

CHE00034

CHE00034

PLAT OF SURVEY

SITUATED IN THE TOWNSHIP OF CHESTER, COUNTY OF GEAUGA AND STATE OF OHIO AND KNOWN AS BEING PART OF LOT 9, TRACT NO. 2, IN SAID TOWNSHIP.

FOR: KEVIN J. ELLISON

DEED REFERENCE: VOL. 1610, PAGE 48

SHERMAN ROAD 60'

RESERVE LANE 60'

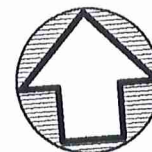
ST. RT. 306
CHILLICOTHE ROAD

S85°49'21"E
429.24

3/4" I. PIN MON.
FD. & USED
1655.71 OBS.

N.W. CORNER
JAMES P. BAHLEDA &
MARGARET F. FRIEDMAN
1184/580

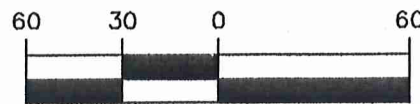
R/W



NORTH

AREA R.O.W. 0.2956 Ac
AREA PARCEL 5.2524 Ac
TOTAL AREA 5.5480 Ac

GRAPHIC SCALE



(IN FEET)

1 INCH = 60 FT.

OCTOBER 24, 2006

30.0

30.0

562.54
532.54
N04°23'12"E

533.67
563.67
S04°23'59"W

KENNETH B. KOLSOM
723/77
EAST LINE

EAST LINE
LOT NO. 9

WEST LINE LOT NO. 12

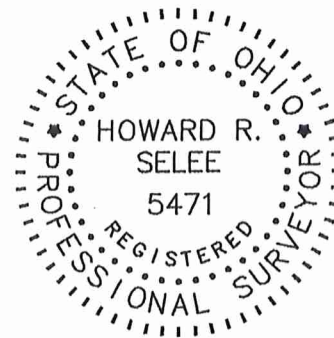
S85°40'20"E 429.11

JOHN ADAMS &
JOANNE ADAMS
1731/1134

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

PAK 10/25/06

OFFICE OF THE
GEAUGA COUNTY ENGINEER



DIMENSIONS SHOWN ARE HEREON EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. MONUMENTS WERE FOUND OR SET AS INDICATED HEREON. BEARINGS SHOWN ARE TO AN ASSUMED MERIDIAN AND ARE FOR THE SOLE PURPOSE OF DESCRIBING THE RELATIVE ANGULAR VALUE BETWEEN LINES, ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

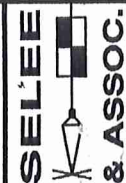
LEGEND:	
⊗	1" IRON PIPE FOUND & USED.
⊙	5/8" CAPPED "SELEE #5471" IRON PIN SET

HOWARD R. SELEE & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
9701 BROOKPARK ROAD * SUITE 231 * CLEVELAND, OH 44129
(216) 398-0280 SCALE: 1" = 60' FILE NO. 89196-1s1

HOWARD R. SELEE, REG. SURVEYOR #5471

DATE

Howard R. Selee
Oct. 24 2006



CHE 00034
CHE 00034

11-232800
Vol 1808 PG 2162
Ellison
Pick up date
10-26-06

HOWARD R. SELEE & ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS

9701 BROOKPARK RD. • #231 • CLEVELAND, OHIO 44129
TELEPHONE (216) 398-0280
FAX (216) 351-0920

October 23, 2006
File No. 89196-1st

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

LEGAL DESCRIPTION

5.5480 ACRE PARCEL – SHERMAN ROAD

PAK 10/25/06
OFFICE OF THE
GEAUGA COUNTY ENGINEER

Situated in the Township of Chester, County of Geauga and State of Ohio and known as being part of Lot No. 9, Tract No. 2 in said Township, bounded and described as follows:

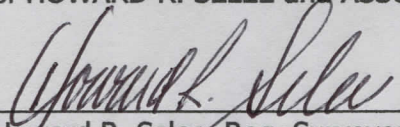
Beginning in the centerline of Sherman Road, 60.00 feet wide, at its intersection with the easterly line of Lot No. 9, said point being the northwesterly corner of land conveyed to James P. Bahleda and Margaret F. Friedman by deed filed in Volume 1184, Page 580 of Geauga County Deed Records and being distant North 85° 49' 21" West, a distance of 1,655.71 feet from a 3/4 inch iron pin monument found at the intersection of said centerline of Sherman Road with the centerline of Chillicothe Road, (S.R. 306);

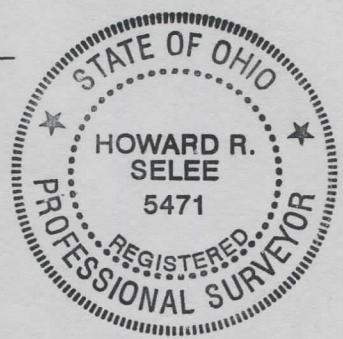
Thence North 85° 49' 21" West, along the said centerline of Sherman Road, a distance of 429.24 feet to the northeasterly corner of land conveyed to Kenneth B. Kolsom by deed filed in Volume 723, Page 77 of Geauga County Deed Records;

Thence South 04° 23' 12" West, passing thru a 1 inch iron pipe found in the southerly right-of-way line of Sherman Road at a distance of 30.00 feet, a total distance of 562.54 feet to a 1 inch iron pipe found at the northwesterly corner of land conveyed to John Adams and Joanne Adams by deed file in Volume 1731, Page 1134 of Geauga County Deed Records;

Thence South 85° 40' 20" East, along the northerly line of land so conveyed to John and Joanne Adams, a distance of 429.11 feet to a 1 inch iron pipe found at the northeasterly corner thereof and in the easterly line of Lot No. 9 and the westerly line of conveyed to James B. Bahleda and Margaret F. Friedman as aforesaid;

Thence North 04° 23' 59" East, along said easterly line of Lot No. 9 and said westerly line of land so conveyed to James B. Bahleda and Margaret F. Friedman, passing thru a 1 inch iron pipe found in the southerly line of said Sherman Road, at a distance of 533.67 feet, a total distance of 563.67 feet to the place of beginning in the centerline of Sherman Road and containing within said bounds a total of 5.5480 acres of land, more or less, there being 0.2956 acres inside and 5.2524 acres outside road right-of-way and subject to all legal highways as surveyed by Howard R. Selee, Registered Surveyor No. 5471 of HOWARD R. SELEE and ASSOCIATES, INC., Professional Land Surveyors, July 24, 2006.


Howard R. Selee, Reg. Surveyor # 5471 Date Oct. 24 2006



DEED REFERENCE: VOLUME 1610, PAGE 48

BASIS OF BEARINGS: The value of North 85° 40' 20" West, assigned to the north property line of land conveyed to John and Joanne Adams by deed filed in Volume 1731, Page 1134, retraced from monuments found.