

LOT SPLIT FOR

JOSEPH R. HAHN AND MARIE STONE

BEING PART OF ORIGINAL CHESTER TOWNSHIP LOT NO. 12, TRACT NO. 2, COUNTY OF GEauga, STATE OF OHIO AND CONTAINING 11.305 AC. OF LAND

DEEDS OF REFERENCE: J.R. HAHN & MARIE STONE V. 538 P. 806 & V. 538 P. 958

PREPARED BY:

BRAUN-PRENOSIL ASSOCIATES INC.

ENGINEERS...SURVEYORS

547 EAST WASHINGTON STREET
CHAGRIN FALLS, OHIO 44022
(216) 247-8670

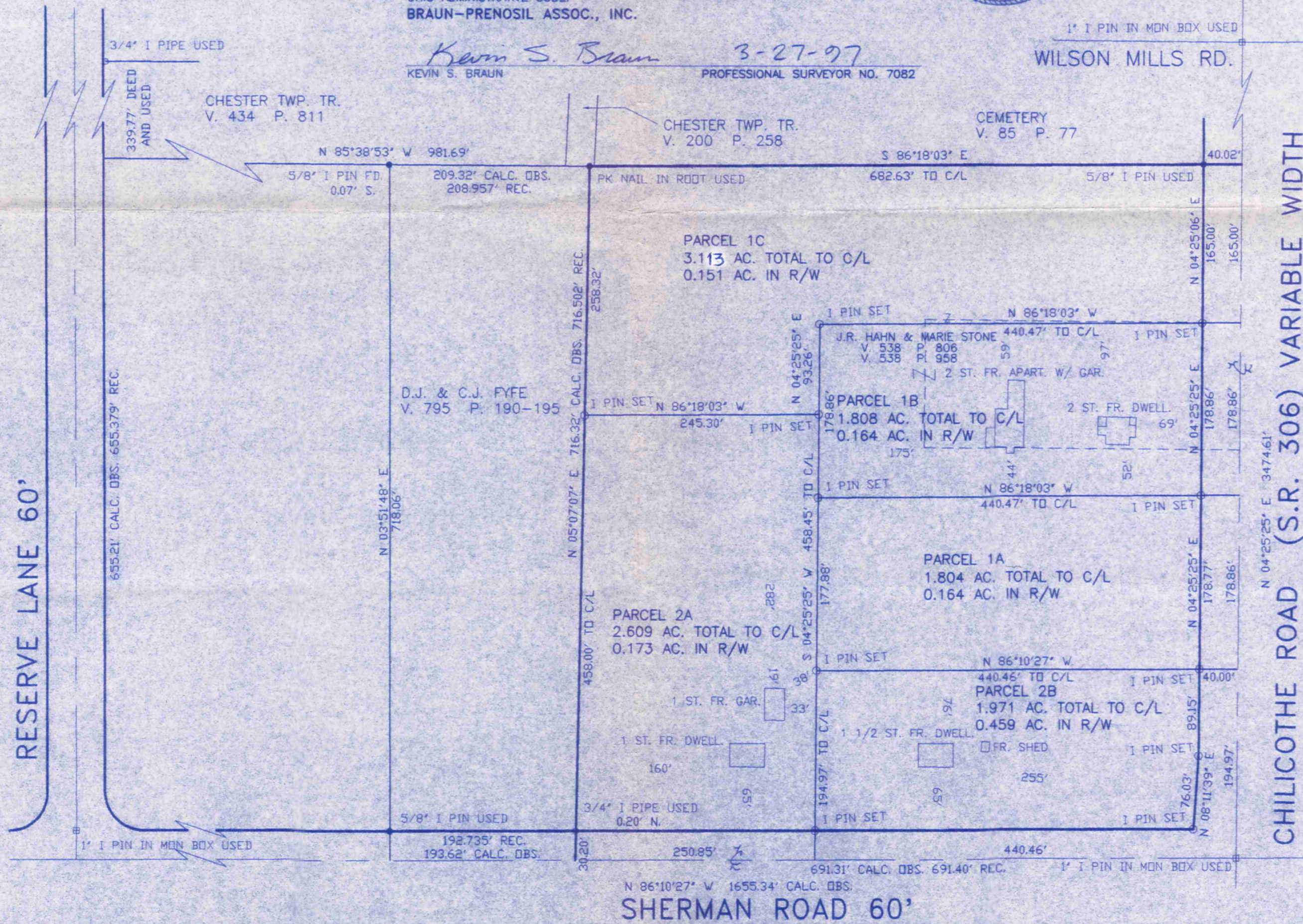
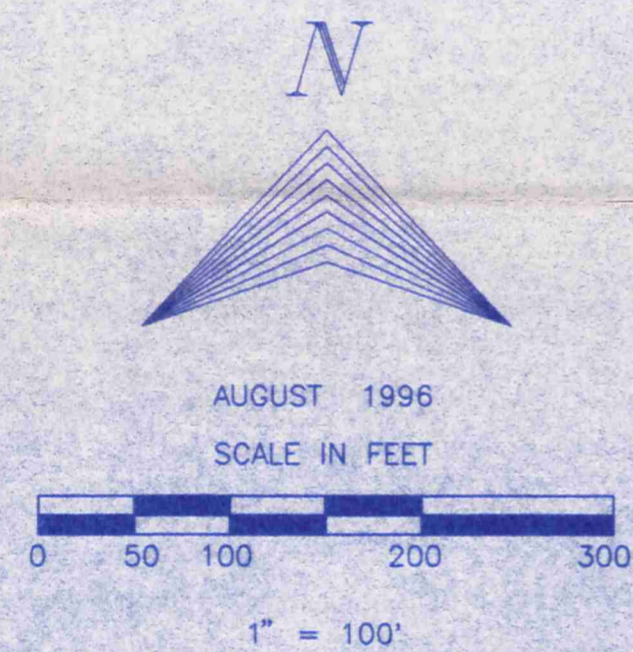


WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE PREMISES AND PREPARED THIS SURVEY MAP IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

BRAUN-PRENOSIL ASSOC., INC.

Kevin S. Braun 3-27-97
KEVIN S. BRAUN PROFESSIONAL SURVEYOR NO. 7082

1" PIN SET — DENOTES 5/8" I. PIN SET W/ CAP



CHILICOTHE ROAD (S.R. 306) VARIABLE WIDTH

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

R.S. 11/25/1997 (as noted)
GEAUGA COUNTY ENGINEER

RECEIVED
11/25/1997

CHE00053
CHE00053

HAHN/STONE
picked up 11-25-1997
11-389121

Braun - Prenosil Associates, Inc.

547 East Washington Street Chagrin Falls, Ohio 44022 Tel. (216) 247-8670
Fax (216) 247-8687

D. A. Braun, P.E., P.S.
J. Prenosil, P.S., Retired
K. S. Braun, P.S.
K. A. Braun, P.S.

E. B. Dudley, P.S.
M. A. Smoley, P.E.
R. A. Nuske, P.S.

March 26, 1997

LEGAL DESCRIPTION OF 1.804 ACRE PARCEL 1 A FRONTING ALONG SHERMAN ROAD & CHILLICOTHE ROAD

Situated in the Township of Chester, County of Geauga and State of Ohio and known as being part of Original Chester Township Lot 12, Tract 2 and bounded and described as follows:

Beginning in the centerline of Chillicothe Road distant North 04° 25' 25" East, 194.97 feet as measured along the said centerline from a 1" iron pin found in a monument box at the centerline intersection of Chillicothe Road (SR306) with Sherman Road;

Thence North 86° 10' 27" West, passing thru a 5/8" iron pin set at 40.00 feet, a total distance of 440.46 feet to a 5/8" iron pin set;

Thence North 04° 25' 25" East, a distance of 177.88 feet to a 5/8" iron pin set;

Thence South 86° 18' 03" East, passing thru a 5/8" iron pin set at 400.47 feet, a total distance of 440.47 feet to the centerline of said Chillicothe Road;

Thence South 04° 25' 25" West, along the centerline of said Chillicothe Road, a distance of 178.86 feet to the Place of Beginning and containing 1.804 acres of land including 0.164 acres within the right-of-way limits of Chillicothe Roads, according to the survey of August, 1996 by Braun-Prenosil Associates, Inc, Kevin S. Braun, P.S., No. 7082, be the same more or less but subject to all legal highways.

Deeds of reference: J.R. Hahn & Marie Stone
V., 538, P. 806 & V. 538, P. 958

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

R.S. 11 / 25 / 1997
GEAUGA COUNTY ENGINEER

RECEIVED

JUN 8 1997

GEAUGA COUNTY



Engineers ... Surveyors



CHE 00053

Braun - Prenosil Associates, Inc.

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M. A. Smoley, P.E.
R. A. Nuske, P.S.

March 26, 1997

#11-129400

LEGAL DESCRIPTION OF 1.808 ACRE PARCEL 1 B FRONTING ALONG SHERMAN ROAD & CHILLICOTHE ROAD

Situated in the Township of Chester, County of Geauga and State of Ohio and known as being part of Original Chester Township Lot 12, Tract 2 and bounded and described as follows:

Beginning in the centerline of Chillicothe Road distant North $04^{\circ} 25' 25''$ East, as 373.83 feet measured along the said centerline from a 1" iron pin found in a monument box at the centerline intersection of Chillicothe Road (SR306) with Sherman Road;

Thence North $86^{\circ} 18' 03''$ West, passing thru a 5/8" iron pin set at 40.00 feet, a total distance of 440.47 feet to a 5/8" iron pin set;

Thence North $04^{\circ} 25' 25''$ East, a distance of 178.86 feet to a 5/8" iron pin set;

Thence South $86^{\circ} 18' 03''$ East, passing thru a 5/8" iron pin set at 400.47 feet, a total distance of 440.47 feet to the centerline of said Chillicothe Road;

Thence South $04^{\circ} 25' 25''$ West, along the centerline of said Chillicothe Road, a distance of 178.86 feet to the Place of Beginning and containing 1.808 acres of land including 0.164 acres within the right-of-way limits of Chillicothe Road, according to the survey of August, 1996 by Braun-Prenosil Associates, Inc, Kevin S. Braun, P.S., No. 7082, be the same more or less but subject to all legal highways.

Deeds of reference: J.R. Hahn & Marie Stone
V., 538, P. 806 & V. 538, P. 958

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

R.S. 11, 25, 1997
GEAUGA COUNTY ENGINEER

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Engineers ... Surveyors



CHE0053

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M. A. Smoley, P.E.
R. A. Nuske, P.S.

March 27, 1997

#11-389122

LEGAL DESCRIPTION OF 3.113 ACRE PARCEL 1 C FRONTING ON CHILLICOTHE ROAD

Situated in the Township of Chester, County of Geauga and State of Ohio and known as being part of Original Chester Township Lot 12, Tract 2 and bounded and described as follows:

Beginning in the centerline of Chillicothe Road SR 306, distant North 04° 25' 25" East, 552.69 feet as measured along said centerline from a 1" iron pin used in a monument box at its intersection with the centerline of Sherman Road;

Thence North 86° 18' 03" West, passing thru a 5/8" iron pin set at 40.00 feet, a total distance of 440.47 feet to a 5/8" iron pin set;

Thence South 04° 25' 25" West, a distance of 93.26 feet to a 5/8" iron pin set;

Thence North 86° 18' 03" West, a distance of 245.30 feet to the Easterly line of land as described in deed to D.J. & C.J. Fyfe, recorded in Volume 795, Page 190 of Geauga County Records and a 5/8" iron pin set therein;

Thence North 05° 07' 07" East, along the Easterly line of said D.J. & C.J. Fyfe land, a distance of 258.32 feet to a Southerly line of land as described in deed to Chester Township Trustees, recorded in Volume 200, Page 258 of Geauga County Records and a "PK" nail in a root used;

Thence South 86° 18' 03" East, along the Southerly line of Chester Township Trustees land and the Southerly line of land as described in deed of the Chester Township Cemetery, recorded in Volume 85, Page 77 of Geauga County Records, passing thru a 5/8" iron pin used at 642.61 feet, a total distance of 682.63 feet to the centerline of said Chillicothe Road,

Thence South 04° 25' 25" West, along the centerline of Chillicothe Road, a distance of 165.00 feet to the Place of Beginning and containing 3.113 acres of land including 0.151 acres within the right-of-way limits of Chillicothe Road, according to the survey of August 1996 by Braun-Prenosil Associates, Inc., Kevin S. Braun, P.S., No. 7082, be the same more or less but subject to all legal highways.

Deeds of Reference: J.R. Hahn & Marie Stone
V., 538, P. 306 & V. 538, P. 958

**SURVEY PLAT AND LEGAL
DESCRIPTION APPROVED
PER R.C. 315.251**

R.S. 11/25/1997 (as noted)

GEAUGA COUNTY ENGINEER



Engineers ... Surveyors

