

PLAT OF SURVEY - LOT SPLIT
& CONSOLIDATION
MADE FOR
**Dennis Pietro, Deneen LaMonica Pietro,
Daniel & Maria Ducca**
KNOWN AS BEING PART OF ORIGINAL CHARDON TOWNSHIP
LOT NO. 2, TRACT 2. NOW IN
**CHARDON TOWNSHIP
GEAUGA COUNTY, OHIO**
SCALE: 1" = 50'

LESSMAN, BENDER & ASSOCIATES
Engineers - Surveyors - Planners
330 Downing Drive
Chardon, Ohio 44024
Phone: (440) 286-7204
56 River Hill Road S.E.
Port Washington, Ohio 43837
Fax: (440) 286-3535

THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNER, I HAVE SURVEYED AND PLATTED THE PARCEL OF LAND SHOWN HEREON IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.
MONUMENTS WERE FOUND OR SET AS INDICATED HEREON. DIMENSIONS ARE EXPRESSED IN US SURVEY FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE TO AN ASSUMED MERIDIAN AND ARE FOR THE SOLE PURPOSE OF SHOWING THE RELATIVE ANGULAR VALUE BETWEEN LINES. ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

STEVEN J. LESSMAN, Ohio Professional Surveyor No. 7078
DATE: 5/22/06

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.S. 3/31/06
OFFICE OF THE
GEAUGA COUNTY ENGINEER

BASIS OF BEARINGS:
Corporation Line between Lake County and Geauga County,
N. 03° 49' 03" E. as per Deed to Virginia K. Pierre as
recorded in Volume 980, Page 823 of Geauga County records.

• DENOTES 3/4" IRON PIN MONUMENT SET
CAPPED "S.J. LESSMAN No. 7078"

EXISTING TWO (2) FOOT CONTOURS SHOWN HEREON
ARE FROM THE GEAUGA COUNTY G.I.S. CORRECTED
TO THE SURVEY BASIS OF BEARINGS

The above certification is valid only to those parties named herein, and is valid only when evidenced by an ORIGINAL SIGNATURE. Lessman, Bender & Associates assumes no liability whatsoever for use of un-audited copies of this plat of survey, nor for any use, or reliance on, by persons other than those specifically named herein.



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Steven J. Lessman, P.S.
Managing Partner

Michael W. Bender, P.E.
General Partner

Email:
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**LEGAL DESCRIPTION
WISNER ROAD PARCEL "A-3"
1.056 Acres**

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, further bounded and described as follows: Beginning at a 1" iron pipe monument found on the Corporation Line between Lake County and Geauga County at the northwesterly corner of Original Chardon Township Lot No. 2, Tract No. 2. Said 1" iron pipe monument called for by Deed recorded in Volume 1633, Page 365 of Geauga County; Thence along said Corporation Line between Lake County and Geauga County, S. 03 deg. - 49 min. - 05 sec. W., passing through a 3/4" iron pin monument set at 228.68 feet, a total distance of 279.54 feet to a 5/8" iron pin monument found as called for by Deed Volume 818, Page 806 of Geauga County records. Said point also being the most northerly corner of a parcel of land conveyed to The Holden Arboretum by Deed recorded in Volume 1777, Page 2944 of Geauga County records; Thence S. 86 deg. - 29 min. - 01 sec. E., a distance of 336.38 feet to a 3/4" iron pin monument set at a point on the southwesterly line of Parcel No. 2 conveyed to Dennis Pietro and Deneen LaMonica Pietro by Deed recorded in Volume 1633, Page 365 of Geauga County records. Said point also lying on the northeasterly line of a parcel of land conveyed to Daniel and Maria Ducca by Deed recorded in Volume 818, Page 806 of Geauga County records; Thence S. 49 deg. - 25 min. - 44 sec. E., along said southwesterly line of said land so conveyed to Dennis Pietro and Deneen LaMonica Pietro, being the northeasterly line of said land so conveyed to Daniel and Maria Ducca, a distance of 57.31 feet to a 5/8" iron pin monument found at an angle point therein; Thence S. 71 deg. - 33 min. - 28 sec. E., continuing along said southwesterly line of said land so conveyed to Dennis Pietro and Deneen LaMonica Pietro, being the northeasterly line of said land so conveyed to Daniel and Maria Ducca, a distance of 87.95 feet to a 3/4" iron pin monument set at the point of beginning of the parcel of land herein described;

- Course No. 1 Thence S. 50 deg. - 12 min. - 57 sec. E., a distance of 160.15 feet to a 3/4" iron pin monument set;
- Course No. 2 Thence S. 63 deg. - 26 min. - 36 sec. E., a distance of 162.00 feet to a 3/4" iron pin monument set;
- Course No. 3 Thence S. 14 deg. - 07 min. - 28 sec. E., a distance of 141.18 feet to a 3/4" iron pin monument set;
- Course No. 4 Thence S. 29 deg. - 06 min. - 13 sec. E., and passing through a 3/4" iron pin monument set at 108.47 feet, a total distance of 143.28 feet to a point on the centerline of Wisner Road, 50 feet wide;

- Course No. 5 Thence N. 16 deg. – 47 min. – 57 sec. E., along said centerline of Wisner Road, a distance of 239.74 feet to the southerly line of Parcel No. 2 conveyed to Dennis Pietro and Deneen LaMonica Pietro by Deed recorded in Volume 1633, Page 365 of Geauga County records;
- Course No. 6 Thence N. 63 deg. – 09 min. – 58 sec. W., along the southerly line of Parcel No. 2 conveyed to Dennis Pietro and Deneen LaMonica Pietro by Deed recorded in Volume 1633, Page 365 of Geauga County records, and passing through a 3/4" iron pin monument set at 25.39 feet, a total distance of 145.33 feet to a 5/8" iron pin monument found as called for by Deeds recorded in Volume 818, Page 806, and Volume 1633, Page 365 of Geauga County records;
- Course No. 7 Thence N. 46 deg. – 29 min. – 01 sec. W., along the southerly line of Parcel No. 2 conveyed to Dennis Pietro and Deneen LaMonica Pietro by Deed recorded in Volume 1633, Page 365 of Geauga County records, a distance of 151.24 feet to a 3/4" iron pin monument set;
- Course No. 8 Thence N. 82 deg. – 53 min. – 29 sec. W., along the southerly line of Parcel No. 2 conveyed to Dennis Pietro and Deneen LaMonica Pietro by Deed recorded in Volume 1633, Page 365 of Geauga County records, a distance of 143.00 feet to a 5/8" iron pin monument found as called for by Deeds recorded in Volume 818, Page 806, and Volume 1633, Page 365 of Geauga County records;
- Course No. 9 Thence N. 71 deg. – 33 min. – 28 sec. W., along the southerly line of Parcel No. 2 conveyed to Dennis Pietro and Deneen LaMonica Pietro by Deed recorded in Volume 1633, Page 365 of Geauga County records, a distance of 63.41 feet to the point of beginning. Containing 1.056 acres of land, of which 0.131 acres lies within the right-of-way of Wisner Road. Be the same more or less, but subject to all legal highways and easements of record.

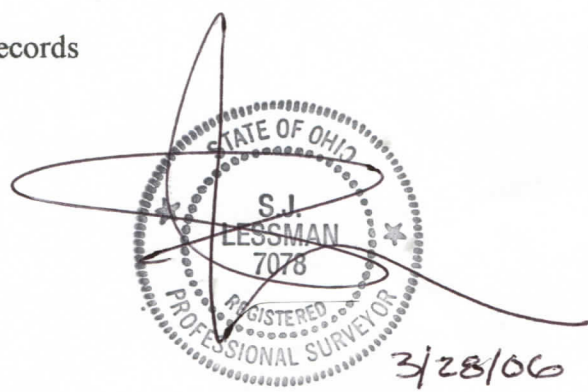
Above description is based upon a survey dated January 2006, by Steven J. Lessman, Ohio Professional Surveyor No. 7078. Bearings indicated are to an assumed meridian and are for the sole purpose of describing the relative angular value between lines.

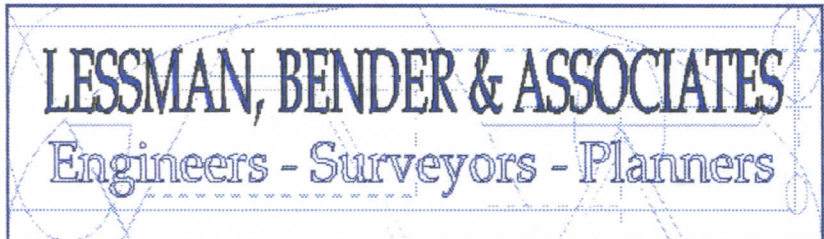
Deed of Record: Daniel and Maria Ducca
Volume 818, Page 806 Geauga County Records

March 10, 2006

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

R.S. 3/31/06
OFFICE OF THE Revised
GEAUGA COUNTY ENGINEER





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Michael W. Bender, P.E.
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LEGAL DESCRIPTION
WISNER ROAD PARCEL "C-3"
0.353 Acres

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, further bounded and described as follows: Beginning at a 1" iron pipe monument found on the Corporation Line between Lake County and Geauga County at the northwesterly corner of Original Chardon Township Lot No. 2, Tract No. 2. Said 1" iron pipe monument called for by Deed recorded in Volume 1633, Page 365 of Geauga County; Thence along said Corporation Line between Lake County and Geauga County, S. 03 deg. - 49 min. - 05 sec. W., a distance of 228.68 feet to a 3/4" iron pin monument set at the northwest corner of a parcel of land conveyed to Daniel and Maria Ducca by Deed recorded in Volume 818, Page 806 of Geauga County records and the point of beginning of the parcel of land herein described;

Course No. 1 Thence continuing S. 03 deg. - 49 min. - 05 sec. W., along said Corporation Line between Lake County and Geauga County a distance of 50.86 feet to a 5/8" iron pin monument found as called for by Deed Volume 818, Page 806 of Geauga County records. Said point also being the most northerly corner of a parcel of land conveyed to The Holden Arboretum by Deed recorded in Volume 1777, Page 2944 of Geauga County records;

Course No. 2 Thence S. 86 deg. - 29 min. - 01 sec. E., a distance of 336.38 feet to a 3/4" iron pin monument set at a point on the southwesterly line of Parcel No. 2 conveyed to Dennis Pietro and Deneen LaMonica Pietro by Deed recorded in Volume 1633, Page 365 of Geauga County records. Said point also lying on the northeasterly line of a parcel of land conveyed to Daniel and Maria Ducca by Deed recorded in Volume 818, Page 806 of Geauga County records;

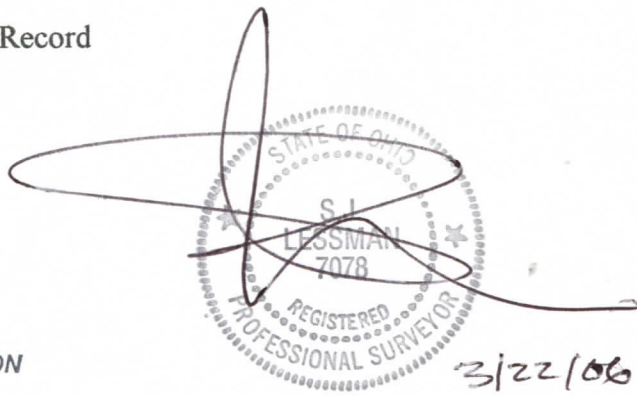
Course No. 3 Thence N. 49 deg. - 25 min. - 44 sec. W., along said southwesterly line of said land so conveyed to Dennis Pietro and Deneen LaMonica Pietro, being the northeasterly line of said land so conveyed to Daniel and Maria Ducca, a distance of 84.41 feet to a 5/8" iron pin monument found at a point on the southerly line of Parcel No. 1 conveyed to Dennis Pietro and Deneen LaMonica Pietro by Deed recorded in Volume 1633, Page 365 of Geauga County records;

Course No. 4 Thence N. 86 deg. - 29 min. - 01 sec. W., continuing along said southerly line of said land so conveyed to Dennis Pietro and Deneen LaMonica Pietro, being the northeasterly line of said land so conveyed to Daniel and Maria Ducca, a distance of 268.75 feet to the point of beginning. Containing 0.353 acres of land. Be the same more or less, but subject to all legal highways and easements of record.

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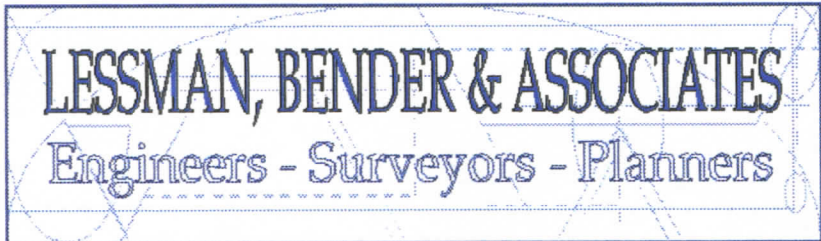
Deed of Record: Daniel and Maria Ducca
Volume 818, Page 806 Geauga County Record

March 22, 2006



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

R.S. 3/31/06
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LEGAL DESCRIPTION
WISNER ROAD PARCEL "A"
5.149 Acres

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, further bounded and described as follows: Beginning at a 1" iron pipe monument found on the Corporation Line between Lake County and Geauga County at the northwesterly corner of Original Chardon Township Lot No. 2, Tract No. 2. Said 1" iron pipe monument called for by Deed recorded in Volume 1633, Page 365 of Geauga County; Thence along said Corporation Line between Lake County and Geauga County, S. 03 deg. - 49 min. - 05 sec. W., passing through a 3/4" iron pin monument set at 228.68 feet, a total distance of 279.54 feet to a 5/8" iron pin monument found as called for by Deed Volume 818, Page 806 of Geauga County records. Said point also being the most northerly corner of a parcel of land conveyed to The Holden Arboretum by Deed recorded in Volume 1777, Page 2944 of Geauga County records; Thence S. 86 deg. - 29 min. - 01 sec. E., a distance of 336.38 feet to a 3/4" iron pin monument set at a point on the southwesterly line of Parcel No. 2 conveyed to Dennis Pietro and Deneen LaMonica Pietro by Deed recorded in Volume 1633, Page 365 of Geauga County records. Said point also lying on the northeasterly line of a parcel of land conveyed to Daniel and Maria Ducca by Deed recorded in Volume 818, Page 806 of Geauga County records; Thence S. 49 deg. - 25 min. - 44 sec. E., along said southwesterly line of said land so conveyed to Dennis Pietro and Deneen LaMonica Pietro, being the northeasterly line of said land so conveyed to Daniel and Maria Ducca, a distance of 57.31 feet to a 5/8" iron pin monument found at an angle point therein; Thence S. 71 deg. - 33 min. - 28 sec. E., continuing along said southwesterly line of said land so conveyed to Dennis Pietro and Deneen LaMonica Pietro, being the northeasterly line of said land so conveyed to Daniel and Maria Ducca, a distance of 87.95 feet to a 3/4" iron pin monument set at the point of beginning of the parcel of land herein described;

- Course No. 1 Thence S. 50 deg. - 12 min. - 57 sec. E., a distance of 160.15 feet to a 3/4" iron pin monument set;
- Course No. 2 Thence S. 63 deg. - 26 min. - 36 sec. E., a distance of 162.00 feet to a 3/4" iron pin monument set;
- Course No. 3 Thence S. 14 deg. - 07 min. - 28 sec. E., a distance of 141.18 feet to a 3/4" iron pin monument set;
- Course No. 4 Thence S. 29 deg. - 06 min. - 13 sec. E., and passing through a 3/4" iron pin monument set at 108.47 feet, a total distance of 143.28 feet to a point on the centerline of Wisner Road, 50 feet wide;

- Course No. 5 Thence N. 16 deg. - 47 min. - 57 sec. E., along said centerline of Wisner Road, a distance of 438.47 feet to an angle point therein;
- Course No. 6 Thence N. 27 deg. - 06 min. - 32 sec. E., continuing along said centerline of Wisner Road, a distance of 103.30 feet to its intersection with the southerly line of Parcel No. 1 conveyed to Dennis Pietro and Deneen LaMonica Pietro by Deed recorded in Volume 1633, Page 365 of Geauga County records;
- Course No. 7 Thence N. 14 deg. - 10 min. - 05 sec. W., and passing through a 3/4" iron pin monument set at 37.90 feet, a total distance of 177.04 feet to a 3/4" iron pin monument set;
- Course No. 8 Thence N. 86 deg. - 29 min. - 01 sec. W., parallel with the northerly line of Original Chardon Township Lot No. 2, Tract No. 2, and 60.00 feet southwest by perpendicular measurement thereto, a distance of 485.07 feet to a 3/4" iron pin monument set;
- Course No. 9 Thence S. 03 deg. - 49 min. - 05 sec. W., a distance of 276.72 feet to the point of beginning. Containing 5.149 acres of land, of which 0.313 acres lies within the right-of-way of Wisner Road. Be the same more or less, but subject to all legal highways and easements of record.

Above description is based upon a survey dated January 2006, by Steven J. Lessman, Ohio Professional Surveyor No. 7078. Bearings indicated are to an assumed meridian and are for the sole purpose of describing the relative angular value between lines.

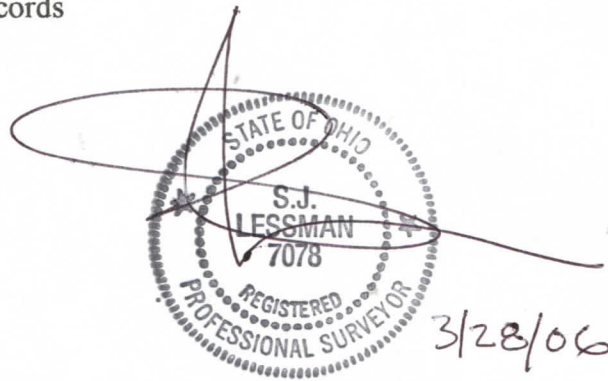
Deed of Record: Dennis Pietro and Deneen LaMonica Pietro
 Volume 1633, Page 365 Geauga County Records
 1.984 Ac. PPN. 08-002351 + 2.109 Ac. PPN. 08-001510

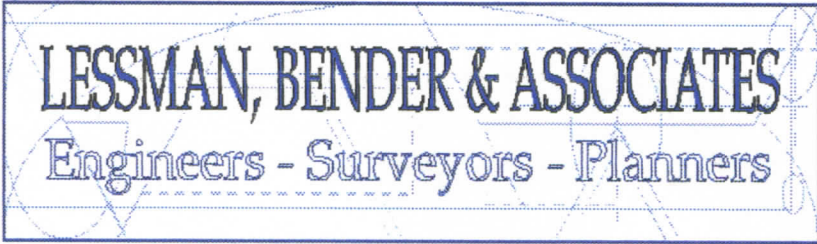
Daniel and Maria Ducca
 Volume 818, Page 806 Geauga County Records
 1.056 Ac.

March 22, 2006

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

R.S. 3/31/06
 OFFICE OF THE Revised
 GAUGA COUNTY ENGINEER





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**LEGAL DESCRIPTION
 WISNER ROAD PARCEL "B"
 5.106 Acres**

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, further bounded and described as follows: Beginning at a 1" iron pipe monument found on the Corporation Line between Lake County and Geauga County at the northwesterly corner of Original Chardon Township Lot No. 2, Tract No. 2. Said 1" iron pipe monument called for by Deed recorded in Volume 1633, Page 365 of Geauga County; Thence along said Corporation Line between Lake County and Geauga County, S. 03 deg. - 49 min. - 05 sec. W., passing through a 3/4" iron pin monument set at 228.68 feet, a total distance of 279.54 feet to a 5/8" iron pin monument found as called for by Deed Volume 818, Page 806 of Geauga County records. Said point also being the most northerly corner of a parcel of land conveyed to The Holden Arboretum by Deed recorded in Volume 1777, Page 2944 of Geauga County records, and the point of beginning of the parcel of land herein described;

- Course No. 1 Thence S. 86 deg. - 29 min. - 01 sec. E., a distance of 336.38 feet to a 3/4" iron pin monument set at a point on the southwesterly line of Parcel No. 2 conveyed to Dennis Pietro and Deneen LaMonica Pietro by Deed recorded in Volume 1633, Page 365 of Geauga County records. Said point also lying on the northeasterly line of a parcel of land conveyed to Daniel and Maria Ducca by Deed recorded in Volume 818, Page 806 of Geauga County records;
- Course No. 2 Thence S. 49 deg. - 25 min. - 44 sec. E., along said southwesterly line of said land so conveyed to Dennis Pietro and Deneen LaMonica Pietro, being the northeasterly line of said land so conveyed to Daniel and Maria Ducca, a distance of 57.31 feet to a 5/8" iron pin monument found at an angle point therein;
- Course No. 3 Thence S. 71 deg. - 33 min. - 28 sec. E., continuing along said southwesterly line of said land so conveyed to Dennis Pietro and Deneen LaMonica Pietro, being the northeasterly line of said land so conveyed to Daniel and Maria Ducca, a distance of 87.95 feet to a 3/4" iron pin monument set;
- Course No. 4 Thence S. 50 deg. - 12 min. - 57 sec. E., a distance of 160.15 feet to a 3/4" iron pin monument set;
- Course No. 5 Thence S. 63 deg. - 26 min. - 36 sec. E., a distance of 162.00 feet to a 3/4" iron pin monument set;

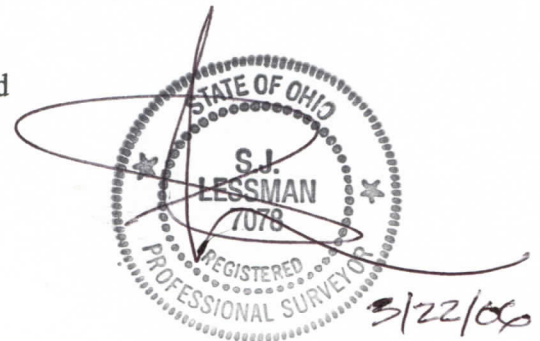
- Course No. 6 Thence S. 14 deg. – 07 min. – 28 sec. E., a distance of 141.18 feet to a 3/4" iron pin monument set;
- Course No. 7 Thence S. 29 deg. – 06 min. – 13 sec. E., and passing through a 3/4" iron pin monument set at 108.47 feet, a total distance of 143.28 feet to a point on the centerline of Wisner Road, 50 feet wide;
- Course No. 8 Thence S. 16 deg. – 47 min. – 57 sec. W., along said centerline of Wisner Road, a distance of 30.91 feet to an angle point therein;
- Course No. 9 Thence S. 19 deg. – 00 min. – 20 sec. W., continuing along said centerline of Wisner Road, a distance of 135.10 feet to the northeasterly corner of the aforesaid parcel of land so conveyed to The Holden Arboretum by Deed recorded in Volume 1777, Page 2944 of Geauga County records;
- Course No. 10 Thence N. 71 deg. – 26 min. – 27 sec. W., along the northeasterly line of said parcel of land so conveyed to The Holden Arboretum, and passing through a 5/8" iron pin monument found at 25.00 feet, a total distance of 72.25 feet to a 5/8" iron pin monument found as called for by Deed recorded in Volume 818, Page 806 of Geauga County records;
- Course No. 11 Thence N. 10 deg. – 15 min. – 35 sec. W., continuing along the northeasterly line of land so conveyed to The Holden Arboretum, a distance of 166.45 feet to a 5/8" iron pin monument found as called for by Deed recorded in Volume 818, Page 806 of Geauga County records;
- Course No. 12 Thence N. 71 deg. – 27 min. – 07 sec. W., continuing along the northeasterly line of land so conveyed to The Holden Arboretum, a distance of 344.98 feet to a 5/8" iron pin monument found as called for by Deed recorded in Volume 818, Page 806 of Geauga County records;
- Course No. 13 Thence N. 80 deg. – 36 min. – 47 sec. W., continuing along the northeasterly line of land so conveyed to The Holden Arboretum, a distance of 124.00 feet to a 5/8" iron pin monument found as called for by Deed recorded in Volume 818, Page 806 of Geauga County records;
- Course No. 14 Thence N. 32 deg. – 49 min. – 26 sec. W., continuing along the northeasterly line of land so conveyed to The Holden Arboretum, a distance of 432.34 feet to the point of beginning. Containing 5.106 acres of land, of which 0.102 acres lies within the right-of-way of Wisner Road. Be the same more or less, but subject to all legal highways and easements of record.

Above description is based upon a survey dated January 2006, by Steven J. Lessman, Ohio Professional Surveyor No. 7078. Bearings indicated are to an assumed meridian and are for the sole purpose of describing the relative angular value between lines.

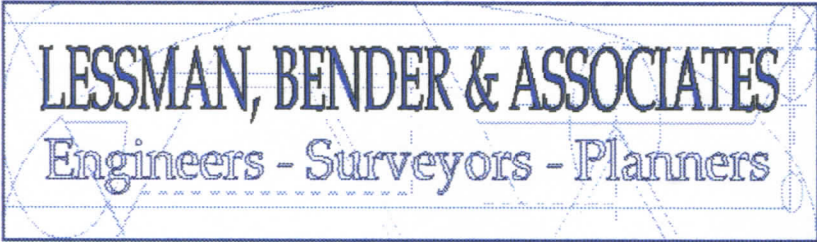
Deed of Record: Daniel and Maria Ducca
Volume 818, Page 806 Geauga County Record

March 22, 2006

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.S. 3/21/06
OFFICE OF THE Revised
GEAUGA COUNTY ENGINEER



CHA 00093



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Steven J. Lessman, P.S.
Managing Partner

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General Partner

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**LEGAL DESCRIPTION
 WISNER ROAD PARCEL "C"
 5.000 Acres**

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, further bounded and described as follows: Beginning at a 1" iron pipe monument found on the Corporation Line between Lake County and Geauga County at the northwesterly corner of Original Chardon Township Lot No. 2, Tract No. 2. Said 1" iron pipe monument called for by Deed recorded in Volume 1633, Page 365 of Geauga County;

- Course No. 1 Thence S. 03 deg. - 49 min. - 05 sec. W., along said Corporation Line between Lake County and Geauga County, passing through a 3/4" iron pin monument set at 228.68 feet, a total distance of 279.54 feet to a 5/8" iron pin monument found as called for by Deed Volume 818, Page 806 of Geauga County records. Said point also being the most northerly corner of a parcel of land conveyed to The Holden Arboretum by Deed recorded in Volume 1777, Page 2944 of Geauga County records;
- Course No. 2 Thence S. 86 deg. - 29 min. - 01 sec. E., a distance of 336.38 feet to a 3/4" iron pin monument set at a point on the southwesterly line of Parcel No. 2 conveyed to Dennis Pietro and Deneen LaMonica Pietro by Deed recorded in Volume 1633, Page 365 of Geauga County records. Said point also lying on the northeasterly line of a parcel of land conveyed to Daniel and Maria Ducca by Deed recorded in Volume 818, Page 806 of Geauga County records;
- Course No. 3 Thence S. 49 deg. - 25 min. - 44 sec. E., along said southwesterly line of said land so conveyed to Dennis Pietro and Deneen LaMonica Pietro, being the northeasterly line of said land so conveyed to Daniel and Maria Ducca, a distance of 57.31 feet to a 5/8" iron pin monument found at an angle point therein;
- Course No. 4 Thence S. 71 deg. - 33 min. - 28 sec. E., continuing along said southwesterly line of said land so conveyed to Dennis Pietro and Deneen LaMonica Pietro, being the northeasterly line of said land so conveyed to Daniel and Maria Ducca, a distance of 87.95 feet to a 3/4" iron pin monument set;
- Course No. 5 Thence N. 03 deg. - 49 min. - 05 sec. E., a distance of 276.72 feet to a 3/4" iron pin monument set;

- Course No. 6 Thence S. 86 deg. – 29 min. – 01 sec. E., parallel with the northerly line of Original Chardon Township Lot No. 2, Tract No. 2, and 60.00 feet southwest by perpendicular measurement thereto, a distance of 485.07 feet to a 3/4" iron pin monument set;
- Course No. 7 Thence S. 14 deg. – 10 min. – 05 sec. E., and passing through a 3/4" iron pin monument set at 139.14 feet, a total distance of 177.04 feet to a point on the centerline of Wisner Road, 50 feet wide. Said point being the northwesterly corner of a parcel of land conveyed to The Holden Arboretum by Deed recorded in Volume 1777, Page 2944 of Geauga County records;
- Course No. 8 Thence S. 86 deg. – 29 min. – 01 sec. E., along the northerly line of land so conveyed to The Holden Arboretum, a distance of 148.38 feet to a 5/8" iron pin monument found on the east bank of the Chagrin River, as called for in Deed recorded in Volume 1633, Page 365 of Geauga County records. Said point also being the westerly line of a parcel of land conveyed to The Holden Arboretum by Deed recorded in Volume 578, Page 162 of Geauga County records;
- Course No. 9 Thence N. 27 deg. – 34 min. – 02 sec. E., along said east bank of the Chagrin River, being the aforesaid westerly line of land so conveyed to The Holden Arboretum, a distance of 250.41 feet to a 2" iron pipe monument found as called for by Deed recorded in Volume 1633, Page 365 of Geauga County records. Said point lying in the southerly line of a parcel of land conveyed to The Holden Arboretum by deed recorded in Volume 423, Page 1005 of Geauga County records, and the northerly line of Original Chardon Township Lot No. 2, Tract No. 2;
- Course No. 10 Thence N. 86 deg. – 29 min. – 01 sec. W., along said northerly line of said Original Chardon Township Lot No. 2, Tract No. 2, being the southerly lines of parcels of land conveyed to The Holden Arboretum by Deeds recorded in Volume 423, Page 1005, Volume 389, Page 207, and Volume 661, Page 986 of Geauga County records, a distance of 1,256.37 feet to the point of beginning. Containing 5.000 acres of land, of which 0.275 acres lies within the right-of-way of Wisner Road. Be the same more or less, but subject to all legal highways and easements of record.

Above description is based upon a survey dated January 2006, by Steven J. Lessman, Ohio Professional Surveyor No. 7078. Bearings indicated are to an assumed meridian and are for the sole purpose of describing the relative angular value between lines.

Deed of Record: Dennis Pietro and Deneen LaMonica Pietro
 Volume 1633, Page 365 Geauga County Records
 4.347 Ac. PPN. 08-002351 + 0.300 Ac. PPN. 08-001510

Daniel and Maria Ducca
 Volume 818, Page 806 Geauga County Record
 0.353 Ac.

March 22, 2006

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

R.S. 3/31/06
 OFFICE OF THE *Revised*
 GEAGA COUNTY ENGINEER

