

# MAP OF LOT SPLIT FOR GEORGE M. ROUDEBUSH III

SITUATED IN THE TOWNSHIP OF CHARDON, COUNTY OF GEauga AND STATE OF OHIO BEING PART OF ORIGINAL CHARDON TWP. LOTS Nos. 149 & 155, TRACT No. 3.

DISTANCES SHOWN HEREON ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF, BEARINGS SHOWN HEREON ARE TO AN ASSUMED MERIDIAN AND SHOWN TO DEFINE ANGLES ONLY, "I" INDICATES 5/8" IRON PIN WITH CAP SET UNLESS NOTED.

*Richard F. Hantel*  
RICHARD F. HANTEL REG. NO. S-5129

SCALE 1" = 200' JUNE 2009 B-83001-E  
REVISED AUGUST 2009

**BAUER SURVEYS CO.**  
91 ALPHA PARK HIGHLAND HEIGHTS, OHIO 44143  
PHONE 440-461-4140



SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.O. 315.251  
*R.S. 09/03/09*  
OFFICE OF THE REGISTERED  
GEAUGA COUNTY ENGINEER

### ACCEPTANCE

I, THE UNDERSIGNED OWNER OF LAND SHOWN HEREON, DO HEREBY ACCEPT THIS MAP AND THE LOT SPLIT.

\_\_\_\_\_  
GEORGE M. ROUDEBUSH III  
STATE OF OHIO }  
COUNTY OF GEAGA } S.S.

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED GEORGE M. ROUDEBUSH III, WHO ACKNOWLEDGED THAT HE DID SIGN OF THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED. IN TESTIMONY WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL

AT \_\_\_\_\_, OHIO THIS \_\_\_ DAY OF \_\_\_\_\_, 2009.

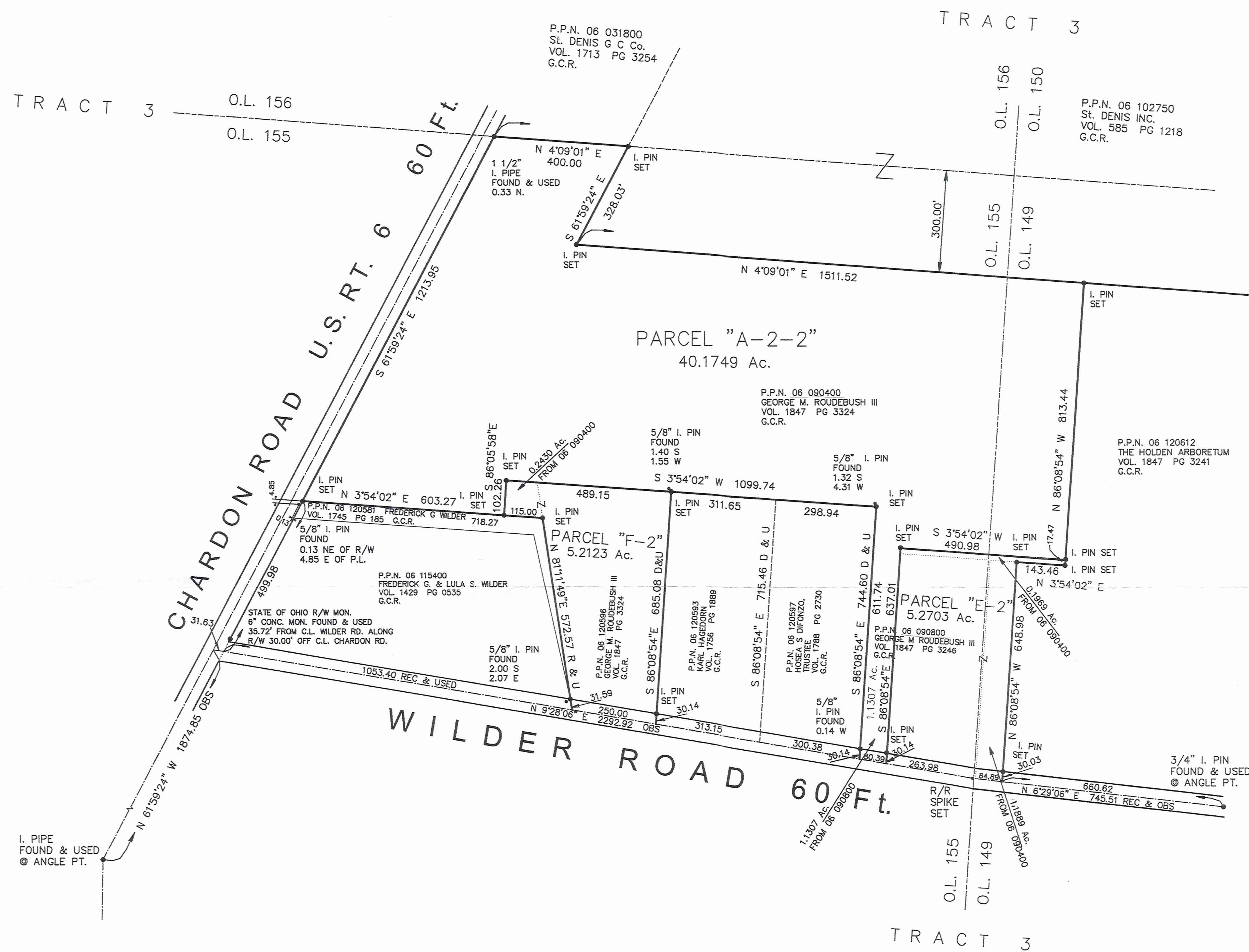
\_\_\_\_\_  
NOTARY PUBLIC MY COMMISSION EXPIRES \_\_\_\_\_

### APPROVALS

THIS PLAT IS APPROVED BY THE GEAUGA COUNTY PLANNING COMMISSION  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009.

\_\_\_\_\_  
PLANNING COMMISSION SECRETARY

BASIS OF BEARINGS:  
CENTERLINE OF WILDER ROAD  
N 9°-28' 06" E IN DEED TO  
KARL HAGEDORN RECORDED IN  
VOL 1756 PG 1889 G.C.D.R.



C#7#0047

(CHA 00147)

(09-064)

CHA00147

# BAUER SURVEYS COMPANY

Founded in 1925  
Phone: (440) 461-4140  
Fax: (440) 461-4141

PROFESSIONAL LAND SURVEYORS

91 ALPHA PARK  
CLEVELAND, OHIO 44143

Roudebush  
picked up 9-3-09  
06-090400

Vol. 1868 - Pg. 1815

B-83001  
August 31, 2009

## LEGAL DESCRIPTION OF PARCEL "A-2-2"

Situated in the Township of Chardon, County of Geauga and State of Ohio and known as being part of Original Chardon Township Lots Nos. 149 and 155, Tract 3 and more fully described as follows:

Beginning at a point at the intersection of the centerline of Wilder Road (60 feet wide) with the Northeasterly line of Chardon Road, U.S. Route 6 (60 feet wide), said point being referenced by a 6" concrete State of Ohio right-of-way monument found located North 61°-59'-24" West 35.72 feet;

Thence North 61°-59'-24" West along the Northeasterly line of Chardon Road, as aforesaid, 499.98 feet to a point at its intersection with the Westerly line of a parcel of land conveyed to Frederick G. Wilder by deed recorded in Volume 1745, Page 185 of Geauga County Deed Records, said point being marked by a 5/8" iron pin set, and being the principal place of beginning;

Thence continuing North 61°-59'-24" West along the Northeasterly line of Chardon Road, as aforesaid, 1213.95 feet to a point on the Easterly line of a parcel of land conveyed to the St. Denis G. C. Co. by deed recorded in Volume 1713, Page 3254 of Geauga County Deed Records, said point being marked by a 1 1/2" iron pipe found 0.33 feet North;

Thence North 4°-09'-01" East along the Easterly line of said parcel conveyed to St. Denis G. C. Co. 400.00 feet to a point on a Southerly line of a parcel of land conveyed to St. Denis, Inc. by deed recorded in Volume 585, Page 1218 of Geauga County Deed Records, said point being marked by a 5/8" iron pin set;

Thence South 61°-59'-24" East along the Southerly line of said parcel conveyed to St. Denis, Inc. 328.03 feet to a point at a Southeast corner thereof, said point being marked by a 5/8" iron pin set;

B-83001  
LEGAL DESCRIPTION OF  
PARCEL "A-2-2"  
August 31, 2009  
Page 2

Thence North 4°-09'-01" East along the Easterly line of said parcel conveyed to St. Denis, Inc. 1511.52 feet to a point, said point being marked by a 5/8" iron pin set to a point on the Southerly line of a parcel of land conveyed to the Holden Arboretum by deed recorded in Volume 1847 Page 3241 of Geauga County Deed Records;

Thence South 86°-08'-54" East along the Southerly line of said parcel conveyed to the Holden Arboretum, 813.44 feet to a point, said point being marked by a 5/8" iron pin set;

Thence South 3°-54'-02" West 490.98 feet to a point, said point being marked by a 5/8" iron pin set;

Thence South 86°-08'-54" East passing through a 5/8" iron pin set at 606.87 feet, a total distance of 637.01 feet to a point in the centerline of Wilder Road, as aforesaid;

Thence South 9°-28'-06" West along the centerline of Wilder Road, as aforesaid, 80.39 feet to a point on the Northerly line of a parcel of land conveyed to Hosea S. DiFonzo, Trustee by deed recorded in Volume 1788, Page 2730 of Geauga County Deed Records;

Thence North 86°-08'-54" West along the Northerly line of said parcel conveyed to Hosea S. DiFonzo, Trustee, passing through a 5/8" iron pin set at 30.14 feet a total distance of 744.60 feet to a point, said point being marked by a 5/8" iron pin set;

Thence South 3°-54'-02" West along the Westerly line of said parcel conveyed to Hosea S. Difonzo, Trustee and along the Westerly line of a parcel conveyed to Karl Hagedorn by deed recorded in Volume 1756, Page 1889 and George M. Roudebush III by deed recorded in Volume 1847, Page 3324 of Geauga County Deed Records and an extension thereof, 1099.74 feet to a point, said point being marked by a 5/8" iron pin set;

Thence South 86°-05'-58" East 102.26 feet to a point on the Westerly line of a parcel of land conveyed to Frederick G. Wilder by deed recorded in Volume 1745, Page 185 of Geauga County Deed Records;

B-83001  
LEGAL DESCRIPTION OF  
PARCEL "A-2-2"  
August 31, 2009  
Page 3

Thence South 3°-54'-02" West along the Westerly line of said parcel conveyed to Frederick G. Wilder 603.27 feet to a point and the place of beginning and containing 40.1749\* acres of land according to a survey by the Bauer Surveys Company, per Richard F. Hantel, Registered Land Surveyor No. S-5129 in June, 2009, be the same more or less but subject to all legal highways.

Present owner: George M. Roudebush III, Vol. 1847, Pg. 3246 & 3324

Basis of Bearings - Centerline of Wilder Road North 9°-28'-06" East in deed to Karl Hagedorn in Volume 1756, Page 1889 of Geauga County Records.

\*: 39.0442 Ac. from PPN # 06-090400  
1.1307 Ac. from PPN # 06-090800



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

R.S. 090309  
OFFICE OF THE *Revised*  
GEAUGA COUNTY ENGINEER

RECEIVED  
By [unclear]  
[unclear]

CTA 00147

(09-064)

# BAUER SURVEYS COMPANY

PROFESSIONAL LAND SURVEYORS

91 ALPHA PARK

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06-090800

Vol. 1868-Pg. 1815

B-83001

August 31, 2009

## LEGAL DESCRIPTION OF PARCEL "E-2"

Situated in the Township of Chardon, County of Geauga and State of Ohio and known as being part of Original Chardon Lots Nos. 149 & 155, Tract 3 and more fully described as follows:

Beginning at a point in the centerline of Wilder Road (60 feet wide) at a point located North 09°-28'-06" East along said road centerline, a distance of 1916.93 feet from the intersection of said centerline with the North margin of Chardon Road, U.S. Route 6 (60 feet wide) said intersection point being referenced by a 6" State of Ohio concrete monument found located North 61°-59'-24" West along said North margin, a distance of 35.72 feet, said point of beginning also being at the Northeast corner of a parcel of land conveyed to Hosea S. Difonzo, Trustee by deed recorded in Volume 1788, Page 2730 of Geauga County Deed Records;

Thence North 09°-28'-06" East along the centerline of Wilder Road, as aforesaid, 80.39 feet to a point and the principal place of beginning;

Thence North 86°-08'-54" West, passing through a point on the Westerly line of Wilder Road at 30.14 feet, said point being marked by a 5/8" iron pin set, a total distance of 637.01 feet to a point marked by a 5/8" iron pin set;

Thence North 3°-54'-02" East a distance of 490.98 feet to a point on a Southerly line of a parcel of land conveyed to The Holden Arboretum by deed recorded in Volume 1847, Page 3241 of Geauga County Deed Records, said point being marked by a 5/8" iron pin set;

Thence South 86°-08'-54" East along a Southerly line of said parcel conveyed to The Holden Arboretum a distance of 17.47 feet to a point, said point being marked by a 5/8" iron pin set;

CHA00147  
(09-064)  
B-83001  
LEGAL DESCRIPTION OF  
PARCEL "E-2"  
August 31, 2009  
Page 2

Thence South 3°-54'-02" West along a Westerly line of said parcel conveyed to The Holden Arboretum a distance of 143.46 feet to a point, said point being marked by a 5/8" iron pin set;

Thence South 86°-08'-54" East along a Southerly line of said parcel conveyed to The Holden Arboretum, passing through a point on the Westerly line of Wilder Road at 618.95 feet, said point being marked by a 5/8" iron pin set, a total distance of 648.98 feet to a point in the centerline of Wilder Road, as aforesaid;

Thence South 6°-29'-06" West along the centerline of Wilder Road, as aforesaid, 84.89 feet to an angle point;

Thence South 9°-28'-06" West along the centerline of Wilder Road, as aforesaid, a distance of 263.98 feet to a point and the principal place of beginning, containing 5.2703 acres of land, consisting of 3.8845 acres out of P.P. No. 06-090800 and 1.3858 acres out of P.P. No. 06-090400, according to a survey by the Bauer Surveys Company per Richard F. Hantel, Registered Surveyor No. 5129 in August, 2009, be the same more or less but subject to all legal highways.

Present Owner: George M. Roudebush III, Vol. 1847, Pgs. 3246 & 3324

Basis of Bearings - Center line of Wilder Road North 9°-28'-06" East recorded in deed to Karl Hagedorn in Volume 1756, Page 1889 of Geauga County Records

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

R.S.

09/03/09

OFFICE OF THE  
GEAUGA COUNTY ENGINEER



CHA 00147

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06-120596

Vol. 1868-Pg. 1815

B-83001

August 31, 2009

## LEGAL DESCRIPTION OF PARCEL "F-2"

Situated in the Township of Chardon, County of Geauga and State of Ohio and known as being part of Original Chardon Lot No. 155, Tract 3 and more fully described as follows:

Beginning at a point in the centerline of Wilder Road (60 feet wide) at a point located North  $09^{\circ}-28'-06''$  East along said road centerline, a distance of 1053.40 feet from the intersection of said centerline with the North margin of Chardon Road, U.S. Route 6 (60 feet wide) said intersection point being referenced by a 6" concrete State of Ohio right-of way monument found located North  $61^{\circ}-59'-24''$  West along said North margin, a distance of 35.72 feet, said point of beginning also being at the Northeast corner of a parcel of land conveyed to Frederick G. Wilder by deed recorded in Volume 1745, Page 185 of Geauga County Deed Records;

Thence South  $81^{\circ}-11'-49''$  West along the Northerly line of said parcel conveyed to Frederick G. Wilder, passing through a point on the Westerly line of Wilder Road at 31.59 feet, said point being marked by a  $5/8''$  iron pin set, a total distance of 572.57 feet to a point marked by a  $5/8''$  iron pin set;

Thence South  $3^{\circ}-54'-02''$  West along the Westerly line of said parcel conveyed to Frederick G. Wilder 115.00 feet to a point, said point being marked by a  $5/8''$  iron pin set;

Thence North  $86^{\circ}-05'-58''$  West 102.26 feet to a point, said point being marked by a  $5/8''$  iron pin set;

Thence North  $3^{\circ}-54'-02''$  East, the land to the West of this line being owned by George M. Roudebush III by deed recorded in Volume 1847, Page 3324 (#06-090400) of Geauga County Deed Records, a distance of 489.15 feet to a point on the Southerly line of a parcel of land conveyed to Karl Hagedorn by deed recorded in Volume 1756, Page 1889 of Geauga County Deed Records, said point being marked by a  $5/8''$  iron pin set;

B-83001  
LEGAL DESCRIPTION OF  
PARCEL "F-2"  
August 31, 2009  
Page 2

Thence South 86°-08'-54" East along the Southerly line of said parcel conveyed to Karl Hagedorn, passing through a point at 654.94 feet on the Westerly line of Wilder Road, said point being marked by a 5/8" iron pin set, a total distance of 685.08 feet to a point in the centerline of Wilder Road, as aforesaid;

Thence South 9°-28'-06" West along the centerline of Wilder Road, as aforesaid, a distance of 250.00 feet to a point and the place of beginning, containing 5.2123 acres of land, consisting of 4.9693 acres out of P.P. No. 06-120596 and 0.2430 acres out of P.P. No. 06-090400, according to a survey by the Bauer Surveys Company per Richard F. Hantel, Registered Surveyor No. 5129 in June, 2009, be the same more or less but subject to all legal highways.

Present owner: George M. Roudebush III, Vol. 1847, Pg. 3324

Basis of Bearings - Center line of Wilder Road North 9°-28'-06" East in Deed to Karl Hagedorn in Volume 1756, Page 1889 of Geauga County Records

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

R.S. 09 10 31 09  
OFFICE OF THE *Revised*  
GEAUGA COUNTY ENGINEER



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