

NOTE
IRON PIPES SET ARE 1" IN DIAMETER
30" LONG AND HAVE A YELLOW CAP
STAMPED SCHADE 6008.

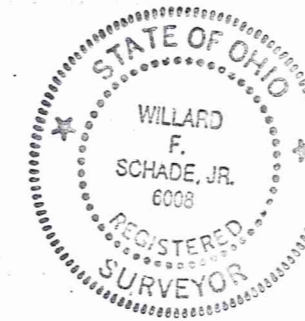
LEGEND

Z = PROPERTY OWNERSHIP
AT PRESENT TIME.

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

R.S. *S 24102*
OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER

BIRCHWOOD SQUARE SUBDIVISION
VOL. 10 PG. 122 & 123
GEAUGA COUNTY RECORD OF PLATS
ORIGINAL CHESTER TOWNSHIP
LOT No. 14 & 24, TRACT No. 3



THIS SURVEY SATISFIES THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS
IN THE STATE OF OHIO AS CODIFIED IN CHAPTER 4733-37 OF THE OHIO
ADMINISTRATIVE CODE.

Willard F. Schade, Jr. *6008*
WILLARD F. SCHADE JR., PROFESSIONAL SURVEYOR No. 6008

REVISED 2-8-2002 REVISED 4-10-2002 REVISED 5-21-2002

SCHADE SURVEYING COMPANY

4043 ERIE STREET Professional Land Surveying WILLOUGHBY, OHIO

SCALE: 1" = 100' APPROVED BY DRAWN BY FJM

DATE: 12-31-2001 FB 105 DISK-MORGANO.ZAK

LEGAL DESCRIPTION SURVEY AND LOT CONSOLIDATION SUBLot 6
FOR: LEONARDO MORGANO 8000 BIRCHWOOD DRIVE

CHESTER TOWNSHIP
GEAUGA COUNTY, OHIO

DRAWING NUMBER
01-1177

ANNA & ANGELO CIANCI, ET. AL.
VOL. 801 PG. 780
PARCEL # 11-388965

1" IRON PIPE FOUND

5/8" IRON PIN FOUND

N 84° 14' 22" W
390.00' PLAT & OBS.

PARCEL No. 1
PARCEL # 11-388610

VOL. 1452 PG. 350

"LEONARDO B. MORGANO"
VOL. 1282 PG. 950 & 951

YURIY A. & ZINAIDA LEBEDEV
VOL. 1426 PG. 993-995
PARCEL # 11-103831

PARCEL No. 2
PARCEL # 11-208150

SIL 6
TOTAL ACRES 3.566

202.27'

N 03° 01' 05" E

1" IRON PIPE SET

12' C.E.T. EASEMENT
OBT

0.1590 ACRES
VOL. 1452 PG. 847
L. MORGANO

SIL 5
(NOW VACATED)

N 12° 57' 33" E
294.01'

277.18'

559.40' OBS.
559.45' PLAT

5/8" IRON PIN FOUND

SIL 4

1" IRON PIPE SET

A=100.00'
C=99.80'
R=110.00'
CB=N07°55'15"W

5/8" IRON PIN
IN CONCRETE
FOUND

BIRCHWOOD DRIVE

A=52.77'
C=52.26'
R=110.00'
CB=579°16'33"W
T=2690'

A=100.02'
C=96.61'
R=110.00'
CB=539°28'50"W

5/8" IRON PIN FOUND

PK NAIL
SET
IN DRIVE

SIL 7

DANIEL & SUSAN MORIARTY
VOL. 6 PG. 1985
PARCEL # 11-117700

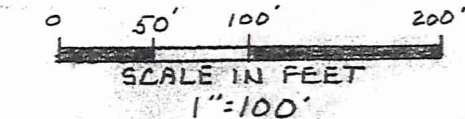
12' C.E.T. EASEMENT
OBT

SIL 6
TOTAL ACRES 3.566

725.00' PLAT

CHESTER ESTATES
SUBDIVISION No. 1
VOL. 7 PG. 32

R. ST. HARZLICK
VOL. 1379 PG. 830
PARCEL #
11-382500
SIL 52



TOTAL CURVE DATA SUBLot 6
A=152.79' C=140.80'
R=110.00'
CB=S 53°13'25"W

WILLARD F. SCHADE, JR., P.S.
PHONE 440 951-6454

Lot Consolidation of Sublot 6 3.566 Acres of land File No. 02-1177

Situated in the Township of Chester, County of Geauga and State of Ohio: and in Original Chester Township Lot 14, Tract Three, and is known as being as Sublot No. 6 of the Birchwood Square Subdivision as recorded in Volume 10, Pages 122 & 123 of the Geauga County Record of Plats and is bounded and described as follows:

Beginning at a 5/8 inch iron pin found at the southeast corner of Sublot No. 6 and on the northerly line of Birchwood Drive (110 feet radius), said point being the southwest corner conveyed to Y. & Z Lebedev as recorded in Volume 1426, Page 993 of Geauga County records of Deeds;

Thence along the north line of said Drive on a curve to the left, a arc distance of 152.79 feet, a chord distance of 140.80 feet, a radius of 110 feet and a chord bearing being South 53° 13' 25" West to a 5/8 inch iron pin found at the southwest corner of said Sublot 6 and the southeast corner of land conveyed to D. & S. Moriarty as recorded in Volume 6, Page 1985 of Geauga County Record of Deeds

Thence North 19° 49' 05" West along the west line of Sublot 6 and the east line of said Moriarty land a distance of 725.00 to a one inch iron pipe found at the northwest corner of Sublot No. 6 and the northeast corner of said Moriarty land;

Thence South 84° 14' 22" East along the south line of land conveyed to A. & A. Cianci as recorded in Volume 801, Page 780 of Geauga County Records of Deeds and along the north line of Birchwood Square subdivision and the north line of Sublot No. 6, a distance of 390.00 feet to a 5/8 inch iron pin found at the northeast corner of Sublot No. 6 and the northwest corner of land conveyed to Y. & Z Lebedev as recorded in Volume 1452, Page 850 of Geauga County Records of Deeds;

Thence South 03° 01' 05" West along the west line of said Lebedev and the west line conveyed to Y. & Z Lebedev as recorded in Volume 1426, Page 993 and the east line of Sublot 6 and passing through a one inch iron pipe set at 282.27 feet, a total distance of 559.40 feet to the place of beginning of this description and contains 3.566 Acres of land according to a survey in December, 2001 by Schade Surveying Company, Willard F. Schade Jr. Professional Surveyor 6008, be the same, more or less but subject to a six foot Utility Easement on both sidelines and all legal highways. Bearings are based on the east line of Sublot No. 6 being South 03° 01' 05" West and are used to describe angles only. Previous Deed Volume 1282 Pages 950 and 951 and Volume 1452, Page 847 of Geauga County Records of Deeds.

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

R. S. 5/24/02
OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER