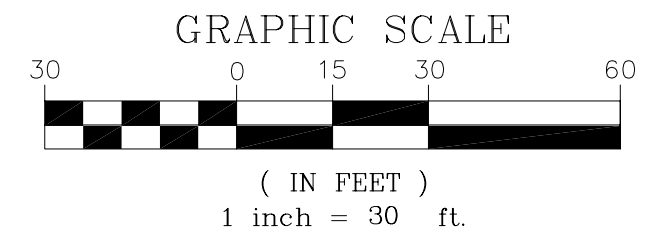
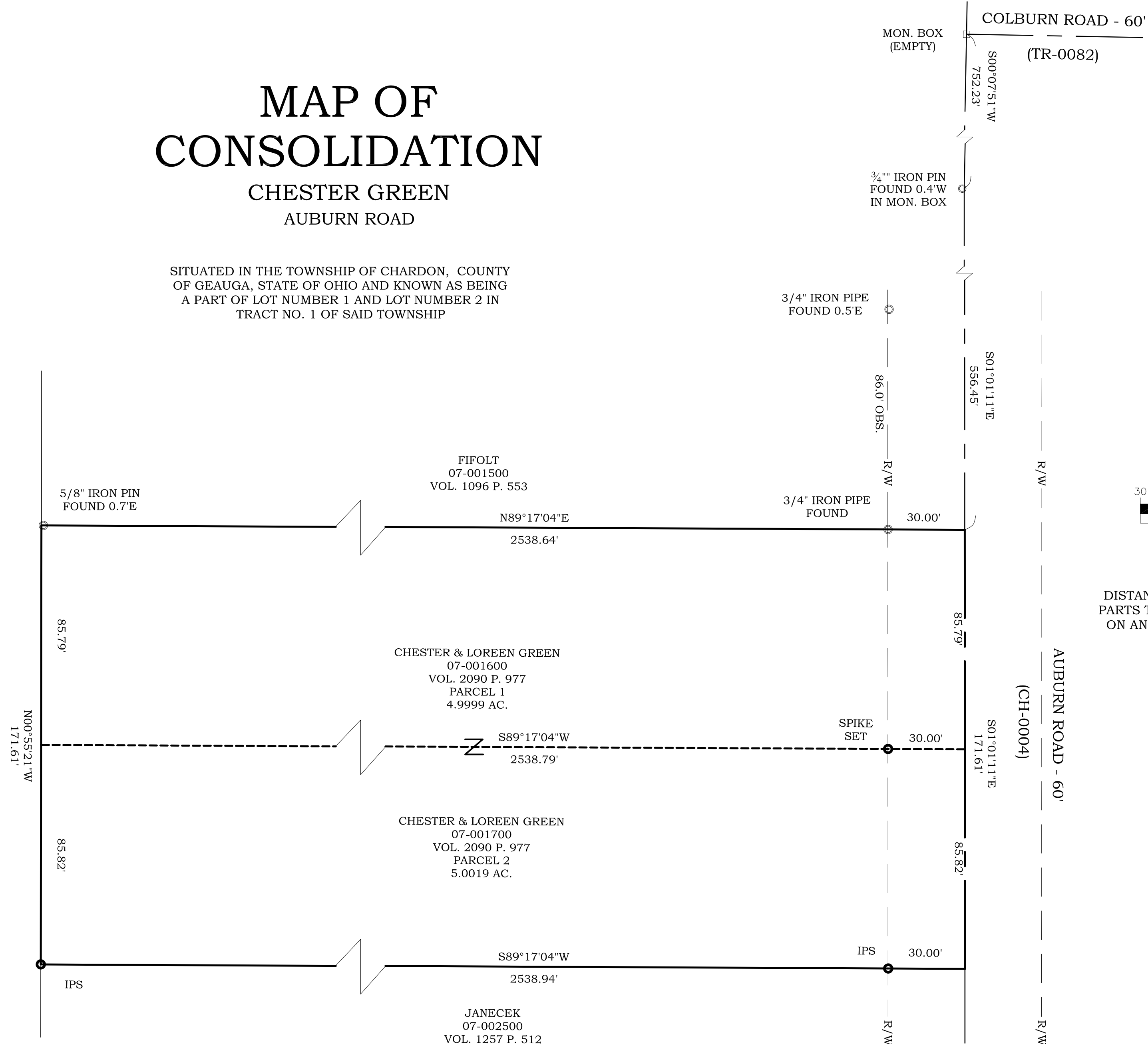


MAP OF CONSOLIDATION

CHESTER GREEN

AUBURN ROAD

SITUATED IN THE TOWNSHIP OF CHARDON, COUNTY OF GEAUGA, STATE OF OHIO AND KNOWN AS BEING A PART OF LOT NUMBER 1 AND LOT NUMBER 2 IN TRACT NO. 1 OF SAID TOWNSHIP



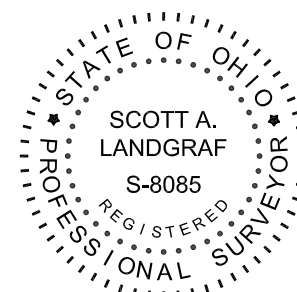
DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE BASED ON AN ASSUMED MERIDIAN AND ARE USED TO DESCRIBE ANGLES ONLY.

STOCKHAM
07-001521
VOL. 1329 P. 661

SURVEYOR'S CERTIFICATION

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH AND SATISFY THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO, AS CODIFIED IN CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE IN EFFECT AT THE TIME. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN HEREON ARE USED TO INDICATE ANGLES ONLY AND ARE BASED ON AN ASSUMED MERIDIAN AND INDICATE ANGLES ONLY. IRON PINS SET ARE 5/8" X 30" REBAR CAPPED S. LANDGRAF/PS 8085 UNLESS NOTED OTHERWISE.

Scott A Landgraf 07-22-21
SCOTT A. LANDGRAF
PROFESSIONAL SURVEYOR 8085



Survey Plat & Description
Approved Per O.R.C. 315.251
Geauga County Engineer
Reviewed under the supervision of
Steven N. Roessner, P.S. Ohio #7070
By: SNR Date: 07/27/2021
21-107



Jones Surveying
ENGINEERS - SURVEYORS - PLANNERS
919 BALBOA CT., PAINESVILLE, OHIO
(PH.) 440-357-1811
(E-MAIL) hjonesurveying@yahoo.com

JONES SURVEYING

CIVIL ENGINEERS AND SURVEYORS

919 BALBOA CT., PAINESVILLE, OHIO 44077 PHONE (440) 357-1811 EMAIL: HJONESURVEYING@YAHOO.COM

July 12, 2021

LEGAL DESCRIPTION OF A COMBINATION FOR CHESTER GREEN

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

Beginning at the intersection of the centerlines of Colburn Road (TR-0082) (60 feet wide) and Auburn Road (CH-0004) (60 feet wide) at a monument box found empty; Thence, S 00°07'51" W, along the centerline of Auburn Road, a distance of 752.23 feet to an angle point and a 3/4" iron pin found in a monument box found 0.4 feet westerly thereof; Thence, S 01°01'11" E, continuing along the centerline of Auburn Road, a distance of 556.45 feet to the southeasterly corner of lands conveyed to Fifolt by deed recorded in Volume 1096 Page 553 of Geauga County Deed Records, Permanent Parcel No. 07-001500, said point being the principal place of beginning of the consolidation herein described;

COURSE I: Thence S 01°01'11" E, continuing along the centerline of Auburn Road, a distance of 171.61 feet to the northwesterly corner of lands conveyed to Janecek by deed recorded in Volume 1257 Page 512 of Geauga County Deed Records, Permanent Parcel No. 07-002500;

COURSE II: Thence S 89°17'04" W, leaving said centerline of Auburn Road, passing the westerly right of way of Auburn Road and an iron pin set at a distance of 30.00 feet, along Janecek's northerly line, a total distance of 2538.94 feet to an iron pin set on the easterly line of lands conveyed to Stockham by deed recorded in Volume 1329 Page 661 of Geauga County Deed Records, Permanent Parcel No. 07-001521;

COURSE III: Thence N 00°55'21" W, along the easterly line of said Stockham, a distance of 171.61 feet to a 5/8" iron pin found 0.7 feet easterly of the southwesterly corner of previously said Fifolt;

COURSE IV: Thence N 89°17'04" E, along the southerly line of said Fifolt, passing a 3/4" pipe found at a distance of 2508.64 feet, a total distance of 2538.64 feet to the principal place of beginning and containing 10.0018 acres of land, subject to all legal highways (0.1185 acres) and easements of record as surveyed and described under the supervision of Scott A. Landgraf Professional Surveyor No. 8085, in March 2021.

Bearings are based upon an assumed meridian and are used to describe angles only. Pins set are 5/8" x 30" rebar capped S. Landgraf/P.S. 8085 unless noted otherwise.

Combination of Permanent Parcel Nos. 07-001600 and 07-001700.

Previous Deed Volume 2090, Page 977.



Scott A. Landgraf
Scott A. Landgraf, P.S. #8085

7/12/21
Date

Survey Plat & Description
Approved Per O.R.C. 315.251
Gauga County Engineer
Reviewed under the supervision of
Steven N. Roessner, P.S. Ohio #7070

By: SNR Date: 07/12/2021