

LOT SPLIT & CONSOLIDATION PLAT

FOR
GLEN & CHRISTINE LAIR
APRIL, 2004

SITUATED IN THE TOWNSHIP OF CHESTER, COUNTY OF GEauga, AND STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL CHESTER TOWNSHIP LOT No. 20, TRACT No. 2.

PARCEL # 11-082200
RICHARD M. & CHERYL
KONCLER
VOL. 1092, PAGE 0905

PARCEL # 11-074800
JANUSZ W. & MARZENA
OSTROWSKI
VOL. 0834, PAGE 1121

PARCEL # 11-291200
ALFONS & ELVIRA
SCHERMAIER
VOL. 0865, PAGE 0149

S/L 5 SHADOW HILL SUBD.
VOL. 10, PG. 22

S85°05'38"E

5/8" IRON PIN FOUND

5/8" IRON PIN FOUND

5/8" IRON PIN FOUND

5/8" IRON PIN FOUND

5/8" IRON PIN FOUND

5/8" IRON PIN FOUND

5/8" IRON PIN FOUND

5/8" IRON PIN FOUND

5/8" IRON PIN FOUND

PARCEL 1

283,345 S.F.
6.5047 AC.

PARCEL # 11-389177
GLEN B. &
CHRISTINE K. LAIR
VOL. 1362, PAGE 1206

PARCEL 2

326,079 S.F.
7.4858 AC.

PARCEL # 11-057210
GLEN B. &
CHRISTINE K. LAIR
VOL. 1362, PAGE 1206

PARCEL # 11-162300
SHADOW HILL LAKE
ESTATES HOMEOWNERS
ASSOC., INC.
VOL. 0637, PAGE 0288

PARCEL # 11-144610
BONNIE LYNNE HOFFMAN,
TRUSTEE
VOL. 1058, PAGE 0926

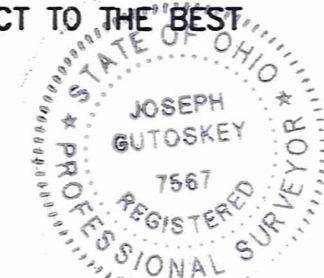
SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251

R.S. 614104
OFFICE OF THE
GEAUGA COUNTY ENGINEER

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THIS MAP IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733.37 OF THE OHIO ADMINISTRATIVE CODE. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF, BEARINGS ARE BASED ON AN ASSUMED MERIDIAN AND ARE INTENDED TO INDICATE ANGLES ONLY, ALL OF WHICH I DECLARE TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.

JOSEPH GUTOSKEY, P.S. No. 7567

DATE



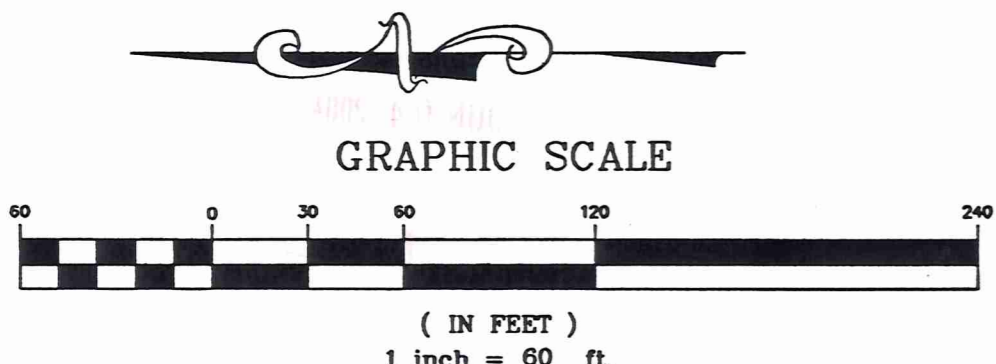
GUTOSKEY & ASSOCIATES INC.

Civil Engineers and Surveyors

17078 MUNN ROAD #3
CHAGRIN FALLS, OHIO 44023

Tel (440) 543-6900
Fax (440) 543-7176

CONTRACT NO.
03-1745



- ⊙ = 3/4" IRON PIN SET (GUTOSKEY, P.S. No. 7567)
- = IRON PIPE OR PIN FOUND

SHERMAN ROAD 60'

N88°47'29"E 528.27'

S88°47'29"W 1.58'

31.78'

5/8" IRON PIN FOUND (ID FORESIGHT)

5/8" IRON PIN FOUND (ID FORESIGHT)

1" IRON PIPE FOUND

5/8" IRON PIN FOUND (ID FORESIGHT)

5/8" IRON PIN FOUND

5/8" IRON PIN FOUND

5/8" IRON PIN FOUND

30.00'

5/8" IRON PIN FOUND

30.62'

S20°43'02"W 141.24'

S14°10'28"W 140.28'

S28°45'06"W 102.50'

S01°45'50"E 148.55'

S01°21'54"E 187.10'

S08°31'44"W 102.09'

N05°10'14"E 46.77'

S10°22'50"W 33.91'

S85°05'38"E 339.26'

S06°09'03"W 523.83'

S06°09'03"W 984.48'

N66°29'34"E 153.46'

S23°58'16"E 150.05'

S23°58'16"E 300.04'

S66°29'34"W 248.42'

S01°12'31"E 96.63'

N66°29'34"E 151.48'

S88°47'29"W 1.58'

CHE00076 CHE00076

Lair
picked up 6-23-04



Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

Joseph Gutoskey, P.E., P.S.

11-389177

Vol. 1739- Pg. 140

Legal Description Parcel No. 1

Situated in the Township of Chester, County of Geauga and State of Ohio and known as being part of Original Chester Lot No. 20, Tract No. 2, Range IX, Township 8 of the Connecticut Western Reserve and being further bounded and described as follows;

Beginning at a point on the centerline of Sherman Road (60'), said point being located **South 88° 47' 29" West**, a distance 1.58 feet from a 1 inch iron pipe found at an angle point in the centerline of Sherman Road, said angle point being located **North 88° 47' 29" East**, a distance of **529.85 feet** from a southeasterly corner of land now or formerly owned by Bonnie Lynne Hofmann, Trustee, by deed recorded in Volume 1058, Page 926 of the Geauga County Records of Deeds;

Course I Thence **North 01° 12' 31" West**, a distance of **96.63 feet** to a 5/8" iron pin found passing through a 5/8" iron pin found (ID Foresight), at a distance of **31.78 feet**;

Course II Thence **North 66° 29' 34" East**, parallel to and 60.00 feet distant from, by normal measurement, the northerly right-of-way of said Sherman Road, a distance of **152.48 feet** to a 5/8 inch iron pin found (ID Foresight);

Course III Thence **North 23° 58' 16" West**, parallel to and 60.00 feet distant from, by normal measurement, a westerly line of land now or formerly owned by Alfons and Elvira Schermaier by deed recorded in Volume 865, Page 149 of the Geauga County Records of Deeds, a distance of **150.05 feet** to a 5/8" iron pin found (ID Foresight);

Course IV Thence **South 66° 29' 34" West**, parallel to and 60.00 feet distant from, by normal measurement, a southerly line of land now or formerly owned by Janusz W. and Marzena Ostrowski by deed recorded in Volume 834, Page 1121 of the Geauga County Records of Deeds, a distance of **197.14 feet** to a 5/8" iron pin found (ID Foresight);

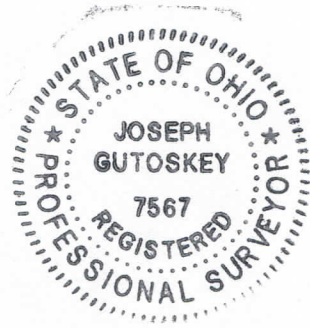
Course V Thence **North 06° 09' 03" East**, parallel to and 60.00 feet distance from, by normal measurement, a westerly line of land of said Janusz W. and Marzena Ostrowski, along a new division line a distance of **523.83 feet** to a 3/4" iron pin set (ID Gutoskey);

- Course VI Thence **North 85° 05' 38" West**, along a new division line a distance of **339.26 feet** to a 3/4" iron pin set (ID Gutoskey), on an easterly line of land of said Bonnie Lynne Hoffman;
- Course VII Thence **North 10° 22' 50" East**, along an easterly line of land of said Bonnie Lynne Hoffman a distance of **564.99 feet** to a 5/8" iron pin found;
- Course VIII Thence **South 85° 05' 38" East**, along a southerly line of Shadow Hill Subdivision as recorded in Volume 10, Page 22 of the Geauga County Records of Plats and distance of **357.59 feet** to a 5/8" iron pin found, at a northwesterly corner of land now or formerly owned by Janusz W. and Marzena Ostrowski by deed recorded in Volume 834, Page 1121 of the Geauga County Records of Deeds, passing through a 5/8" iron pin found at a distance of 10.83 feet;
- Course IX Thence **South 06° 09' 03" West**, along a westerly line of land of said Janusz W. and Marzena Ostrowski a distance of **984.48 feet** to a 5/8" iron pin found (ID Foresight);
- Course X Thence **North 66° 29' 34" East**, along a southerly line of land of said Janusz W. and Marzena Ostrowski a distance of **153.46 feet** to a 5/8" iron pin found at a northwesterly corner of land now or formerly owned by Alfons and Elvira Schermaier by deed recorded in Volume 865, Page 149 of the Geauga County Records of Deeds;
- Course XI Thence **South 23° 58' 16" East**, along a westerly line of land of said Alfons & Elvira Schermaier a distance of **300.04 feet** to a point on the centerline of Sherman Road, passing through a 5/8" iron pin found at a distance of **270.04 feet**;
- Course XII Thence **South 66° 29' 34" West**, along the centerline of said Sherman Road (60') a distance of **248.42 feet** to a one inch iron pipe found at an angle point therein;
- Course XIII Thence **South 88° 47' 29" West**, along the centerline of said Sherman Road a distance of 1.58 feet to the place of beginning and containing 6.5047 acres of land of which 0.1679 acres are in the right-of-way of said Sherman Road as surveyed and described in May, 2004, by Joseph Gutoskey, P.S. 7567, be the same, more or less, but subject to all legal highways. Bearings are to an assumed meridian and are used to denote angles only.

PAGE 2 OF 3

Prior instrument reference is Volume 1362, Page 1206 of the Geauga County Records of Deeds. Being all of Parcel #11-389177 and 0.7703 Acres out of Parcel #11-057210.

Joseph Gutosky RS
6/24



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

R.S. _____ *6/4/04*

OFFICE OF THE
GEAUGA COUNTY ENGINEER



Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

Joseph Gutoskey, P.E., P.S.

Legal Description Parcel No. 2

Situated in the Township of Chester, County of Geauga and State of Ohio and known as being part of Original Chester Lot No. 20, Tract No. 2, Range IX, Township 8 of the Connecticut Western Reserve and being further bounded and described as follows;

Beginning at a point on the centerline of Sherman Road (60'), said point being located **South 88° 47' 29" West**, a distance 1.58 feet from a 1 inch iron pipe found at an angle point in the centerline of Sherman Road, said angle point being located **North 88° 47' 29" East**, a distance of 529.85 feet from a southeasterly corner of land now or formerly owned by Bonnie Lynne Hofmann, Trustee, by deed recorded in Volume 1058, Page 926 of the Geauga County Records of Deeds;

- Course I Thence **South 88° 47' 29" West**, along the centerline of said Sherman Road a distance of **528.27 feet** to a southeasterly corner of land of said Bonnie Lynne Hoffman, Trustee;
- Course II Thence **North 10° 22' 50" East**, along an easterly line of land of said Bonnie Lynne Hoffman, Trustee, a distance of **789.79 feet** to a 3/4" iron pin set (ID Gutoskey) passing through a 5/8" iron pin found at a distance of 30.62 feet;
- Course III Thence **South 85° 05' 38" East**, along a new division line a distance of **339.26 feet** to a 3/4" iron pin set (ID Gutoskey);
- Course IV Thence **South 06° 09' 03" West**, parallel to and 60.00 feet distant from, by normal measurement, a westerly line of land now or formerly owned by Janusz W. and Marzena Ostrowski by deed recorded in Volume 834, Page 1121 of the Geauga County Records of Deeds, along a new division line a distance of **523.83 feet** to a 5/8" iron pin found (ID Foresight);
- Course V Thence **North 66° 29' 34" East**, parallel to and 60.00 feet distance from, by normal measurement, a southerly line of land of said Janusz W. and Marzena Ostrowski, found (ID Foresight) a distance of **197.14 feet** to a 5/8" iron pin found (ID Foresight);
- Course VI Thence **South 23° 58' 16" East**, parallel to and 60.00 feet distant from, by normal measurement, a westerly line of land now or formerly owned by Alfons & Elvira Schermaier by deed recorded in Volume 865, Page 149 of the Geauga County Records of Deeds, a distance of **150.05 feet** to a 5/8" iron pin found (ID Foresight);

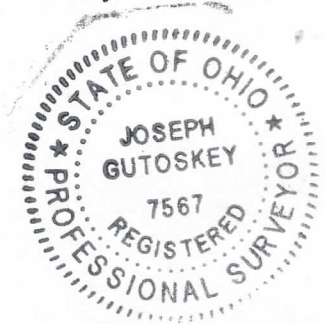
ADDS P.O. MAIL

Course VII Thence **South 66° 29' 34" West**, parallel to and 60.00 feet distant from, by normal measurement, the northerly right-of-way of said Sherman Road, along a new division line a distance of **152.48 feet** to a 5/8" iron pin found (ID Foresight);

Course VIII Thence **South 01° 12' 31" East**, a distance of 96.63 feet to the Place of Beginning, passing through a 5/8" iron pin found (ID Foresight), at a distance of 64.85 feet and containing 7.4858 acres of land of which 0.3618 acres are within the right-of-way of said Sherman Road as surveyed and described in May, 2004, by Joseph Gutoskey, P.S. 7567, be the same more or less, but subject to all legal highways. Bearings are to an assumed meridian and are used to denote angles only.

Prior instrument reference is Volume 1362, Page 1206 of the Geauga County Records of Deeds.

Joseph Gutoskey P.S.
6/2/04



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

R.S. 6/4/04

OFFICE OF THE
GEAUGA COUNTY ENGINEER

ADD. & O. MUL