

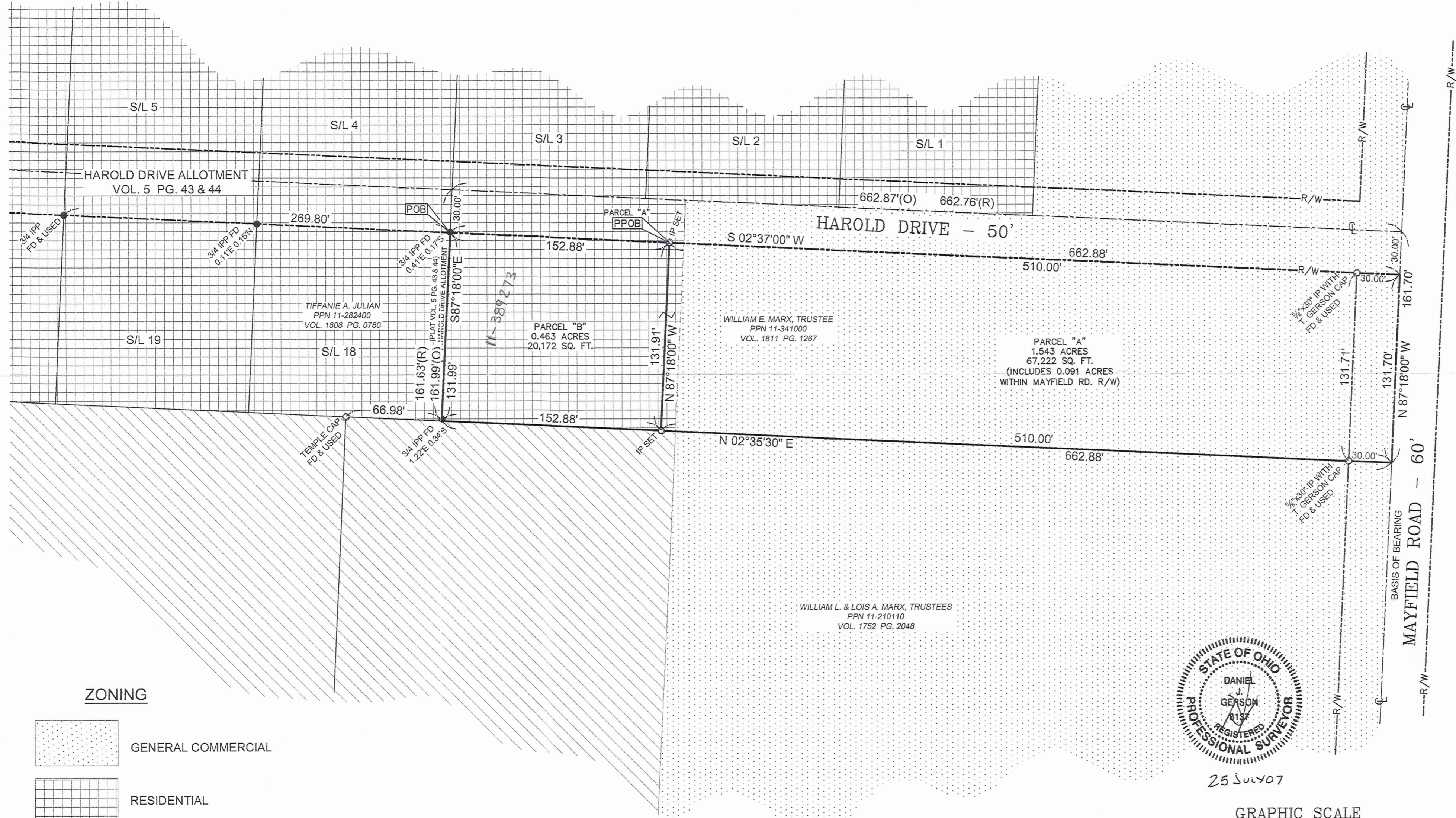


NOTE:

ALL IRON PINS SET ARE 5/8" DIAMETER, 30" LONG STEEL REBAR TOPPED WITH A PLASTIC SURVEYORS CAP WITH THE NAME AND REGISTRATION OF D. GERSON, PS 8137

LEGEND

- (R) RECORD
- (O) OBSERVED
- (M) MEASURED
- IP IRON PIN
- IPP IRON PIPE
- FD FOUND
- CL CENTERLINE
- R/W RIGHT-OF-WAY
- POB PLACE OF BEGINNING
- PPOB PRINCIPAL PLACE OF BEGINNING



ZONING

- GENERAL COMMERCIAL
- RESIDENTIAL
- R-3A



25 July 07

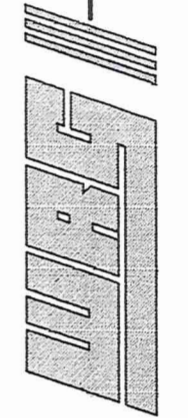
GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
O.R.S. 072707
OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER

REVISED 6/18/07	TITLE	LOT SPLIT	PPN 11-341000
		PART OF O.L. 35, TRACT 3	
		TOWNSHIP OF CHESTER	GEAUGA COUNTY OHIO
	DATE	1-2-07	SCALE 1" = 50'
	DRAWN BY	KLL	CHECKED BY
			DUG
	WILLIAM MARX 12520 AQUILLA RD. CHARDON, OHIO 44024		



WILLIAM R. GRAY ASSOCIATES, INC.
9472 HAMILTON DRIVE, MENTOR, OHIO 44060
(440) 350-0861

Marx (07-003)
picked up 7-27-07
11-341000
Vol. 1829-Pg. 487

CHE00171 CHE00171

WM. R. GRAY ASSOCIATES, INC.

TERRENCE G. GERSON P.E., P.S.
DANIEL J. GERSON, P.E., P.S.

9472 Hamilton Drive
Mentor, Ohio 44060
PHONE: (440) 350-0861
FAX NO: (440) 350-9451
wrg@wmrgray.com



January 2, 2007
Revised: January 5, 2007
Revised: June 18, 2007
Revised: July 25, 2007

25 JUL 07

Legal Description of Split Parcel "A"
1.543 Acres
Out of PPN 11-341000

Situated in the Township of Chester, County of Geauga and State of Ohio, and known as being part of Original Township Lot No. 35, Tract No. 3, and being further bounded and described as follows:

Beginning at the southeasterly corner of a parcel of land conveyed to Tiffanie A. Julian (PPN 11-282400) as recorded in Volume 1808, Page 780 of the Geauga County Records, said parcel also known as sub lot 18 of the Harold Drive Allotment as recorded in Plat Volume 5, Pages 43 and 44 of the Geauga County Records, said point being referenced by a ¼ inch iron pipe found (0.41 ft. East, 0.17 ft. South) and lying on the westerly right of way of Harold Drive (50 ft.), said right of way being offset by 30 feet from the centerline;

Thence, South 02°37'00" West, along the westerly right of way of Harold Drive (50 ft.), a distance of 152.88 feet to a point referenced by a 5/8 inch iron pin set and being the Principal Place of Beginning of the parcel herein intended to be described;

Thence, continuing South 02°37'00" West, along said Harold Drive right of way, passing through a 5/8 inch diameter x 30 inches long iron pin with a T. Gerson cap found at 480.00 feet on the northerly right of way of Mayfield Road (60 ft.), a total distance of 510.00 feet to a point in the centerline of Mayfield Road (60 ft.);

Thence, North 87°18'00" West, along said Mayfield Road centerline, a distance of 131.70 feet to a point, said point being the southeast corner of a parcel of land conveyed to William L. and Lois A. Marx, Trustees (PPN 11-210110), as recorded in Volume 1752, Page 2048 of the Geauga County Records;

Thence, North 02°35'30" East, along the easterly line of said Marx property and passing through a 5/8 inch diameter x 30 inches long iron pin with a T. Gerson cap found at 30.00 feet, a total distance of 510.00 feet to a 5/8 inch iron pin set;

Thence, South 87°18'00" East, a distance of 131.91 feet to the Principal Place of Beginning and containing 1.543 acres (67,222 sq. ft.) of land as surveyed and described by Daniel J. Gerson, P.S. #8137, for William R. Gray Associates, Inc., Professional Engineers and Surveyors. Be the same, more or less, but subject to all legal highways and easements. Surveyed in December of 2006.

All iron pins set are 5/8 inch diameter x 30 inches long and are capped with a plastic surveyor cap bearing the name and registration number of Daniel J. Gerson, P.S.#8137.

The basis of bearing for this survey in the centerline of Mayfield Road (60 ft.), being South 87°18'00" East, as recorded on the plat of the Harold Drive Allotment, Volume 5, Pages 43 and 44 of the Geauga County Records.

Dead of Record: Volume 1811, Page 1267 of the Geauga County Records.

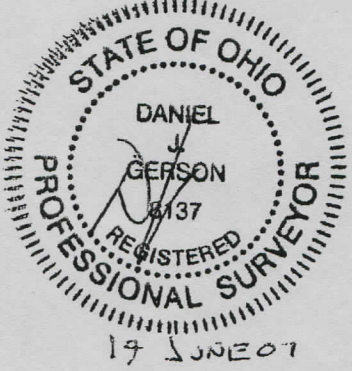
Public Works Engineering Building Design Surveying Land Planning Civil

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GEAUGA COUNTY ENGINEER

WM. R. GRAY ASSOCIATES, INC

TERRENCE G. GERSON P.E., P.S.
DANIEL J. GERSON, P.E., P.S.

9472 Hamilton Drive
Mentor, Ohio 44060
PHONE: (440) 350-0861
FAX NO: (440) 350-9451



January 2, 2007
Revised: January 5, 2007
Revised: June 18, 2007

Legal Description of Split Parcel "B"
0.463 Acres
Out of PPN 11-341000

Situated in the Township of Chester, County of Geauga and State of Ohio, and known as being part of Original Township Lot No. 35, Tract No. 3, and being further bounded and described as follows:

Beginning at the southeasterly corner of a parcel of land conveyed to Tiffanie A. Julian (PPN 11-282400) as recorded in Volume 1808, Page 780 of the Geauga County Records, said parcel also known as sub lot 18 of the Harold Drive Allotment as recorded in Plat Volume 5, Page 43 and 44 of the Geauga County Records, said point being referenced by a 3/4 inch iron pipe found (0.41 ft. East, 0.17 ft. South) and lying on the westerly right of way of Harold Drive (50 ft.), said right of way being offset by 30 feet from the centerline;

Thence, South 02°37'00" West, along the westerly right of way of Harold Drive (50 ft.), a distance of 152.88 feet to a 5/8 inch iron pin set;

Thence, North 87°18'00" West, a distance of 131.91 feet to a 5/8 inch iron pin set on the easterly line of a parcel of land conveyed to William L. and Lois A. Marx, Trustees (PPN 11-210110), as recorded in Volume 1752, Page 2048 of the Geauga County Records;

Thence, North 02°35'30" East, along the easterly line of said Marx property, a distance of 152.88 feet to a point referenced by a 3/4 inch iron pipe found (1.22 ft. East, 0.34 ft. South), said point being the southwesterly corner of said sub lot 18 as conveyed to Tiffanie A. Julian;

Thence, South 87°18'00" East, along the southerly line of sub lot 18, a distance of 131.99 feet to the Principal Place of Beginning and containing 0.463 acres (20,172 sq. ft.) of land as surveyed and described by Daniel J. Gerson, P.S. #8137, for William R. Gray Associates, Inc., Professional Engineers and Surveyors. Be the same, more or less, but subject to all legal highways and easements. Surveyed in December of 2006.

All iron pins set are 5/8 inch diameter x 30 inches long and are capped with a plastic surveyor cap bearing the name and registration number of Daniel J. Gerson, P.S.#8137.

The basis of bearing for this survey in the centerline of Mayfield Road (60 ft.), being South 87°18'00" East, as recorded on the plat of the Harold Drive Allotment, Volume 5, Page 43 and 44 of the Geauga County Records.

Deed of Record: Volume 1811, Page 1267 of the Geauga County Records.

SURVEY PLAT & LEGAL DESCRIPTION
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GEAUGA COUNTY ENGINEER