

Proposed Lot Split & Combination

for
Deric Williams
 D.Williams & D.C. Richardson
 Vol. 1706, Pg. 145
 (11-302400) / (11-302500)

Part of Lot 18, Tract 2
 Chester Township
 County of Geauga, State of Ohio
 October 30, 2006

THE BOUNDARY SURVEY PLAT WAS DRAWN ON NOVEMBER 1, 2006

This Boundary Survey has been prepared in accordance with Chapter 4733-37, Ohio Administrative Code for Minimum Standards for Boundary Surveys as adopted 2-15-80. This survey was performed under my supervision, and is believed to be correct and accurate to the best of my knowledge.

NOTES
 BASIS OF BEARINGS IS N02°00'30"E AS AN ASSUMED MERIDIAN, AND IS INTENDED TO DENOTE ANGLES ONLY
 RECORDS INCLUDING DEEDS CITED ON EACH PARCEL ALONG WITH COUNTY ROAD RECORDS, WERE USED AS REFERENCE DOCUMENTS AND SOURCES OF DATA
 ALL IRON PINS SET ARE 5/8" DIA x 30" LONG REBAR WITH A REGISTRATION CAP MARKED AS "AAA #7794"

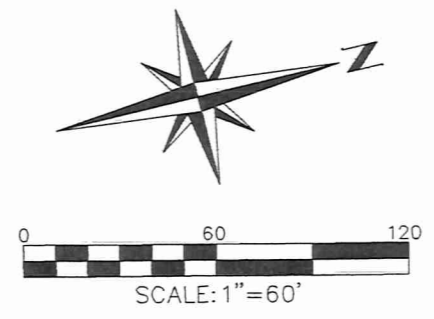
Curve Table

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	9°34'45"	136.86'	818.57'	S63°30'09"W	136.70'
C2	8°38'35"	123.48'	818.57'	S72°36'49"W	123.36'
C3	18°13'20"	260.34'	818.57'	S67°49'27"W	259.24'

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

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 GEauga COUNTY ENGINEER

CHE00160 CHE00160



R. Hull
 Vol. 243, Pg. 373
 (11-149700)

R.Hull
 Vol. 243, Pg. 373
 (11-149600)

R. Hull
 Vol. 243, Pg. 373
 (11-149900)

D.Williams & D.C. Richardson
 Vol. 1706, Pg. 145
 (11-302400)

Lot Combination
Parcel #3
 4.347 Acres.
 189337.7 Sq.ft.

D.Williams & D.C. Richardson
 Vol. 1706, Pg. 145
 (11-302500)

H.P. & D.M. Dean
 Vol. 1432, Pg. 602
 (11-302300)

Lot Summary

Lot	Gross Ac.	R/W Ac.	Net Ac.
Parcel #1	0.244 Acres. 10631.1 Sq.ft.	—	0.244 Acres. 10631.1 Sq.ft.
Parcel #2	0.244 Acres. 10631.1 Sq.ft.	—	0.244 Acres. 10631.1 Sq.ft.
Parcel #3	4.347 Acres. 189337.7 Sq.ft.	0.372 Acres. 16206.5 Sq.ft.	3.975 Acres. 173131.2 Sq.ft.

Keith B. Jones
KEITH B. JONES
 REGISTERED LAND SURVEYOR #7794
 AAA Land Surveying, Inc.
 100 Center Street, Suite 150
 Chardon, OH 44024
 (440) 286-2393



Drawing No. 06-109

1" IP FD
 MON BOX

1" IP FD
 MON BOX

Wilson Mills
 Road ~ 60'

1" IP FD
 MON BOX

Sperry Road ~ 60'

ENCROACHMENT

ENCROACHMENT

Parcel #1

Parcel #2

1" PIPE
 FD & USED

1" PIPE
 FD & USED

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 FD & USED

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VOL 1813 PG 2698
11-3892 65

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AAAlandsurveying@Hotmail.com

Proposed Lot Split Parcel #2

Situated in the Township of Chester, County of Geauga, and the State of Ohio, and known as being part of Original Lot 18, Tract 2 of said Township, and being further bounded and described as follows:

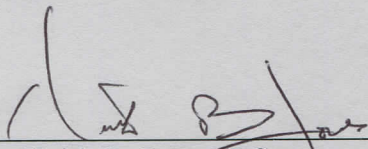
Beginning at a 1" diameter iron pin found and used within a monument box on the centerline of Sperry Road, at a point located S 13°42'43" W, a distance of 30.44 feet from the relocated intersection of Wilson Mills Road (60 feet wide) and Sperry Road (60 feet wide); Thence N 13°42'43" E along the centerline of Sperry Road, passing through said intersection at 30.44 feet, a total distance of 827.80 to an angle point in said centerline; Thence N 02°00'30" E continuing along the centerline of Sperry Road, a distance of 171.13 feet to a point, said point being the northeast corner of D. Williams and D.C. Richardson, as recorded in Volume 1706, Page 145 of Geauga County Deed Records (11-302500); Thence N 87°51'37" W along the northerly line of Williams and Richardson, a distance of 47.67 feet to a 1" iron pipe found and used, said point also being the principal place of beginning of the description to be herein described;

Thence S 06°25'46" W continuing along the northerly line of Williams and Richardson, a distance of 127.55 feet to a 1" iron pipe found and used;

Thence S 49°39'18" W continuing along the northerly line of Williams and Richardson, a distance of 31.91 feet to a 1" iron pipe found and used;

Thence N 83°31'15" W continuing along the northerly line of Williams and Richardson, a distance of 122.50 feet to a 1" iron pipe found and used;

Thence N 50°11'56" E, a distance of 208.68 feet back to the principal place of beginning, containing 0.244 Acres of land, but subject to all legal highways. Being a parcel of land divided from lands deeded to R. Hull, as recorded in Volume 243, Page 373 of Geauga County Deed Records (11-149900). Pursuant to a survey done in October 2006 by Keith B. Jones, Ohio Registered Surveyor #7794 Chardon Ohio. Basis of Bearings is N 02°00'30" E as assumed meridian, and is intended to describe angles only. All iron pins set are 5/8" dia. X 30" long rebar with a registration cap marked as "AAA #7794".


Keith B. Jones, P.S.

12/12/06
Date



SURVEY PLAT & LEGAL DESCRIPTION
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GEAUGA COUNTY ENGINEER

CH 00160

11-302400
Vol 1813 PG 2702

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Proposed Lot Combination Parcel #3

Situated in the Township of Chester, County of Geauga, and the State of Ohio, and known as being part of Original Lot 18, Tract 2 of said Township, and being further bounded and described as follows:

Beginning at a 1" diameter iron pin found and used within a monument box on the centerline of Sperry Road, at a point located S 13°42'43" W, a distance of 30.44 feet from the relocated intersection of Wilson Mills Road (60 feet wide) and Sperry Road (60 feet wide); Thence N 13°42'43" E along the centerline of Sperry Road, passing through said intersection at 30.44 feet, a total distance of 457.56 to the northeast corner of H.P. & D.M. Dean, as recorded in Volume 1432, Page 602 of Geauga County Deed Records (11-302300), said point also being the principal place of beginning of the description to be herein described;

Thence N 83°28'17" W along the northerly line of Dean, passing through a 5/8" iron pin found and used (O'Hara) at 30.44 feet, a total distance of 342.73 feet to a 5/8" iron pin set;

Thence N 19°15'30" W, a distance of 407.91 feet to a 5/8" iron pin set, said point being on the southerly line of R. Hull, as recorded in Volume 243, Page 373 of Geauga County Deed Records (11-149900);

Thence S 83°28'34" E along the southerly line of Hull, a distance of 361.37 feet to a 1" iron pipe found and used;

Thence N 06°30'35" E continuing along the southerly line of Hull, a distance of 16.02 feet to a 1" iron pipe found and used;

Thence N 50°11'56" E, a distance of 208.68 feet to a 1" iron pipe found and used;

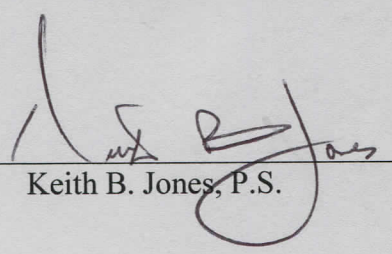
Thence S 87°51'37" E continuing along the southerly line of Hull, a distance of 47.67 feet to a point in the centerline of Sperry Road, said point being the southeast corner of Hull;

Thence S 02°00'30" W along the centerline of Sperry Road, a distance of 171.13 feet to an angle point in said centerline;

Thence S 13°42'43" W continuing along the centerline of Sperry Road, a distance of 370.24 feet back to the principal place of beginning, containing 4.347 Acres of land, but subject to all legal highways. Being a parcel of land combined from lands deeded to D. Williams and D.C. Richardson, as recorded in Volume 1706, Page 145 of Geauga County Deed Records (11-302400), and D. Williams and D.C. Richardson, as recorded in Volume 1706, Page 145 of Geauga County Deed Records (11-302500), and R. Hull, as recorded in Volume 243, Page 373 of Geauga County Deed Records (11-149900).

Pursuant to a survey done in October 2006 by Keith B. Jones, Ohio Registered Surveyor #7794 Chardon Ohio. Basis of Bearings is N 02°00'30" E as assumed meridian, and is intended to describe angles only. All iron pins set are 5/8" dia. X 30" long rebar with a registration cap marked as "AAA #7794".

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