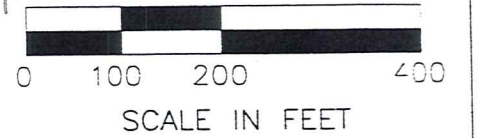


PLAT OF LOT SPLIT
FOR
RALPH VICTOR CONSTRUCTION INC.
BEING PART OF ORIGINAL LOT Nos. 1 & 2,
SECTION 1 TRACT No. 4
CHARDON TOWNSHIP, GEAUGA COUNTY, OHIO



SCALE IN FEET

5 + S. LOPEZ
VOL 1321 PG 1144

ROBERT A. AND MARGARET M. PLUMPTON
VOL 748 PG 202

PARCEL 1
5.001 Acs.

PARCEL 2
6.376 Acs.

Scott L. Marylin G
Young
Vol 1127 PG 89

W.M. + M.K.
Newbury Trustees
Vol 1604 PG 45

Mary Jane B.
Nick ODEM
Vol 1784 PG 2999

Grise Partners
Vol 1775 PG 1949

SALLY KING BUTCHER & SAMUEL S. BUTCHER
VOL. 837 PG. 1354
VOL. 884 PG. 1325

sizes for all
pins on plat

Ralph Victor Construction Inc
Vol 831 PG 1349

Marc A. Conklin
Vol 1844 PG 821

Ralph Victor
Construction Inc.
Vol 831 PG 1349

A.S. + M.A. King
Vol 1748 PG 323

S + P
Combs
Vol 928
PG 949

S. & P. COMBS
VOL. 713 PG. 874

SURVEY NOT APPROVED BY TAX MAP DEPT.
REQUESTED REVISIONS NOT MADE



SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME AND IS
CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

RICHARD J. BILSKI
OHIO REG. SURVEYOR No. 5244

DATE: 10-01-97 - TIME: 09:33 - H: C:\196196\CAD\01SP1.DWG



CT Consultants, Inc.

Engineers • Architects • Planners

35000 Kaiser Court, Willoughby, Ohio 44094

Telephone 216/951-9000

Fax 216/951-7487

October 6, 1997

LEGAL DESCRIPTION OF
PARCEL 6 OF LAND OF
RALPH VICTOR CONSTRUCTION, INC.
WHO CLAIMS TITLE THROUGH INSTRUMENT RECORDED
VOLUME 831, PAGE 1349 OF
THE GEAUGA COUNTY DEED RECORDS

SURVEY NOT APPROVED BY TAX MAP DEPT.
REQUESTED REVISIONS NOT MADE

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

Mentor Rd

Beginning in the centerline of ~~King Memorial Highway~~ (AKA ~~Mentor-Chardon Road~~), 60 feet in width, at the northwesterly corner of land conveyed to Steven P. and Penelope A. Combs by deed recorded in Volume 713, Page 874 of the Geauga County Deed Records, said point of beginning being located North 45°02'56" West, a distance of 530.00 feet as measured along said centerline from an iron pin monument found marking an angle therein;

Mentor Rd

Thence North 45°02'56" West, along said centerline of ~~King Memorial Highway~~, 797.11 feet to the principal place of beginning of the following described parcel of land;

- COURSE I Thence North 44°57'04" East, 500.00 feet (passing through an iron pin monument set at 30.00 feet in the easterly right-of-way line of King Memorial Highway) to an iron pin stake set marking an angle point therein;
- COURSE II Thence North 60°32'45" East, 481.95 feet to an iron pin stake set in the southerly line of land conveyed to Sally King Butcher and Samuel S. Butcher by deed recorded in Volume 837, Page 1354 and Volume 844, Page 1325 of the Geauga County Deed Records;
- COURSE III Thence South 81°40'49" East, along the southerly line of Butcher's land, 160.15 feet to an iron pin stake set therein;
- COURSE IV Thence South 46°14'16" West, 359.86 feet to an iron pin stake set marking an angle point therein;
- COURSE V Thence South 44°57'04" West, 700.00 feet (passing through an iron pin stake set at 670.00 feet in the easterly right-of-way line of ~~King Memorial Highway~~), to a point in the centerline of ~~King Memorial Highway~~;

Mentor Rd

Mentor Rd

service since 1928

Legal Description of Parcel 6
of Lane of Ralph Victor Construction, Inc.
Who Claims Title Through Instrument Recorded
Volume 831, Page 1349 of
The Geauga County Deed Records
October 6, 1997
Page Two

COURSE VI

meator Rd
Thence North $45^{\circ}02'56''$ West, along the centerline of ~~King Memorial~~
~~Highway~~, 250.00 feet to the principal place of beginning and containing 5.000
acres of land according to a survey made in September, 1997 by Richard J.
Bilski, Ohio Professional Surveyor No. 5244 of CT Consultants, Inc., be the
same more or less, but subject to all legal highways.

The bearings stated herein are based upon a survey made in January, 1984 by Andrew Rudy,
Registered Surveyor No. 5531, and are used to denote angles only.

SIZE OF all PINS
Adjacent property owners
must be updated and REF

SURVEY NOT APPROVED BY TAX MAP DEPT.
REQUESTED REVISIONS NOT MADE

Signature

Seal

Date

H:\CT\89205\DESC\PARCEL6.W60



SERVICE SINCE 1928



CT Consultants, Inc.

Engineers • Architects • Planners

35000 Kaiser Court, Willoughby, Ohio 44094

Telephone 216/951-9000

Fax 216/951-7487

Tim Hadden

October 6, 1997

LEGAL DESCRIPTION OF
PARCEL 9 OF LAND OF
RALPH VICTOR CONSTRUCTION, INC.
WHO CLAIMS TITLE THROUGH INSTRUMENT RECORDED
VOLUME 831, PAGE 1349 OF
THE GEAUGA COUNTY DEED RECORDS

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

Beginning in the centerline of ~~King Memorial Highway (AKA Mentor-Chardon Road)~~, 60 feet in width, at the northwesterly corner of land conveyed to Steven P. and Penelope A. Combs by deed recorded in Volume 713, Page 874 of the Geauga County Deed Records, said point of beginning being located North 45°02'56" West, a distance of 530.00 feet as measured along said centerline from an iron pin monument found marking an angle therein;

Mentor Rd.

- COURSE I Thence North 45°02'56" West, along said centerline of ~~King Memorial Highway~~, 60.06 feet to a point; *Being the SE corner of R.S. + M.A. King Vol 1748 PG 3230*
- COURSE II Thence North 42°27'04" East, 543.50 feet (passing through an iron pin monument set at 30.03 feet in the easterly right-of-way line of ~~King Memorial Highway~~) to an iron pin stake set marking an angle point therein; *along line of King Mentor Rd*
- COURSE III Thence North 69°57'04" East, 86.73 feet to an iron pin stake set marking an angle point therein;
- COURSE IV Thence North 44°57'04" East, 237.28 feet to an iron pin set;
- COURSE V Thence North 15°02'56" West, 288.67 feet to an iron pin set;
- COURSE VI Thence North 44°57'04" East, 236.44 feet to an iron pin stake set in the southerly line of land conveyed to Sally King Butcher and Samuel S. Butcher by deed recorded in Volume 837, Page 1354 and Volume 844, Page 1325 of the Geauga County Deed Records;

SURVEY NOT APPROVED BY TAX MAP DEPT.
REQUESTED REVISIONS NOT MADE

Legal Description of
Parcel 9 of Land of
Ralph Victor Construction, Inc.
Who Claims Title Through Instrument Recorded
Volume 831, Page 1349 of
The Geauga County Deed Records
October 6, 1997
Page Two

COURSE VII Thence South 81°40'49" East, along the southerly line of Butcher's land, 951.44 feet to an iron pin stake;

COURSE VIII Thence South 00°42'54" East, along a westerly line of Butcher's land, 301.34 feet to an iron pin stake in the northerly line of the aforesaid Combs' land;

Thence along the northerly line of said Combs' land by the following courses and distances; *there are 2 Combs prop by dif. Vol 1/P6*

COURSE IX Thence South 50°04'27" West, 246.26 feet to an iron pin stake; *Need better Ref.*

COURSE X Thence South 89°48'06" West, 387.47 feet to an iron pin stake

COURSE XI Thence South 73°27'06" West, 326.15 feet to an iron pin stake

COURSE XII Thence North 85°02'54" West, 286.03 feet to an iron pin stake

COURSE XIII Thence South 69°57'04" West, 83.14 feet to an iron pin stake

COURSE XIV Thence South 42°27'04" West, 531.44 feet (passing through an iron pin stake set at 501.41 feet in the easterly right-of-way line of King Memorial Highway) to the place of beginning and containing 14.599 acres of land according to a survey made in September, 1997 by Richard J. Bilski, Ohio Professional Surveyor No. 5244 of CT Consultants, Inc., be the same more or less, but subject to all legal highways. *mentor Rd*

The bearings stated herein are based upon a survey made in January, 1984 by Andrew Rudy, Registered Surveyor No. 5531, and are used to denote angles only.

SURVEY NOT APPROVED BY TAX MAP DEPT.
REQUESTED REVISIONS NOT MADE

*Pin sizes - All
Adjacent
property owners
Ref. on lines
Name / Vol / PG*

*Signature
Seal
Date*