



# Residual Boundary Survey of Lands Deeded To Lillian Swank

Part of Lots 11 and 12  
Tract 2, Chardon Twp.  
Geauga Co., State of Ohio

October, 1996 1"=200'



SURVEY PLAT AND LEGAL DESCRIPTION APPROVED (as noted) PER R.C. 315.251

RS. 11, 14, 1996  
GEAUGA COUNTY ENGINEER

*Eric B. Westfall P.S.*  
Eric B. Westfall, P.S. #7677  
Professional Surveyor  
228 N. Chestnut St., Jefferson, Ohio  
(216)-576-5551

### NOTES:

Basis for Bearings—East line of Lot 11 as shown on on abovementioned Colpetzer-Woods plat.

### Reference Surveys:

- Colpetzer-Woods Consultants, Inc. December, 1975.
- 2,5000 Acre Cutout From Lillian Swank, DEC., 1989, BY Westfall & Assoc.
- Westfall & Associates December, 1989
- Survey For Lillian Swank Aug. 1991, By Westfall & Associates

SWANK

Picked up 11-15-1996

#06-114400

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## DESCRIPTION OF 16.7809 ACRE PARCEL

SITUATED IN THE TOWNSHIP OF CHARDON, COUNTY OF GEauga, STATE OF OHIO, AND KNOWN AS BEING PART OF LOTS 11 AND 12, TRACT 2 OF SAID TOWNSHIP AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF MITCHELLS MILL ROAD (60 FEET WIDE) AND THE EAST LINE OF LOT 12; THENCE NORTH 64 DEGREES, 39 MINUTES, 10 SECONDS WEST, ALONG THE CENTERLINE OF MITCHELLS MILL ROAD, 122.00 FEET TO A POINT AT THE NORTHWEST CORNER OF LANDS DEEDED TO T.L. & P.J. HOLT IN VOLUME 884, PAGE 931, GEauga COUNTY DEEDS AND THE PRINCIPAL PLACE OF BEGINNING. THENCE SOUTH 25 DEGREES, 20 MINUTES, 50 SECONDS WEST, ALONG HOLT'S WEST LINE AND PASSING THRU AN IDENTIFIED (WESTFALL) IRON PIN (FOUND) ON THE SOUTHERLY LINE OF MITCHELLS MILL ROAD, A TOTAL DISTANCE OF 400.00 FEET TO AN IDENTIFIED (WESTFALL) IRON PIN (FOUND) AT A CORNER OF HOLT'S LANDS.

THENCE NORTH 64 DEGREES, 39 MINUTES, 10 SECONDS WEST, ALONG HOLT'S NORTH LINE, 350.00 FEET TO AN IDENTIFIED (WESTFALL) IRON PIN (FOUND) AT A NORTHWEST CORNER OF SAID HOLT'S LANDS.

THENCE SOUTH 04 DEGREES, 39 MINUTES, 10 SECONDS WEST, ALONG HOLT'S WEST LINE, 879.44 FEET TO AN IDENTIFIED (WESTFALL) IRON PIN (FOUND) ON THE NORTH LINE OF LANDS DEEDED TO THE HOLDEN ARBORETUM IN VOLUME 843, PAGE 895 GEauga COUNTY DEEDS.

THENCE NORTH 46 DEGREES, 18 MINUTES, 53 SECONDS WEST, ALONG THE HOLDEN ARBORETUM'S NORTH LINE, 598.38 FEET TO AN IDENTIFIED (WESTFALL) IRON PIN (FOUND) AT THE SOUTHEAST CORNER OF A 2.500 ACRE TRACT DEEDED TO LILLIAN SWANK IN VOLUME 843, PAGE 893 GEauga COUNTY DEEDS.

THENCE NORTH 04 DEGREES, 39 MINUTES, 10 SECONDS EAST, ALONG SWANK'S EAST LINE, PASSING THRU A POINT ON THE SOUTHERLY LINE OF MITCHELLS MILL ROAD, SAID POINT BEING SOUTH 1.72 FEET AND EAST 1.42 FEET FROM AN IDENTIFIED (GROMLEY) IRON PIN (FOUND), A TOTAL DISTANCE OF 1105.78 FEET TO A POINT IN THE CENTERLINE OF MITCHELLS MILL ROAD AT SAID SWANK'S NORTHEAST CORNER.

THENCE SOUTH 64 DEGREES, 39 MINUTES, 10 SECONDS EAST, ALONG THE CENTERLINE OF MITCHELLS MILL ROAD, 997.98 FEET TO THE PRINCIPAL PLACE OF BEGINNING AND CONTAINING 16.7809 ACRES OF LAND, BUT SUBJECT TO ALL LEGAL HIGHWAYS. BEING THE REMAINING LANDS DEEDED TO LILLIAN SWANK IN VOLUME 749, PAGE 875 GEauga COUNTY DEEDS, AS PER A SURVEY DONE IN OCTOBER, 1996 BY ERIC B. WESTFALL, P.S. OHIO #7677, JEFFERSON, OHIO.

**SURVEY PLAT AND LEGAL  
DESCRIPTION APPROVED  
PER R.C. 315.251**

*R.S.* 11/14/1996  
**GEauga COUNTY ENGINEER**

