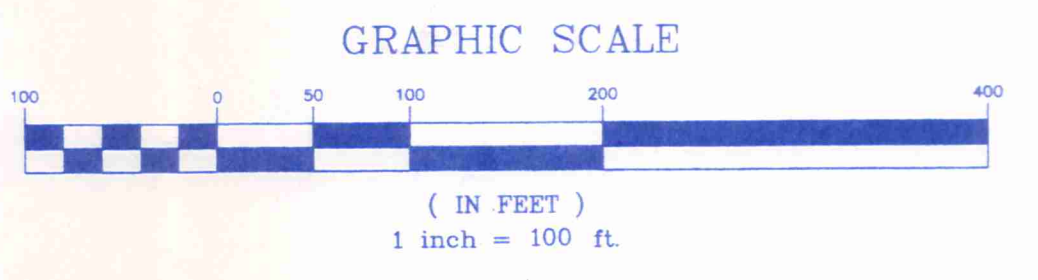
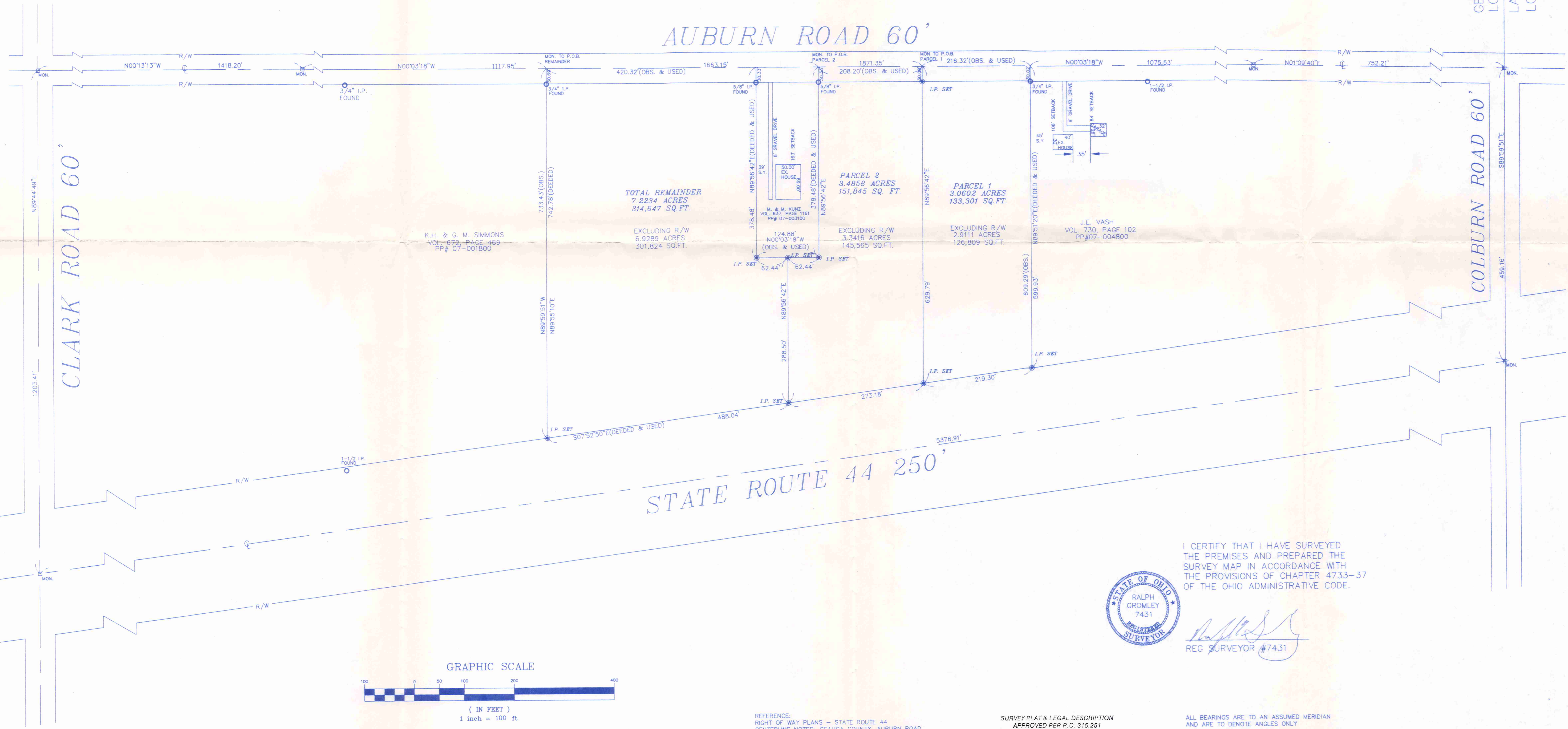


BEARING REFERENCE:
R/W OF STATE ROUTE 44 FROM TIMCO DEED, VOL. 574, PAGE 0394

SPLIT SURVEY FOR
PAUL TIMCO
KNOWN AS BEING PART OF LOT 2, TRACT 1
OF THE ORIGINAL CHARDON TOWNSHIP
AS RECORDED IN ORIGINAL DEED VOLUME 574, PAGE 0394
OF THE GEAUGA COUNTY DEED RECORDS
PP# 07-004650
COUNTY OF GEAUGA, STATE OF OHIO
AUGUST 24, 1999

GEAUGA COUNTY
LOT 2, TRACT 1
LAKE COUNTY
LOT 14, TRACT 3



REFERENCE:
RIGHT OF WAY PLANS - STATE ROUTE 44
CENTERLINE NOTES, GEAUGA COUNTY, AUBURN ROAD
GEAUGA COUNTY DEED RECORDS

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



I CERTIFY THAT I HAVE SURVEYED
THE PREMISES AND PREPARED THE
SURVEY MAP IN ACCORDANCE WITH
THE PROVISIONS OF CHAPTER 4733-37
OF THE OHIO ADMINISTRATIVE CODE.
Ralph Gromley
REG. SURVEYOR #7431

ALL BEARINGS ARE TO AN ASSUMED MERIDIAN
AND ARE TO DENOTE ANGLES ONLY
ALL IRON PINS SET
ARE 5/8"x30" REBAR CAPPED #7431

NO.	DATE	DESCRIPTION	BY

5794 HEBLEY ROAD MENTOR OHIO 44060
440-639-9950
FAX 639-9790



HORIZ. SCALE:	1" = 100'
VERT. SCALE:	1" = 100'
DRAWN BY:	DPM
CHECKED BY:	RWC
DATE:	8/24/99
DRAWING NO.:	AZT-649
SHEET:	1 OF 1
JOB NO.:	99793

CHA00120
CHA00120

Timko
picked up 9-17-99

PARCEL 1

LEGAL DESCRIPTION OF A 3.0602 ACRE PARCEL

Situated in the Township of Chardon, County of Geauga and State of Ohio and known as being part of Lot 2, Tract 1 in the Original Chardon Township and being more fully described as follows;

Beginning at a monument in the centerline of Clark Road, 60 feet wide and the centerline of Auburn Road, 60 feet wide;

Thence North 00°13'13" West along the centerline of said Auburn Road a distance of 1418.20 feet to a monument in the centerline of said Auburn Road;

Thence North 00°03'18" West continuing along the centerline of said Auburn Road a distance of 1871.35 feet to a point in the centerline of said Auburn Road The Principal Place of Beginning;

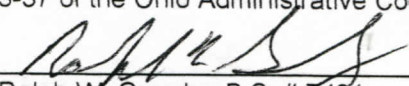
Course I: Thence North 00°03'18" West continuing along the centerline of said Auburn Road a distance of 216.32 feet to a point in the Southwest corner of lands conveyed to J.E. Vash as recorded in Volume 730, Page 102 of the Geauga County Deed Records and the centerline of said Auburn Road ;

Course II: Thence North 89°51'20" East along the southerly line of said Vash passing through a 3/4" iron pin found at a distance of 30.02 feet from the centerline of said Auburn Road, an overall distance of 599.93 feet to an iron pin set in the Westerly R/W of State Route 44, 250 foot R/W;

Course III: Thence South 07°52'50" East along the Westerly R/W of said State Route 44 a distance of 219.30 feet to an iron pin set;

Course IV: Thence South 89°56'42" West passing through an iron pin set at a distance of 599.79 feet an overall distance of 629.79 feet to the Principal Place of Beginning;

Said parcel containing 3.0602 acres of land or 2.9111 acres of land excluding the R/W be the same more or less, but subject to all legal highways as surveyed and described in August 1999 by Ralph W. Gromley, Registered Ohio Surveyor Number 7431. Bearings used herein are to an assumed meridian and are used to denote interior angles only. All iron pins set are 5/8" by 30" rebar capped # 7431. The intent of the above description is to describe a split parcel from Original Deed Volume 574, Page 394 as conveyed to P. Timco as recorded in the Geauga County Deed Records. I certify that I have surveyed the premises and prepared the survey map in accordance with the provisions of chapter 4733-37 of the Ohio Administrative Code.


Ralph W. Gromley P.S. #7431

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

R.S. 9/15/99
OFFICE OF THE Revised
GEAUGA COUNTY ENGINEER



CHA 00120

PARCEL 2

LEGAL DESCRIPTION OF A 3.4858 ACRE PARCEL

Situated in the Township of Chardon, County of Geauga and State of Ohio and known as being part of Lot 2, Tract 1 in the Original Chardon Township and being more fully described as follows;

Beginning at a monument in the centerline of Clark Road, 60 feet wide and the centerline of Auburn Road, 60 feet wide;

Thence North 00°13'13" West along the centerline of said Auburn Road a distance of 1418.20 feet to a monument in the centerline of said Auburn Road;

Thence North 00°03'18" West continuing along the centerline of said Auburn Road a distance of 1663.15 feet to a point in the Northwest corner of lands conveyed to M. and M. Kunz as recorded in Volume 637, Page 1161 of the Geauga County Deed Records The Principal Place of Beginning;

Course I: Thence North 00°03'18" West continuing along the centerline of said Auburn Road a distance of 208.20 feet to a point in the centerline of said Auburn Road;

Course II: Thence North 89°56'42" East passing through an iron pin set in the R/W of said Auburn Road at a distance of 30.00 feet, an overall distance of 629.79 feet to an iron pin set in the Westerly R/W of State Route 44, 250 feet wide;

Course III: Thence South 07°52'50" East along the Westerly R/W of said State Route 44 a distance of 273.18 feet to an iron pin set;

Course IV: Thence South 89°56'42" West a distance of 288.50 feet to an iron pin set in the Easterly line of said Kunz;

Course V: Thence North 00°03'18" West along the Easterly line of said Kunz a distance of 62.44 feet to an iron pin set in the Northeast corner of said Kunz;

Course VI: Thence South 89°56'42" West passing through a 5/8" iron pin found in Northerly line of said Kunz at a distance of 348.13 feet, an overall distance of 378.48 feet to the Principal Place of Beginning;

Said parcel containing 3.4858 acres of land or 3.3416 acres of land excluding the R/W be the same more or less, but subject to all legal highways as surveyed and described in August 1999 by Ralph W. Gromley, Registered Ohio Surveyor Number 7431. Bearings used herein are to an assumed meridian and are used to denote interior angles only. All iron pins set are 5/8" by 30" rebar capped # 7431. The intent of the above description is to describe a split parcel from Original Deed Volume 574, Page 394 as conveyed to P. Timco as recorded in the Geauga County Deed Records. I certify that I have surveyed the premises and prepared the survey map in accordance with the provisions of chapter 4733 of the Ohio Administrative Code.

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

R.S.

9/15/99
Revised

OFFICE OF THE
GEAUGA COUNTY ENGINEER



CHA00120

REMAINDER PARCEL
LEGAL DESCRIPTION OF A 7.2234 ACRE PARCEL

Situated in the Township of Chardon, County of Geauga and State of Ohio and known as being part of Lot 2, Tract 1 in the Original Chardon Township and being more fully described as follows;

Beginning at a monument in the centerline of Clark Road, 60 feet wide and the centerline of Auburn Road, 60 feet wide;

Thence North 00°13'13" West along the centerline of said Auburn Road a distance of 1418.20 feet to a monument in the centerline of said Auburn Road;

Thence North 00°03'18" West continuing along the centerline of said Auburn Road a distance of 1117.95 feet to a point in the Northwest corner of lands conveyed to K.H. and M. Simmons as recorded in Volume 672, Page 489 of the Geauga County Deed Records The Principal Place of Beginning;

- Course I: Thence North 00°03'18" West continuing along the centerline of said Auburn Road a distance of 420.32 feet to a point in the Southwest corner of lands conveyed to M. and M. Kunz as recorded in Volume 637, Page 1161 of the Geauga County Deed Records;
- Course II: Thence North 89°56'42" East along the Southerly line of said Kunz passing through a 5/8" iron pin found in the at a distance of 30.33 feet from the centerline of said Auburn Road, an overall distance of 378.48 feet to an iron pin set in the Southeast corner of said Kunz;
- Course III: Thence North 00°03'18" West along the Easterly line of said Kunz a distance of 62.44 feet to an iron pin set in the Easterly line of said Kunz;
- Course IV: Thence North 89°56'42" East a distance of 288.50 feet to an iron pin set in the Westerly R/W of State Route 44, 250 feet wide;
- Course V: Thence South 07°52'50" East along the Westerly R/W of said State Route 44 a distance of 488.04 feet to an iron pin set in the Northeast corner of said Simmons;
- Course VI: Thence North 89°59'51" West along the Northerly line of said Simmons passing through a 3/4" iron pin found at a distance of 702.74 feet, an overall distance of 733.43 feet to the Principal Place of Beginning;

Said parcel containing 7.2234 acres of land or 6.9289 acres of land excluding the R/W be the same more or less, but subject to all legal highways as surveyed and described in August 1999 by Ralph W. Gromley, Registered Ohio Surveyor Number 7431. Bearings used herein are to an assumed meridian and are used to denote interior angles only. All iron pins set are 5/8" by 30" rebar capped # 7431. The intent of the above description is to describe a remaining parcel from Original Deed Volume 574, Page 394 as conveyed to P. Timco as recorded in the Geauga County Deed Records. I certify that I have surveyed the premises and prepared the survey map in accordance with the provisions of Chapter 4733.07 of the Ohio Administrative Code.

Ralph W. Gromley
Ralph W. Gromley P.S. # 7431

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.S. *9/15/99*
OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER

