

COMBINATION OF LANDS

ALL THAT CERTAIN LANDS SITUATE IN LOT 3, TRACT 1, TOWNSHIP OF CHESTER, TOWNSHIP NUMBER 8 NORTH, RANGE IX WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, COUNTY OF GEauga, STATE OF OHIO. A COMBINATION OF THE LANDS TO KATHLEEN H. CUTHBERTSON, AS RECORDED IN DEED VOLUME 1800, PAGE 2532 (PPN 11-014700 & PPN 11-014800) IN THE OFFICE OF THE COUNTY RECORDER.



BASIS OF BEARINGS ARE TO AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF CAVES ROAD NORTH 02°-12'-55" EAST

ACREAGE SUMMARY

| | |
|----------------|---------------|
| 3.5004 ACRES | PPN 11-014700 |
| + 0.5738 ACRES | PPN 014800 |
| <hr/> | |
| = 4.0742 ACRES | |

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

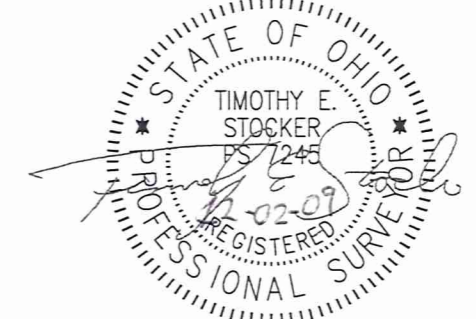
R.S. 12/4/09
OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER

THIS SURVEY WAS PERFORMED TO AN ACCURACY AS SET FORTH IN THE 2003 OHIO ADMINISTRATIVE CODE 4733-37.

REFERENCES

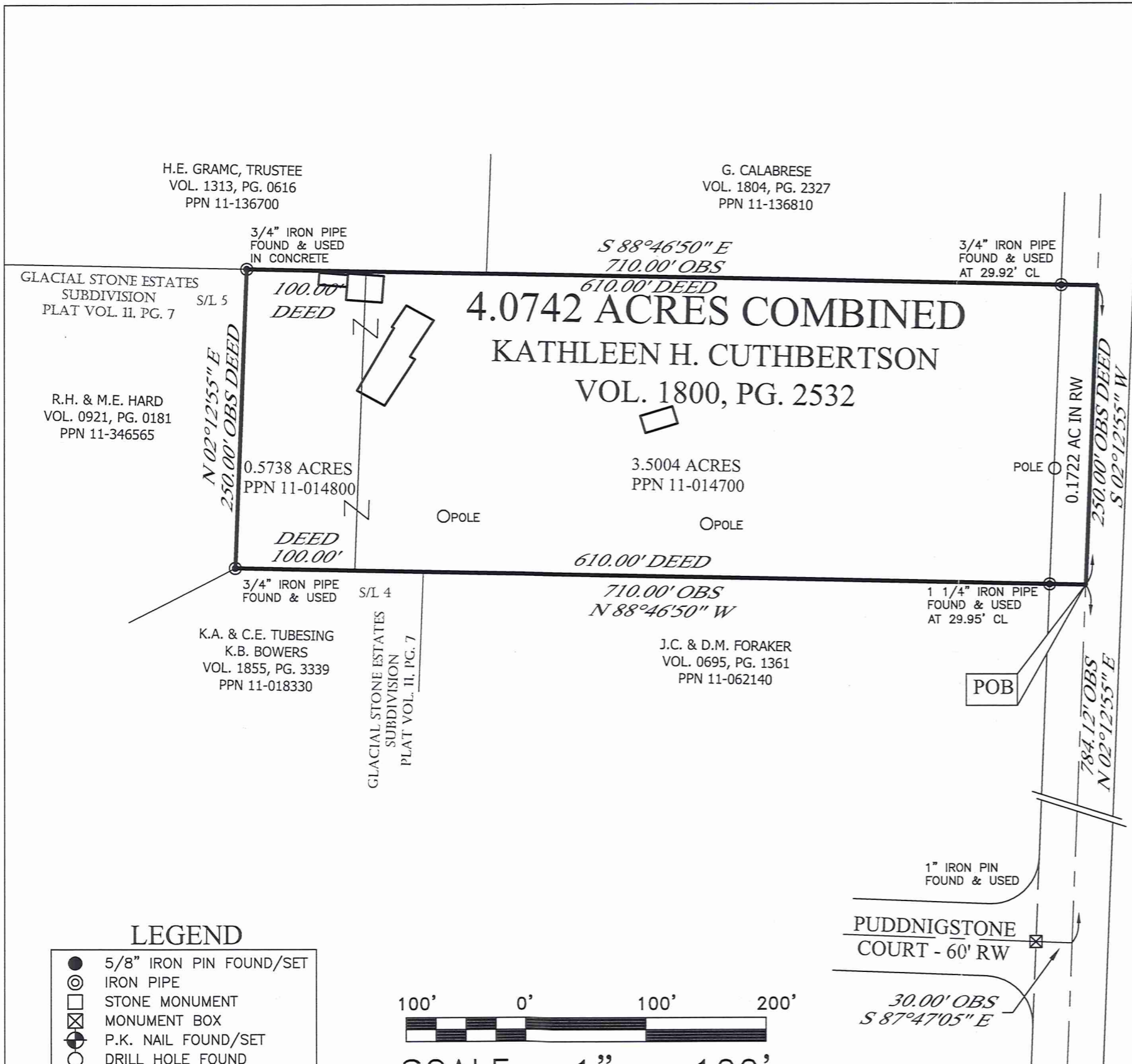
- DEEDS OF RECORD
- PLAT VOL. 11, PG. 7

ALL IRON PIN SET ARE 5/8" X 30" REBAR WITH CAP "CRABBS 7245".



TIMOTHY E. STOCKER, P.S. 7245

CAVES ROAD - 60' RW



LEGEND

| | |
|------|-------------------------|
| ● | 5/8" IRON PIN FOUND/SET |
| ○ | IRON PIPE |
| □ | STONE MONUMENT |
| ⊗ | MONUMENT BOX |
| ⊙ | P.K. NAIL FOUND/SET |
| ○ | DRILL HOLE FOUND |
| CALC | CALCULATED |
| MEAS | MEASURED |
| OBS | OBSERVED |
| DEED | DEED RECITED |
| PLAT | PLAT RECITED |



SCALE: 1" = 100'
NOVEMBER 23, 2009
REVISED DECEMBER 2, 2009

| | | |
|--|--|---|
| PREPARED FOR: - KATHLEEN H. CUTHBERTSON - | PROJECT NAME: COMBINATION OF LANDS | PROJECT ADDRESS: 11180 CAVES ROAD CHESTERLAND, OH |
| | PROJECT LOCATION: GEAUGA COUNTY, OHIO | JOB NUMBER: 4849 |
| FOR INQUIRIES CONCERNING THIS SURVEY CONTACT: CSS CRABBS' SURVEYING SERVICE P.O. BOX 908 PAINESVILLE, OHIO 44077 1-800-488-3968 | | CHK: T. STOCKER DRN: S. LOVEJOY REV: PAGE 1 OF 1 |

CHE 00186
CHE00186

(CHE 00186)

Cuthbertson (09-102)
Mailed 12-04-09
11-014700
Vol. 1875-Pg. 1977

11180 CAVES ROAD, CHESTERLAND

ALL THAT CERTAIN LANDS SITUATE IN LOT 3, TRACT 1, TOWNSHIP OF CHESTER, TOWNSHIP NUMBER 8 NORTH, RANGE IX WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, COUNTY OF GAUGA, STATE OF OHIO. A COMBINATION OF THE LANDS TO KATHLEEN H. CUTHBERTSON, AS RECORDED IN DEED VOLUME 1800, PAGE 2532 (PPN 11-014700 & PPN 11-014800) IN THE OFFICE OF THE COUNTY RECORDER, FURTHER DESCRIBED.

BEGINNING AT A POINT TO MARK THE CENTERLINE OF CAVES ROAD (60 FEET WIDE) AT THE NORTHEAST CORNER OF LANDS TO J.C. & D.M. FORAKER, AS RECORDED IN DEED VOLUME 0695, PAGE 1361, SAID POINT BEING LOCATED FROM A 1" IRON PIN FOUND WITHIN A MONUMENT BOX ASSEMBLY MARKING THE INTERSECTION OF THE WEST LINE OF CAVES ROAD WITH THE CENTERLINE OF PUDDINGSTONE COURT (60 FEET WIDE), SOUTH 87°-47'-05" EAST, A DISTANCE OF 30.00 FEET AND NORTH 02°-12'-55" EAST, WITH THE CENTERLINE OF CAVES ROAD, A DISTANCE OF 784.12 FEET TO THE POINT AND PLACE OF BEGINNING.

THENCE; THE FOLLOWING (4) COURSES AND DISTANCES: NORTH 88°-46'-50" WEST, WITH THE NORTH LINE OF SAID FORAKER AND THE NORTH LINE OF SUBLLOT 4, AS ILLUSTRATED IN THE GLACIAL STONE ESTATES SUBDIVISION, RECORDED IN PLAT VOLUME 11, PAGE 7, THE NORTH LINE OF LANDS TO K.A. & C.E. TUBESING AND K.B. BOWERS, AS RECORDED IN DEED VOLUME 1855, PAGE 3339, (THRU A 1 1/4" IRON PIPE FOUND AT 29.95 FEET) A TOTAL DISTANCE OF 710.00 FEET TO A 3/4" IRON PIPE FOUND TO MARK A POINT AT THE CORNER COMMON TO SUBLOTS 4 & 5, THE NORTHWEST CORNER OF SAID TUBESING AND BOWERS, AT THE SOUTHEAST CORNER OF LANDS TO R.H. & M.E. HARD, AS RECORDED IN DEED VOLUME 0921, PAGE 0181.

THENCE; NORTH 02°-12'-55" EAST, WITH THE EAST LINE OF SUBLLOT 5, LANDS TO SAID HARD, A DISTANCE OF 250.00 FEET TO A 3/4" IRON PIPE FOUND IN CONCRETE TO MARK A POINT AT THE NORTHEAST CORNER OF SUBLLOT 5, THE NORTHEAST CORNER OF SAID HARD, IN THE SOUTH LINE OF LANDS TO H.E. GRAMC, TRUSTEE, AS RECORDED IN DEED VOLUME 1313, PAGE 0616.

THENCE; SOUTH 88°-46'-50" EAST, WITH THE SOUTH LINE OF SAID GRAMC AND THE SOUTH LINE OF LANDS TO G. CALABRESE, AS RECORDED IN DEED VOLUME 1804, PAGE 2327 (THRU A 3/4" IRON PIPE FOUND AT 680.08 FEET) A TOTAL DISTANCE OF 710.00 FEET TO MARK A POINT IN THE CENTERLINE OF CAVES ROAD, AT THE SOUTHEAST CORNER OF SAID CALABRESE.

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Crabbs' Surveying Service, Inc.
P.O. Box 908
Painesville, OH 44077

PHONE (440) 357-5941
FAX (440) 357-1816
E-MAIL crabbsurv@mwwweb.com
<http://www.crabbs-surveying.com>

THENCE; SOUTH 02°-12'-55" WEST, WITH THE CENTERLINE OF CAVES ROAD, A DISTANCE OF 250.00 FEET TO THE POINT AND PLACE OF BEGINNING, SAID LAND CONTAINING 4.0742 ACRES (WITH 0.1722 ACRES IN THE RIGHT OF WAY), BUT SUBJECT TO ALL HIGHWAYS AND EASEMENTS, AS SURVEYED AND DESCRIBED IN NOVEMBER 2009, AS ILLUSTRATED ON A CERTAIN MAP RECORDED IN THE OFFICE OF THE GEAUGA COUNTY ENGINEER, BY TIMOTHY E. STOCKER, P.S. 7245 CRABBS' SURVEYING ORDER 4849. BASIS OF BEARINGS ARE TO AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF CAVES ROAD, NORTH 02°-12'-55" WEST.

THE INTENT OF THIS DESCRIPTION IS TO COMBINE THE LANDS TO KATHLEEN H. CUTHBERTSON, AS RECORDED IN DEED VOLUME 1800, PAGE 2532, PPN 11-014700 & PPN 11-014800.



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

R.S. 12/4/09
OFFICE OF THE Revised
GEAUGA COUNTY ENGINEER

RECEIVED
12/4/09