

Plat of Survey of Remainder Lands of Parcel 09-001514 for Woods and Beverly B. King Jr.

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.

P.P.N. 09-001516
ROBERT & MARY JANE B. NICKODEM
1-15-91
Vol. 884, Pg. 889

P.P.N. 09-001514
WOODS & BEVERLY B. KING JR.
12-17-97
Vol. 844, Pg. 1322

35.1300 Acres
1,530,263 Sq. Ft.

P.P.N. 09-000050
VICTOR RALPH CONSTRUCTION CO.
4-26-96
Vol. 831, Pg. 1349

P.P.N. 09-001509
STEVEN P. & PENELOPE A. COMBS
4-17-89
Vol. 828, Pg. 949

P.P.N. 09-001511
GRILSE PARTNERS
4-10-95
Vol. 1012, Pg. 19

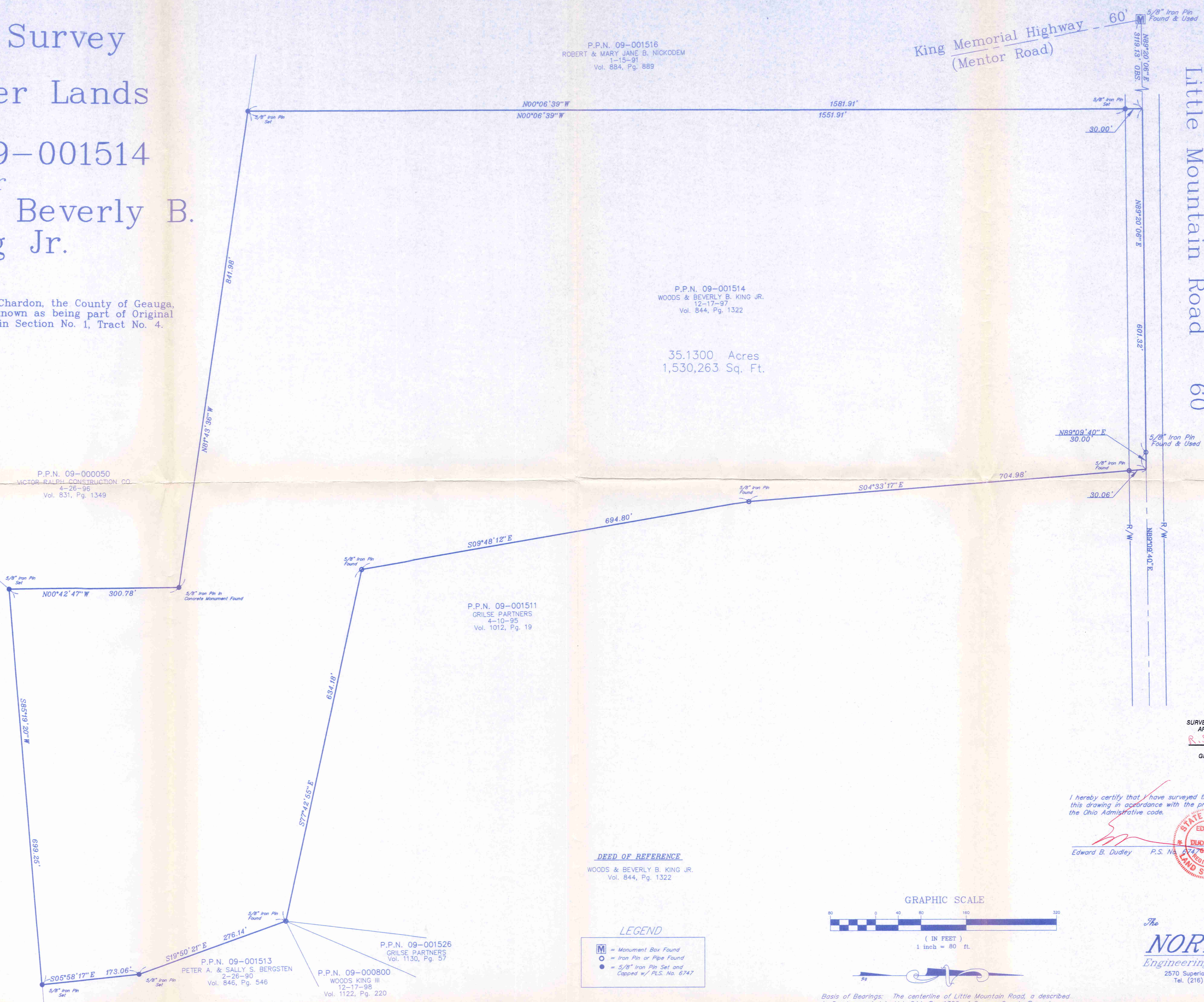
P.P.N. 09-001513
PETER A. & SALLY S. BERGSTEN
2-26-90
Vol. 846, Pg. 546

P.P.N. 09-000800
WOODS KING III
12-17-98
Vol. 1122, Pg. 220

P.P.N. 09-001526
GRILSE PARTNERS
Vol. 1130, Pg. 57

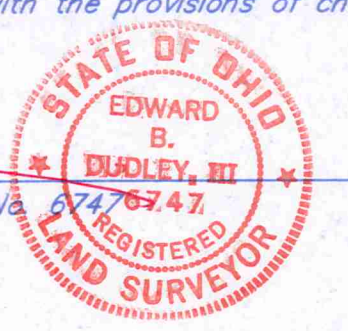
King Memorial Highway
(Mentor Road) 60'

Little Mountain Road 60'



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.S. 12/1/98
OFFICE OF THE
GEAUGA COUNTY ENGINEER

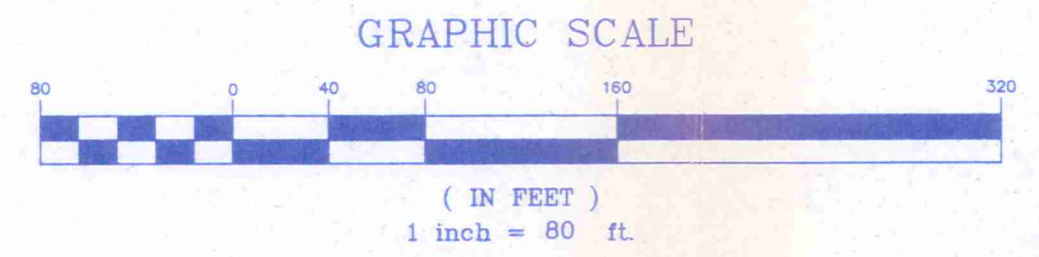
I hereby certify that I have surveyed the subject premises and prepared this drawing in accordance with the provisions of chapter 4733-37 of the Ohio Administrative code.
Edward B. Dudley P.S. No. 5747-6447
December 29th, 1998 Date



DEED OF REFERENCE
WOODS & BEVERLY B. KING JR.
Vol. 844, Pg. 1322

LEGEND

- = Monument Box Found
- = Iron Pin or Pipe Found
- = 5/8" Iron Pin Set and Capped w/ P.L.S. 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

Basis of Bearings: The centerline of Little Mountain Road, as described in Deed recorded in Vol. 844, Pg. 1322 of Geauga County Records

CHA00049
CHA00049

King
picked up 1-21-99

LEGAL DESCRIPTION OF THE REMAINDER LANDS
OF PARCEL 09-001514

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 and bounded and described as follows:

Beginning at an iron pin at the intersection of the centerline of Little Mountain Road, 60 feet wide, and King Memorial Highway, 60 feet wide,

Thence North 89° 20' 06" East along the centerline of Little Mountain Road, a distance of 3119.13 feet to the place of beginning;

Thence North 89° 20' 06" East, along the centerline of Little Mountain Road, 601.32 feet to an angle point and a 5/8" iron pin found;

Thence North 89° 09' 40" East, 30.00 feet along the centerline of Little Mountain Road to the northwest corner of land conveyed to Grilse Partners by deed recorded in Volume 1012, Page 19 of Geauga County Records;

Thence South 04° 33' 17" East along a westerly line of land so conveyed and 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 along a westerly line of land so conveyed, 694.80 feet to a 5/8" iron pin found;

Thence South 77° 42' 55" East along the southerly line of land so conveyed, 634.18 feet to a 5/8" iron pin found at a southerly corner of land conveyed to Grilse Partners by deed recorded in Volume 1130, Page 57 of Geauga County Records, a southerly corner of land conveyed to Woods King III by deed recorded in Volume 1122, Page 220 of Geauga County Records, and a westerly corner of land conveyed to Peter A. & Sally S. Bergsten by deed recorded in Volume 846, Page 546 of Geauga County Records;

Thence South 19° 50' 21" East along a westerly line of land so conveyed to Peter A. & Sally S. Bergsten, 276.14 feet to a 5/8" iron pin set;

Thence South 05° 58' 17" East along a westerly line of land so conveyed, 173.06 feet to a 5/8" iron pin set at a northerly ~~line~~ of land conveyed to Steven P. and Penelope A. Combs by deed recorded in Volume 828, Page 949;

Thence South 85° 19' 20" West along a northerly line of land so conveyed, 699.25 feet to a 5/8" iron pin set at a southerly corner of land conveyed to Victor Ralph Construction Co. by deed recorded in Volume 831, Page 1349 of Geauga County Records;

Thence North 00° 42' 47" West along a easterly line of land so conveyed, 300.78 feet to a 5/8" iron pin found;

Thence North 81° 43' 36" West along a northerly line of land so conveyed, 841.98 feet to a 5/8" iron pin set at a southerly corner of land conveyed to Robert and Mary Jane B. Nickodem by deed recorded in Volume 884, Page 889 of Geauga County Records;

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

R.S. 1/21/99
OFFICE OF THE
GEAUGA COUNTY ENGINEER Revised

CHA00049

Thence North 00° 06' 39" West along a easterly line of land so conveyed, passing through a 5/8" iron pin set at 1551.91 feet, 1581.91 feet to the centerline of Little Mountain Road and the principal point of beginning and containing 35.1300 acres of land, as calculated and described by North Coast Engineering and Surveying Co., Inc. in December 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.

Deed of Record:
Volume 844, Page 1322