

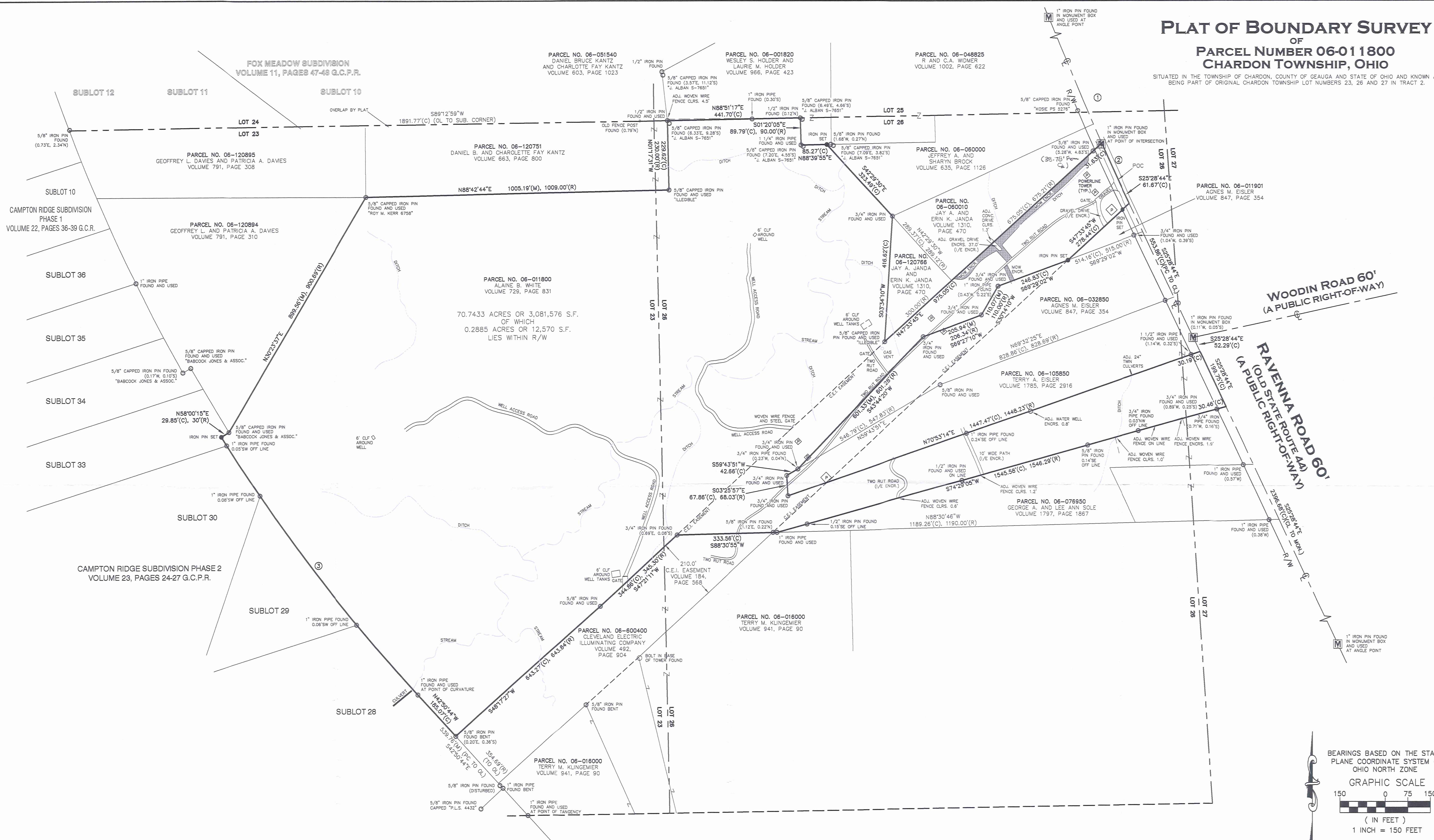
PLAT OF BOUNDARY SURVEY

OF

PARCEL NUMBER 06-011800

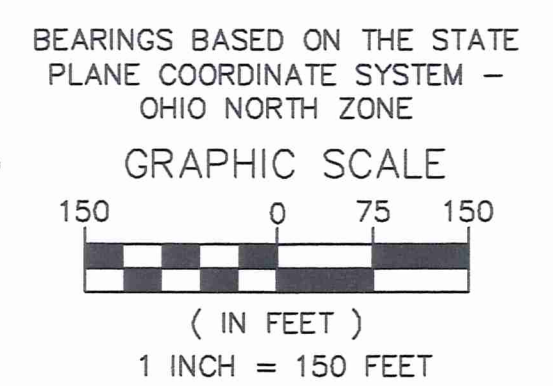
CHARDON TOWNSHIP, OHIO

SITUATED IN THE TOWNSHIP OF CHARDON, COUNTY OF GEauga AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL CHARDON TOWNSHIP LOT NUMBERS 23, 26 AND 27 IN TRACT 2.



WOODIN ROAD 60'
(A PUBLIC RIGHT-OF-WAY)

RAVENNA ROAD 60'
(A PUBLIC RIGHT-OF-WAY)



CURVE TABLE

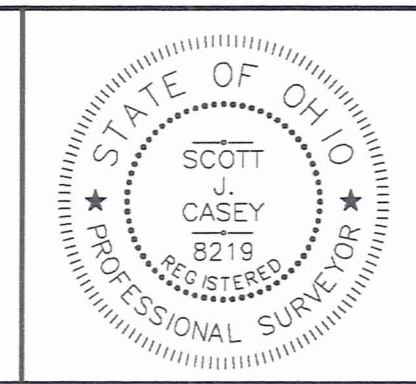
①	②	③
L=313.34'(C)	L=158.56'(C)	L=1073.55'(C)
R=5729.65'(R)	R=5729.65'(R)	R=5689.65'(R)
T=156.71'	T=79.28'	T=538.38'
Δ=3°08'00"	Δ=1°35'08"	Δ=10°48'39"
C=313.30'(C)	C=158.55'(C)	C=1071.96'(C)
S23°55'09"E	S24°41'35"E	N37°26'52"W

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

R.S. 10/24/10

OFFICE OF THE
Revised
GEAUGA COUNTY ENGINEER

- 5/8" BY 30" IRON PIN SET AND CAPPED "CASEY PROFESSIONAL SERVICES" P8829"
 - Ⓜ MONUMENT BOX FOUND
 - IRON PIN/PIPE FOUND
 - (R) RECORD
 - (C) CALCULATED
 - (M) MEASURED
 - AREA OF MOW ENCROACHMENT
- | | |
|----------------------|------------------------|
| CL CENTERLINE | OL ORIGINAL LOT LINE |
| CLF CHAIN LINK FENCE | POC POINT OF CURVATURE |
| CLS CLEARS | PG PAGE |
| E EAST | R/W RIGHT-OF-WAY |
| ENCR ENCROACHES | S SOUTH |
| I/E INGRESS/EGRESS | SE SOUTHEAST |
| MON MONUMENT | S.F. SQUARE FEET |
| N NORTH | SUB. SUBDIVISION |
| NE NORTHEAST | SW SOUTHWEST |
| NO. NUMBER | W WEST |
| NW NORTHWEST | |



I HEREBY CERTIFY THAT THE BOUNDARIES SHOWN HEREON ARE THE RESULT OF A SURVEY DONE BY MYSELF IN SEPTEMBER OF 2010. THIS BOUNDARY RETRACEMENT SURVEY IS IN ACCORDANCE WITH THE OHIO ADMINISTRATIVE CODE CHAPTER 4733-37.

10/24/2010

SCOTT J. CASEY, P.S.8219

Casey Professional Services, LLC

1159 Holden Avenue, Cleveland, OH 44109
216-781-4644 office & fax 216-299-9555 mobile
www.caseyps.com

JOB NO.	10111
PREPARED FOR:	ANDREW TULLENERS
SCALE:	1"=150'
DRAWN BY:	SJC
FIELD WORK DATE:	SEPT. 3, 5, 6, 8, 10, 11, 13, 15, 19, 20 2010

CHA00151

CHA00151

White (10-075)

Picked up 10-6-10

06-011800

Vol. 1890- Pg. 78

**Legal Description
For
Parcel Number 06-011800
Alaine B. White**

Situated in the Township of Chardon, County of Geauga and State of Ohio and known as being part of Township Lot Numbers 23, 26 and 27, Tract Number 2 in said Township, being further bounded and described as follows:

Commencing at the intersection of the centerline of Woodin Road, 60 feet wide, with the centerline of Ravenna Road, also known as old State Route 44, 60 feet wide, being referenced by a 1" iron pin found in a monument box (0.11 feet West, 0.05 feet South); thence South 25° 28'44" East along said centerline of Ravenna Road, a distance of 52.29 feet to a Southeasterly corner of land conveyed to Terry A. Eisler by deed recorded in Volume 1785, Page 2916 of Geauga County Records (Auditor's Parcel No. 06-105850) and being the Point of Beginning of the Parcel herein described.

Course Number 1: thence South 25° 28'44" East continuing along said centerline of Ravenna Road, a distance of 199.75 feet to a Northeasterly corner of land conveyed to George A. and Lee Ann Sole by deed recorded in Volume 1797, Page 1867 of Geauga County Records (Auditor's Parcel No. 06-076950);

Course Number 2: thence South 74° 29'05" West along the Northerly line of land conveyed to George A. and Lee Ann Sole, passing through the Southwesterly right-of-way of said Ravenna Road at a distance of 30.46 feet and being referenced by a 3/4" iron pin found online (0.89 feet West, 0.25 feet South) and by a 3/4" iron pipe found (0.71 feet West, 0.16 feet South), a total distance of 1,545.58 feet to a 1" iron pipe found on the Northerly line of land conveyed to Terry M. Klingemier by deed recorded in Volume 941, Page 90 of Geauga County Records (Auditor's Parcel No. 06-016000);

Course Number 3: thence South 88° 30'55" West along the said Northerly line of land conveyed to Terry M. Klingemier and along the Northerly line of land conveyed to Cleveland Electric Illuminating Company by deed recorded in Volume 492, Page 904 of Geauga County Records (Auditor's Parcel No. 06-600400), a distance of 333.56 feet to a Northwesterly corner thereof and being referenced by a 3/4" iron pin found (0.69 feet East, 0.08 feet South);

Course Number 4: thence South 47° 21'11" West, along a Northwesterly line of said land conveyed to Cleveland Electric Illuminating Company, a distance of 344.86 feet to a 5/8" iron pin found at an angle point therein;

Course Number 5: thence South 48° 17'27" West, along a Northwesterly line of said land conveyed to Cleveland Electric Illuminating Company, a distance of 643.27 feet to a Westerly corner thereof, being on a Northeasterly line of the Campton Ridge Subdivision, Phase 2 as recorded in Volume 23, Pages 24-27 of Geauga County Plat Records and being referenced by a 5/8" iron pin found bent (0.20 feet East, 0.36 feet South);

Course Number 6: thence North $42^{\circ} 50'44''$ West along the said Northeasterly line of the Campton Ridge Subdivision, Phase 2, a distance of 185.07 feet to a 1" iron pipe found at a point of curvature therein;

Course Number 7: thence along a curved Northeasterly line of the Campton Ridge Subdivision, Phase 2, deflecting to the right, an arc distance of 1,073.55 feet to an iron pin set at an angle point therein, said curve having a radius of 5,689.65 feet, a delta angle of $10^{\circ} 48'39''$ and a chord that bears North $37^{\circ} 26'52''$ West a distance of 1,071.96 feet;

Course Number 8: thence North $58^{\circ} 00'15''$ East along a Southeasterly line of the said Campton Ridge Subdivision, Phase 2, a distance of 29.85 feet to a 5/8" iron pin found "Babcock Jones and Assoc." at an angle point therein and being at a southerly corner of land conveyed to Geoffrey L. and Patricia A. Davies by deed recorded in Volume 791, Page 310 of Geauga County Records (Auditor's Parcel No. 06-120894);

Course Number 9: thence North $30^{\circ} 23'37''$ East along a Southeasterly line of said land conveyed to Geoffrey L. and Patricia A. Davies, a distance of 899.56 feet to a 5/8" iron pin found "Roy M. Kerr 6758" at a southwesterly corner of land conveyed to Daniel B. and Charolette Fay Kantz by deed recorded in Volume 663, Page 800 of Geauga County Records (Auditor's Parcel No. 06-120751);

Course Number 10: thence North $88^{\circ} 42'44''$ East along a Southerly line of said land conveyed to Daniel B. and Charolette Fay Kantz, a distance of 1005.19 feet to a 5/8" iron pin found at a southeasterly corner thereof;

Course Number 11: thence North $01^{\circ} 17'31''$ West along an Easterly line of said land conveyed to Daniel B. and Charolette Fay Kantz, a distance of 229.62 feet to a 1/2" iron pin found at a southwesterly corner of land conveyed to Wesley S. and Laurie M. Holder by deed recorded in Volume 966, Page 423 of Geauga County Records (Auditor's Parcel No. 06-001820);

Course Number 12: thence North $88^{\circ} 51'17''$ East along a Southerly line of said land conveyed to Wesley S. and Laurie M. Holder, a distance of 441.70 feet to a Southeasterly corner thereof and being referenced by a 1/2" iron pin found (0.12 feet North);

Course Number 13: thence South $01^{\circ} 20'05''$ East along a Westerly line of said land conveyed to Wesley S. and Laurie M. Holder, a distance of 89.79 feet to a 1 1/4" iron pipe found at a Southwesterly corner thereof;

Course Number 14: thence North $88^{\circ} 39'55''$ East along a Southerly line of said land conveyed to Wesley S. and Laurie M. Holder, a distance of 85.27 feet to a 5/8" iron pin set at a Westerly corner of land conveyed to Jeffrey A. and Sharyn Brock by deed recorded in Volume 635, Page 1126 of Geauga County Records (Auditor's Parcel No. 06-060000);

Course Number 15: thence South 42° 29'30" East along a Southwesterly line of said land conveyed to Jeffrey A. and Sharyn Brock, a distance of 323.49 feet to a 3/4" iron pin found at a Southerly corner thereof, being at a Westerly corner of land conveyed to Jay A. and Erin K. Janda by deed recorded in Volume 1310, Page 470 of Geauga County Records (Auditor's Parcel No. 06-060010) and being at a Northerly corner of land conveyed to Jay A. and Erin K. Janda by deed recorded in Volume 1310, Page 470 of Geauga County Records (Auditor's Parcel No. 06-120766);

Course Number 16: thence South 03° 34'10" West along a Westerly line of said land conveyed to Jay A. and Erin K. Janda (Auditor's Parcel No. 06-120766), a distance of 416.62 feet to a 5/8" iron pin found at a Southerly corner thereof;

Course Number 17: thence North 47° 33'45" East along a Southeasterly line of said lands conveyed to Jay A. and Erin K. Janda (Auditor's Parcel No. 06-120766) (Auditor's Parcel No. 06-060010), passing through the curved Southwesterly right-of-way of said Ravenna Road at a distance of 943.42 feet and being referenced by a 5/8" iron pin found online (5.28 feet West, 4.83 feet South), a total distance of 975.05 feet to an Easterly corner of said land conveyed to Jay A. and Erin K. Janda and being on the curved centerline of said Ravenna Road; * 38.78' From centerline

Course Number 18: thence along said curved centerline of Ravenna Road, deflecting to the left, an arc distance of 158.56 feet to point of tangency therein, said curve having a radius of 5,729.65 feet, a delta angle of 1° 35'08" and a chord that bears South 24° 41'35" East a distance of 158.55;

Course Number 19: thence South 25° 28'44" East thence along said centerline of Ravenna Road, a distance of 61.67 feet to a Northerly corner of land conveyed to Agnes M. Eisler by deed recorded in Volume 847, Page 354 of Geauga County Records (Auditor's Parcel No. 06-011901);

Course Number 20: thence South 47° 33'45" West along a Northwesterly line of said land conveyed to Agnes M. Eisler, a distance of 278.44 feet to a 5/8" iron pin set on a Northerly line of land conveyed to Agnes M. Eisler by deed recorded in Volume 847, Page 354 of Geauga County Records (Auditor's Parcel No. 06-032850);

Course Number 21: thence South 69° 29'02" West along a Northerly line of said land conveyed to Agnes M. Eisler, a distance of 246.83 feet to a 3/4" iron pin found at an angle point therein and being referenced by a 1" iron pipe found (0.43 feet West, 0.22 feet South);

Course Number 22: thence South 30° 14'10" West along a Northwesterly line of said land conveyed to Agnes M. Eisler, a distance of 110.07 feet to a 3/4" iron pin found at an angle point therein;

Course Number 23: thence South 69° 27'10" West along a Northerly line of said land conveyed to Agnes M. Eisler, a distance of 205.94 feet to a 3/4" iron pin found at an angle point therein;

Course Number 24: thence South 43° 44'20" West along a Northwesterly line of said land conveyed to Agnes M. Eisler, a distance of 601.33 feet to a 3/4" iron pin found at an angle point therein, being referenced by a 3/4" iron pipe found (0.23 feet West, 0.04 feet North) and being on the Northerly line of Terry A. Eisler by deed recorded in Volume 1785, Page 2916 of Geauga County Records (Auditor's Parcel No. 06-105850);

Course Number 25: thence South 59° 43'51" West along a Northwesterly line of said land conveyed to Terry A. Eisler, a distance of 42.66 feet to a 3/4" iron pin found at an angle point therein;

Course Number 26: thence South 03° 25'57" East along a Westerly line of said land conveyed to Terry A. Eisler, a distance of 67.86 feet to a 3/4" iron pin found at an angle point therein;

Course Number 27: thence North 70° 53'14" East along a Southerly line of said land conveyed to Terry A. Eisler, passing through the said Southwesterly right-of-way of Ravenna Road at a distance of 1,417.28 feet and being referenced by a 1 1/2" iron pipe found online (1.14 feet West, 0.32 feet South), a total distance of 1,447.47 feet to the Point of Beginning and containing 3,081,576 Square Feet or 70.7433 Acres of land more or less, of which 12,570 Square Feet or 0.2885 Acres lie within the right-of-way of Ravenna Road as surveyed and described by Scott J. Casey, Professional Surveyor Number 8219 in September of 2010 and being subject to all legal highways, easements, reservations or restrictions of record.

Basis of Bearings is the State Plane Coordinate System – Ohio North Zone.

Prior Deed of Reference: Deed Vesting Subject Property to Alaine B. White are Volume 729, Page 831 of the Geauga County Records.

All iron pins set are 5/8" diameter rebar with plastic identification caps reading "Casey Professional Services, P.S. 8219".

Based on an actual field survey performed by:
Scott Casey, P.S.
Casey Professional Services, LLC
1159 Holmden Avenue
Cleveland, OH 44109
216-781-4644



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

R.S. 10/4/10
OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER