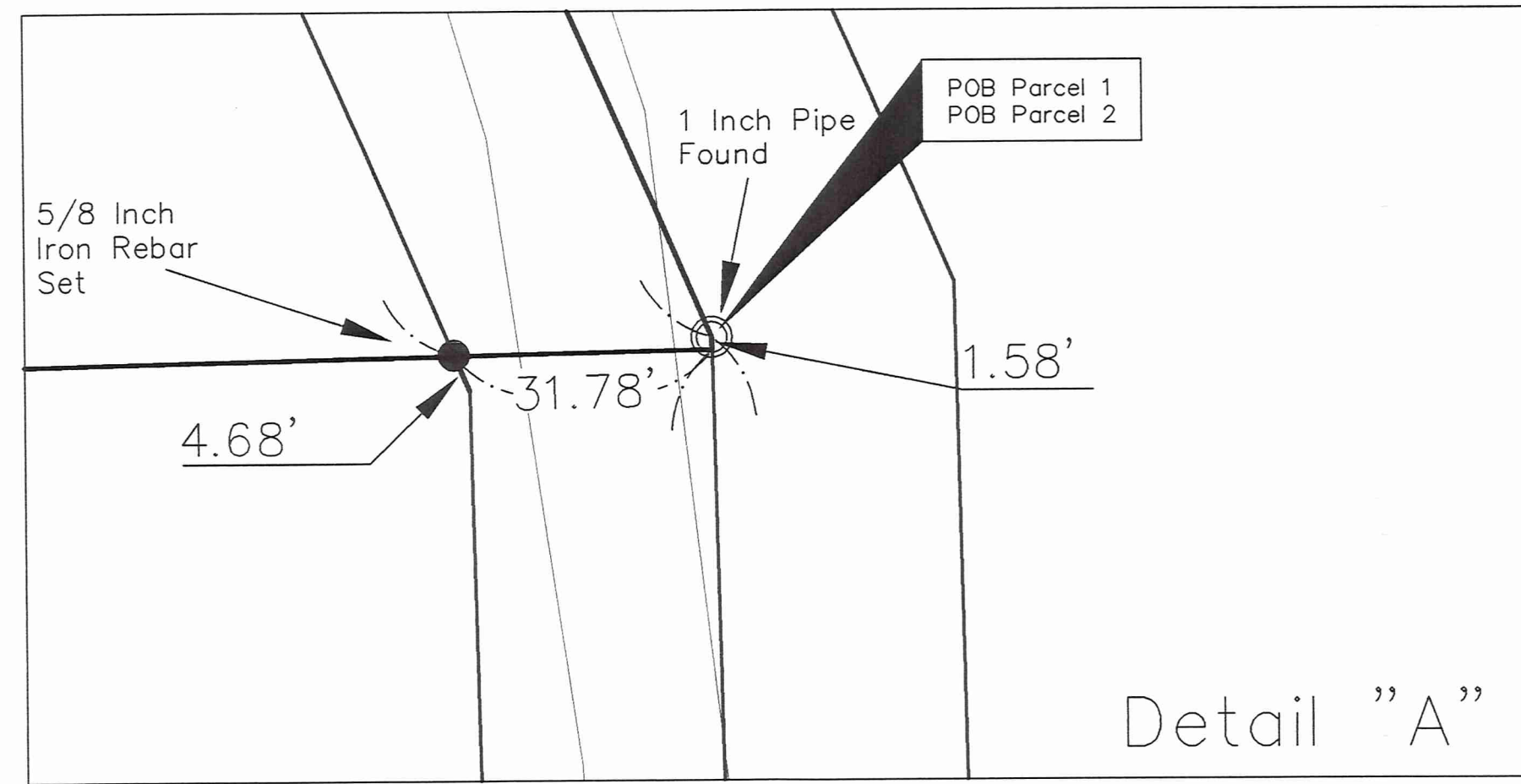
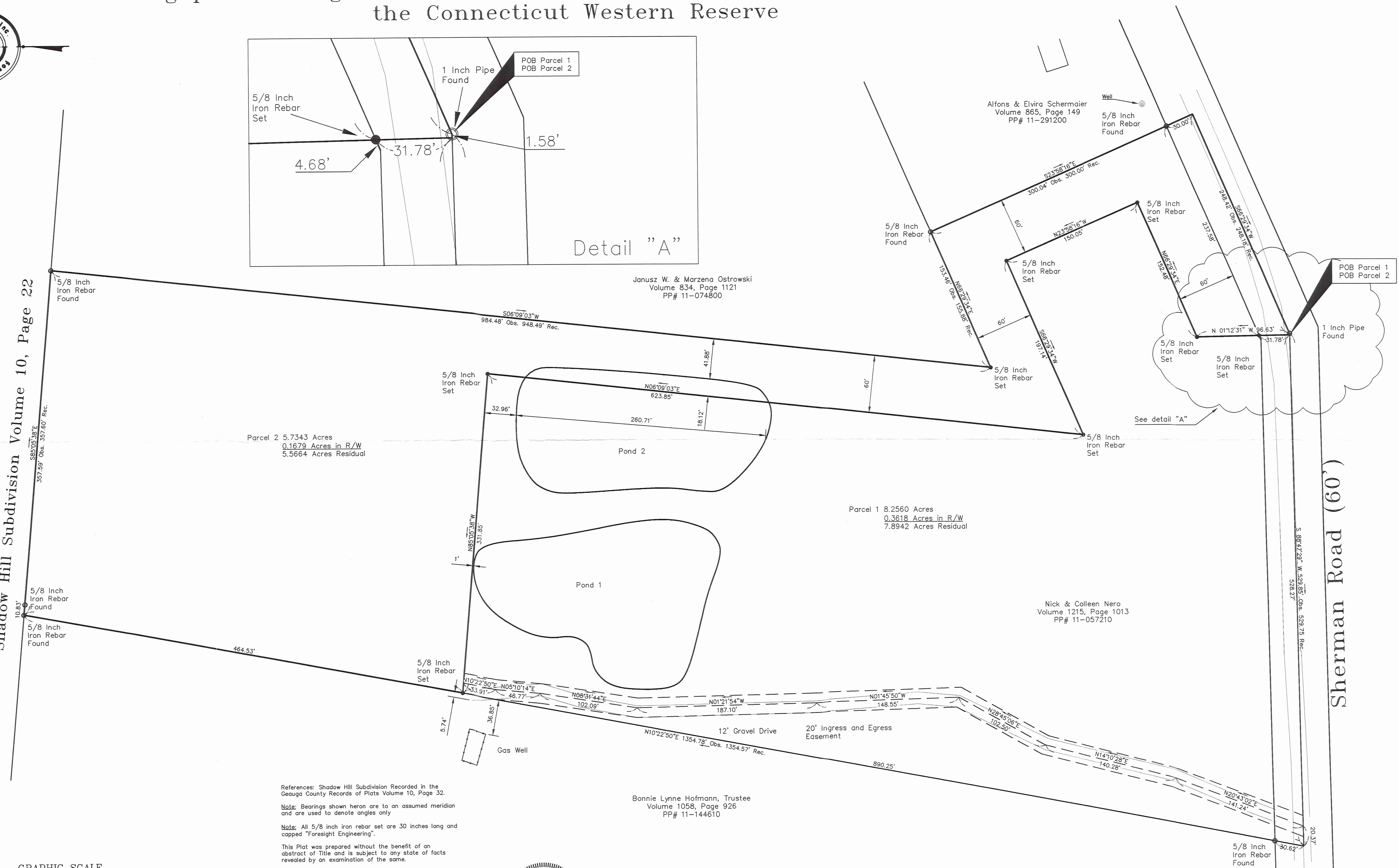


Situated in the Township of Chester, County of Geauga, State of Ohio and known as being part of Original Chester Lot No. 20, Tract 2, Range IX, Township 8 of the Connecticut Western Reserve



Richard M. & Cheryl Koncler
Volume 1092, Page 905
S/L 5 Shadow Hill Subdivision
Plat Volume 10, Page 23
PP# 11-082200

Shadow Hill Subdivision Volume 10, Page 23



Janusz W. & Marzena Ostrowski
Volume 834, Page 1121
PP# 11-074800

Alfons & Elvira Schermaier
Volume 865, Page 149
PP# 11-291200

Parcel 2 5.7343 Acres
0.1679 Acres in R/W
5.5664 Acres Residual

Parcel 1 8.2560 Acres
0.3618 Acres in R/W
7.8942 Acres Residual

Nick & Colleen Nero
Volume 1215, Page 1013
PP# 11-057210

Bonnie Lynne Hofmann, Trustee
Volume 1058, Page 926
PP# 11-144610

References: Shadow Hill Subdivision Recorded in the Geauga County Records of Plats Volume 10, Page 32.

Note: Bearings shown hereon are to an assumed meridian and are used to denote angles only.

Note: All 5/8 inch iron rebar set are 30 inches long and capped "Foresight Engineering".

This Plat was prepared without the benefit of an abstract of Title and is subject to any state of facts revealed by an examination of the same.

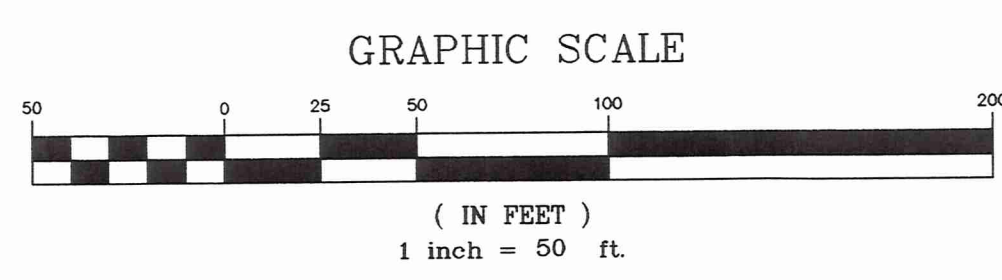
This plat represents a Survey which meets the minimum standards for a boundary Survey in The State of Ohio as specified in the Administrative Code Chapter 4733-37.

Surveyed in May 1999 by Foresight Engineering Group, Inc. Under the supervision of Steven N. Roessner, P.S. #7070

Steven N. Roessner 5/25/99
Steven N. Roessner, P.S. #7070
Foresight Engineering Group, Inc. Date



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.S. 5/25/99
OFFICE OF THE
GEOUGA COUNTY ENGINEER



Foresight Engineering Group
Engineers & Surveyors
440 286-1010 fax
440 286-1034
320 Center Street, Unit F
Cleveland, Ohio 44114

SCALE : Horz. 1" = 50'	Vert. None
FILE NAME:	I:\Net19901\field.dwg
DATE :	May 12, 1999

REVISIONS:

Lot Split
Nick & Colleen Nero
Chester Twp - Geauga County - Ohio
Preliminary Sketch

CHE00103

New
Picked up 6-2-99

Last printed 05/25/99 9:39 AM

CHE00103

Survey Description

For

Parcel 1

May 13, 1999

Situated in the Township of Chester, County of Geauga, State of Ohio and known as being part of Original Chester Lot No. 20, Tract 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 Hofmann, Trustee;

Course II Thence North 10° 22' 50" East along an easterly line of land of said Bonnie Lynne Hofmann, Trustee a distance of 890.25 feet to a 5/8 inch iron rebar set, passing through a 5/8 inch rebar set at a distance of 30.62 feet;

Section plat. (see Survey)

Course III Thence South 85° 05' 38" East along a new division line a distance of 331.85 feet to a 5/8 inch iron rebar set;

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, & 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 623.85 feet to a 5/8 inch iron rebar set;

Course V Thence North 66° 29' 34" East parallel to and 60.00 feet distant from, by normal measurement, a southerly line of land of said Janusz W, & Marzena Ostrowski, along a new division line a distance of 197.14 feet to a 5/8 inch iron rebar set;

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 Shermaier by deed recorded in Volume 865, Page 149 of the Geauga County Records of deeds, along a new division line a distance of 150.05 feet to a 5/8 inch iron rebar set;

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

R.S.

5/28/99

Course VII Thence South 66° 29' 34" West parallel to and 60 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 inch iron rebar set;

Course VIII Thence South 01° 12' 31" East along a new division line a distance of 96.63 feet to the place of beginning, passing through a 5/8 inch iron rebar set at a distance of 64.85 feet and containing 8.2560 acres of land of which 0.3618 acres are within the right-of-way of said Sherman Road.

This description is based on a survey performed by Foresight Engineering Group, Inc. in April 1999 under the supervision of Steven N. Roessner, Professional Surveyor Ohio #7070. All 5/8 inch iron rebar set are 30 inches long and capped Foresight Engineering. Prior instrument reference is Volume 1215, Page 1013 of the Geauga County Records of Deeds. Bearings are to an assumed meridian and are used to denote angles only. Subject to a permanent ingress and egress easement, being further bounded and described as follows:

Being a parcel of land as described by deed to Nick & Colleen Nero, Deed Book Volume 1215, Page 1013, as recorded in the Recorders Office, Geauga County, Ohio.

Said ingress and egress easement being a strip of land having a centerline described as follows:

Beginning at a point located North 88° 47' 29" East a distance of 20.37 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 20-43-02 East a distance of 141.24 feet to a point;

Course II Thence North 14-10-28 East a distance of 140.28 feet to a point;

Course III Thence North 28-45-06 East a distance of 102.50 feet to a point;

Course IV Thence North 01-45-50 West a distance of 148.55 feet to a point;

Course V Thence North 01-21-54 West a distance of 187.10 feet to a point;

Course VI Thence North 08-31-44 East a distance of 102.09 feet to a point;

Course VII Thence North 05-10-14 East a distance of 46.77 feet to a point;

Course VIII Thence North 10-22-50 East a distance of 33.91 feet to a point.

The width of the permanent easement is twenty (20.00) feet. The sidelines of the easement to extend or shorten so as to terminate at the property lines.

CHE 00 103

11-389177

Survey Description
For
Parcel 2
May 13, 1999

Situated in the Township of Chester, County of Geauga, State of Ohio and known as being part of Original Chester Lot No. 20, Tract 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 along a new division line a distance of 96.63 feet to a 5/8 inch iron rebar set passing through a 5/8 inch iron rebar set at a distance of 31.78 feet;
- Course II Thence North 66° 29' 34" East parallel to and 60 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 inch iron rebar set;
- Course III Thence North 23° 58' 16" West ~~East~~ parallel to and 60 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, along a new division line a distance of 150.05 feet to a 5/8 inch iron rebar set;
- 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, & 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 197.14 feet to a 5/8 inch iron rebar set;
- Course V Thence North 06° 09' 03" East parallel to and 60.00 feet distant from, by normal measurement, a westerly line of land of said Janusz W, & Marzena Ostrowski, along a new division line a distance of 623.85 feet to a 5/8 inch iron rebar set;
- Course VI Thence North 85° 05' 38" West along a new division line a distance of 331.85 feet to a 5/8 inch iron rebar set on an easterly line of land of said Bonnie Lynne Hofmann;

CHE 00103

- Course VII Thence North 10° 22' 50" East along an easterly line of land of said Bonnie Lynne Hofmann a distance of 464.53 feet to a 5/8 inch iron rebar 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 a distance of 357.59 feet to a 5/8 inch iron rebar found at a northwesterly corner of land now or formerly owned by Janusz W, & Marzena Ostrowski by deed recorded in Volume 834, Page 1121 of the Geauga County Records of deeds, passing through a 5/8 inch iron rebar found at a distance of 10.83';
- Course IX Thence South 06° 09' 03" West along a westerly line of land of said Janusz W. & Marzena Ostrowski a distance of 984.48 feet to a 5/8 inch iron rebar set;
- Course X Thence North 66° 29' 34" East along a southerly line of land of said Janusz W. & Marzena Ostrowski a distance of 153.46 feet to a 5/8 inch iron rebar found at a northwesterly corner 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;
- 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 inch iron rebar 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 1 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 5.7343 acres of land of which 0.1679 acres are in the right-of-way of said Sherman road.

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

R.S. 5/28/99

OFFICE OF THE
GEAUGA COUNTY ENGINEER

This description is based on a survey performed by Foresight Engineering Group, Inc. in May 1999 under the supervision of Steven N. Roessner, Professional Surveyor Ohio #7070. All 5/8-inch iron rebar set are 30 inches long and capped "Foresight Engineering". Prior instrument reference is Volume 1215, Page 1013 of the Geauga County Records of Deeds. Bearings are to an assumed meridian and are used to denote angles only. Including a permanent ingress and egress easement, being further bounded and described as follows:

Being a parcel of land as described by deed to Nick & Colleen Nero, Deed Book Volume 1215, Page 1013, as recorded in the Records Office, Geauga County, Ohio.

Said ingress and egress easement being a strip of land having a centerline described as follows:

Beginning at a point located North 88° 47' 29" East a distance of 20.37 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 20-43-02 East a distance of 141.24 feet to a point;
- Course II Thence North 14-10-28 East a distance of 140.28 feet to a point;
- Course III Thence North 28-45-06 East a distance of 102.50 feet to a point;
- Course IV Thence North 01-45-50 West a distance of 148.55 feet to a point;
- Course V Thence North 01-21-54 West a distance of 187.10 feet to a point;
- Course VI Thence North 08-31-44 East a distance of 102.09 feet to a point;
- Course VII Thence North 05-10-14 East a distance of 46.77 feet to a point;
- Course VIII Thence North 10-22-50 East a distance of 33.91 feet to a point.

The width of the permanent easement is twenty (20.00) feet. The sidelines of the easement to extend or shorten so as to terminate at the property lines.