

Lot Split and Consolidation Plat for Woods King III

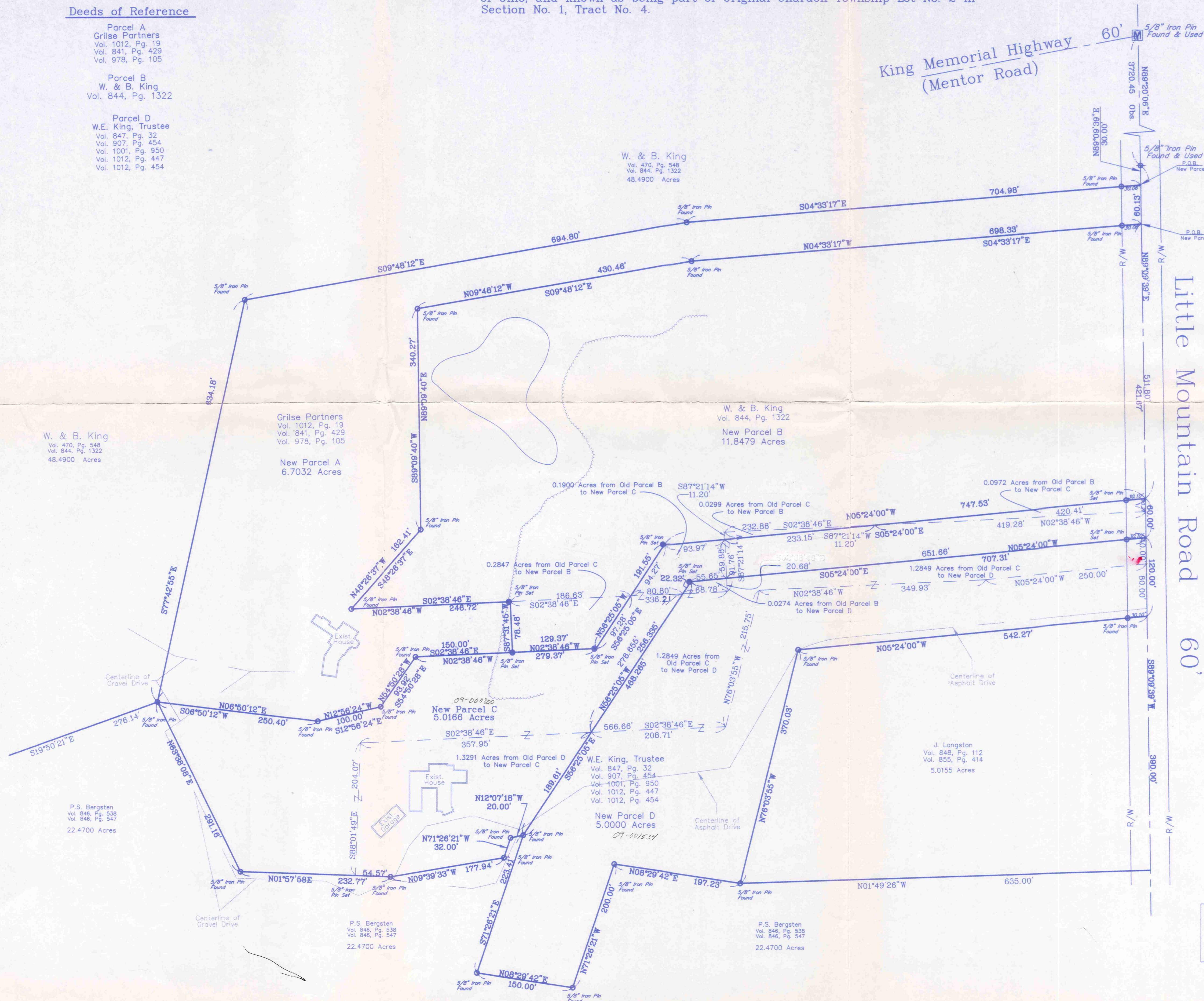
Situated in the Township of Chardon, the County of Geauga, and the State of Ohio, and known as being part of Original Chardon Township Lot No. 2 in Section No. 1, Tract No. 4.

Deeds of Reference

Parcel A
Grilse Partners
Vol. 1012, Pg. 19
Vol. 841, Pg. 429
Vol. 978, Pg. 105

Parcel B
W. & B. King
Vol. 844, Pg. 1322

Parcel D
W.E. King, Trustee
Vol. 847, Pg. 32
Vol. 907, Pg. 454
Vol. 1001, Pg. 950
Vol. 1012, Pg. 447
Vol. 1012, Pg. 454

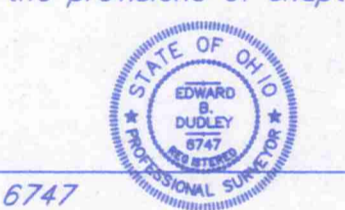


Acreage	
Parcel A	6.7032 Acres
Parcel B	11.8479 Acres
Parcel C	5.0166 Acres
Parcel D	5.0000 Acres
Total	28.5677 Acres

I hereby certify that I have surveyed the subject premises and prepared this drawing in accordance with the provisions of chapter 4733-37 of the Ohio Administrative code.

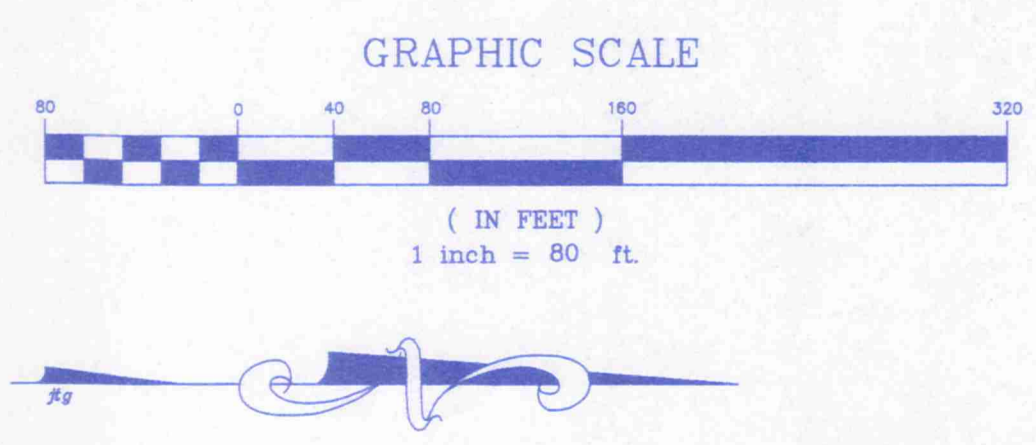
Edward B. Dudley
Edward B. Dudley / P.S. No. 6747

June 16, 1997 (Revised 8-25-97)
Date (Revised 9-3-97)
(Revised 9-8-97)
(Revised 9-24-97)
(Revised 9-22-98)



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

R.S. 11/9/98
OFFICE OF THE
GEAUGA COUNTY ENGINEER



- LEGEND**
- M = Monument Box Found
 - O = Iron Pin or Pipe Found
 - = 5/8" Iron Pin Set and Capped w/ PLS. No. 6747

The
NORTH COAST
Engineering & Surveying Co., Inc.
2570 Superior Ave., Suite 501 Clev., Ohio 44114
Tel. (216) 241-7070 Fax (216) 241-7071

CHA00048

CHA00048

KING
Picked up 12-17-98

Legal Description

New Parcel A

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

Beginning at a 5/8" iron pin found at the intersection of the centerline of King Memorial Highway (Mentor Road), 60 feet wide and the centerline of Little Mountain Road, 60 feet wide;

Thence North 89° 20' 06" East, along the centerline of Little Mountain Road, 3720.45 feet to a 5/8" iron pin found at an angle point therein;

Thence North 89° 09' 39" East, along the centerline of Little Mountain Road, 30.00 feet to the principal point of beginning;

Thence South 04° 33' 17" East along an easterly line of land conveyed to W. & B. King by deed recorded in Vol. 470, Pg. 548 and Vol. 844, Pg. 1322 of Geauga County Records, passing through a 5/8" iron pin found at 30.06 feet, 704.98 feet to a 5/8" iron pin found;

Thence South 09° 48' 12" East continuing along an easterly line of land so conveyed to W. & B. King, 694.80 feet to a 5/8" iron pin found;

Thence South 77° 42' 55" East along a northerly line of land so conveyed to W. & B. King, 634.18 feet to a 5/8" iron pin found;

Thence North 06° 50' 12" East, 250.40 feet to a 5/8" iron pin found;

Thence North 12° 56' 24" West, 100.00 feet to a 5/8" iron pin found;

Thence North 54° 50' 28" West, 93.92 feet to a 5/8" iron pin found;

Thence North 02° 38' 46" West, 150.00 feet to a 5/8" iron pin set;

Thence South 87° 31' 45" West, 78.48 feet to a 5/8" iron pin set;

Thence South 02° 38' 46" East, 246.72 feet to a 5/8" iron pin found;

Thence North 48° 26' 37" West, 162.41 feet to a 5/8" iron pin found;

Thence South 89° 09' 40" West, 340.27 feet to a 5/8" iron pin found;

Thence North 09° 48' 12" West, 430.46 feet to a 5/8" iron pin found;

Thence North 04° 33' 17" West, passing through a 5/8" iron pin found at 668.27 feet, 698.33 feet, passing through a 5/8" iron pin found at 668.27 feet to the centerline of aforesaid Little Mountain Road;

Thence South 89° 09' 39" West, along the centerline of aforesaid Little Mountain Road, 60.13 feet to the principal point of beginning and containing 6.7032 acres of land, as calculated and described

SURVEY PLAT & LEGAL DESCRIPTION
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R.S.
11/9/98
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OFFICE OF THE
GEAUGA COUNTY ENGINEER

CMA 00048

by North Coast Engineering and Surveying Co., Inc. in September of 1998, be the same, more or less, but subject to all legal highways.

Note: All 5/8" iron pins set and capped with E.B. Dudley P.L.S. No. 6747

Edward B. Dudley, III, P.L.S. No. 6747

Basis of Bearings: Centerline of Little Mountain Road, in deed Volume 844, Page 1322 of Geauga County Records.

Deeds of Record:

Volume 844, Page 1322

Volume 847, Page 32

Volume 907, Page 454

Volume 1001, Page 950

Volume 1012, Page 447

Volume 1012, Page 454

011A00048

Legal Description

New Parcel B

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

Beginning at a 5/8" iron pin found at the intersection of the centerline of King Memorial Highway (Mentor Road), 60 feet wide and the centerline of Little Mountain Road, 60 feet wide;

Thence North 89° 20' 06" East, along the centerline of Little Mountain Road, 3720.45 feet to a 5/8" iron pin found at an angle point therein;

Thence North 89° 09' 39" East, along the centerline of Little Mountain Road, 90.13 feet the principal point of beginning;

Thence South 04° 33' 17" East, passing through a 5/8" iron pin found at 30.06 feet, 698.33 feet to a 5/8" iron pin found;

Thence South 09° 48' 12" East, 430.46 feet to a 5/8" iron pin found;

Thence North 89° 09' 40" East, 340.27 feet to a 5/8" iron pin found;

Thence South 48° 26' 37" East, 162.41 feet to a 5/8" iron pin found;

Thence North 02° 38' 46" West, 246.72 feet to a 5/8" iron pin set;

Thence North 87° 31' 45" East, 78.48 feet to a 5/8" iron pin set;

Thence North 02° 38' 46" West, 129.37 feet to a 5/8" iron pin set;

Thence North 56° 25' 05" West, 191.55 feet to a 5/8" iron pin set;

Thence North 05° 24' 00" West, passing through a 5/8" iron pin set at 717.43 feet, 747.53 feet to the centerline of aforesaid Little Mountain Road;

Thence South 89° 09' 39" West along the centerline of Little Mountain Road, 421.67 feet to the principal point of beginning and containing 11.8479 acres of land, as calculated and described by North Coast Engineering and Surveying Co., Inc. in September of 1998, be the same, more or less, but subject to all legal highways.

Note: All 5/8" iron pins set and capped with E.B. Dudley P.L.S. No. 6747

Edward B. Dudley, III, P.L.S. No. 6747

Basis of Bearings: Centerline of Little Mountain Road, in deed Volume 844, Page 1322 of Geauga County Records.

Deeds of Record:
Volume 844, Page 1322
Volume 847, Page 32
Volume 907, Page 454

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

R.S. 11/9/98
OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER

071A000248

Volume 1001, Page 950
Volume 1012, Page 447
Volume 1012, Page 454

CHA00048

Legal Description

09-000800

New Parcel C

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

Beginning at a 5/8" iron pin found at the intersection of the centerline of King Memorial Highway (Mentor Road), 60 feet wide and the centerline of Little Mountain Road, 60 feet wide;

Thence North 89° 20' 06" East, along the centerline of Little Mountain Road, 3720.45 feet to a 5/8" iron pin found at an angle point therein;

Thence North 89° 09' 39" East, along the centerline of Little Mountain Road, 511.80 feet to the principal point of beginning;

Thence South 05° 24' 00" East set, passing through a 5/8" iron pin set at 30.10 feet, 747.53 feet to a 5/8" iron pin set;

Thence South 56° 25' 05" East, 191.55 feet to a 5/8" iron pin set;

Thence South 02° 38' 46" East, 279.37 feet to a 5/8" iron pin found;

Thence South 54° 50' 28" East, 93.92 feet to a 5/8" iron pin found;

Thence South 12° 56' 24" East, 100.00 feet to a 5/8" iron pin found;

Thence South 06° 50' 12" West, 250.40 feet to a 5/8" iron pin found at a westerly corner of land conveyed to P. S. Bergsten, by deed recorded in Vol. 846, Pg. 538 and Vol. 846, Pg. 547 of Geauga County Records;

Thence North 63° 38' 08" East along a northeasterly line of land so conveyed to P. S. Bergsten, 291.16 feet to a 5/8" iron pin found;

Thence North 01° 57' 58" East, along a westerly line of land so conveyed to P. S. Bergsten, 232.77 feet to a 5/8" iron pin found;

Thence North 09° 39' 33" West along a westerly line of land so conveyed to P. S. Bergsten, 177.94 feet to a 5/8" iron pin found;

Thence North 71° 26' 21" West, along a northerly line of land so conveyed to P. S. Bergsten, 32.00 feet to a 5/8" iron pin found;

Thence North 12° 07' 18" West, along a westerly line of land so conveyed to P. S. Bergsten, 20.00 feet to a 5/8" iron pin found;

Thence North 56° 25' 05" West, 468.265 feet to a 5/8" iron pin set;

Thence North 05° 24' 00" West, passing through a 5/8" iron pin set at 677.21 feet, 707.31 feet to the centerline of Little Mountain Road;

SURVEY PLAT & LEGAL DESCRIPTION
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P.S. 11/9/98
OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER

CHA00048
Thence South 89° 09' 39" West, along the centerline of Little Mountain Road, 60.00 feet to the principal point of beginning and containing 5.0166 acres of land, as calculated and described by North Coast Engineering and Surveying Co., Inc. in September of 1998, be the same, more or less, but subject to all legal highways.

Note: All 5/8" iron pins set and capped with E.B. Dudley P.L.S. No. 6747

Edward B. Dudley, III, P.L.S. No. 6747

Basis of Bearings: Centerline of Little Mountain Road, in deed Volume 844, Page 1322 of Geauga County Records.

Deeds of Record:

Volume 844, Page 1322

Volume 847, Page 32

Volume 907, Page 454

Volume 1001, Page 950

Volume 1012, Page 447

Volume 1012, Page 454

CH1100.048

Legal Description

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

New Parcel D

R.S. 11/9/98
OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER

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

Beginning a 5/8" iron pin found at the intersection of the centerline of King Memorial Highway (Mentor Road), 60 feet wide and the centerline of Little Mountain Road, 60 feet wide;

Thence North 89° 20' 06" East along the centerline of Little Mountain Road, 3720.45 feet to a 5/8" iron pin found at an angle point therein;

Thence North 89° 09' 39" East along the centerline of Little Mountain Road, 571.80 feet to a point and the principal point of beginning;

Thence South 05° 24' 00" East, passing through a pin set at 30.10 feet, 707.31 feet to a 5/8" iron pin set;

Thence South 56° 25' 05" East, 468.265 feet to a 5/8" iron pin found, said pin being located at a westerly corner of land conveyed to P. S. Bergsten, by deeds recorded in Vol. 846, Pg. 538 and Vol. 846, Pg. 547 of Geauga County Records;

Thence South 71° 26' 21" East along a northerly line of land so conveyed to P. S. Bergsten, 223.41 feet to a 5/8" iron pin found;

Thence North 08° 29' 42" East along a westerly line of land so conveyed to P. S. Bergsten, 150.00 feet to a 5/8" iron pin found;

Thence North 71° 26' 21" West along a northerly line of land so conveyed to P. S. Bergsten, 200.00 feet to a 5/8" iron pin found, said pin being located at a westerly corner of land owned by P. S. Bergsten;

Thence North 08° 29' 42" East along a westerly line of land so conveyed to P. S. Bergsten, 197.23 feet to a 5/8" iron pin found, at the southeasterly corner of land conveyed to J. Langston by deeds recorded in Vol. 848, Pg. 112 and Vol. 855, Pg. 414 of Geauga County Records;

Thence North 76° 03' 55" West along a southerly line of land conveyed to J. Langston, 370.03 feet to a 5/8" iron pin found;

Thence North 05° 24' 00" West along the westerly line of land conveyed to J. Langston, passing through a 5/8" iron pin found at 512.17 feet, 542.27 feet to the centerline of aforesaid Little Mountain Road;

Thence South 89° 09' 39" West, along the centerline of Little Mountain Road, 120.00 feet to the principal point of beginning and containing 5.000 acres of land, as calculated and described by North Coast Engineering and Surveying Co., Inc. in September of 1998, be the same, more or less, but subject to all legal highways.

Note: All 5/8" iron pins set and capped with E.B. Dudley P.L.S. No. 6747

C-1110-0048

Edward B. Dudley, III, P.L.S. No. 6747

Basis of Bearings: Centerline of Little Mountain Road, in deed Volume 844, Page 1322 of Geauga County Records.

Deeds of Record:

Volume 844, Page 1322

Volume 847, Page 32

Volume 907, Page 454

Volume 1001, Page 950

Volume 1012, Page 447

Volume 1012, Page 454

CHA00048

Legal Description

0.0274 Acres Conveyed from Old Parcel B to New Parcel D

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

Beginning at a 5/8" iron pin found at the intersection of the centerline of King Memorial Highway (Mentor Road), 60 feet wide and the centerline of Little Mountain Road, 60 feet wide;

Thence North 89° 20' 06" East, along the centerline of Little Mountain Road, 3720.45 feet to a 5/8" iron pin found at an angle point therein;

Thence North 89° 09' 39" East, along the centerline of Little Mountain Road, 571.80 feet to point;

Thence South 05° 24' 00" East, 651.66 feet to the principal point of beginning;

Thence South 05° 24' 00" East, 55.65 feet to a 5/8" iron pin set;

Thence South 56° 25' 05" East, 22.32 feet to a point;

Thence North 02° 38' 46" West, 68.78 feet to a point;

Thence South 87° 21' 14" West, 20.68 feet to the principal point of beginning and containing 0.0274 acres of land, as calculated and described by North Coast Engineering and Surveying Co., Inc. in September of 1998, be the same, more or less, but subject to all legal highways.

Note: All 5/8" iron pins set and capped with E.B. Dudley P.L.S. No. 6747

Edward B. Dudley, III, P.L.S. No. 6747

Basis of Bearings: Centerline of Little Mountain Road, in deed Volume 844, Page 1322 of Geauga County Records.

Volume 847, Page 32

Volume 907, Page 454

Volume 1001, Page 950

Volume 1012, Page 447

Volume 1012, Page 454

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

R.S.

11/9/98

OFFICE OF THE
GEAUGA COUNTY ENGINEER

Revised

CHA00048

Legal Description

0.0299 Acres Conveyed from Old Parcel C to New Parcel B

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

Beginning at a 5/8" iron pin found at the intersection of the centerline of King Memorial Highway (Mentor Road), 60 feet wide and the centerline of Little Mountain Road, 60 feet wide;

Thence North 89° 20' 06" East, along the centerline of Little Mountain Road, 3720.45 feet to a 5/8" iron pin found at an angle point therein;

Thence North 89° 09' 39" East along the centerline of Little Mountain Road, 511.80 feet to point;

Thence South 05° 24' 00" East, 420.41 feet to the principal point of beginning;

Thence South 05° 24' 00" East, 233.15 feet to a point;

Thence South 87° 21' 14" West, 11.20 feet to a point;

Thence North 02° 38' 46" West, 232.88 feet to the principal point of beginning and containing 0.0299 acres of land, as calculated and described by North Coast Engineering and Surveying Co., Inc. in September of 1998, be the same, more or less, but subject to all legal highways.

Note: All 5/8" iron pins set and capped with E.B. Dudley P.L.S. No. 6747

Edward B. Dudley, III, P.L.S. No. 6747
Basis of Bearings: Centerline of Little Mountain Road, in deed Volume 844, Page 1322 of Geauga County Records.

- Deeds of Record:
- Volume 844, Page 1322
- Volume 847, Page 32
- Volume 907, Page 454
- Volume 1001, Page 950
- Volume 1012, Page 447
- Volume 1012, Page 454

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

R.S. 11/9/98
OFFICE OF THE Revised
GEAUGA COUNTY ENGINEER

C-11A00048

Legal Description

0.0972 Acres Conveyed from Old Parcel B to New Parcel C

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

Beginning at a 5/8" iron pin found at the intersection of the centerline of King Memorial Highway (Mentor Road), 60 feet wide and the centerline of Little Mountain Road, 60 feet wide;

Thence North 89° 20' 06" East along the centerline of Little Mountain Road, 3720.45 feet to a 5/8" iron pin found at an angle point therein;

Thence North 89° 09' 39" East along the centerline of Little Mountain Road, 511.80 feet to the principal point of beginning;

Thence South 05° 24' 00" East, passing through a 5/8" iron pin set at 30.10 feet, 420.41 feet to a point;

Thence North 02° 38' 46" West, 419.28 feet to the centerline of aforesaid Little Mountain Road;

Thence South 89° 09' 39" West along the centerline of aforesaid Little Mountain Road, 20.21 feet to the principal point of beginning and containing 0.0972 acres of land, as calculated and described by North Coast Engineering and Surveying Co., Inc. in September of 1998, be the same, more or less, but subject to all legal highways.

Note: All 5/8" iron pins set and capped with E.B. Dudley P.L.S. No. 6747

Edward B. Dudley, III, P.L.S. No. 6747

Basis of Bearings: Centerline of Little Mountain Road, in deed Volume 844, Page 1322 of Geauga County Records.

Deeds of Record:

Volume 844, Page 1322

Volume 847, Page 32

Volume 907, Page 454

Volume 1001, Page 950

Volume 1012, Page 447

Volume 1012, Page 454

SURVEY PLAT & LEGAL DESCRIPTION
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R.S.

11/9/98

OFFICE OF THE
GEAUGA COUNTY ENGINEER

Revised

CHA00048

Legal Description

0.1900 Acres Conveyed from Old Parcel B to New Parcel C

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

Beginning at a 5/8" iron pin found at the intersection of the centerline of King Memorial Highway (Mentor Road), 60 feet wide and the centerline of Little Mountain Road, 60 feet wide;

Thence North 89° 20' 06" East, along the centerline of Little Mountain Road, 3720.45 feet to a 5/8" iron pin found at an angle point therein;

Thence North 89° 09' 39" East, along the centerline of Little Mountain Road, 511.80 feet to a point;

Thence South 05° 24' 00" East, 653.56 feet to the principal point of beginning;

Thence South 05° 24' 00" East, 93.97 feet to a 5/8" iron pin set;

Thence South 56° 25' 05" East, 94.27 feet to a point;

Thence North 02° 38' 46" West, 80.80 feet to a point;

Thence North 56° 25' 05" West, 22.32 feet to a 5/8" iron pin set;

Thence North 05° 24' 00" West, 55.65 feet to a point;

Thence South 87° 21' 14" West, 59.88 feet to the principal point of beginning and containing 0.1900 acres of land, as calculated and described by North Coast Engineering and Surveying Co., Inc. in September of 1998, be the same, more or less, but subject to all legal highways.

Note: All 5/8" iron pins set and capped with E.B. Dudley P.L.S. No. 6747

Edward B. Dudley, III, P.L.S. No. 6747

Basis of Bearings: Centerline of Little Mountain Road, in deed Volume 844, Page 1322 of Geauga County Records.

- Deeds of Record:
- Volume 844, Page 1322
- Volume 847, Page 32
- Volume 907, Page 454
- Volume 1001, Page 950
- Volume 1012, Page 447
- Volume 1012, Page 454

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

R.S. 11/9/98
OFFICE OF THE Revised
GEAUGA COUNTY ENGINEER

CHA00048

Legal Description

0.2847 Acres Conveyed from ~~Old~~ Parcel C to New Parcel B

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

Beginning at a 5/8" iron pin found at the intersection of the centerline of King Memorial Highway (Mentor Road), 60 feet wide and the centerline of Little Mountain Road, 60 feet wide;

Thence North 89° 20' 06" East, along the centerline of Little Mountain Road, 3720.45 feet to a 5/8" iron pin found at an angle point therein;

Thence North 89° 09' 39" East, along the centerline of Little Mountain Road, 511.80 feet to a point;

Thence South 05° 24' 00" East, 747.53 feet to a 5/8" iron pin set;

Thence South 56° 25' 05" East, 94.27 feet to the principal point of beginning;

Thence South 02° 38' 46" East, 186.63 feet to a 5/8" iron pin set;

Thence North 87° 31' 45" East, 78.48 feet to a 5/8" iron pin set;

Thence North 02° 38' 46" West, 129.37 feet to a 5/8" iron pin set;

Thence North 56° 25' 05" West, 97.28 feet to the principal point of beginning and containing 0.2847 acres of land, as calculated and described by North Coast Engineering and Surveying Co., Inc. in September of 1998, be the same, more or less, but subject to all legal highways.

Note: All 5/8" iron pins set and capped with E.B. Dudley P.L.S. No. 6747

Edward B. Dudley, III, P.L.S. No. 6747

Basis of Bearings: Centerline of Little Mountain Road, in deed Volume 844, Page 1322 of Geauga County Records.

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Volume 844, Page 1322

Volume 847, Page 32

Volume 907, Page 454

Volume 1001, Page 950

Volume 1012, Page 447

Volume 1012, Page 454

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R.S.

11/9/98

OFFICE OF THE
GEAUGA COUNTY ENGINEER

Revised

CHA-00048

Legal Description

1.2849 Acres Conveyed from Old Parcel C to New Parcel D

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

Beginning a 5/8" iron pin found at the intersection of the centerline of King Memorial Highway (Mentor Road), 60 feet wide and the centerline of Little Mountain Road, 60 feet wide;

Thence North 89° 20' 06" East, along the centerline of Little Mountain Road, 3720.45 feet to a 5/8" iron pin found at an angle point therein;

Thence North 89° 09' 39" East, along the centerline of Little Mountain Road, 571.80 feet to the principal point of beginning;

Thence South 05° 24' 00" East, passing through a 5/8" iron pin ^{set} at 30.10 feet, 651.66 feet to a point;

Thence North 87° 21' 14" East, 20.68 feet to a point;

Thence South 02° 38' 46" East, 68.78 feet to a point;

Thence South 56° 25' 05" East, 256.335 feet to a point;

Thence North 02° 38' 46" West, 208.71 feet to a point;

Thence North 76° 03' 55" West, 215.75 feet to a point;

Thence North 02° 38' 46" West, 349.93 feet to a point;

Thence North 05° 24' 00" West, 250.00 feet to the centerline of Little Mountain Road;

Thence South 89° 09' 39" West along the centerline of Little Mountain Road, 40.00 feet to the principal point of beginning and containing 1.2849 acres of land, as calculated and described by North Coast Engineering and Surveying Co., Inc. in September of 1998, be the same, more or less, but subject to all legal highways.

Note: All 5/8" iron pins set and capped with E.B. Dudley P.L.S. No. 6747

Edward B. Dudley, III, P.L.S. No. 6747

Basis of Bearings: Centerline of Little Mountain Road, in deed Volume 844, Page 1322 of Geauga County Records.

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Volume 907, Page 454
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R.S.

11/9/98

OFFICE OF THE
GEAUGA COUNTY ENGINEER

Revised

CH#00048

Legal Description

1.3291 Acres Conveyed from Old Parcel D to New Parcel C

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

Beginning at a 5/8" iron pin found at the intersection of the centerline of King Memorial Highway (Mentor Road), 60 feet wide and the centerline of Little Mountain Road, 60 feet wide;

Thence North 89° 20' 06" East, along the centerline of Little Mountain Road, 3720.45 feet to a 5/8" iron pin found at an angle point therein;

Thence North 89° 09' 39" East, along the centerline of Little Mountain Road, 571.80 feet to a point;

Thence South 05° 24' 00" East, 707.31 feet to a 5/8" iron pin set;

Thence South 56° 25' 05" East, 278.655 feet to the principal point of beginning;

Thence South 02° 38' 46" East, 357.95 feet to a point;

Thence South 88° 01' 49" East, 204.07 feet to a point on the westerly line of land conveyed to P. S. Bergsten by the deeds recorded in Volume 846, Page 538 and Volume 846, Page 547 of Geauga County Records;

Thence North 01° 57' 58" East along a westerly line of land conveyed to P. S. Bergsten, 54.57 feet to a 5/8" iron pin found;

Thence North 09° 39' 33" West along a westerly line of land so conveyed to P. S. Bergsten, 177.94 feet to a 5/8" iron pin found;

Thence North 71° 26' 21" West along a northerly line of land so conveyed to P. S. Bergsten, 32.00 feet to a 5/8" iron pin found;

Thence North 12° 07' 18" West along a westerly line of land so conveyed to P. S. Bergsten, 20.00 feet to a 5/8" iron pin found;

Thence North 56° 25' 05" West, 189.61 feet to the principal point of beginning and containing 1.3291 acres of land, as calculated and described by North Coast Engineering and Surveying Co., Inc. in September of 1998, be the same, more or less, but subject to all legal highways.

Note: All 5/8" iron pins set and capped with E.B. Dudley P.L.S. No. 6747

Edward B. Dudley, III, P.L.S. No. 6747

Basis of Bearings: Centerline of Little Mountain Road, in deed Volume 844, Page 1322 of Geauga County Records.

Deeds of Record:
Volume 844, Page 1322
Volume 847, Page 32

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

R.S.

11/9/98

OFFICE OF THE
GEAUGA COUNTY ENGINEER

Revised

CHA00048

Volume 907, Page 454

Volume 1001, Page 950

Volume 1012, Page 447

Volume 1012, Page 454