

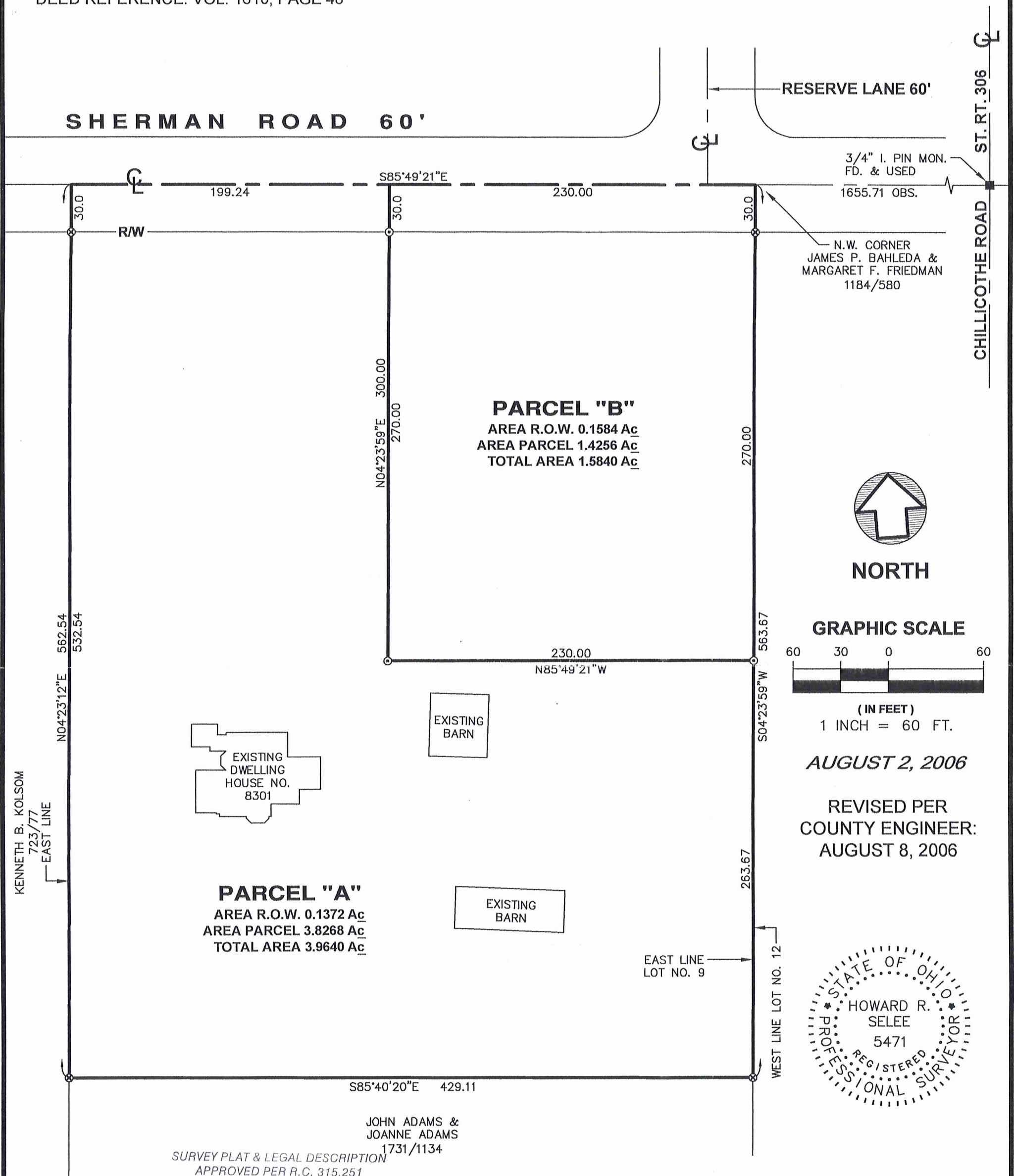
PLAT OF SURVEY

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

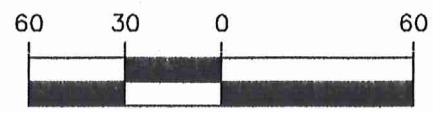
DEED REFERENCE: VOL. 1610, PAGE 48

CHE00035
CHE00035



NORTH

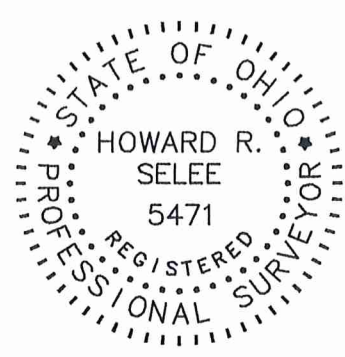
GRAPHIC SCALE



(IN FEET)
1 INCH = 60 FT.

AUGUST 2, 2006

REVISED PER
COUNTY ENGINEER:
AUGUST 8, 2006



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.S. *8/9/06*
OFFICE OF THE
GEAUGA COUNTY ENGINEER

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

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.

Howard R. Selee *August 8 2006*
HOWARD R. SELEE, REG. SURVEYOR #5471 DATE

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-ls

CHE00035

Ellison
picked up 8-9-06

CHE00035

HOWARD R. SELEE & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

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

August 2, 2006
File No. 89196-Isa
August 8, 2006

LEGAL DESCRIPTION

PARCEL "A", 3.9640 ACRE PARCEL – SHERMAN ROAD

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:

Starting 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 230.00 feet and the PRINCIPAL PLACE of BEGINNING of the premises herein intended to be described;

Thence South 04° 23' 59" West, passing thru a 5/8 inch capped (Selee #5471) iron pin set in the southerly right-of-way line of Sherman Road at a distance of 30.00 feet, a total distance of 300.00 feet to a 5/8 inch capped (Selee # 5471) iron pin set;

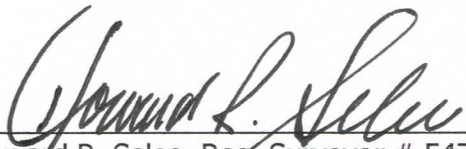
Thence South 85° 49' 21" East, a distance of 230.00 feet to a 5/8 inch capped (Selee #5471) iron pin set in the westerly line of land so conveyed to James P. Bahleda and Margaret F. Friedman as aforesaid;

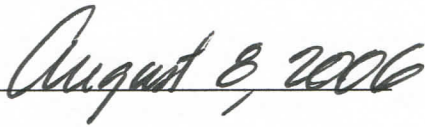
Thence South 04° 23' 59" West, along the westerly line of land so conveyed to James P. Bahleda and Margaret F. Friedman, a distance of 263.67 feet to a 1 inch iron pipe found at the northeasterly corner of land conveyed to John Adams and Joanne Adams by deed filed in Volume 1731, Page 1134 of Geauga County Deed Records;

Thence North 85° 40' 20" West, 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 northwesterly corner thereof and in the easterly line of land conveyed to Kenneth B. Kolsom by deed filed in Volume 723, Page 77 of Geauga County Deed Records;

Thence North 04° 23' 12" East, along the said easterly line of land so conveyed to Kenneth B. Kolsom, passing thru the southerly right-of-way line of Sherman Road, at a distance of 532.54 feet to a 1 inch iron pipe found, a total distance of 562.54 feet to a point in the centerline of Sherman Road;

Thence South 85° 49' 21" East, along the centerline of Sherman Road, a distance of 199.24 feet to the PRINCIPAL PLACE of BEGINNING and containing within said bounds a total of 3.9640 acres of land, more or less, there being 0.1372 acres inside and 3.8268 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

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 Adams and Joanne Adams by deed filed in Volume 1731, Page 1134, retraced from monuments found.



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

R.S. 8/9/06

OFFICE OF THE
GEAUGA COUNTY ENGINEER

CHE 00035

HOWARD R. SELEE & ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS

9701 BROOKPARK RD. • #231 • CLEVELAND, OHIO 44129

TELEPHONE (216) 398-0280

FAX (216) 351-0920

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

August 3, 2006
File No. 89196-lsb
Revised August 8, 2006

R.S. *8/9/06*

OFFICE OF THE
GEAUGA COUNTY ENGINEER

LEGAL DESCRIPTION

PARCEL "B" 1.5840 ACRE PARCEL - SHERMAN ROAD

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, 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 South 04° 23' 59" West along the west line of land so conveyed to James P. Bahleda and Margaret F. Friedman, 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 300.00 feet to a 5/8 inch capped (Selee #5471) iron pin set;

Thence North 85° 49' 21" West, a distance of 230.00 feet to a 5/8 inch capped (Selee #5471) iron pin set;

Thence North 04° 23' 59" East, passing thru a 5/8 inch capped (Selee #5471) iron pin set in the southerly right-of-way line of Sherman Road, at a distance of 270.00 feet, a total distance of 300.00 feet to a point in the centerline of said Sherman Road;

Thence South 85° 49' 21" East along the said centerline of Sherman Road, a distance of 230.00 feet to the place of beginning and containing within said bounds a total of 1.5840 acres of land, more or less, there being 0.1584 acres inside and 1.4256 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
Howard R. Selee, Reg. Surveyor #5471

August 8 2006
Date



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 Adams and Joanne Adams by deed filed in Volume 1731, Page 1134, retraced from monuments found.