

PROPOSED LOT SPLIT

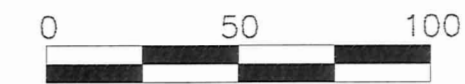
FOR
JERRY TENNEY

THE PROPERTY OF JERRY TENNEY
VOLUME 983, PAGE 797

PART OF LOT 17, TRACT 2 CHARDON TWP.
GEAUGA COUNTY, STATE OF OHIO

MAY 4, 2002

THIS SURVEY PLAT WAS DRAWN ON MAY 12TH, 2002
IN ACCORDANCE WITH CHAPTER 4733-37 OF THE ADMINISTRATIVE CODE,
FOR MINIMUM STANDARDS FOR BOUNDARY SURVEYS



SCALE: 1" = 50'

NOTES

BASIS OF BEARINGS IS S88°36'44"E AS REFERRED TO IN
LANDS DEEDED TO JERRY AND MARY TENNEY
IN DEED VOL. 983, PAGE 797 OF GEAUGA COUNTY RECORDS

RECORDS INCLUDING DEEDS CITED ON EACH PARCEL
ALONG WITH COUNTY ROAD RECORDS, WERE USED
AS REFERENCE DOCUMENTS AND SOURCES OF DATA

ALL IRON PINS SET ARE 5/8" DIA x 30" LONG REBAR
WITH A REGISTRATION CAP MARKED AS "AAA #7794"

ACREAGE SUMMARY	
LOT (S)	ACREAGE
TOTAL	3.285 Acres
SPLIT	0.285 Acres
BALANCE	3.000 Acres



GUTOWSKI
VOLUME 1368, PAGE 122

N88°36'44"W
296.56'

1" PIPE
FD & USED
(WILSON)

1" PIPE
FD & USED
(WILSON)

TENNEY, JERRY A & MARY E.
VOLUME 479, PAGE 264

TENNEY, JERRY A & MARY E.
VOLUME 983, PAGE 797

Remaining Balance
3.000 Acres
130680.0 Sq. Ft.



S0°57'49"W
241.385'

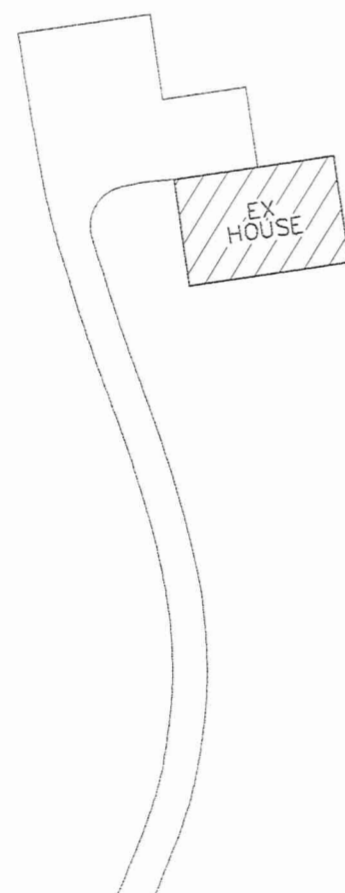
10 1/2" SET

S88°36'44"E
51.43'

10 1/2" SET

BEEBE
VOLUME 981, PAGE 794

482.77'
N0°59'55"E



Proposed Split
0.285 Acres
12414.1 Sq. Ft.

S0°57'49"W
241.385'

241.385'
S0°57'49"W

1/4" 1" PIPE
FD & USED
40" TREE

51.43'
S88°36'44"E

10 1/2" SET

244.84'
S88°36'44"E

1" PIPE
FD & USED
(WILSON)

S88°36'44"E 541.40' CAL OBS & USED

HOSFORD ROAD - (60' Wide)

AUBURN ROAD - (60' Wide)

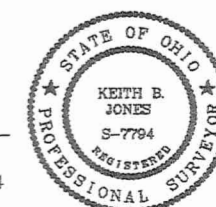
1" IP
FD & USED
IN MON BOX

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

R.S. 5/14/02

OFFICE OF THE
GEAUGA COUNTY ENGINEER

Keith B. Jones
KEITH B. JONES
REGISTERED LAND SURVEYOR #7794
AAA Land Surveying, Inc.
100 Center Street, Suite 150
Chardon, OH 44024
(440) 286-2393



CHA00119
CHA00119

Tenney
picked up 5-15-02
06-120527
H80/1031

AAA Land Surveying, Inc.
100 Center Street, Suite 150
Chardon, OH. 44024

Phone (440) 286-2393
Fax (440) 286-2394
AAAlandsurveying@Hotmail.com

Proposed Lot Split

Situated in the Township of Chardon, County of Geauga, and the State of Ohio, and known as being part of Original Lot 17, Tract 2 of said Township, and being further bounded and described as follows:

Beginning at a 1" diameter iron pin (found) in a monument box at the intersection of Auburn Road and Hosford Road, thence along the centerline of Hosford Road S 88°36'44" E, a distance of 541.40 feet to a point; Thence S 00°57'49" W, a distance of 30.00 feet to a 5/8" pin set on the southerly right-of-way of Hosford Road; said point being the principal place of beginning of the description to herein to be described;

Thence S 88°36'44" E along said southerly right-of-way line of Hosford Road, a distance of 51.43 feet to a 1" iron pipe found at the northwest corner of Jerry and Mary Tenney, as recorded in Volume 479, Page 264 of Geauga County Deed Records;

Thence S 00°57'49" W along Tenney's westerly line, a total distance of 241.385 feet to a 5/8" pin set;

Thence N 88°36'44" W, a distance of 51.43 feet to a 5/8" pin set;

Thence N 00°57'49" E, a distance of 241.385 feet back to the principal place of beginning, containing 0.285 Acres of land, but subject to all legal highways. Being a parcel divided from the lands deeded to Jerry & Mary Tenney, as recorded in Volume 983, Page 797 of Geauga County Deed Records. Pursuant to a survey done in May 2002 by Keith B. Jones, Ohio Registered Surveyor #7794 Chardon Ohio. Basis of Bearings is S 88°36'44" E as referred to in lands deeded to Jerry and Mary Tenney, recorded in Vol. 983, Page 797 of Geauga County Deed Records. All iron pins set are 5/8" dia. X 30" long rebar with a registration cap marked as "AAA #7794".

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

R.S. 5/14/02

OFFICE OF THE
GEAUGA COUNTY ENGINEER

RECEIVED
MAY 14 2002
ENGINEER'S OFFICE
GEAUGA COUNTY ENGINEER