

LOT SPLIT FOR

JOSEPH R. HAHN AND MARIE STONE

BEING PART OF ORIGINAL CHESTER TOWNSHIP LOT NO. 12, TRACT NO. 2, COUNTY OF GAUGA, 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.

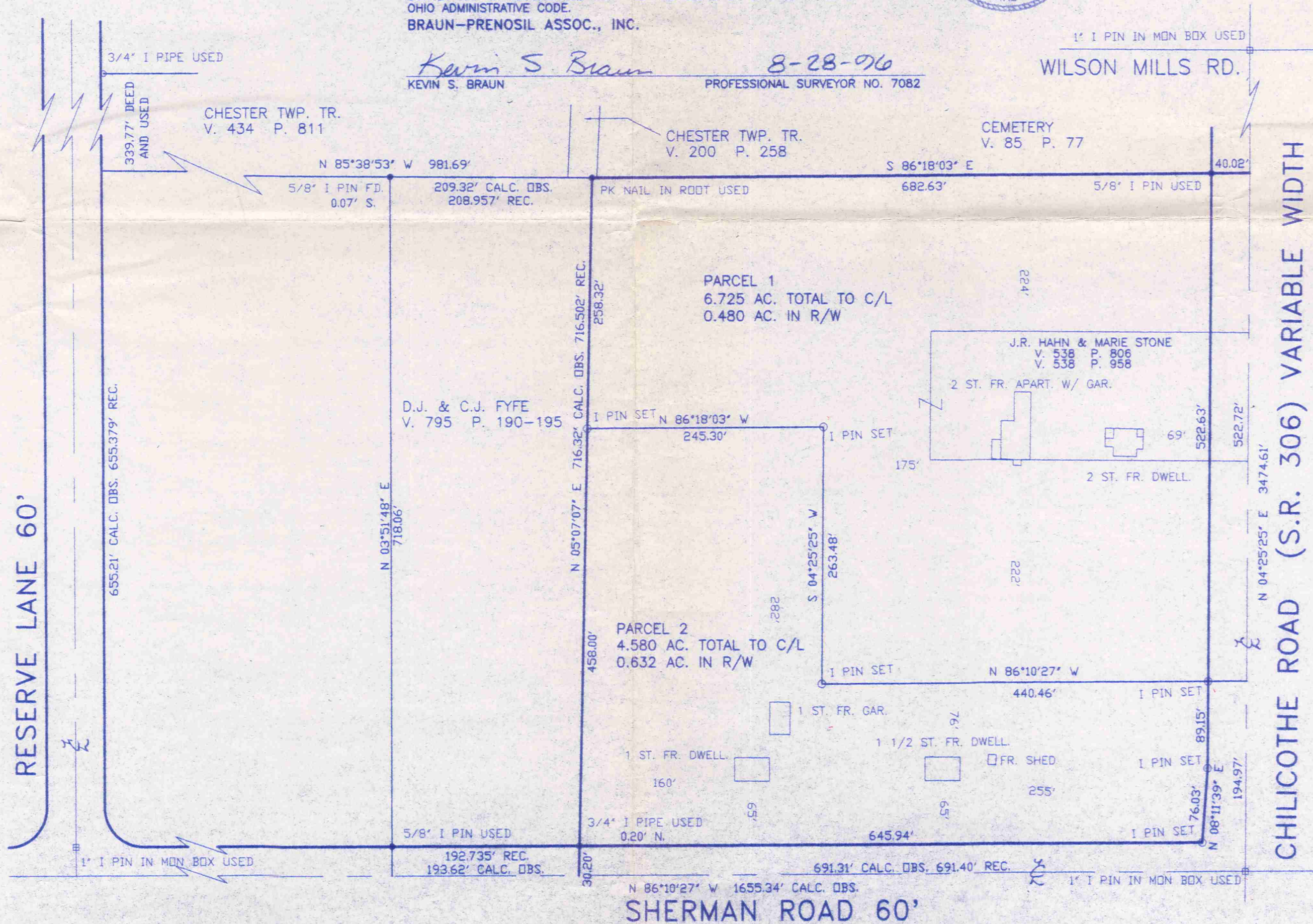
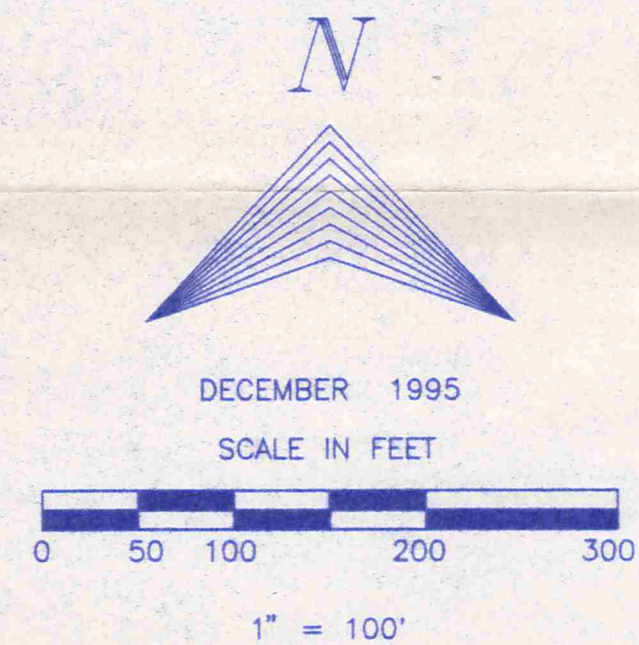
ENGINEERS...SURVEYORS

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.

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



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

R.S. 9/23/1996
GEAUGA COUNTY ENGINEER

CHE00055

CHE00055

Hahn
Picked up
9-23-1996

Braun - Prenosil Associates, Inc.

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

A. Braun, P.E., P.S.
Prenosil, P.S., Retired
S. Braun, P.S.
A. Braun, P.S.

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

August 28, 1996

LEGAL DESCRIPTION OF 4.580 ACRE PARCEL FRONTING ALONG SHERMAN ROAD.

(V) 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 at a 1" iron pin in a monument box^{used} at the centerline intersection of Chillicothe Road (SR 306) with Sherman Road;

Thence North 86° 10' 27" West, along the centerline of said Sherman Road, a distance of 691.31 feet to the southeasterly corner of land as described in deed to D.J. & C.J. Fyfe recorded in Volume 795, Page 190 of Geauga County Records.

Thence North 05° 07' 07" East, along the easterly line of said D.J. & C.J. Fyfe land, passing thru a 3/4" iron pipe found at 30.20 feet, a total distance of 458.00 feet to a 5/8" iron pin set;

Thence South 86° 18' 03" East, a distance of 245.30 feet to a 5/8" iron pin set;

Thence South 04° 25' 25" West, a distance of 263.48 feet to a 5/8" iron pin set;

Thence South 86° 10' 27" East, passing thru a 5/8" iron pin set at 410.46 feet, a total distance of 440.46 feet to the centerline of said Chillicothe Road;

Thence South 04° 25' 25" West, along the centerline of said Chillicothe Road, a distance of 194.97 feet to the Place of Beginning and containing 4.580 acres of land including 0.632 acres within the right-of-way limits of Sherman and 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. Haun & Marie Stone
V., 538, P. 806 & V. 538, P. 958

(V)
SURVEY PLAT AND LEGAL
DESCRIPTION APPROVED (as noted)
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August 28, 1996

LEGAL DESCRIPTION OF 6.725 ACRES PARCEL 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, 194.97 feet as measured along the centerline of said Chillicothe Road from a 1" iron pin in a monument box at the intersection with Sherman Road;

Thence North 86° 10' 27" West, passing thru a 5/8" iron pin set at 30.00 feet, a total distance of 440.46 feet to a 5/8" iron pin set;

Thence North 04° 25' 25" East, a distance of 263.48 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 found;

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 found at 652.63 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 522.72 feet to the place of beginning and containing 6.725 acres of land including 0.480 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.

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