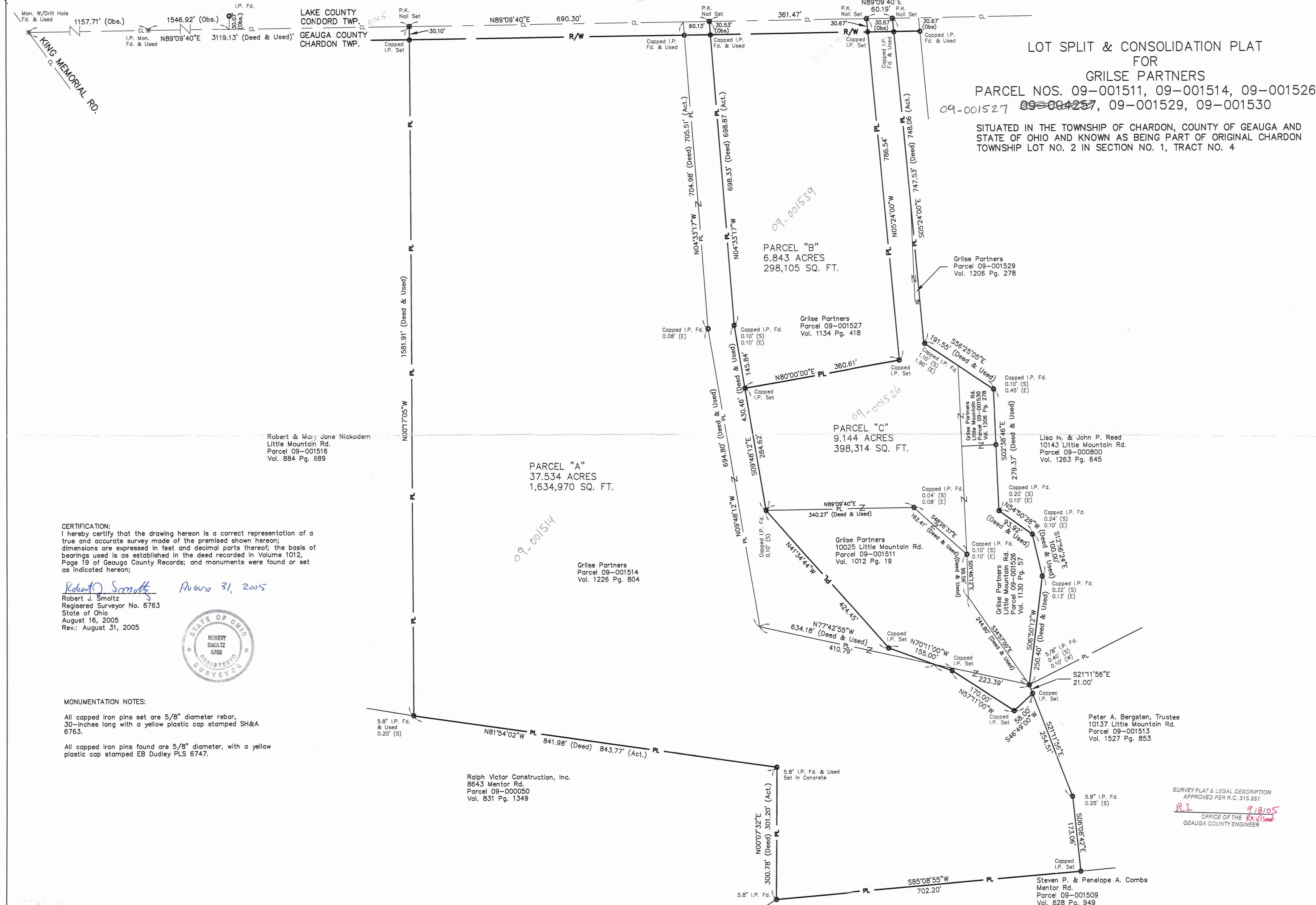


### LITTLE MOUNTAIN RD. (60')

**LOT SPLIT & CONSOLIDATION PLAT FOR GRILSE PARTNERS**  
**PARCEL NOS. 09-001511, 09-001514, 09-001526, 09-001527, 09-004257, 09-001529, 09-001530**  
 SITUATED IN THE TOWNSHIP OF CHARDON, COUNTY OF GEAUGA AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL CHARDON TOWNSHIP LOT NO. 2 IN SECTION NO. 1, TRACT NO. 4



NO.	DATE	BY	DESCRIPTION
6.			
5.			
4.			
3.			
2.			
1.			

**STEPHEN HOWANSEK & ASSOCIATES, INC.**  
 CONSULTING ENGINEERS AND PLANNERS  
 TWO MERT DRIVE  
 RICHMOND HEIGHTS, OHIO 44143  
 PH: (216) 731-4483  
 FAX: (216) 731-6255

**CHARDON TOWNSHIP, OHIO**  
**LOT SPLIT + CONSOLIDATION PLAT**  
**GRILSE PARTNERS - PARCEL NOS.**  
**09-001511, 09-001514, 09-001526**  
**09-004257, 09-001529, 09-001530**

DATE: 08-05-05  
 JOB No. 05-167

**CERTIFICATION:**  
 I hereby certify that the drawing hereon is a correct representation of a true and accurate survey made of the premises shown hereon; dimensions are expressed in feet and decimal parts thereof; the basis of bearings used is as established in the deed recorded in Volume 1012, Page 19 of Geauga County Records; and monuments were found or set as indicated hereon;

*Robert J. Smoltz August 31, 2005*  
 Robert J. Smoltz  
 Registered Surveyor No. 6763  
 State of Ohio  
 August 16, 2005  
 Rev.: August 31, 2005



**MONUMENTATION NOTES:**  
 All capped iron pins set are 5/8" diameter rebar, 30-inches long with a yellow plastic cap stamped SH&A 6763.  
 All capped iron pins found are 5/8" diameter, with a yellow plastic cap stamped EB Dudley PLS 6747.

Ralph Victor Construction, Inc.  
 8643 Mentor Rd.  
 Parcel 09-000050  
 Vol. 831 Pg. 1349

SURVEY PLAT & LEGAL DESCRIPTION  
 APPROVED PER R.C. 315.251  
*R.S.* 9/18/05  
 OFFICE OF THE REGISTERED SURVEYOR  
 GEAUGA COUNTY ENGINEER

Steven P. & Penelope A. Combs  
 Mentor Rd.  
 Parcel 09-001509  
 Vol. 828 Pg. 949

CHA00037

CHA00037

Grilse  
Picked up 9-8-05  
09-001514  
Vol. 1775-Pg. 1949



**STEPHEN HOVANCSEK & ASSOCIATES, INC.**  
*Consulting Engineers & Planners*  
TWO MERIT DRIVE • RICHMOND HEIGHTS, OHIO 44143  
(216) 731-6255 FAX No: (216) 731-4483

**LEGAL DESCRIPTION  
PARCEL "A"**

Situated in the Township of Chardon, County of Geauga and State of Ohio and known as being part of Original Chardon Township Lot No. 2 in Section No. 1, Tract No. 4 and being further bounded and described as follows:

Beginning at a drill hole monument in the center line of Little Mountain Road, 60 feet wide, and King Memorial Highway, 60 feet wide; Thence North 89°09'40" East, along the center line of Little Mountain Road a distance of 3119.13 feet to a P.K. nail set at the principal place of beginning of the parcel of land herein described;

Thence continuing North 89°09'40" East, along said center line of Little Mountain Road a distance of 690.30 feet to a P.K. nail set at the Northwestern corner of land conveyed to Grilse Partners by deed recorded in Volume 1134, Page 418 of Geauga County Records;

Thence South 4°33'17" East, along the Westerly line of said Grilse Partners land, and passing through a 5/8-inch diameter capped iron pin found (stamped EB Dudley PLS 6747) at 30.53 feet a distance of 698.87 feet to a capped iron pin found (stamped EB Dudley PLS 6747, observed 0.10 feet South and .10 feet East) at an angle point therein;

Thence South 9°48'12" East, continuing along said Westerly line a distance of 430.46 feet to a 5/8-inch diameter capped iron pin found (stamped EB Dudley PLS 6747, observed 0.10 feet South) at the Southwesterly corner of said Grilse Partners lands;

Thence South 41°34'44" East, a distance of 424.45 feet to a capped iron pin set

Thence South 70°11'00" East, a distance of 155.00 feet to a capped iron pin set;

Thence South 57°11'00" East, a distance of 170.00 feet to a capped iron pin set;

Thence North 46°49'00" East, a distance of 58.00 feet to a capped iron pin set in the Westerly line of land conveyed to Peter A. Bergsten, Trustee by deed recorded in Volume 1527, Page 853 of Geauga County Records;

Thence South 21°11'56" East, along the Westerly line of said Bergsten's land a distance of 254.51 feet to a 5/8-inch diameter iron pin found (observed 0.25 feet South) at an angle point therein;

Thence South 6°08'42" East, continuing along the Westerly line of said Bergsten's land a distance of 173.06 feet to a capped iron pin set in the Northerly line of land conveyed to Steven P. and Penelope A. Combs by deed recorded in Volume 828, Page 949 of Geauga County Records;

Thence South 85°08'55" West, along said Northerly line a distance of 702.20 feet to a 5/8-inch diameter iron pin found in the Easterly line of land conveyed to Ralph Victor Construction, Inc. by deed recorded in Volume 831, Page 1349 of Geauga County Records;

LEGAL DESCRIPTION  
PARCEL "A"  
Page 2 of 2

Thence North 0°07'32" East, along the Easterly line of said Victor's land a distance of 301.20 feet to a 5/8-inch diameter iron pin found, set in concrete at the Northeasterly corner thereof;

Thence North 81°54'02" West, along the Northerly line of said Victor's land a distance of 843.77 feet to a 5/8-inch diameter iron pin found (observed 0.20 feet South) at the Southeasterly corner of land conveyed to Robert and Mary Jane Nickodem by deed recorded in Volume 884, Page 889 of Geauga County Records;

Thence North 0°17'05" West, along the Easterly line of said Nickodem's land and passing through a capped iron pin set at 1551.81 feet in the Southerly line of Little Mountain Road, a distance of 1581.91 to the principal place of beginning and containing 37.534 acres (1,634,970 square feet) of land, as surveyed by Stephen Hovancsek & Associates, Inc., in August 2005 under the direction of Robert Smoltz, Registered Surveyor No. 6763, State of Ohio, be the same more or less but subject to all legal highways.

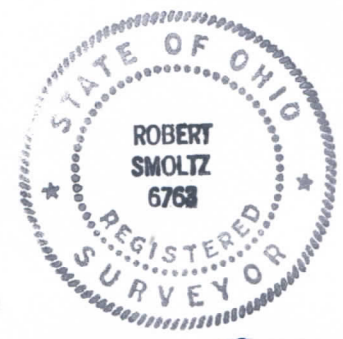
Bearings contained herein are based upon those established by the deed recorded in Volume 1012, Page 19 of Geauga County Records and are used only to denote angles. All capped iron pins set are 5/8-inch diameter rebar, 30-inches long with a yellow plastic cap stamped SH&A, 6763.

Instruments of prior reference: Vol. 1012, Pg. 19 & Vol. 1226, Pg. 804.

Lot Split and Consolidation for Parcel Nos. 09-001511 (2.731 acres), 09-001514 (34.803 acres).

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

*R.S.* \_\_\_\_\_ *9/8/05*  
OFFICE OF THE *Revised*  
GEAUGA COUNTY ENGINEER



*Robert Smoltz*



**STEPHEN HOVANCSEK & ASSOCIATES, INC.**  
*Consulting Engineers & Planners*  
TWO MERIT DRIVE • RICHMOND HEIGHTS, OHIO 44143  
(216) 731-6255 FAX No: (216) 731-4483

**LEGAL DESCRIPTION  
PARCEL "B"**

Situated in the Township of Chardon, County of Geauga and State of Ohio and known as being part of Original Chardon Township Lot No. 2 in Section No. 1, Tract No. 4 and being further bounded and described as follows:

Beginning at a drill hole monument in the center line of Little Mountain Road, 60 feet wide, and King Memorial Highway, 60 feet wide; Thence North 89°09'40" East, along the center line of Little Mountain Road a distance of 3809.43 feet to a P.K. nail set at the Northwesterly corner of land conveyed to Grilse Partners by deed recorded in Volume 1134, Page 418 of Geauga County Records, and principal place of beginning of the parcel of land herein described;

Thence continuing North 89°09'40" East, along the centerline of Little Mountain Road a distance of 361.47 feet to P.K. nail set;

Thence South 5°24'00" East, and passing through a capped iron pin set at 30.67 a distance of 786.54 feet to a capped iron pin set;

Thence South 80°00'00 West, a distance of 360.61 feet to a capped iron pin set in the Easterly line of land conveyed to Grilse Partners by deed recorded in Volume 1012, Page 19 of Geauga County Records;

Thence North 9°48'12" West, along the Easterly line of said Grilse Partners land line a distance of 145.84 feet to a 5/8-inch diameter capped iron pin found (stamped EB Dudley PLS 6747, observed 0.10 feet South and 0.10 feet East) at an angle point therein;

Thence North 4°33'17" West, continuing along said Easterly line and passing through a 5/8-inch diameter capped iron pin found (stamped EB Dudley PLS 6747) at 668.34 feet, a distance of 698.87 feet to the principal place of beginning and containing 6.843 acres (298,105 square feet) of land, as surveyed by Stephen Hovancsek & Associates, Inc., in August 2005 under the direction of Robert Smoltz, Registered Surveyor No. 6763, State of Ohio, be the same more or less but subject to all legal highways.

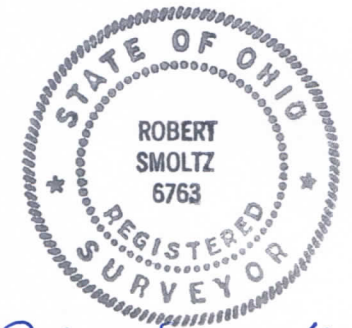
Bearings contained herein are based upon those established the deed recorded in Volume 1012, Page 19 of Geauga County Records and are used only to denote angles. All capped iron pins set are 5/8-inch diameter rebar, 30-inches long with a yellow plastic cap stamped SH&A, 6763.

Instruments of prior reference: Vol. 1134, Pg. 418.  
Lot Split and Consolidation for Parcel No. 09-001527.

G:\2005\05-167-10025 Little Mountain\Word\ParcelB-Legal.doc

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

*R.S.* 9/8/05  
OFFICE OF THE *Revised*  
GEAUGA COUNTY ENGINEER



*Robert Smoltz*



**STEPHEN HOVANCSEK & ASSOCIATES, INC.**

*Consulting Engineers & Planners*

TWO MERIT DRIVE • RICHMOND HEIGHTS, OHIO 44143

(216) 731-6255

FAX NO: (216) 731-4483

**LEGAL DESCRIPTION  
PARCEL "C"**

Situated in the Township of Chardon, County of Geauga and State of Ohio and known as being part of Original Chardon Township Lot No. 2 in Section No. 1, Tract No. 4 and being further bounded and described as follows:

Beginning at a drill hole monument in the center line of Little Mountain Road, 60 feet wide, and King Memorial Highway, 60 feet wide; Thence North  $89^{\circ}09'40''$  East, along the center line of Little Mountain Road a distance of 4170.90 feet to a P.K. nail set at the principal place of beginning of the parcel of land herein described;

Thence continuing North  $89^{\circ}09'40''$  East, along said center line of Little Mountain Road a distance of 60.19 feet to a P.K. nail set at the Northwestern corner of land conveyed to Lisa M. and John P. Reed by deed recorded in Volume 1263, Page 645 of Geauga County Records;

Thence South  $5^{\circ}24'00''$  East, along the Westerly line of said Reed's land, and passing through a 5/8-inch diameter capped iron pin found (stamped EB Dudley PLS 6747) at 30.67 feet, a distance of 748.06 feet to a 5/8-inch diameter capped iron pin found (stamped EB Dudley PLS 6747, observed 1.10 feet South and 1.90 feet East) at an angle point therein;

Thence South  $56^{\circ}25'05''$  East, continuing along the Westerly line of said Reed's land a distance of 191.55 feet to a 5/8-inch diameter capped iron pin found (stamped EB Dudley PLS 6747, observed 0.10 feet South and 0.45 feet East) at an angle point therein;

Thence South  $2^{\circ}38'46''$  East, continuing along the Westerly line of said Reed's land a distance of 279.37 feet to a 5/8-inch diameter capped iron pin found (stamped EB Dudley PLS 6747, observed 0.20 feet South and 0.10 feet East) at an angle point therein;

Thence South  $54^{\circ}50'28''$  East, continuing along the Westerly line of said Reed's land a distance of 93.92 feet to a 5/8-inch diameter capped iron pin found (stamped EB Dudley PLS 6747, observed 0.24 feet South and 0.10 feet East) at an angle point therein;

Thence South  $12^{\circ}56'24''$  East, continuing along the Westerly line of said Reed's land a distance of 100.00 feet to a 5/8-inch diameter capped iron pin found (stamped EB Dudley PLS 6747, observed 0.22 feet South and 0.13 feet East) at an angle point therein;

Thence South  $6^{\circ}50'12''$  West, continuing along the Westerly line of said Reed's land a distance of 250.40 feet to a 5/8-inch diameter iron pin found (observed 0.40 feet South and 0.10 feet West) at the Northwestern corner of land conveyed to Peter A. Bergsten, Trustee by deed recorded in Volume 1527, Page 853 of Geauga County Records;

Thence South  $21^{\circ}11'56''$  East, along the Westerly line of said Bergsten's land a distance of 21.00 feet to a capped iron pin set;

Thence South  $46^{\circ}49'00''$  West, a distance of 58.00 feet to a capped iron pin set;

LEGAL DESCRIPTION

PARCEL "C"

Page 2 of 2

Thence North 57°11'00" West, a distance of 170.00 feet to a capped iron pin set;  
 Thence North 70°11'00" West, a distance of 155.00 feet to a capped iron pin set;  
 Thence North 41°34'44" West, a distance of 424.45 feet to a 5/8-inch diameter capped iron pin found (stamped EB Dudley PLS 6747, observed 0.10 feet South) at an angle point in the Easterly line of land conveyed to Grilse Partners by deed recorded in Volume 1012, Page 19 of Geauga County Records;

Thence North 9°48'12" West, along said Easterly line a distance of 284.62 feet to a capped iron pin set;

Thence North 80°00'00" East, a distance of 360.61 feet to a capped iron pin set;

Thence North 5°24'00" West, and passing through a capped iron pin set at 755.87 feet, a distance of 786.54 feet to the principal place of beginning and containing 9.144 acres (398,314 square feet) of land, as surveyed by Stephen Hovancsek & Associates, Inc., in August 2005 under the direction of Robert Smoltz, Registered Surveyor No. 6763, State of Ohio, be the same more or less but subject to all legal highways.

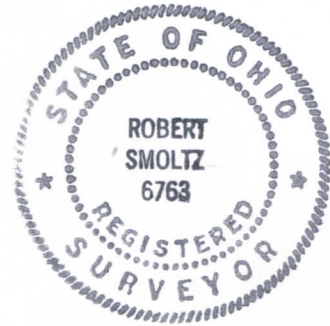
Bearings contained herein are based upon those established the deed recorded in Volume 1012, Page 19 of Geauga County Records and are used only to denote angles. All capped iron pins set are 5/8-inch diameter rebar, 30-inches long with a yellow plastic cap stamped SH&A, 6763.

Instruments of prior reference: Vol. 1012, Pg. 19, Vol. 1226, Pg. 804, Vol. 1130, Pg. 57, Vol. 1134, Pg. 418, & Vol. 1206, Pg. 278.

Lot Split and Consolidation for Parcel Nos. 09-001511 (2.637 acres), 09-001514 (0.161 acre), 09-001526 (1.336 acres), 09-001527 (4.695 acres), 09-001529 (0.030 acre) & 09-001530 (0.285 acre).

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

R.S. 9/8/05  
 OFFICE OF THE *Revised*  
 GEauga COUNTY ENGINEER



*Robert Smoltz*