

**ZONING INFORMATION**

DISTRICT: R3A  
 MIN. LOT SIZE: 3.00 ACRES  
 MIN. FRONTAGE: 200.00 FEET  
 FRONT SETBACK: 100 FEET from C/L  
 SIDE YARD: 25.00 FEET  
 REAR YARD: 50.00 FEET

**LOT SPLIT**

OF LAND OF LAUGHLIN FAMILY LIMITED  
 PARTNERSHIP IN LOT NOS. 31 AND 32 IN TRACT NO. 3  
 CHESTER TOWNSHIP, GAUGA COUNTY, OHIO

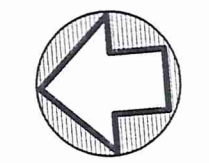
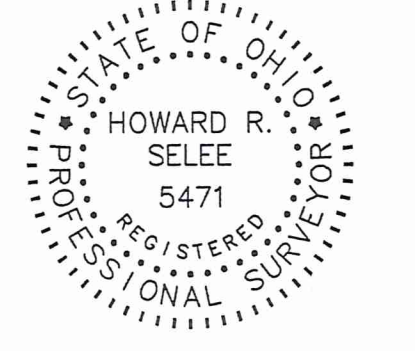
**DEED REFERENCE:**

P.N. 11-389230 PARCEL 1 VOL. 967, PG. 809  
 P.N. 11-189500 PARCEL 2 VOL. 967, PG. 809

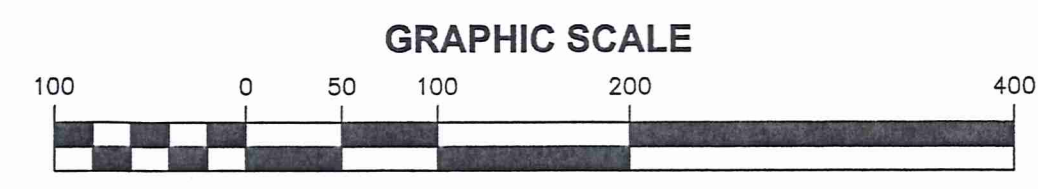
**CERTIFICATION**

I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THIS PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. DIMENSIONS SHOWN ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE TO AN ASSUMED MERIDIAN AND ARE FOR THE SOLE PURPOSE OF DESCRIBING THE RELATIVE ANGULAR VALUE BETWEEN LINES, ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Howard R. Selee*  
 HOWARD R. SELEE, REGISTERED SURVEYOR #5471  
 DATE: FEB. 3 2010



NORTH

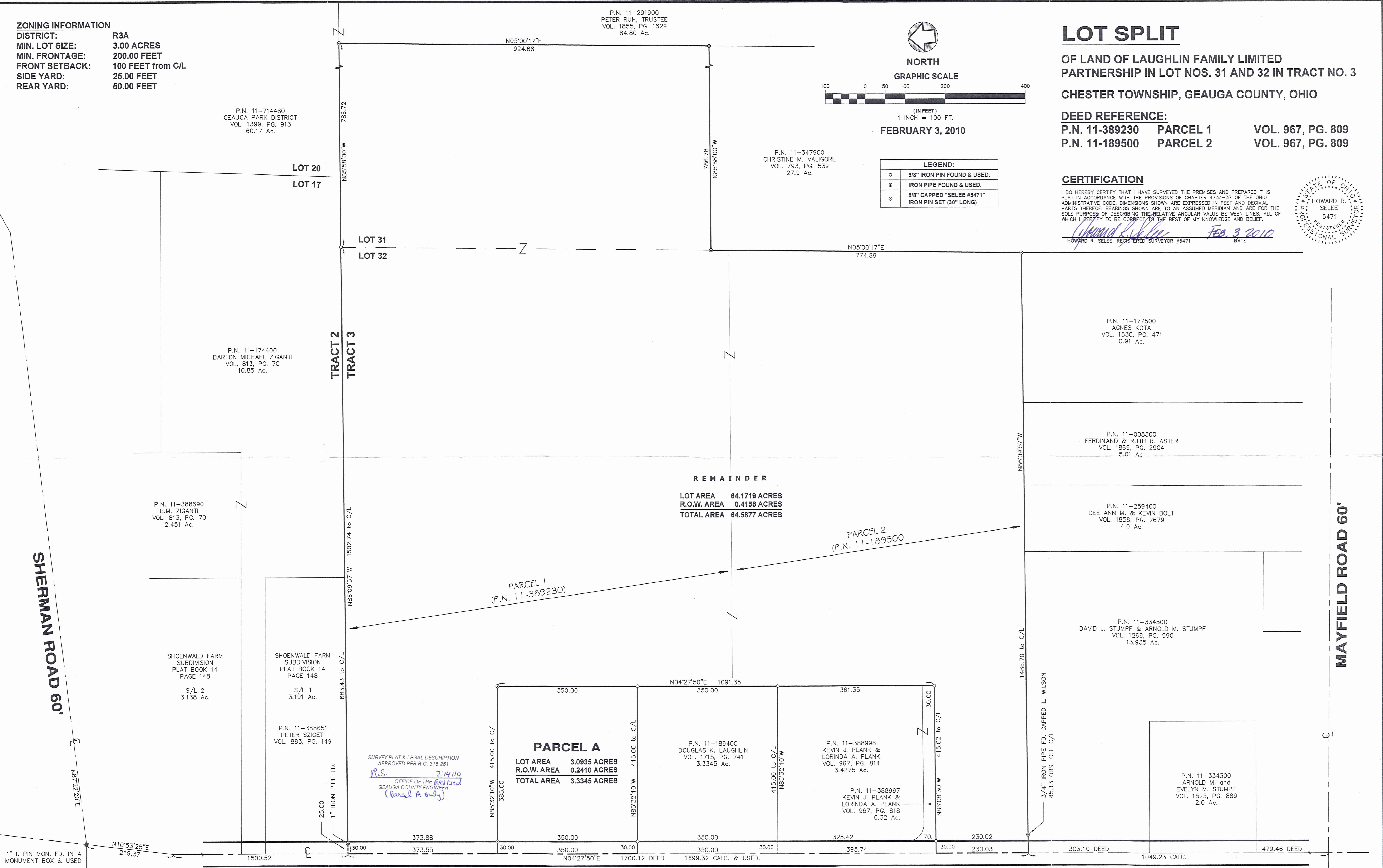


(IN FEET)  
 1 INCH = 100 FT.

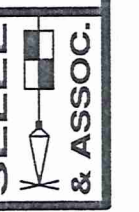
FEBRUARY 3, 2010

**LEGEND:**

○	5/8" IRON PIN FOUND & USED.
⊗	IRON PIPE FOUND & USED.
⊙	5/8" CAPPED "SELEE #5471" IRON PIN SET (30" LONG)



SURVEY PLAT & LEGAL DESCRIPTION  
 APPROVED PER R.C. 315.231  
*R.S.* 2.14.110  
 OFFICE OF THE REGISTERED  
 GAUGA COUNTY ENGINEER  
 (Parcel A only)



CHE00188  
CHE00188

Laughlin (10-004)  
picked up 2-4-10

# HOWARD R. SELEE & ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS

9701 BROOKPARK RD. • #231 • CLEVELAND, OHIO 44129  
TELEPHONE (216) 398-0280  
FAX (216) 351-0920

January 26, 2010  
File No. 93569 I PB  
Revised Feb. 3, 2010

11-389288  
Vol. 1876-Pg. 2535

## LEGAL DESCRIPTION PARCEL A – SPERRY ROAD

Situated in the Township of Chester, County of Geauga and State of Ohio and known as being part of Lot No. 32 in Tract 3 of said Township, bounded and described as follows:

Beginning at a 1 inch iron pin found in a monument box at the intersection of the centerline of Sherman Road, 60.00 feet wide with the centerline of Sperry Road, 60.00 feet wide;

Thence South  $10^{\circ} 53' 25''$  West, along the said centerline of Sperry Road, a distance of 219.37 feet to an angle point therein;

Thence South  $04^{\circ} 27' 50''$  West, continuing along the said centerline of Sperry Road, a distance of 1874.07 feet to the PRINCIPAL PLACE of BEGINNING of the premises herein intended to be described;

Thence continuing South  $04^{\circ} 27' 50''$  West, along the said centerline of Sperry Road, a distance of 350.00 feet to the northwesterly corner of land conveyed to Douglas K. Laughlin by deed recorded in Volume 1715, Page 241 of Geauga County Deed Records;

Thence South  $85^{\circ} 32' 10''$  East, along the northerly line of land so conveyed to Douglas K. Laughlin, passing thru a 5/8 inch iron pin found in the easterly right-of-way line of Sperry Road at a distance of 30.00 feet, a total distance of 415.00 feet to a 5/8 inch iron pin found at the northeasterly corner thereof;

Thence North  $04^{\circ} 27' 50''$  East, a distance of 350.00 feet to a 5/8 inch capped (Selee # 5471) iron pin set;

Thence North 85° 32' 10" West, passing thru a 5/8 inch capped (Selee # 5471) iron pin set in the easterly right-of-way line of Sperry Road, at a distance of 385.00 feet, a total distance of 415.00 feet to the centerline of said Sperry Road and the PRINCIPAL PLACE of BEGINNING of the premises herein intended to be described and containing 3.3345 acres of land, more or less, there being 0.2410 acres inside and 3.0935 acres outside road right-of-way and subject to all legal highways as surveyed by Howard R. Selee, Registered Surveyor No. 5471 of HOWARD R. and ASSOCIATES, INC., Professional Land Surveyors, dated January 27, 2010.

Bearings correlate to the value of North 04° 27' 50" East, assigned to the centerline of Sperry Road, by the deed of Laughlin Family Limited Partnership, recorded in Volume 967, Page 809 of Geauga County Deed Records. Retraced between iron pins found on the easterly right-of-way line of Sperry Road.

Deed reference: Volume 967. Page 809

*Howard R. Selee* *Feb. 3, 2010*  
Howard R. Selee  
Registered Surveyor No. 5471



SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
*R.S.* *214110*  
OFFICE OF THE *Revised*  
GEAUGA COUNTY ENGINEER