

ALTA MAP OF SURVEY

FOR FRED W. ALPERS

BEING PART OF ORIGINAL CHESTER TOWNSHIP LOT NO. 33, TRACT 3 NOW IN THE TOWNSHIP OF CHESTER Geauga County, Ohio

Scale: 1" = 100'

JULY, 1996

REVISED Description AUG. 1, 1996

TO: FRED W. ALPERS, GEAGA TITLE INSURANCE AGENCY, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (1) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1992 AND INCLUDES ITEMS 1, 2, & 4 OF TABLE "A" THEREOF, AND (2) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY. MONUMENTS WERE FOUND OR SET AS INDICATED HEREON. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH I CERTIFY CORRECT. BEARINGS SHOWN HEREON ARE TO AN ASSUMED MERIDIAN AND INDICATE ANGLES ONLY.

THE C. W. COURTNEY COMPANY Civil Engineers & Surveyors 771 Beta Drive Suite "D" Cleveland, Ohio 44143 (216) 449-4005

L. G. COURTNEY Ohio Registered Surveyor No. S-5809

7.31.96 Date



ORIGINAL PARCEL 103.268 Ac.

RESIDUE PARCEL 84.245 Ac. (VACANT LAND)

DESCRIPTION

Situated in the Township of Chester, County of Geauga and state of Ohio and known as being part of Original Chester Township Lot No. 33 in Tract 3, further bounded and described as follows:

Beginning at a 5/8" iron pin with plastic cap set in the northerly sideline of Mayfield Road (13 S 322.60 feet wide) being the southeasterly corner of land described in deed to J. R. Fairfield and S. L. Ogden III, recorded in Volume 1024, Page 917 of Geauga County Deed Records and being also the principal point of beginning of the parcel herein described;

Course No. 1 - Thence N 0 deg. 33 min. 56 sec. W, along the easterly line of said Fairfield and Ogden III parcel, 1536.57 feet to a 5/8" iron pin with plastic cap found at the northeasterly corner thereof;

Course No. 2 - Thence S 89 deg. 26 min. 04 sec. W, along the northerly line of said Fairfield and Ogden III parcel, 1230.34 feet to a 5/8" iron pin with plastic cap found in the easterly line of land described in deed to Cleveland Electric Illuminating Company, recorded in Volume 512, Page 251, of Geauga County Deed Records;

Course No. 3 - Thence N 16 deg. 42 min. 46 sec. W, along the easterly line of said Cleveland Electric Illuminating Company parcel, 473.61 feet to a point in the westerly line of aforesaid Original Chester Township Lot No. 33, Tract 3, witnessed by a 3/4" iron pin found 0.52 feet north and 1.34 feet west;

Course No. 4 - Thence N 1 deg. 27 min. 52 sec. W, along the westerly line of said Original Chester Township Lot No. 33, Tract 3, a distance of 370.77 feet to a point being the southeasterly corner of land described in deed to H. D. Schwarz recorded in Volume 195, Page 140 of Geauga County Deed Records, witnessed by a 3/4" iron pipe found 0.03 feet north and 0.27 feet east;

Course No. 5 - Thence N 88 deg. 38 min. 24 sec. E, along the southerly line of said Schwarz parcel, 146.70 feet to the southeasterly corner thereof, witnessed by a 3/4" iron pipe found 0.18 feet north and 0.05 feet east;

Course No. 6 - Thence N 1 deg. 27 min. 52 sec. W, along the easterly line of said Schwarz parcel, 297.00 feet to a point in the northerly line of aforesaid Original Chester Township Lot No. 33, Tract 3, witnessed by a 3/4" iron pipe found 0.06 feet north and 0.28 feet west;

Course No. 7 - Thence N 88 deg. 38 min. 24 sec. E, along the northerly line of said Original Chester Township Lot No. 33, Tract 3, a distance of 719.93 feet to a 3/4" iron pipe found at an angle point therein;

Course No. 8 - Thence N 88 deg. 36 min. 16 sec. E, continuing along the northerly line of said Original Chester Township Lot No. 33, Tract 3, a distance of 1238.21 feet to a point being the northwesterly corner of the Chesterfield Subdivision recorded in Volume 19, Page 43 of Geauga County Map Records, witnessed by a 3/4" iron pipe found 0.49 feet bearing S 0 deg. 10 min. 19 sec. E therefrom;

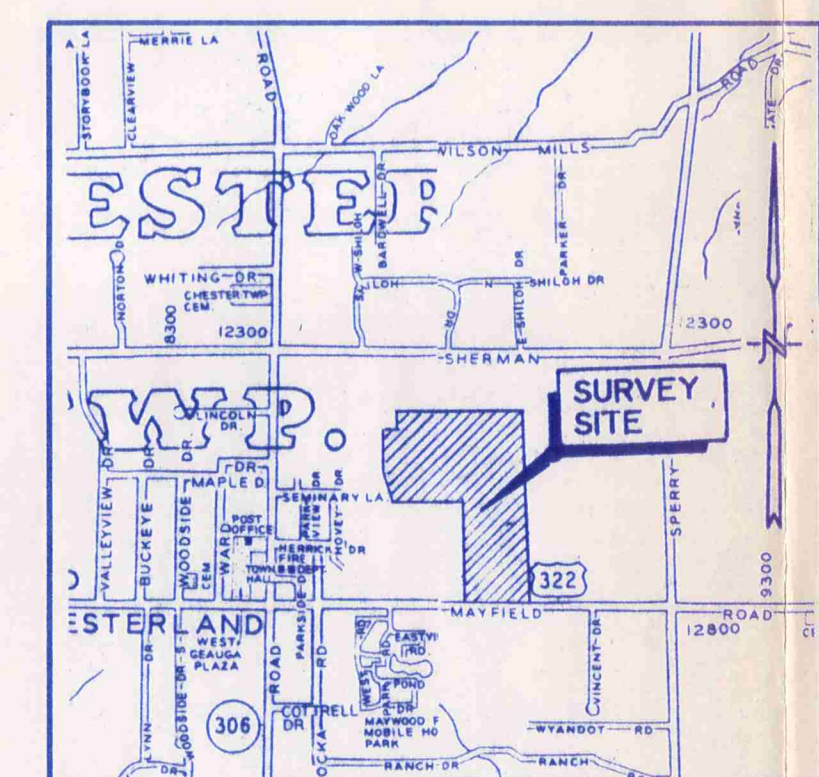
Course No. 9 - Thence S 4 deg. 10 min. 19 sec. E, along the westerly line of said Chesterfield Subdivision and the southerly prolongation thereof being the westerly line of land described in deed to S. & E. Koslowski, recorded in Volume 609, Page 185 of Geauga County Deed Records, 2705.22 feet to a point in the northerly sideline of aforesaid Mayfield Road, witnessed by a 3/4" iron pipe found 5.69 feet bearing N 89 deg. 53 min. 05 sec. W, therefrom;

Course No. 10 - Thence N 89 deg. 53 min. 05 sec. W, along the northerly sideline of said Mayfield Road, 922.32 feet to the principal place of beginning and containing 84.245 acres of land, all as shown on a map of survey prepared by The C. W. Courtney Company, L. G. Courtney, Ohio Registered Surveyor No. S-5609 and dated July, 1996.

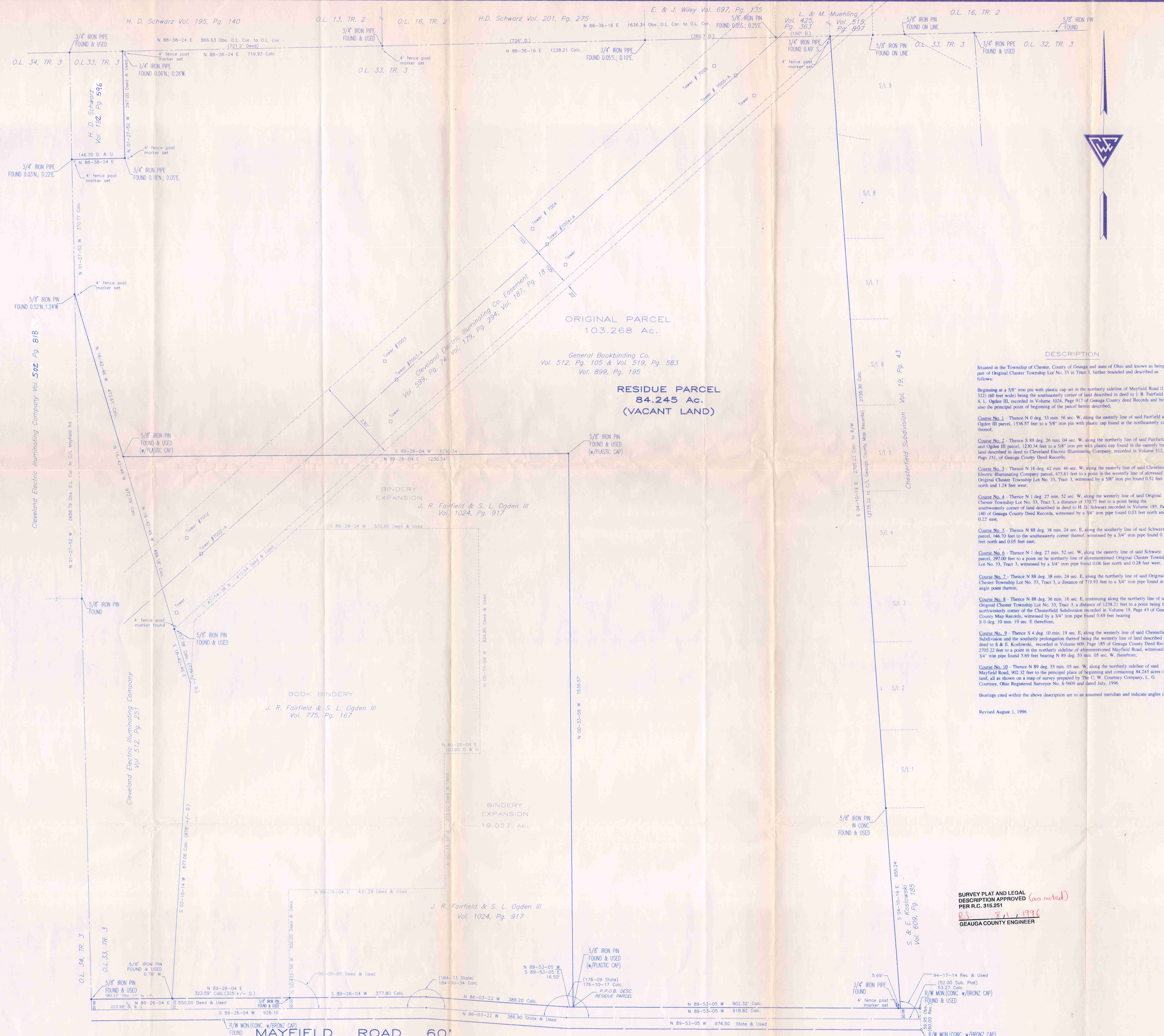
Bearings cited within the above description are to an assumed meridian and indicate angles only.

Revised August 1, 1996

SURVEY PLAT AND LEGAL DESCRIPTION APPROVED PER R.C. 315.251 R.S. 8/1/1996 GEAGA COUNTY ENGINEER



VICINITY MAP



CHE00002
CHE00002

Alpers
picked up 8-2-1996



FOUNDED 1903

THE C. W. COURTNEY COMPANY

CIVIL ENGINEERS - LAND SURVEYORS

771 BETA DRIVE

CLEVELAND, OHIO 44143-2384

PHONE (216) 449-4005 / FAX 449-0883

DESCRIPTION OF A 84.245 ACRE PARCEL

Situated in the Township of Chester, County of Geauga and state of Ohio and known as being part of Original Chester Township Lot No. 33 in Tract 3, further bounded and described as follows:

Beginning at a 5/8" iron pin with plastic cap set in the northerly sideline of Mayfield Road (U.S. 322) (60 feet wide) being the southeasterly corner of land described in deed to J. R. Fairfield and S. L. Ogden III, recorded in Volume 1024, Page 917 of Geauga County deed Records and being also the principal point of beginning of the parcel herein described;

Course No. 1 - Thence N 0 deg. 33 min. 56 sec. W, along the easterly line of said Fairfield and Ogden III parcel, 1536.57 feet to a 5/8" iron pin with plastic cap found at the northeasterly corner thereof;

Course No. 2 - Thence S 89 deg. 26 min. 04 sec. W, along the northerly line of said Fairfield and Ogden III parcel, 1230.34 feet to a 5/8" iron pin with plastic cap found in the easterly line of land described in deed to Cleveland Electric Illuminating Company, recorded in Volume 512, Page 251, of Geauga County Deed Records;

Course No. 3 - Thence N 16 deg. 42 min. 46 sec. W, along the easterly line of said Cleveland Electric Illuminating Company parcel, 473.61 feet to a point in the westerly line of aforesaid Original Chester Township Lot No. 33, Tract 3, witnessed by a 5/8" iron pin found 0.52 feet north and 1.24 feet west;

Course No. 4 - Thence N 1 deg. 27 min. 52 sec. W, along the westerly line of said Original Chester Township Lot No. 33, Tract 3, a distance of 370.77 feet to a point being the southwesterly corner of land described in deed to H. D. Schwarz recorded in Volume 192, Page 596 of Geauga County Deed Records, witnessed by a 3/4" iron pipe found 0.03 feet north and 0.22' east;

Course No. 5 - Thence N 88 deg. 38 min. 24 sec. E, along the southerly line of said Schwarz parcel, 146.70 feet to the southeasterly corner thereof, witnessed by a 3/4" iron pipe found 0.18 feet north and 0.05 feet east;

Course No. 6 - Thence N 1 deg. 27 min. 52 sec. W, along the easterly line of said Schwarz parcel, 297.00 feet to a point in the northerly line of aforementioned Original Chester Township Lot No. 33, Tract 3, witnessed by a 3/4" iron pipe found 0.06 feet north and 0.28 feet west;

SCS: D:\67LGC\485-6DES

CHE00002
Description
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Course No. 7 - Thence N 88 deg. 38 min. 24 sec. E, along the northerly line of said Original Chester Township Lot No. 33, Tract 3, a distance of 719.93 feet to a 3/4" iron pipe found at an angle point therein;

Course No. 8 - Thence N 88 deg. 36 min. 16 sec. E, continuing along the northerly line of said Original Chester Township Lot No. 33, Tract 3, a distance of 1238.21 feet to a point being the northwesterly corner of the Chesterfield Subdivision recorded in Volume 19, Page 43 of Geauga County Map Records, witnessed by a 3/4" iron pipe found 0.49 feet bearing S 0 deg. 10 min. 19 sec. E therefrom;

Course No. 9 - Thence S 4 deg. 10 min. 19 sec. E, along the westerly line of said Chesterfield Subdivision and the southerly prolongation thereof being the westerly line of land described in deed to S & E. Koslowski, recorded in Volume 609, Page 185 of Geauga County Deed Records, 2705.22 feet to a point in the northerly sideline of aforementioned Mayfield Road, witnessed by a 3/4" iron pipe found 5.69 feet bearing N 89 deg. 53 min. 05 sec. W, therefrom;

Course No. 10 - Thence N 89 deg. 53 min. 05 sec. W, along the northerly sideline of said Mayfield Road, 902.32 feet to the principal place of beginning and containing 84.245 acres of land, all as shown on a map of survey prepared by The C. W. Courtney Company, L. G. Courtney, Ohio Registered Surveyor No. S-5609 and dated July, 1996.

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SURVEY PLAT AND LEGAL
DESCRIPTION APPROVED (as noted)
PER R.C. 315.251
R.S. 8/1/1996
GEAUGA COUNTY ENGINEER