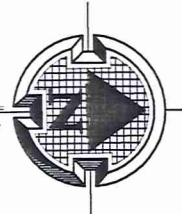


REVISIONS	BY
FEB. 7, 2010 ADDED MIN. SETBACKS	DWN
FEB. 17, 2010 MOVED LOT SPLIT LINE	DWN

Barrington
CONSULTING GROUP, INC.



FOX, LAWRENCE A. & CONNIE M.
P.P.# II-031800
VOL. 1830, PG. 001

CERTIFICATION :

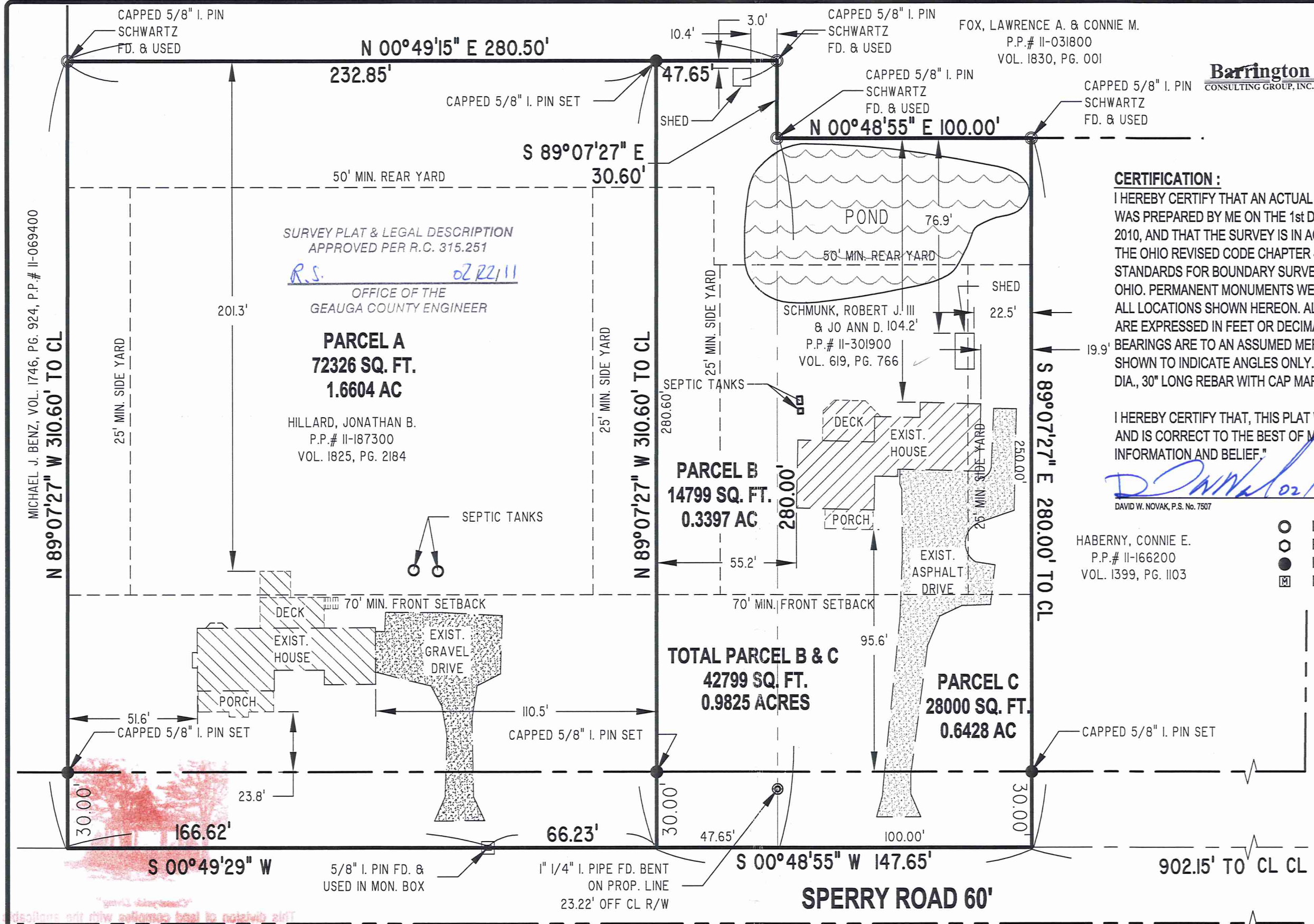
I HEREBY CERTIFY THAT AN ACTUAL BOUNDARY SURVEY WAS PREPARED BY ME ON THE 1st DAY OF DECEMBER 2010, AND THAT THE SURVEY IS IN ACCORDANCE WITH THE OHIO REVISED CODE CHAPTER 4733-37, MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO. PERMANENT MONUMENTS WERE FOUND, OR SET AT ALL LOCATIONS SHOWN HEREON. ALL DIMENSIONS GIVEN ARE EXPRESSED IN FEET OR DECIMAL PARTS THEREOF. BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE SHOWN TO INDICATE ANGLES ONLY. ALL PINS SET ARE 5/8" DIA., 30" LONG REBAR WITH CAP MARKED "NOVAK 7507".

I HEREBY CERTIFY THAT, THIS PLAT WAS PREPARED BY ME AND IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF."

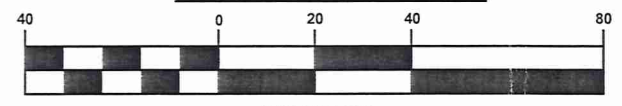
David W. Novak 02/12/2011
DAVID W. NOVAK, P.S. No. 7507

HABERNY, CONNIE E.
P.P.# II-166200
VOL. 1399, PG. 1103

- I. PIN FD.
- ○ PIPE FD.
- I. PIN SET
- MON. FD.



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

SITUATED IN THE TOWNSHIP OF CHESTER, COUNTY OF GEauga AND STATE OF OHIO AND KNOWN AS BEING P.P.N. 11-301900, AND P.P.N. 11-187300 AND BEING A PART OF ORIGINAL LOT No. 28, TRACT 3

Barrington
CONSULTING GROUP, INC.
9114 TYLER BLVD., MENTOR, OHIO 44060
PHONE 440.205.1260 FAX 440.205.1262
www.BarringtonCGL.com



LOT SPLIT
12846 SPERRY ROAD
CHESTERLAND, OHIO 44026
SCHMUNK III RESEDENCE

DRAWN BRL	CHECKED DWN
DATE FEB. 17, 2010	
SCALE 1" = 40'	
JOB NO. 10096	
SHEET	
11	11
OF	SHEETS

CHE00193
CHE00193

(CHE 00193)

Schmunk (11-018)
Picked up 2-22-11
11-187300
Vol. 1898 - Pg. 2758

PARCEL A

Situated in the Township of Chester, County of Geauga and State of Ohio and known as being part of Original Lot 28, Tract 3 and being further bounded and described as follows:

Beginning at a 5/8" iron pin monument found on the centerline of Sperry Road, 60 feet wide, said monument being S 00°48'55" W, 1116.03 feet south from the intersection of said centerline of Sperry Road and the centerline of Mayfield Road (A.K.A. U.S. Highway 322), 60 feet wide:

Thence S 00°49'29" W, 166.62 feet along said centerline of Sperry Road to the northeast corner of a parcel of land owned by Michael J. Benz (PPN11-069400), recorded deed, Volume 1746, Page 924, Geauga County Record of Deeds;

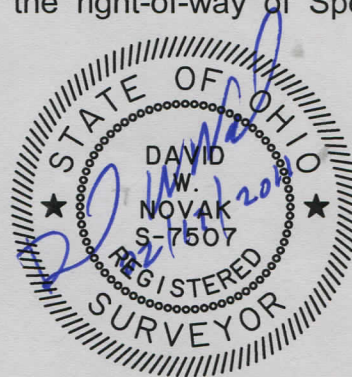
Thence N 89°07'27" W, (passing through a capped 5/8", 30" long iron pin set at 30.00 feet) 310.60 feet along the north line of said Michael J. Benz north line to a capped (Schwartz) 5/8" iron pin found at the south east corner of a parcel of land owned by Lawrence A and Connie M. Fox (PPN 11-031800), recorded deed, Volume 1830, Page 001, Geauga County record of Deeds;

Thence N 00°49'15" E, 232.85 feet along said Fox's east line to a capped 5/8", 30" long iron pin set;

Thence S 89°07'27" E, (passing through a capped 5/8", 30" long iron pin set at 280.60 feet) 310.60 feet to a point on said centerline of Sperry Road;

Thence S 00°48'55" W, 66.23 feet along said centerline of Sperry Road to the place of beginning;

and containing 1.6604 acres (0.1604 acres within the right-of-way of Sperry Road) of land be the same more or less but subject to all legal highways, and easements of record as surveyed and described January, 2011 by David W. Novak, P.S. No. 7507. Bearings used herein are to denote angular relationship only and do not represent true north. The intent of this survey is to describe the remaining parcel of land after splitting 0.3397 acres of land and combine with PPN 11-301900 Deed of Record Vol. 1825, Pg. 2184. PPN 11-1 87300



W:\2010\10096\10096 Legal PARCEL A.doc 2/17/2011

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

R.S. 022211

OFFICE OF THE
GEAUGA COUNTY ENGINEER

PARCEL B

Situated in the Township of Chester, County of Geauga and State of Ohio and known as being part of Original Lot 28, Tract 3 and being further bounded and described as follows:

Beginning at a 5/8" iron pin monument found on the centerline of Sperry Road, 60 feet wide, said monument being S 00°48'55" W, 1116.03 feet south from the intersection of said centerline of Sperry Road and the centerline of Mayfield Road (A.K.A. U.S. Highway 322), 60 feet wide:

Thence N 00°48'55" E, 66.23 feet along said centerline of Sperry Road to a point also being the principal place of beginning;

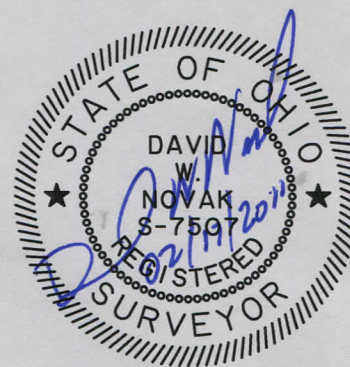
Thence N 89°07'27" W, (passing through a capped 5/8", 30" long iron pin set at 30.00 feet) 310.60 feet to capped 5/8", 30" long iron pin set on the east line of a parcel of land owed by Lawrence A. and Connie M. Fox (PPN 11-031800), recorded deed, Volume 1830, Page 1, Geauga County Record of Deeds;

Thence N 00°49'15" E, 47.65 feet along said Fox's east line to a capped (Schwartz) 5/8" iron pin found;

Thence S 89°07'27" E, (Passing through a capped (Schwartz) 5/8" iron pin found at 30.60 feet at the southwest corner of parcel owned by Robert J. Schmunk III (p.p.# 11-301900) recorded in vol. 619, pg. 766; and along the south line of said Schmunk and passing through a 1 1/4" iron pipe found at 287.38 feet) 310.60 feet to a point on said centerline of Sperry Road;

Thence S 00°48'55" W, 47.65 feet along said centerline of Sperry Road to the principal place of beginning;

and containing 0.3397 acres (0.0328 acres within the right-of-way of Sperry Road) of land be the same more or less but subject to all legal highways, and easements of record as surveyed and described January, 2011 by David W. Novak, P.S. No. 7507. Bearings used herein are to denote angular relationship only and do not represent true north. The intent of this survey is to describe a 0.3397 acres parcel of land split from PPN 11-187300 and combine with PPN 11-301900 Deed of Record Vol. 1825, Pg. 2184.



W:\2010\10096\10096 Legal PARCEL B.doc 2/17/2011

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

R.S. 02/22/11

OFFICE OF THE
GEAUGA COUNTY ENGINEER

PARCEL B-C

Situated in the Township of Chester, County of Geauga and State of Ohio and known as being part of Original Lot 28, Tract 3 and being further bounded and described as follows:

Beginning at a 5/8" iron pin monument found on the centerline of Sperry Road, 60 feet wide, said monument being S 00°48'55" W, 1116.03 feet south from the intersection of said centerline of Sperry Road and the centerline of Mayfield Road (A.K.A. U.S. Highway 322), 60 feet wide:

Thence N 00°48'55" E, 66.23 feet along said centerline of Sperry Road to a point also being the principal place of beginning;

Thence N 89°07'27" W, (passing through a capped 5/8", 30" long iron pin set at 30.00 feet) 310.60 feet to capped 5/8", 30" long iron pin set on the east line of a parcel of land owed by Lawrence A. and Connie M. Fox (PPN 11-031800), recorded deed, Volume 1830, Page 1, Geauga County Record of Deeds;

Thence N 00°49'15" E, 47.65 feet along said Fox's east line to a capped (Schwartz) 5/8" iron pin found;

Thence S 89°07'27" E, 30.60 feet continuing along Fox's east line to a capped (Schwartz) 5/8" iron pin found;

Thence N 00°48'55" E, 100.00 feet along said Fox's east line to a capped (Schwartz) 5/8" iron pin found at the southwest corner of a parcel of land owned by Connie E. Haberny (PPN 11-166200), recorded deed, Volume 1399, Page 1103, Geauga County Record of Deeds;

Thence S 89°07'27" E, (passing through a capped 5/8", 30" long iron pin set 250.00 feet) 280.00 feet to the centerline of said Sperry Road;

Thence S 00°48'55" W, 147.65 feet along said centerline of Sperry Road to the principal place of beginning;

and containing 0.9825 acres (0.1017 acres within the right-of-way of Sperry Road) of land be the same more or less but subject to all legal highways, and easements of record as surveyed and described January, 2011 by David W. Novak, P.S. No. 7507. Bearings used herein are to denote angular relationship only and do not represent true north. The intent of this survey is to combine a 0.3397 acres parcel of land from PPN 11-187300 and combine with 0.6428 acres in PPN 11-301900 Deed of Record Vol. 619, Pg. 766, and Vol. 1825, Pg. 2184.

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

R.S. 02/22/11

OFFICE OF THE
GEAUGA COUNTY ENGINEER

