.251  
 R.S. 8/5/03  
 OFFICE OF THE  
 GEauga COUNTY ENGINEER



THIS PLAT WAS PREPARED WITH THE BENEFIT OF AN ABSTRACT OF TITLE (MIDLAND TITLE COMMITMENT NO. 386767).  
 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 MARCH, 2003 BY FORESIGHT ENGINEERING GROUP, INC. UNDER THE SUPERVISION OF Steven N. Roessner, P.S. 7070.  
 Steven N. Roessner P.S. 7070  
 FORESIGHT ENGINEERING GROUP, INC.  
 DATE 8/5/03

**Foresight Engineering Group**  
 Engineers & Surveyors  
 440 286-1010  
 440 286-1034 fax  
 440 286-1034 cell  
 Chardon, Ohio 44024

SCALE: 1" = 100'	VERT. None
FILE NAME:	I:\H010303\CAD\PLAT
DATE:	Aug. 4, 2003

Lot Split  
 Anthony G. Campane, Trustee  
 Chardon Township, Geauga County, Ohio  
 Plat of Survey

CHA00013  
CHA00013

Campane  
Picked up 8-6-03  
06-120549  
Vol 1666-366

**Survey Description  
For  
Lot No. 1  
August 4, 2003**

Situated in the Township of Chardon, County of Geauga, State of Ohio and known as being a part of Lot 12, Tract 1, Township 9, Range VIII of the Connecticut Western Reserve and being further bounded and described as follows:

Commencing at a 1 inch iron pin found in a monument box at the intersection of the centerline of State Route 44, width varies, with the centerline of Clark Road, 50 feet wide.

Thence North  $89^{\circ}00'16''$  East along the centerline of said Clark Road a distance of 922.04 feet to the **place of beginning** of the parcel herein described;

- Course I** Thence North  $0^{\circ}59'44''$  West along a new division line a distance of 30.00 feet to an iron pin set;
- Course II** Thence along the arc of a non-tangential curve deflecting to the right, having a delta of  $89^{\circ}11'11''$ , a length of 46.70 feet, a radius of 30.00 feet, a tangent of 29.58 feet, and a chord which bears North  $46^{\circ}33'54''$  West a distance of 42.12 feet to an iron pin set;
- Course III** Thence North  $1^{\circ}58'19''$  West along a new division line a distance of 471.01 feet to an iron pin set;
- Course IV** Thence along the arc of a curve deflecting to the left, having a delta of  $18^{\circ}31'02''$ , a length of 106.65 feet, a radius of 330.00 feet, a tangent of 53.79 feet, and a chord which bears North  $11^{\circ}13'50''$  West a distance of 106.19 feet to an iron pin set;
- Course V** Thence North  $67^{\circ}23'44''$  East along a new division line a distance of 231.96 feet to an iron pin set on a westerly line of land now or formerly owned by Jong and Carol Hong by deed recorded in volume 685, page 452 of Geauga County Record of Deeds;
- Course VI** Thence South  $01^{\circ}58'19''$  East along the westerly line of said Jong and Carol Hong, passing through an iron pin set at a distance of 690.46 feet, a total distance of 720.46 feet to the centerline of Clark Road;
- Course VII** Thence South  $89^{\circ}00'16''$  West along the centerline of said Clark Road a distance of 170.96 feet to the place of beginning and containing 3.118 acres of land of which 0.118 of an acre is within the right of way of said Clark Road.

closed Good  
.005

CHA00013

This description is based upon a survey performed by Foresight Engineering Group, Inc. in March 2003 under the supervision of Steven N. Roessner, Ohio Professional Surveyor No. 7070. All iron pin set are 5/8 inch rebar 30 inches long and capped "Foresight Engineering". Bearings in this description are oriented to grid north (Ohio State Plane North Zone) as observed from Geauga County GPS monument No. 1523.

Subject to:

**12' Utility Easement**

There is also granted unto The Cleveland Electric Illuminating Company, Alltell Corporation, Star Cable and The East Ohio Gas Company, all Ohio Corporations, their successors and assigns (hereinafter referred to as the Grantees) a permanent right-of-way easement twelve feet (12') in width under, over and through, parallel and contiguous to all road right of way lines and the westerly line of lands described above, to construct, place, operate, maintain, repair, reconstruct or relocate such above ground and underground electric, communication cables, gas ducts, conduits, pipes, gas pipe lines, surface or below surface mounted transformers and pedestals, concrete pads and other facilities as are deemed necessary or convenient by the Grantees for distributing, transporting and transmitting electricity, gas and communication signals, for public and private use at such locations as the Grantees may determine upon, within and across the easement premises. Said easement rights shall include the right without liability therefore to remove trees and landscaping including lawns within and without said easement premises which may interfere with the installation, maintenance, repair or operation of said electric, gas and communication facilities, the right to install, repair, augment and maintain service cables outside the above described easement premises and with the right of access, ingress and egress to and from any of the within described premises for exercising any of the purposes of this right-of -way and easement grant.

*Steven N. Roessner*  
STEVEN N. ROESSNER, P.S. #7070  
FORESIGHT ENGINEERING GROUP, INC.

*8/5/03*  
DATE



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

*R.S.* *8/5/03*  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER  
*(Property description only)*

**Survey Description**  
**For**  
**Lot No. 2**  
August 4, 2003

Situated in the Township of Chardon, County of Geauga, State of Ohio and known as being a part of Lot 12, Tract 1, Township 9, Range VIII of the Connecticut Western Reserve and being further bounded and described as follows:

Commencing at a 1 inch iron pin found in a monument box at the intersection of the centerline of State Route 44, width varies, with the centerline of Clark Road, 50 feet wide.

Thence North 89°00'16" East along the centerline of said Clark Road a distance of 209.23 feet to a point on the easterly right of way (limited access) of said State Route 44, said point also being on the former westerly right of way, 100 feet wide, conveyed to the Baltimore and Ohio Railroad, said point also being the **place of beginning** of the parcel herein described;

**Course I** Thence along said easterly right of way of State Route 44, also being said former westerly right of way of the Baltimore and Ohio Railroad along the arc of a curve deflecting to the right having a delta of 2°06'49", a length of 354.49 feet, (passing through an iron pin set at 30.61 feet on the northerly right of way of said Clark Road), a radius of 9609.34 feet, a tangent of 177.26 feet, and a chord which bears North 11°31'49" West a distance of 354.47 feet to an iron pin set;

**Course II** Thence North 89° 00'16" East along a new division line a distance of 189.12 feet to a 5/8 inch rebar found at a northwesterly corner of land now or formerly owned by Margy L. Hillis by deed recorded in volume 805, page 379 of Geauga County Record of Deeds;

**Course III** Thence South 1°33'41" East along the westerly line of said Margy L. Hillis, passing through a 5/8 inch rebar found at 323.72 feet, a total distance of 348.51 feet to the centerline of said Clark Road;

**Course IV** Thence South 89°00'16" West along the centerline of said Clark Road a distance of 127.76 feet to the place of beginning and containing 1.276 acres of land of which 0.090 of an acre is within the right of way of said Clark Road.

closed  
Good  
1007

This description is based upon a survey performed by Foresight Engineering Group, Inc. in March 2003 under the supervision of Steven N. Roessner, Ohio Professional Surveyor No. 7070. All iron pin set are 5/8 inch rebar, 30 inches long and capped "Foresight Engineering". Bearings in this description are oriented to grid north (Ohio State Plane North Zone) as observed from Geauga county GPS monument No. 1523.

The parcel described herein is subject to the following as recorded in Geauga County Record of Deeds:

- "65' Danger Tree Easement" as recorded in volume 1141, page 833.
- "40' All Purpose Trail Easement" as recorded in volume 1260, page 114.

This Lot split contains 0.8139 acres out of parcel #06-120987 & 0.4625 acres out of parcel #06.012550.

*Steven N. Roessner*      8/4/03  
 STEVEN N. ROESSNER, P.S. #7070      DATE  
 FORESIGHT ENGINEERING GROUP, INC.



SURVEY PLAT & LEGAL DESCRIPTION  
 APPROVED PER R.C. 315.251  
R.S.      8/5/03  
 OFFICE OF THE  
 GEauga COUNTY ENGINEER

RECEIVED  
 AUG 11 2003  
 THE ENGINEER  
 GEAGA COUNTY

**Survey Description**  
**For**  
**Lot No. 3**  
August 4, 2003

Situated in the Township of Chardon, County of Geauga, State of Ohio and known as being a part of Lot 12, Tract 1, Township 9, Range VIII of the Connecticut Western Reserve and being further bounded and described as follows:

Commencing at a 1 inch iron pin found in a monument box at the intersection of the centerline of State Route 44, width varies, with the centerline of Clark Road, 50 feet wide.

Thence North 89°00'16" East along the centerline of said Clark Road a distance of 461.99 feet to a sout easterly corner of land now or formerly owned by Margy L. Hillis by deed recorded in volume 805, page 379 of Geauga County Record of Deeds, said point also being the **place of beginning** of the parcel herein described;

**Course I** Thence North 1°33'41" West, passing through a 1 inch iron pipe found at 24.75 feet, a total distance of 348.51 feet to a 5/8 inch rebar found at the northeasterly corner of said Margy L. Hillis;

**Course II** Thence South 89°00'16" West along the northerly line of said Margy L. Hillis a distance of 125.00 feet to a 5/8 inch rebar found at the northwesterly corner thereof;

**Course III** Thence South 89°00'16" West along a new division line a distance of 189.12 feet to an iron pin set on the easterly right of way line (limited access) of State Route 44, also being the former westerly right of way line, 100 feet wide, conveyed to the Baltimore and Ohio Railroad;

**Course IV** Thence along said easterly right of way of State Route 44, also being said former westerly right of way of the Baltimore and Ohio Railroad along the arc of a curve deflecting to the right having a delta of 1°42'22", a length of 286.15 feet, a radius of 9609.34 feet, a tangent of 143.09 feet, and a chord which bears North 9°37'13" West a distance of 286.14 feet to an iron pin set at a point of tangency;

**Course V** Thence North 8°46 02" West continuing along said easterly right of way of State Route 44 and said former westerly right of way of the Baltimore and Ohio Railroad a distance of 1124.51 feet to an iron pin set on the southerly line of Original Lot 3, Tract 1 in said Township of Chardon at the southwestery corner of land now or formerly conveyed to the Geauga Park District by deed recorded in volume 1284, page 295 of Geauga County Record of Deeds;

**Course VI** Thence North 89°03'58" East along the southerly line of said Original Lot 3, Tract 1, passing through a 1 inch iron pipe found at 100.81 feet at the southeasterly corner of said Geauga Park District also being the southwestery corner of land now or formerly owned by Paul F Lipold by deed recorded in volume 1147, page 906 of Geauga County Record of Deeds and to the southeasterly corner of said Paul F. Lipold also being the southwestery corner of land now or formerly owned by William and Margaret Nells by deed recorded in volume 917, page 702 of Geauga Count Record of Deeds and along the southerly line of said William and Mary Nells, a total distance of 1113.82 feet to a 1 inch iron pipe found at the northwesterly corner of land now

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or formerly owned by Jong and Carol Hong by deed recorded in volume 685, page 452 of Geauga County Record of Deeds;

- Course VII** Thence South 01°58'19" East along the westerly line of said Jong and Carol Hong a distance of 1024.17 feet to an iron pin set;
- Course VIII** Thence South 67°23'44" West along a new division line a distance of 231.96 feet to an iron pin set;
- Course IX** Thence along the arc of a non-tangential curve deflecting to the right, having a delta of 18°31'02", a length of 106.65 feet, a radius of 330.00 feet, a tangent of 53.79 feet, and a chord which bears South 11°13'50" East a distance of 106.19 feet to an iron pin set;
- Course X** Thence South 1°58'19" East along a new division line a distance of 471.01 feet to an iron pin set;
- Course XI** Thence along the arc of a curve deflecting to the left, having a delta of 89°11'11", a length of 46.70 feet, a radius of 30.00 feet, a tangent of 29.58 feet, and a chord which bears South 46°33'54" East a distance of 42.12 feet to an iron pin set;
- Course XII** Thence South 0°59'44" East along a new division line a distance of 30.00 feet to the centerline of Clark Road;
- Course XIII** Thence South 89°00'16" West along the centerline of said Clark Road a distance of 460.05 feet to the place of beginning and containing 34.943 acres of land of which 0.317 of an acre is within the right of way of said Clark Road.

This description is based upon a survey performed by Foresight Engineering Group, Inc. in March 2003 under the supervision of Steven N. Roessner, Ohio Professional Surveyor No. 7070. All iron pin set are 5/8 inch rebar, 30 inches long and capped "Foresight Engineering". Bearings in this description are oriented to grid north (Ohio State Plane North Zone) as observed from Geauga County GPS monument No. 1523.

The parcel described herein is subject to the following as recorded in Geauga County Record of Deeds:

- "65' Danger Tree Easement" as recorded in volume 1141, page 833.
- "40' All Purpose Trail Easement" as recorded in volume 1260, page 114.

*Steven N. Roessner* 8/5/03  
 STEVEN N. ROESSNER, P.S. #7070 DATE  
 FORESIGHT ENGINEERING GROUP, INC.



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

*R.S.* 8/5/03  
 OFFICE OF THE  
 GEAGA COUNTY ENGINEER

*Good  
 closure  
 8/10/07*