

**LOT SPLIT PLAT
FOR
ROBERT D. & NANCY B. SEARLES
PARCEL NO. 09-001526**

SITUATED IN THE TOWNSHIP OF CHARDON, COUNTY OF GEAGA AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL CHARDON TOWNSHIP LOT NO. 2 IN SECTION NO. 1, TRACT NO. 4

Robert & Nancy B. Searles
Parcel 09-001539
Vol. 1853 Pg. 3284
"Vacant Land"

Jeffrey T. Chapman &
Annariel M. Lopez
Parcel 09-000800
Vol. 1865 Pg. 3288

PARCEL "1"
11.143 ACRES (GROSS)
485,401 SQ. FT.
0.041 ACRES (RIGHT-OF-WAY)
1,805 SQ. FT.
11.102 ACRES (NET)
483,596 SQ. FT.

Robert D. & Nancy B. Searles
10055 Little Mountain Rd.
Parcel 09-001526
Vol. 1853 Pg. 3315

PARCEL "2"
10.476 ACRES (GROSS)
456,334 SQ. FT.
0.050 ACRES (RIGHT-OF-WAY)
2,195 SQ. FT.
10.426 ACRES (NET)
454,139 SQ. FT.

Jeffrey T. Chapman &
Annariel M. Lopez
Parcel 09-000800
Vol. 1865 Pg. 3288

SSB Family LLC Rd.
Parcel 09-001513
Vol. 1827 Pg. 3410

Ralph Victor Construction, Inc.
Parcel 09-000050
Vol. 831 Pg. 1349

Steven P. & Penelope A. Combs
Parcel 09-001509
Vol. 828 Pg. 949

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.281
R.S. 11/10/10
OFFICE OF THE REVISOR
GEAGA COUNTY ENGINEER

CERTIFICATION:
I hereby certify that the drawing hereon is a correct representation of a true and accurate survey made of the premises shown hereon; dimensions are expressed in feet and decimal parts thereof; the basis of bearings used is as established in the deed recorded in Volume 1836, Page 2483 of Geauga County Records; and monuments were found or set as indicated hereon;

Robert J. Smoltz
Robert J. Smoltz
Registered Surveyor No. 6763
State of Ohio

Date: 07.26.2010



- MONUMENTATION NOTES:**
- All capped iron pins set are 5/8" diameter rebar, 30-inches long with a yellow plastic cap stamped SH&A 6763.
 - All capped iron pins found noted as (Dudley) are 5/8" diameter, with a yellow plastic cap stamped EB Dudley PLS 6747.
 - All capped iron pins found noted as (SH&A 6763) are 5/8" diameter rebar, with a yellow plastic cap stamped SH&A 6763.

Scale in Feet (Horizontal)
SCALE: 1"=100'
NORTH

NO.	DATE	DESCRIPTION
1	10/25/2010	Per Geo. Co. Eng. Review 10/21
2		
3		
4		
5		
6		

STEPHEN HOVANCSEK & ASSOCIATES, INC.
CONSULTING ENGINEERS AND PLANNERS
TWO MERIT DRIVE
RICHMOND HEIGHTS, OHIO 44143
PH: (216) 731-6255 FAX: (216) 731-4483

CHARDON TOWNSHIP, OHIO
LOT SPLIT PLAT
ROBERT D. & NANCY B. SEARLES
PARCEL NO. 09-001526

DATE: 10-14-10
JOB No. 08-131



STEPHEN HOVANCSEK & ASSOCIATES, INC.

Consulting Engineers & Planners

TWO MERIT DRIVE • RICHMOND HEIGHTS, OHIO 44143

(216) 731-6255

FAX No: (216) 731-4483

**LEGAL DESCRIPTION
ROBERT D. & NANCY B. SEARLES
PARCEL "1"**

Situated in the Township of Chardon, County of Geauga and State of Ohio and known as being part of Original Chardon Township Lot No. 2 in Section No. 1, Tract No. 4 and being further bounded and described as follows:

Beginning at a drill hole monument in the center line of Little Mountain Road, 60 feet wide, and King Memorial Highway, 60 feet wide; Thence North 89°09'40" East, along the center line of Little Mountain Road a distance of 4170.90 feet to a P.K. nail found at the principal place of beginning of the parcel of land herein described;

Thence continuing North 89°09'40" East, along said center line of Little Mountain Road a distance of 60.19 feet to a P.K. nail found at the Northwestern corner of land conveyed to Jeffrey T Chapman and Annariel M. Lopez (Parcel 09-000800) by deed recorded in Volume 1865, Page 3288 of Geauga County Records;

Thence South 5°24'00" East, along the Westerly line of said Chapman's and Lopez's land, and passing through a 5/8-inch diameter capped iron pin found (stamped EB Dudley PLS 6747) at 30.67 feet, a distance of 748.06 feet to a 5/8-inch diameter capped iron pin found (stamped EB Dudley PLS 6747, observed 1.10 feet South and 1.90 feet East) at an angle point therein;

Thence South 56°25'05" East, continuing along said Westerly line a distance of 191.55 feet to a 5/8-inch diameter capped iron pin found (stamped EB Dudley PLS 6747, observed 0.10 feet South and 0.45 feet East) at an angle point therein;

Thence South 2°38'46" East, continuing along said Westerly line a distance of 279.37 feet to a 5/8-inch diameter capped iron pin found (stamped EB Dudley PLS 6747, observed 0.20 feet South and 0.10 feet East) at an angle point therein;

Thence South 54°50'28" East, continuing along said Westerly line a distance of 93.92 feet to a 5/8-inch diameter capped iron pin found (stamped EB Dudley PLS 6747, observed 0.24 feet South and 0.10 feet East) at an angle point therein;

Thence South 12°56'24" East, continuing along said Westerly line a distance of 100.00 feet to a 5/8-inch diameter capped iron pin found (stamped EB Dudley PLS 6747, observed 0.22 feet South and 0.13 feet East) at an angle point therein;

Thence South 6°50'12" West, continuing along said Westerly line a distance of 250.40 feet to a 5/8-inch diameter iron pin found (observed 0.40 feet South and 0.10 feet West) at a Northwestern corner of land conveyed to SSB Family LLC (Parcel 09-001513) by deed recorded in Volume 1827, Page 3410 of Geauga County Records;

Thence South 21°11'56" East, along the Westerly line of said land a distance of 21.00 feet to a 5/8-inch diameter capped iron pin found (stamped SH&A 6763);

Thence South 46°49'00" West, a distance of 155.00 feet to a capped iron pin set;

LEGAL DESCRIPTION
SEARLES PARCEL "1"
Page 2 of 2

Thence North 45°55'15" West, a distance of 303.40 feet to 5/8-inch diameter capped iron pin found (stamped SH&A 6763);

Thence North 41°34'44" West, a distance of 424.45 feet to 5/8-inch diameter capped iron pin found (stamped EB Dudley PLS 6747, observed 0.10 feet South);

Thence North 9°48'12" West, a distance of 430.46 feet to a 5/8-inch diameter capped iron pin found (stamped EB Dudley PLS 6747, observed 0.10 feet South and 0.10 feet East);

Thence North 4°33'17" West, a distance of 72.96 feet to a 5/8-inch diameter capped iron pin found (stamped SH&A 6763) at the Southwesterly corner of land conveyed to Robert and Nancy B Searles (Parcel 09-001539) by deed recorded in Volume 1853, Page 3284 of Geauga County Records;

Thence North 89°09'40" East, along the Southerly line of said Searles' land a distance of 370.74 feet to a 5/8-inch diameter capped iron pin found (stamped SH&A 6763) at the Southeasterly corner thereof;

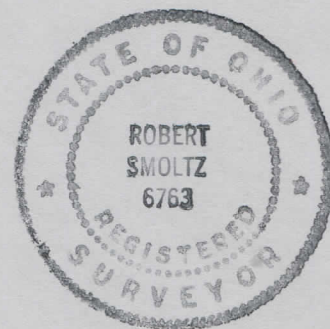
Thence North 5°24'00" West, along the Easterly line of said Searles' land and passing through a 5/8-inch diameter capped iron pin found (stamped EB Dudley PLS 6747) at 595.91 feet in the Southerly line of Little Mountain Road a distance of 626.58 feet to the principal place of beginning and containing 11.143 acres (485,401 square feet) of land, as surveyed by Stephen Hovancsek & Associates, Inc., in October 2010 under the direction of Robert Smoltz, Registered Surveyor No. 6763, State of Ohio, be the same more or less but subject to all legal highways.

Basis of bearings contained herein being the centerline of Little Mountain Road, established at North 89°09'40" East by the deed recorded in Volume 1775, Page 1949 of Geauga County Records and are used only to denote angles. All capped iron pins set are 5/8-inch diameter rebar, 30-inches long with a yellow plastic cap stamped SH&A, 6763.

Instruments of prior reference: Volume 1853, Page 3315.
Lot Split of Parcel No. 09-001526 (21.619 acres).

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

R.S. 11/10/10
OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER



Robert Smoltz



STEPHEN HOVANCSEK & ASSOCIATES, INC.

Consulting Engineers & Planners

TWO MERIT DRIVE • RICHMOND HEIGHTS, OHIO 44143

(216) 731-6255

FAX No: (216) 731-4483

**LEGAL DESCRIPTION
ROBERT D. & NANCY B. SEARLES
PARCEL "2"**

Situated in the Township of Chardon, County of Geauga and State of Ohio and known as being part of Original Chardon Township Lot No. 2 in Section No. 1, Tract No. 4 and being further bounded and described as follows:

Beginning at a drill hole monument in the center line of Little Mountain Road, 60 feet wide, and King Memorial Highway, 60 feet wide; Thence North 89°09'40" East, along the center line of Little Mountain Road a distance of 3736.28 feet to a P.K. nail found at the principal place of beginning of the parcel of land herein described;

Thence continuing North 89°09'40" East, along said center line of Little Mountain Road a distance of 73.15 feet to a P.K. nail found at the Northwesterly corner of land conveyed to Robert and Nancy B. Searles (Parcel 09-001539) by deed recorded in Volume 1853, Page 3284 of Geauga County Records;

Thence South 4°33'17" East, along the Westerly line of said Searles' land and its Southerly extension thereof and passing through a 5/8-inch diameter capped iron pin found (stamped EB Dudley PLS 6747) at 30.53 feet, a distance of 698.87 feet to a 5/8-inch diameter capped iron pin found (stamped EB Dudley PLS 6747, observed 0.10 feet South and 0.10 feet East);

Thence South 9°48'12" East, a distance of 430.46 feet to a 5/8-inch diameter capped iron pin found (stamped EB Dudley PLS 6747, observed 0.10 feet South);

Thence South 41°34'44" East, a distance of 424.45 feet to 5/8-inch diameter capped iron pin found (stamped SH&A 6763);

Thence South 45°55'15" East, a distance of 303.40 feet to 5/8-inch diameter capped iron pin set (stamped SH&A 6763);

Thence North 46°49'00" East, a distance of 155.00 feet to a 5/8-inch diameter capped iron pin found (stamped SH&A 6763) in the Westerly line of land conveyed to SSB Family LLC (Parcel 09-001513) by deed recorded in Volume 1827, Page 3410 of Geauga County Records;

Thence South 21°11'56" East, along said Westerly line a distance of 254.51 feet to a 5/8-inch diameter iron pin found (observed 0.25 feet South) at an angle point therein;

Thence South 6°08'42" East, continuing along said Westerly line a distance of 173.06 feet to a 5/8-inch diameter capped iron pin found (stamped SH&A 6763) in the Northerly line of land conveyed to Steven P. and Penelope A. Combs (Parcel 09-001509) by deed recorded in Volume 828, Page 949 of Geauga County Records;

Thence South 85°08'55" West, along said Northerly line a distance of 702.20 feet to a 5/8-inch diameter iron pin found in the Easterly line of land conveyed to Ralph

LEGAL DESCRIPTION
SEARLES PARCEL "2"
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Victor Construction, Inc. (Parcel 09-000050) by deed recorded in Volume 831, Page 1349 of Geauga County Records;

Thence North 0°07'32" East, along said Easterly line a distance of 301.20 feet to a 5/8-inch diameter iron pin found, set in concrete at the Southeasterly corner of land conveyed to Deborah Mladek Gehring and Roland Gehring (Parcel 09-001514) by deed recorded in Volume 1855, Page 1083 of Geauga County Records;

Thence North 8°39'40" West, along the Easterly line of said Gehring's land a distance of 332.08 feet to a 5/8-inch diameter capped iron pin found (stamped SH&A 6763) at an angle point therein;

Thence North 9°48'12" West, continuing along said Easterly line a distance of 720.00 feet to a 5/8-inch diameter capped iron pin found (stamped SH&A 6763) at an angle point therein;

Thence North 4°33'17" West, continuing along said Easterly line and passing through a 5/8-inch diameter capped iron pin found (stamped SH&A 6763) at 644.10 feet in the Southerly line of Little Mountain Road, a distance of 674.16 feet to the principal place of beginning and containing 10.476 acres (456,334 square feet) of land, as surveyed by Stephen Hovancsek & Associates, Inc., in October 2010 under the direction of Robert Smoltz, Registered Surveyor No. 6763, State of Ohio, be the same more or less but subject to all legal highways.

Basis of bearings contained herein being the centerline of Little Mountain Road, established at North 89°09'40" East by the deed recorded in Volume 1775, Page 1949 of Geauga County Records and are used only to denote angles. All capped iron pins set are 5/8-inch diameter rebar, 30-inches long with a yellow plastic cap stamped SH&A, 6763.

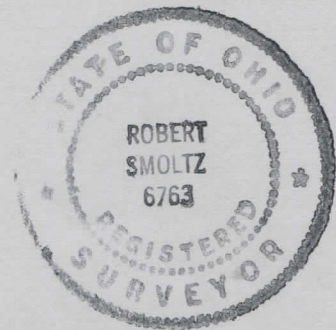
Instruments of prior reference: Volume 1853, Page 3315.

Lot Split of Parcel No. 09-001526 (21.619 acres).

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OFFICE OF THE Revised
GEAUGA COUNTY ENGINEER



Robert Smoltz