



BASIS OF BEARINGS - TOWNSHIP LINE BETWEEN LAKE AND GEUGA COUNTIES NORTH 3°49'05" EAST IN DEED TO VIRGINIA K. PETRIE IN VOLUME 980 OF DEEDS, PAGE 823 OF GEUGA COUNTY RECORDS.



**CERTIFICATION:**  
DISTANCES ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN HEREON ARE TO AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY. "O" INDICATES 5/8" IRON PIN WITH CAP SET UNLESS NOTED.

*Richard F. Hantel*  
RICHARD F. HANTEL  
REG. No. S-5129  
MAY 13, 2005

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
PAK S 118165  
OFFICE OF THE REV.  
GEUGA COUNTY ENGINEER

**PLAT OF LOT SPLIT FOR THE HOLDEN ARBORETUM**

SITUATED IN THE TOWNSHIP OF CHARDON, COUNTY OF GEUGA AND STATE OF OHIO AND BEING KNOWN AS PART OF ORIGINAL LOT NO. 2, TRACT NO. 2 AND LOT NO. 152, TRACT NO. 3.

SCALE: 1" = 100 FEET MARCH 2, 2004 B-79000

**BAUER SURVEYS CO.**  
750 ALPHA DRIVE SUITE B HIGHLAND HEIGHTS, OHIO 44143  
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CHA00042  
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# BAUER SURVEYS COMPANY

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Holden Arboretum  
Pickup date  
5-18-5

B-79000-1

March 5, 2004

Revised April 22, 2005

## LEGAL DESCRIPTION OF PARCEL No. 1

08-001630  
VOL 1775 PG 2412

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, Tract No. 2 and more fully described as follows:

Beginning at a point marked by a 5/8" iron pin found at the intersection of the centerline of Wisner Road (50 feet wide) with the Westerly line of Original Chardon Township Lot No. 152, Tract 3, said Westerly line is also the Westerly line of Geauga County;

Thence North 3°-49'-05" East along the Westerly line of said Original Chardon Township Lot No. 152, Tract 3 and along said Original Chardon Township Lot No. 2, Tract 2, a distance of 1231.82 feet to a point at the Southwesterly corner of a parcel of land conveyed to Virginia K. Petrie by deed recorded in Volume 934, Page 871 of Geauga County Deed Records and the Northwesterly corner of a parcel of land conveyed to John Mauter by deed recorded in Volume 856, Page 717 of Geauga County Deed Records, said point marked by a 5/8" iron pin set and the principal place of beginning of the parcel herein described;

Thence continuing North 3°-49'-05" East along the westerly line of said Original Lot No. 2, Tract 2 which is also the Westerly line of Geauga County and the Westerly line of said parcel conveyed to Virginia K. Petrie 347.46 feet to a point at the Southwesterly corner of a parcel of land conveyed to Virginia K. Petrie by deed recorded in Volume 980, Page 823 of Geauga County Deed Records said point marked by a 5/8" iron pin set;

Thence South 55°-53'-00" East along a Southwesterly line of said second parcel conveyed to Virginia K. Petrie 713.43 feet to a point on the Westerly line of Wisner Road, as aforesaid, said point being marked by a 5/8" iron pin found 0.08 feet South and 0.25 feet West;

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PARCEL No. 1  
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Thence continuing South 55°-53'-00" East along a Southwesterly line of said second parcel conveyed to Virginia K. Petrie 25.90 feet to a point in the centerline of Wisner Road, as aforesaid;

Thence South 18°-59'-09" West along the centerline of Wisner Road, as aforesaid, 20.20 feet to a 1 1/4" iron pipe found;

Thence South 34°-44'-27" West along the centerline of Wisner Road, as aforesaid, 280.51 feet to a point at the most Easterly corner of said parcel conveyed to John Mauter;

Thence North 55°-53'-00" West along the Northeasterly line of said parcel conveyed to John Mauter 25.00 feet to a point on the Westerly line of Wisner Road, as aforesaid, said point marked by a 5/8" iron pin found 0.05 feet North;

Thence continuing North 55°-53'-00" West along the Northeasterly line of said parcel conveyed to John Mauter 541.25 feet to a point on the Westerly line of said Original Lot No. 2, Tract 2 and the principal place of beginning and containing 4.5134 acres of land according to a survey by the Bauer Surveys Company, per Richard R. Hantel, Registered Land Surveyor No. S-5129 in March, 2004, be the same more or less but subject to all legal highways.

Basis of bearings and prior Deed - Township line between Lake and Geauga Counties North 3°-49'-05" East in deed to Virginia K. Petrie in Volume 934, Page 871 of Geauga County Records.



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

PAK 5/18/05  
OFFICE OF THE Rev  
GEAUGA COUNTY ENGINEER

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08-002959  
VOL 1775 PG 2412

B-79000-2  
March 5, 2004  
Revised  
April 22, 2005

## LEGAL DESCRIPTION OF PARCEL No. 2

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, Tract No. 2 and more fully described as follows:

Beginning at a point marked by a 5/8" iron pin found at the intersection of the centerline of Wisner Road (50 feet wide) with the Westerly line of Original Chardon Township Lot No. 152, Tract 3, said Westerly line is also the Westerly line of Geauga County;

Thence North 3°-49'-05" East along the Westerly line of said Original Chardon Township Lot No. 152, Tract 3 and the Westerly line of Original Chardon Township Lot No. 2, Tract 2, said Westerly township lines also being the Westerly line of Geauga County, a distance of 1579.28 feet to a point at the Northwesterly corner of a parcel of land conveyed to Virginia K. Petrie by deed recorded in Volume 934, Page 871 of Geauga County Deed Records and the Southwesterly corner of a parcel of land conveyed to Virginal K. Petrie by deed recorded in Volume 980, Page 823 of Geauga County Deed Records, said point being marked by a 5/8" iron pin set and the principal place of beginning of the parcel herein described;

Thence continuing North 3°-49'-05" East along the westerly line of said Original Lot No. 2, Tract 2, said Westerly line also being the Westerly line of Geauga County and the Westerly line of said second parcel conveyed to Virginia K. Petrie 945.32 feet to a point at the Southwesterly corner of a parcel of land conveyed to Daniel and Maria Ducca by deed recorded in Volume 818, Page 806 of Geauga County Deed Records, said point marked by a 5/8" iron pin found 0.04 feet North and 0.05 feet West;

Thence South 32°-50'-06" East along a Southwesterly line of said parcel conveyed to Daniel and Maria Ducca 433.52 feet to an angle point marked by a 5/8" iron pin set;

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Thence South 80°-39'-53" East along a Southerly line of said parcel conveyed to Daniel and Maria Ducca 123.51 feet to a point marked by a 5/8" iron pin set;

Thence South 71°-30'-40" East along a Southerly line of said parcel conveyed to Daniel and Maria Ducca 344.88 feet to a point marked by a 5/8" iron pin set;

Thence South 10°-15'-42" East along a Southwesterly line of said parcel conveyed to Daniel and Maria Ducca 166.36 feet to a point marked by a 5/8" iron pin found 0.03 feet North and 0.08 feet East;

Thence South 71°-30'-40" East along a Southerly line of said parcel conveyed to Daniel and Maria Ducca, passing through a 5/8" iron pin found on the Westerly right-of-way line of Wisner Road (50 feet wide) at 47.34 feet a total distance of 72.34 feet to a point in the centerline of Wisner Road, as aforesaid;

Thence South 18°-59'-09" West along the centerline of Wisner Road, as aforesaid, 716.57 feet to a point at the most Easterly corner of said first parcel conveyed to Virginia K. Petrie;

Thence North 55°-53'-00" West along the Northeasterly line of said first parcel conveyed to Virginia K. Petrie 25.90 feet to a point on the Westerly line of Wisner Road, as aforesaid, and marked by a 5/8" iron pin found 0.08 feet South and 0.25 feet West;

Thence continuing North 55°-53'-00" West along the Northeasterly line of said first parcel conveyed to Virginia K. Petrie 713.43 feet to a point on the Westerly line of said Original Lot No. 2, Tract 2 and the principal place of beginning and containing 14.1685 acres of land according to a survey by the Bauer Surveys Company, per Richard F. Hantel, Registered Land Surveyor No. S-5129 in March, 2004, be the same more or less but subject to all legal highways.

Basis of bearings and prior Deed - Township line between Lake and Geauga Counties North 3°-49'-05" East in deed to Virginia K. Petrie in Volume 980, Page 823 of Geauga County Records.

SURVEY PLAT & LEGAL DESCRIPTION  
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PROFESSIONAL LAND SURVEYORS

750 ALPHA DRIVE, SUITE B  
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08-002353  
Vol 1775 P62412

B-79000-3A  
March 15, 2004  
Revised April 22, 2005

## LEGAL DESCRIPTION OF PARCEL NO. 3A

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, Tract 2 and more fully described as follows:

Beginning at a railroad spike set in the centerline of Wisner Road, (50 feet wide) at its intersection with the Southerly line of said Original Lot No. 2, Tract 2;

Thence North 18°-11'-00" East along the centerline of Wisner Road, as aforesaid, 133.75 feet to an angle point marked by railroad spike set;

Thence North 34°-44'-27" East along the centerline of Wisner Road, as aforesaid, 590.61 feet to a point marked by a 1 1/4" iron pin found;

Thence North 18°-59'-09" East along the centerline of Wisner Road, as aforesaid, 871.84 feet to a point marked by a railroad spike set;

Thence North 16°-46'-46" East along the centerline of Wisner Road, as aforesaid, 469.38 feet to a point marked by a 1/2" iron pin found 0.02 feet North and 0.05 feet East;

Thence North 27°-05'-21" East along the centerline of Wisner Road, as aforesaid, 103.30 feet to a point on the Southerly line of Parcel No. 1 conveyed to Dennis Pietro and Lamonica Deneen recorded in Volume 1633, Page 365 of Geauga County Deed Records;

Thence South 86°-31'-18" East along the Southerly line of said parcel conveyed to Dennis Pietro and Lamonica Deneen 27.28 feet to a point on the Easterly line of Wisner Road, as aforesaid, marked by a 5/8" iron pin found 0.16 feet South and 0.15 feet East;

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Thence continuing South  $86^{\circ}-31'-18''$  East along the Southerly line of said parcel conveyed to Dennis Pietro and Lamonica Deneen 90.10 feet to a point on the Westerly line of a parcel of land conveyed to the Holden Arboretum by deed recorded in Volume 578, Page 162 of Geauga County Deed Records, said point now being in the Chagrin River, and referenced by a  $5/8''$  iron pin found North  $86^{\circ}-37'-13''$  West 39.93 feet;

Thence South  $27^{\circ}-13'-21''$  West along the Westerly line of said parcel of land conveyed to the Holden Arboretum 248.99 feet to a point, said point now being in the Chagrin River, and referenced by a  $1/2''$  iron pin found North  $20^{\circ}-12'-02''$  West 145.54 feet;

Thence South  $18^{\circ}-37'-55''$  East along the Westerly line of said parcel of land conveyed to the Holden Arboretum 308.50 feet to a point, said point being marked by a  $5/8''$  iron pin set;

Thence South  $12^{\circ}-15'-25''$  West along the Westerly line of said parcel of land conveyed to the Holden Arboretum 318.60 feet to a point, said point being marked by a  $5/8''$  iron pin set;

Thence South  $21^{\circ}-35'-05''$  West 1236.46 feet to a point on the Southerly line of said Original Chardon Township Lot No. 2, Tract 2 and also on the Northerly line of a parcel of land conveyed to Anne M. Clapp, Trustee by deed recorded in Volume 815, Page 506 of Geauga County Deed Records, said point being marked by a 3" steel disk found 0.23 feet South;

Thence North  $13^{\circ}-36'-28''$  West along an Easterly line of said parcel conveyed to Anne M. Clapp, Trustee 158.45 feet to a point, said point being marked by a  $5/8''$  iron pin set;

Thence North  $45^{\circ}-48'-44''$  West along a Northerly line of said parcel conveyed to Anne M. Clapp, Trustee 149.12 feet to a point, said point being marked by a  $5/8''$  iron pin set;

Thence South  $53^{\circ}-23'-12''$  West along a Northerly line of said parcel conveyed to Anne M. Clapp, Trustee 161.51 feet to a point, said point being marked by a  $5/8''$  iron pin set;

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Thence South 6°-27'-12" West along a Westerly line of said parcel conveyed to Anne M. Clapp, Trustee 63.83 feet to a point, said point being marked by a 5/8" iron pin set;

Thence South 19°-12'-47" East along a Westerly line of said Westerly line of said parcel conveyed to Anne M. Clapp, Trustee 33.57 feet to a point, said point being marked by a 5/8" iron pin set;

Thence South 1°-26'-44" West along a Westerly line of said parcel conveyed to Anne M. Clapp, Trustee 64.08 feet to a point on the Southerly line of said Original Chardon Township Lot No. 2, Tract 2 and also on the Northerly line of said parcel conveyed to Anne M. Clapp, Trustee, said point falls in a water filled marsh area, and referenced by a 5/8" iron pin set North 1°-26'-44" East 64.08 feet;

Thence North 89°-29'-24" West along the Southerly line of said Original Chardon Township Lot No. 2, Tract 2 and also the Northerly line of said parcel conveyed to Anne M. Clapp, Trustee, through a 5/8" iron pin set on the Easterly line of Wisner Road, as a foresaid, at 125.99 feet a total distance of 152.23 feet to a point in the centerline of Wisner Road, as aforesaid, and the place of beginning and containing 11.7627 acres of land according to a survey by the Bauer Surveys Company, per Richard F. Hantel, Registered Land Surveyor No. S-5129 in March, 2004, be the same more or less but subject to all legal highways.

Basis Of Bearings and Prior Deed -  
Between Lake and Geauga Counties  
North 3°-49'-05 East in Deed to  
Virginia K. Petrie in Volume 980,  
Page 823 of Geauga County Records.



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

*PAK* *5/18/05*

OFFICE OF THE *Rev*  
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CHA 00042

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08-007960  
JOC 1775 P624M

B-79000-3B  
March 10, 2004  
Revised May 13, 2005

## LEGAL DESCRIPTION OF PARCEL NO. 3B

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, Tract 2 and Lot No. 152, Tract 3 and more fully described as follows:

Beginning at a railroad spike set in the centerline of Wisner Road, (50 feet wide) at its intersection with the Southerly line of said Original Lot No. 2, Tract 2;

Thence South 89°-29'-24" East along the Southerly line of said Original Lot No. 2, Tract No. 2, a distance of 423.83 feet to a point at an interior corner of a parcel of land conveyed to Anne M. Clapp, Trustee by deed recorded in Volume 815, Page 506 of Geauga County Deed Records, said point being marked by a 3" steel disk found 0.23 feet South and the principal place of beginning;

Thence North 21°-35'-05" East 1236.46 feet to a point at a Southwesterly corner of a parcel of land conveyed to the Holden Arboretum by deed recorded in Volume 578, Page 162 of Geauga County deed Records, said point being marked by a 5/8" iron pin set;

Thence South 47°-57'-55" East along a Southwesterly line of said parcel of land conveyed to the Holden Arboretum 286.20 feet to an angle point, said point being marked by a 5/8" iron pin set;

Thence South 82°-09'-05" East along a Southerly line of said parcel of land conveyed to the Holden Arboretum 319.80 feet to a point on the Easterly line of said Original Chardon Township Lot No. 2, Tract 2, said point being marked by a 5/8" iron pin set;

Thence South 4°-06'-55" West along a Westerly line of said parcel of land conveyed to the Holden Arboretum and along the Easterly line of said Original Chardon Township Lot No. 2, Tract 2, a distance of 925.00 feet to a point at the Southeast corner of said Original Chardon Township Lot No.2, Tract 2, said point being marked by a 3/4" iron pipe found;

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Thence North 89°-29'-24" West along the Southerly line of said Original Chardon Township Lot No. 2, Tract 2 and along a Northerly line of said parcel conveyed to the Holden Arboretum 231.25 feet to a point at a Northwest corner of said parcel conveyed to the Holden Arboretum, said point being marked by a 1 1/2" iron pipe found 0.31 feet South and 0.56 feet West;

Thence South 4°-26'-11" West along a Westerly line of said parcel of land conveyed to the Holden Arboretum 186.80 feet to a point at the Northeast corner of a parcel of land conveyed to O. Marie Melby by deed recorded in Volume 1572, Page 1201 of Geauga County Deed Records, said point being marked by a 5/8" iron pin set;

Thence North 80°-09'-56" West along the Northerly line of said parcel conveyed to O. Marie Melby and along a Northerly line of said parcel conveyed to Anne M. Clapp, Trustee, through a point marked by a 5/8" iron pin set at 475.00 feet a total distance of 539.20 feet to a point at an interior corner of said parcel conveyed to Anne M. Clapp, Trustee, said point now being in the Chagrin River, said point also being referenced by a 1/2" iron pin found North 0°-44'-14" East 98.96 feet;

Thence North 0°-44'-14" East along an Easterly line of said parcel conveyed to Anne M. Clapp, Trustee 99.00 feet to a point at a Northeasterly corner thereof, said point also being on the Southerly line of said Original Chardon Township Lot No. 2, Tract 2 and being marked by a 1/2" iron pipe found 0.04 feet South;

Thence North 89°-29'-24" West along the Southerly line of said Original Chardon Township Lot No. 2, Tract 2 and also a Northerly line of said parcel conveyed to Anne M. Clapp, Trustee 142.17 feet to a point and the principal place of beginning and containing 19.1207 acres of land according to a survey by the Bauer Surveys Company, per Richard F. Hantel, Registered Land Surveyor No. S-5129 in March, 2004, be the same more or less but subject to all legal highways.

Basis Of Bearings and Prior Deed -  
Township Line between Lake and Geauga  
Counties North 3°-49'-05 East in Deed to  
Virginia K. Petrie in Volume 980,  
Page 823 of Geauga County Records.

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

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