

PLAT OF SURVEY CONSOLIDATING THE LANDS OF SILL & MILLER

SITUATED IN THE TOWNSHIP OF CHARDON, COUNTY OF
GEAUGA AND STATE OF OHIO, ALSO KNOWN AS BEING
PART OF LOT NO. 154, TRACT NO. 3 OF SAID
TOWNSHIP.

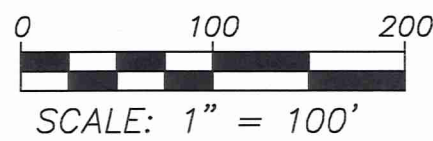


LEGEND

- - 5/8" IRON PIN FOUND W/CAP
- - 5/8" IRON PIN SET W/CAP ROLLING~HOCEVAR
- - MONUMENT BOX W/ IRON PIN FOUND
- - 5/8" IRON PIN FOUND (NO CAP)
- - IRON PIPE FOUND
- - STONE FOUND
- ☆ - RAILROAD SPIKE FOUND
- △ - PK NAIL FOUND

- Fnd. - FOUND
- Msd. - MEASURED
- Obs. - OBSERVED
- Rec. - RECORD
- Usd. - USED

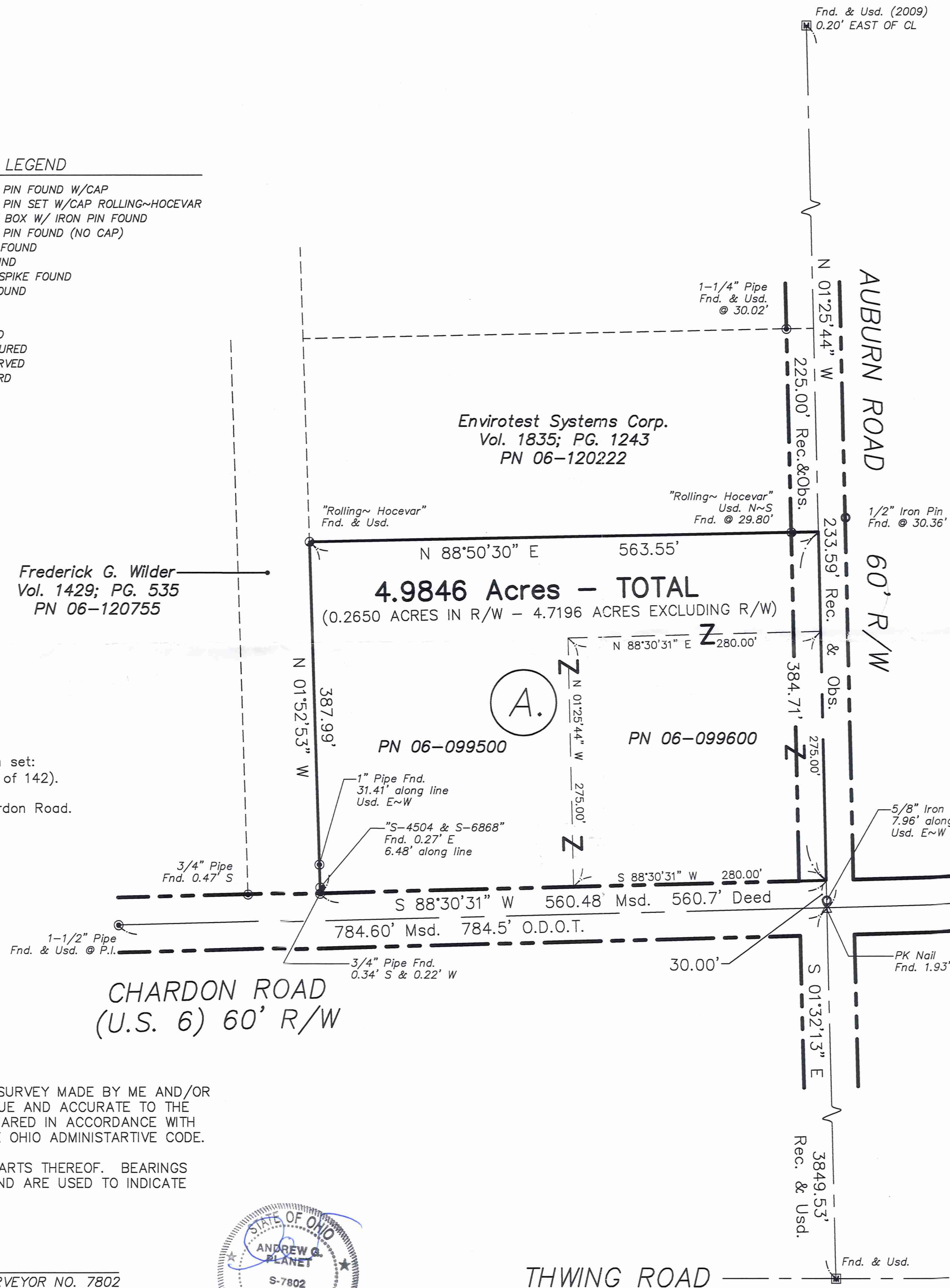
NOTE: BEARINGS ARE BASED ON AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.



Frederick G. Wilder
Vol. 1429; PG. 535
PN 06-120755

SURVEY REFERENCES:

Auburn Road Centerline Survey Data from plan set:
GCE CH-004-Q-R-Auburn Road 2003 (sheet 10 of 142).
Chardon Road from O.D.O.T. plan set: US 006 Chardon Road.



OWNERSHIP INFORMATION

ROBERT L. SILL, TRUSTEE
MICHAEL L. MILLER, TRUSTEE
VOL. 979, PG. 786
PN 09-099500 AND PN 06-099600

CERTIFICATION:

I HEREBY CERTIFY THIS DRAWING TO BE OF A SURVEY MADE BY ME AND/OR UNDER MY DIRECT SUPERVISION AND TO BE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE. THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE REFERENCED TO AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY.

ANDREW G. PLANET, P.S.

REG. SURVEYOR NO. 7802



DATE 3-1-2018

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

GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

THWING ROAD

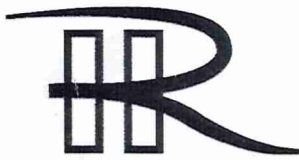
OCTOBER 2009
UPDATED: MARCH 2018



CIVIL ENGINEERING & SURVEYING
257 SOUTH COURT STREET
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PHONE: (330)723-1828
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PROJECT No. 20,677

I: /206/20677/dwg/20677_PLAT2.dwg



ROLLING & HOCEVAR
A Geo Innovation Group Affiliate

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E-mail: info@rh-inc.com

Legal Description for a 4.9846 Acre Parcel
Project No. 20,677 - March 1, 2018

Situated in the Township of Chardon, County of Geauga and State of Ohio, known as being a part of Township Lot No. 154, Tract No. 3, further known as being all of PN 06-099500 and all of PN 06-099600 of which are part of land conveyed to Robert L. Sill, Trustee and Michael L. Miller, Trustee by deed recorded in Volume 979; Page 786 of Geauga County Records further bounded and described as follows:

Commencing at the point of intersection of the centerline of Chardon Road (U.S. 006), having a 60-foot Right-of-Way width, with the centerline of Auburn Road, having a 60-foot Right-of-Way width, as witnessed by a monument box with iron pin found bearing South 01°32'13" East, a distance of 3849.53 feet along the centerline of said Auburn Road therefrom;

Thence along the centerline of said Auburn Road, bearing North 01°25'44" West, passing through a 5/8-inch iron pin without I.D. cap found at 7.96 feet, a total distance of 30.00 feet to a point thereon, said point also being the point of intersection of the centerline of Auburn Road with the Northern Right-of-Way of Chardon Road and the **TRUE PLACE OF BEGINNING** of the parcel herein described;

Thence parallel to the centerline of said Chardon Road and along the Northern Right-of-Way of said Chardon Road, bearing South 88°30'31" West, a distance of 560.48 feet to a point thereon, said point also being the Southeast corner of land conveyed to Frederick G. Wilder PN 06-120755 by deed recorded in Volume 1429; Page 535 of Geauga County Records, as witnessed by a 3/4-inch pipe found 0.34 feet South and 0.22 feet West;

Thence along an Easterly line of said land conveyed to Wilder, bearing North 01°52'53" West, passing through a 1-inch iron pipe found at 31.41 feet, a total distance of 387.99 feet to a 5/8-inch iron pin with I.D. cap marked "Rolling~Hocevar" found thereon, said point also being the Southwest corner of land conveyed to Envirotec Systems Corp. PN 06-120222 by deed recorded in Volume 1835, Page 1243 of Geauga County Records;

Thence along the Southern line of said land conveyed to Envirotec Systems Corp., bearing North 88°50'30" East, having passed through a 5/8-inch iron pin with I.D. cap marked "Rolling~Hocevar" found at 533.75 feet, for a total distance of 563.55 feet to the Southeast corner thereof the same being a point on the centerline of said Auburn Road;

Thence along the centerline of said Auburn Road, bearing South 01°25'44" East, a distance of 384.71 feet to a point thereon, and the **TRUE PLACE OF BEGINNING**, containing 4.9846 acres of land total, of which 0.2650 acres are located within the Auburn Road Right-of-Way, more or less but subject to all legal highways and all covenants and agreements of record.

Bearings are based on an assumed meridian and are used herein to indicate angles only. The statement "iron pin set" refers to a 5/8" x 30" iron rebar set vertically with surveyor's I.D. cap marked "Rolling~Hocevar".

This legal description was prepared based on a survey under the supervision of Andrew G. Planet, P.S. No. S-7802 by Rolling & Hocevar, Inc. in October 2009 and updated again in March 2018.

The intent of this survey is to combine all of PN 06-099500 and PN 06-099600 being part of the lands conveyed to Robert R. Sill, Trustee and Michael L. Miller, Trustee in Deed Vol. 979, Page 786 of Geauga County Records.

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
[Signature] 03/06/18
GEAUGA COUNTY AUDITOR
TAX MAP DEPT. *R*

