

# 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-PRNOSIL ASSOCIATES INC.**

ENGINEERS...SURVEYORS

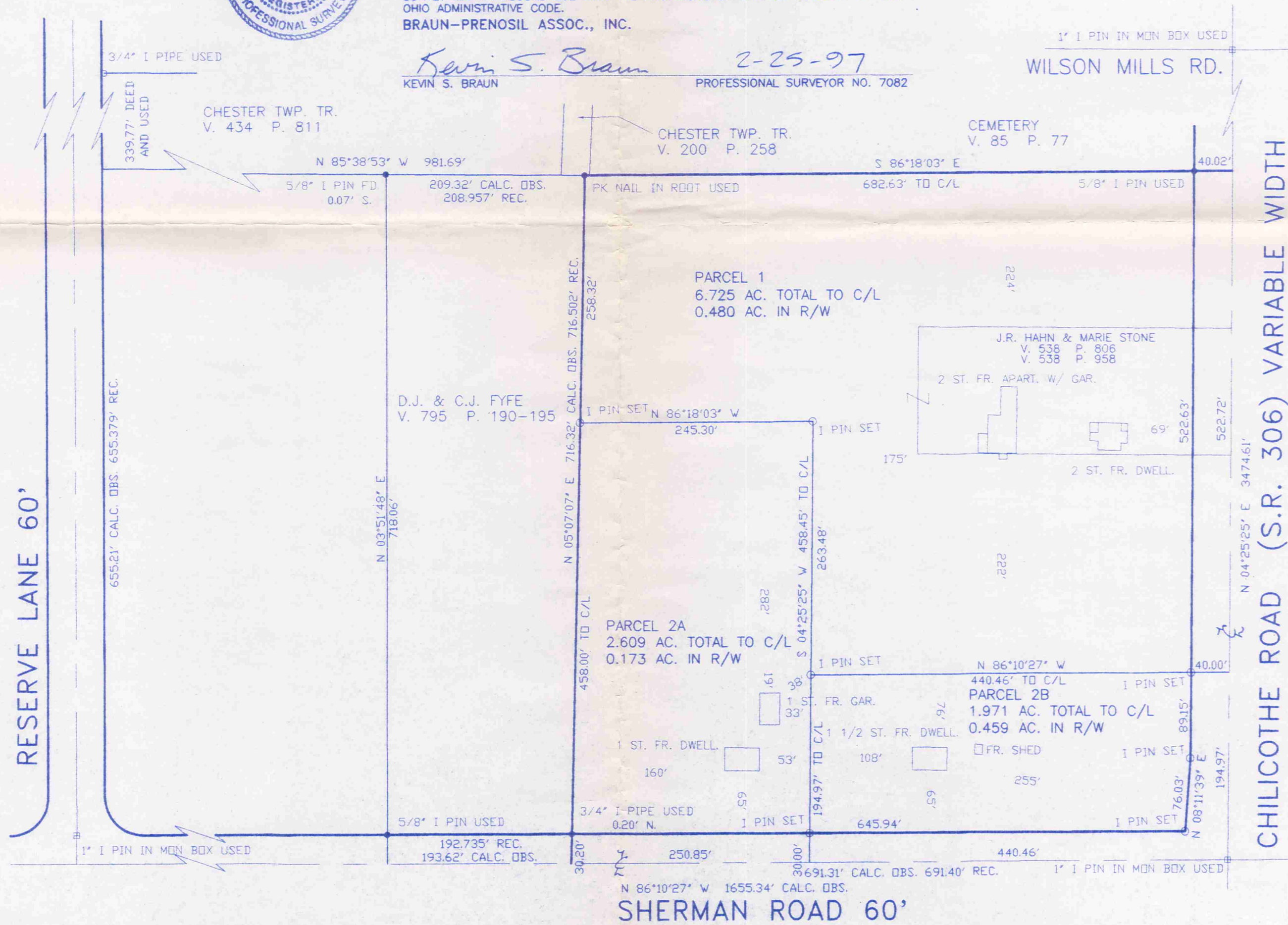
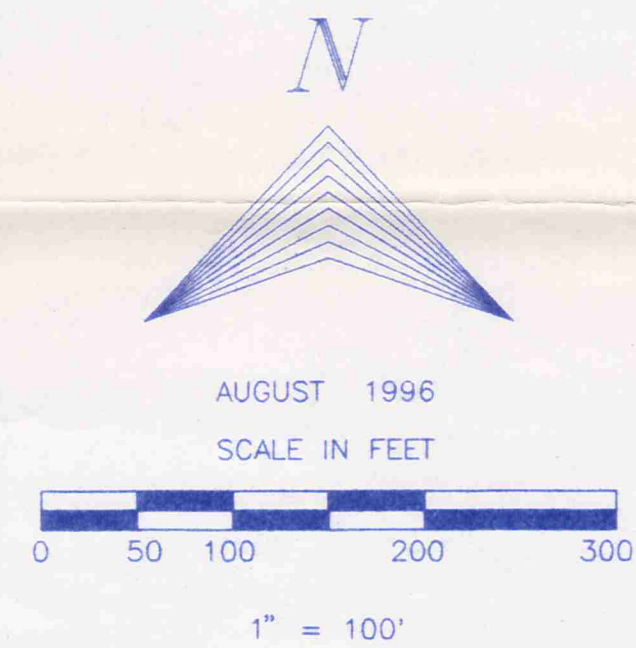
547 EAST WASHINGTON STREET  
CHAGRIN FALLS, OHIO 44022  
(216) 247-8670

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



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-PRNOSIL ASSOC., INC.

*Kevin S. Braun* 2-25-97  
KEVIN S. BRAUN PROFESSIONAL SURVEYOR NO. 7082



SURVEY PLAT AND LEGAL DESCRIPTION APPROVED PER R.C. 315.251  
*R.S.* 2/28/1997  
GEAUGA COUNTY ENGINEER

CHE00056  
CHE00056

Hahn  
picked up 3-3-1997  
#11-129300

# 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.

February 25, 1997

## LEGAL DESCRIPTION OF 1.971 ACRE PARCEL 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 at a 1" iron pin used in a monument box at the centerline intersection of Chillicothe Road (SR 306) with Sherman Road;

Thence North  $86^{\circ} 10' 27''$  West, along the centerline of said Sherman Road, distance of 440.46 feet.

Thence North  $04^{\circ} 25' 25''$  East, passing thru a  $5/8''$  iron pin set at 30.00 feet, a total distance of 194.97 feet to a  $5/8''$  iron pin set;

Thence South  $86^{\circ} 10' 27''$  East, passing thru a  $5/8''$  iron pin set at 400.46 feet, a total distance of 440.46 feet to the centerline of said Chillicothe.

Thence South  $04^{\circ} 25' 25''$  West, along the along the centerline of said Chillicothe Road, a distance of 194.97 feet to the Place of Beginning and containing 1.971 acres of land including 0.459 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. Hahn & Marie Stone  
V., 538, P. 806 & V. 538, P. 958

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

R.S. 2/28/1997

GEAUGA COUNTY ENGINEER

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February 25, 1997

## LEGAL DESCRIPTION OF 2.609 ACRE PARCEL FRONTING ALONG SHERMAN 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 Sherman Road at 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  $05^{\circ} 07' 0.7''$  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  $86^{\circ} 18' 03''$  East, a distance of 245.30 feet to a  $5/8''$  iron pin set;

Thence South  $04^{\circ} 25' 25''$  West, passing thru a  $5/8''$  iron pin set at 428.45 feet, a total distance of 458.45 feet to the centerline of said Sherman Road;

Thence North  $86^{\circ} 10' 27''$  West, along the centerline of said Sherman Road, a distance of 250.85 feet to the Place of Beginning and containing 2.609 acres of land including 0.173 acres within the right-of-way limits of Sherman 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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R.S. 2/28/1997  
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February 25, 1997

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## 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  $04^{\circ} 25' 25''$  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 the centerline of Sherman Road;

Thence North  $86^{\circ} 10' 27''$  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  $04^{\circ} 25' 25''$  east, a distance of 263.48 feet to a  $5/8''$  iron pin set;

Thence North  $86^{\circ} 18' 03''$  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  $05^{\circ} 07' 07''$  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  $86^{\circ} 18' 03''$  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 642.61 feet, a total distance of 682.63 feet to the centerline of said Chillicothe Road,

Thence South  $04^{\circ} 25' 25''$  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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*R.S.* 2/28/1997 *Revised*  
GEAUGA COUNTY ENGINEER

