



WILLIAM R. GRAY ASSOCIATES, INC.
 7519 MENTOR AVE. MENTOR, OHIO 44060
 (440) 946-1616

CALICO LANE (60')

S/L 1
 GLORIA & CALVIN JOINER
 VOL. 1309 - PG. 460

ROLLING MEADOWS SUBDIVISION
 VOLUME 11 - PAGE 121

S/L 2
 JAMES M. TOUTANT
 VOL. 1336 - PG. 677

CHARDON TWP. BOARD OF TRUSTEES
 VOL. 88 - PG. 214

LOT SPLIT "A"
 AREA=0.108 ACRES
 N 1742'30" E 234.37'
 N 62'24'25" W 20.30'

LOT SPLIT "B"
 AREA=0.087 ACRES
 N 56'34'00" W 162.16'

FORMER S/L 21
 JAMES T. JR. & CHRISTINA A. TYMINSKI
 VOL. 1238 - PG. 682
 ORIG. 3.528 ACRES
 SPLIT "A" + 0.108 ACRES
 SPLIT "B" - 0.087 ACRES
 TOTAL = 3.549 ACRES

SHELDON D. GRAY
 VOL. 1020 - PG. 493
 ORIG. 3.592 ACRES
 SPLIT "A" - 0.108 ACRES
 SPLIT "B" + 0.087 ACRES
 TOTAL = 3.571 ACRES

S/L 20
 FRANK J. JR. & SUSAN KOREN
 VOL. 1029 - PG. 973

U.S. ROUTE NO. 6 (60')

10' UTILITY EASEMENT

FINCHERIE DRIVE (60')

CURVE DATA
 R=1230.48'
 L=30.89'
 C=30.89' (REC/MEAS)
 DELTA=01°26'19"
 C.B.=S26°52'25" W

CURVE DATA
 R=1230.48'
 L=133.85'
 C=133.78'
 DELTA=06°13'57"
 C.B.=S23°02'17" W

CURVE DATA
 R=40.00'
 L=62.83'
 C=56.57' (REC/MEAS)
 DELTA=90°00'00"
 C.B.=N17°24'26" W

CURVE DATA
 R=1200.48'
 L=1100.00'
 C=1061.92' (REC/OBS)
 DELTA=52°30'00"
 C.B.=S01°20'35" W

SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 315.251
 R.S. [Signature] 8/20/02
 OFFICE OF THE
 GEauga COUNTY ENGINEER



31 JUL 02

NOTE: THIS BOUNDARY SURVEY WAS DONE ON JULY 2, 2002 IN ACCORDANCE WITH CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE FOR MINIMUM STANDARDS FOR BOUNDARY SURVEYING.

ALL 5/8" IRON PINS SHOWN AS SET ARE 30" LONG AND ARE CAPPED WITH A DANIEL J. GERSON CAP.

DATE	REVISIONS
7/23/02	COUNTY COMMENTS
7/30/02	S/L21 BOUNDARY

TITLE	LOT SPLIT/CONSOLIDATION
	FORMER S/L 21 HUNTERS MEADOW SUB. & PARCEL # 06-120120; O.L. 156, TRACT 3 OF CHARDON TOWNSHIP, GEauga COUNTY, OHIO
DATE	7/2/02
DRAWN BY	PAF
CHECKED BY	DUG
SCALE	1" = 50'

SHEET NO.	1 OF 1
DWG. NO.	

WM. R. GRAY ASSOCIATES, INC.

TERRENCE G. GERSON, P.E., P.S.

*Mentor Colonial Plaza
7519 Mentor Avenue
Mentor, Ohio 44060*

PHONE: (440) 946-1616
FAX NO. (440) 946-1920
7/3/02

REVISED 7/23/02
REVISED 7/30/02

**LEGAL DESCRIPTION OF THE SPLIT/CONSOLIDATED PARCEL NO. 06-120165
(FORMER S/L 21; HUNTERS MEADOW SUBDIVISION) AND 06-120120**

Situated in the Township of Chardon, County of Geauga, State of Ohio and being known as part of former Sublot No. 21 of the Hunter's Meadow Subdivision as shown by in Volume 21, Page 74 of the Geauga County Plat Records, Part of Parcel No. 06-120120 as recorded in Volume 1020 Page 493 of Geauga County Official Records, and being known as part of Lot No. 156, in Tract No. 3 within said Township, and further described as follows:

Beginning at a 3/4" iron pin found inside of a monument box located at a point of curvature in the centerline of Fincherie Drive (60' wide). Said 3/4" iron pin being S 27°35'35" W a distance of 230.00 feet from the centerline intersection of said Fincherie Drive and Chardon Road (60' wide)(also known as U.S. Route No. 6);

Thence, N62°24'25"W a distance of 30.00 feet to a P.K. nail set lying in the westerly margin line of Fincherie Drive and lying in the easterly line of a parcel of land conveyed to Sheldon D. Gray by deed recorded in Volume 1020, Page 493 of the Geauga County Official Records;

Thence, along the easterly line of said Gray property and said westerly margin, along a curve deflecting to the left, said curve having a radius of 1230.48 feet, an arc distance of 30.89 feet, a chord of S 26°52'25" W 30.89 feet to a 5/8" iron pin found (with Wilson cap)(0.04' north, 0.12' west) at the southeast corner of said Gray property. Said 5/8" iron pin also being the northeast corner of the aforementioned former subplot no. 21 and being the Principal Place of Beginning of the land herein intended to be described;

Thence, continuing along said westerly margin and the easterly line of said former subplot no. 21, along a curve deflecting to the left, said curve having a radius of 1230.48 feet, an arc distance of 133.85 feet, a chord of S 23°02'17" W 133.78 feet to a 5/8" iron pin found (with Wilson cap)(0.13' north) at the southeast corner of former subplot no. 21 and the northeast corner of subplot no. 20;

Thence, N 74°24'00" W along the southerly line of said former subplot no. 21 and the north line of subplot 20, a distance of 689.49 feet to a 5/8" iron pin found (with Wilson cap)(0.43' north, 0.05' east) at the southwest corner of former subplot no. 21 and lying in the easterly line of subplot no. 2 of Rolling Meadows Subdivision as recorded in Volume 11, Page 121 of Geauga County Plat Records;

Thence, N 03°07'16" E along the easterly line of said subplot no. 2 and its prolongation, a distance of 284.72 feet to a 5/8" iron pin found at an inner corner of subplot no. 1 of Rolling Meadows Subdivision and at the northwest corner of aforementioned former subplot no. 21;

Thence, S 70°32'45" E, along the northerly line of former subplot no. 21, passing through a 5/8" iron pipe found (0.20' North) at 8.05 feet at the southwest corner of a parcel of land conveyed to Chardon

7/3/02
REVISED 7/23/02
REVISED 7/30/02

LEGAL DESCRIPTION OF PARCEL NO. 06-120165 AND 06-120120 (pg.2)

Township Board of Trustees as recorded in Volume 88 Page 214 of Geauga County Official Records, a total distance of 123.56 feet to a 5/8" iron pin found at the southeast corner of said Trustee property;

Thence, N 17°42'30" E along the easterly line of said Trustee property, passing through a 1" iron pipe found at 231.23 feet, a total distance of 234.35 feet to a point lying in the southerly margin line of U.S. Route 6 and being the northeast corner said Trustee property. Said point also referenced by 1" iron pipe found (0.55' north, 0.47' west);

Thence, S 62°24'25" E along said southerly margin line a distance of 20.30 feet a 5/8" iron pin set;

Thence, S 17°42'30" W a distance of 234.37 feet to a 5/8" iron pin set lying in the northerly line of the aforementioned former subplot no. 21;

Thence, S 56°34'00" E a distance of 162.16 feet a 5/8" iron pin set;

Thence, S 65°34'47" E a distance of 298.12 feet a 5/8" iron pin set lying in the northerly line of the former subplot no. 21;

Thence, S 62°24'25" E along the northerly line of subplot no. 21 a distance of 180.15 feet to the Principal Place of Beginning, containing 3.549 acres (3.441 acres of parcel 06-120165 (former S/L 21), 0.108 acres of parcel 06-120120) as surveyed and described by Daniel J. Gerson, Professional Surveyor No. 8137 on July 2, 2002.

All iron pins described as being set are 5/8 inch diameter x 30 inches long and are capped with a plastic surveyor cap bearing the name and registration number of Daniel J. Gerson, P.S. No. 8137.

The basis of bearing for this legal description is the centerline of Fincherie Drive being S 27°35'35" W.

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.S. 8/28/02
OFFICE OF THE Revised
GEAUGA COUNTY ENGINEER

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Mentor, Ohio 44060*

PHONE: (440) 946-1616

FAX NO. (440) 946-1920

7/3/02

REVISED 7/23/02

LEGAL DESCRIPTION OF THE SPLIT/CONSOLIDATED PARCEL
NO. 06-120120 AND 06-120165

Situated in the Township of Chardon, County of Geauga, State of Ohio and being known as part of Parcel No. 06-120120 as recorded in Volume 1020 Page 493 of Geauga County Official Records and part of former Sublot No. 21 of the Hunter's Meadow Subdivision as shown by in Volume 21, Page 74 of the Geauga County Plat Records, and being known as part of Lot No. 156, in Tract No. 3 within said Township, and further described as follows:

Beginning at a $\frac{3}{4}$ " iron pin found inside of a monument box located at a point of curvature in the centerline of Fincherie Drive (60' wide). Said $\frac{3}{4}$ " iron pin being S $27^{\circ}35'35''$ W a distance of 230.00 feet from the centerline intersection of said Fincherie Drive and Chardon Road (60' wide)(also known as U.S. Route No. 6);

Thence, N $62^{\circ}24'25''$ W a distance of 30.00 feet to a P.K. nail set lying in the westerly margin line of Fincherie Drive and lying in the easterly line of a parcel of land conveyed to Sheldon D. Gray by deed recorded in Volume 1020, Page 493 of the Geauga County Official Records and being the Principal Place of Beginning of the land herein intended to be described;

Thence, along the easterly line of said Gray property and said westerly margin, along a curve deflecting to the left, said curve having a radius of 1230.48 feet, an arc distance of 30.89 feet, a chord of S $26^{\circ}52'25''$ W 30.89 feet to a $\frac{5}{8}$ " iron pin found (with Wilson cap)(0.04' north, 0.12' west) at the southeast corner of said Gray property. Said $\frac{5}{8}$ " iron pin also being the northeast corner of the aforementioned former subplot no. 21;

Thence, N $62^{\circ}24'25''$ W along said northerly line of former subplot No. 21, 180.15 feet to a $\frac{5}{8}$ " iron pin set;

Thence, N $65^{\circ}34'47''$ W a distance of 298.12 feet to a $\frac{5}{8}$ " iron pin set;

Thence, N $56^{\circ}34'00''$ W a distance of 162.16 feet to a $\frac{5}{8}$ " iron pin set in the northerly line of former subplot no. 21;

Thence, N $17^{\circ}42'30''$ E a distance of 234.37 feet to a $\frac{5}{8}$ " iron pin set lying in the southerly margin line of said U.S. Route No. 6;

Thence, S $62^{\circ}24'25''$ E along said southerly margin line 638.98 feet to a $\frac{5}{8}$ " iron pin set the point of curvature of the westerly margin of aforementioned Fincherie Drive;

LEGAL DESCRIPTION OF PARCEL NO. 06-120120 AND 06-120165 (pg. 2)

Thence, along said westerly margin along a curve deflecting to the right, said curve having a radius of 40.00 feet, an arc distance of 62.83 feet, a chord of S 17°24'26" E a distance of 56.57 feet to a 5/8" iron pin set at the point of tangency of said westerly margin;

Thence, S 27°35'35" W continuing along said westerly margin a distance of 160.00 feet to the Principal Place of Beginning, containing 3.571 acres (3.484 acres of parcel 06-120120, 0.087 acres of former S/L 21 (parcel 06-120165)) as surveyed and described by Daniel J. Gerson, Professional Surveyor No. 8137 on July 2, 2002.

All iron pins described as being set are 5/8 inch diameter x 30 inches long and are capped with a plastic surveyor cap bearing the name and registration number of Daniel J. Gerson, P.S. No. 8137.

The basis of bearing for this legal description is the centerline of Fincherie Drive being S27°35'35"W.

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