

**CEDAR ROAD 60'**

P.N. 11-712300  
WEST GEAUGA LOCAL SCHOOL DISTRICT  
VOL. 320, PG. 335

**PLAT OF SURVEY**

SITUATED IN THE TOWNSHIP OF CHESTER, COUNTY OF GEAUGA AND STATE OF OHIO AND KNOWN AS BEING PART OF LOT NO. 6, TRACT NO. 3 IN SAID TOWNSHIP.

PARCEL NOS. 11-713400 (VOL. 251, PG. 61)  
WEST GEAUGA BOARD OF EDUCATION  
  
11-712500 (VOL. 520, PG. 31)  
BOARD OF EDUCATION OF WEST GEAUGA LOCAL SCHOOLS

**BASIS OF BEARINGS:**

THE VALUE OF NORTH 04° 26' 30" EAST ASSIGNED TO THE CENTERLINE OF CHILLICOTHE ROAD AS SHOWN IN THE PLAT OF THE CARMICHAEL ALLOTMENT, RETRACED BETWEEN MONUMENTS AS ILLUSTRATED.

**SOURCE DATA:**

THE CARMICHAEL ALLOTMENT  
VOL. 6, PG. 219 GEAUGA COUNTY PLAT RECORDS  
  
LAND CONVEYED TO IDA B. GRAHAM  
VOL. 177, PG. 517 GEAUGA COUNTY DEED RECORDS

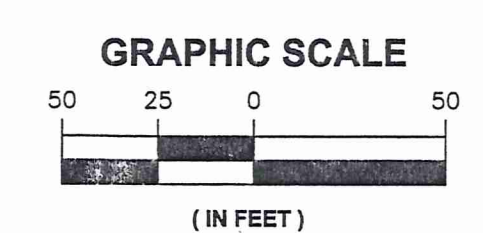
**ZONING APPROVAL:**

THIS PLAT COMPLIES WITH ALL APPLICABLE ZONING REGULATIONS CONTAINED IN THE CHESTER TOWNSHIP ZONING RESOLUTION.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011

J. MEIRING BORCHERDS, ZONING INSPECTOR

LOT AREA 14.7409 ACRES  
R.O.W. AREA 0.3793 ACRES  
TOTAL AREA 15.1202 ACRES



MARCH 22, 2011  
REV. APRIL 20, 2011

TRACT 3

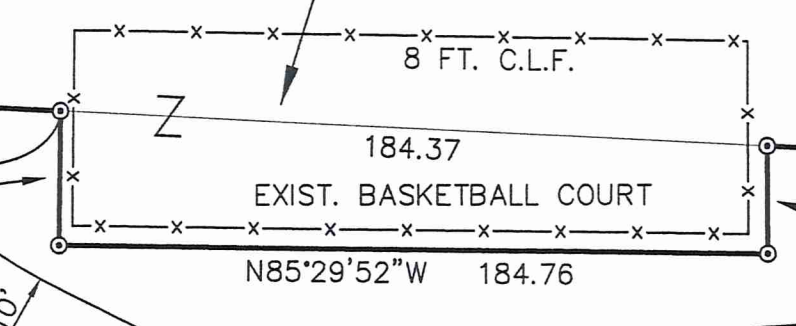
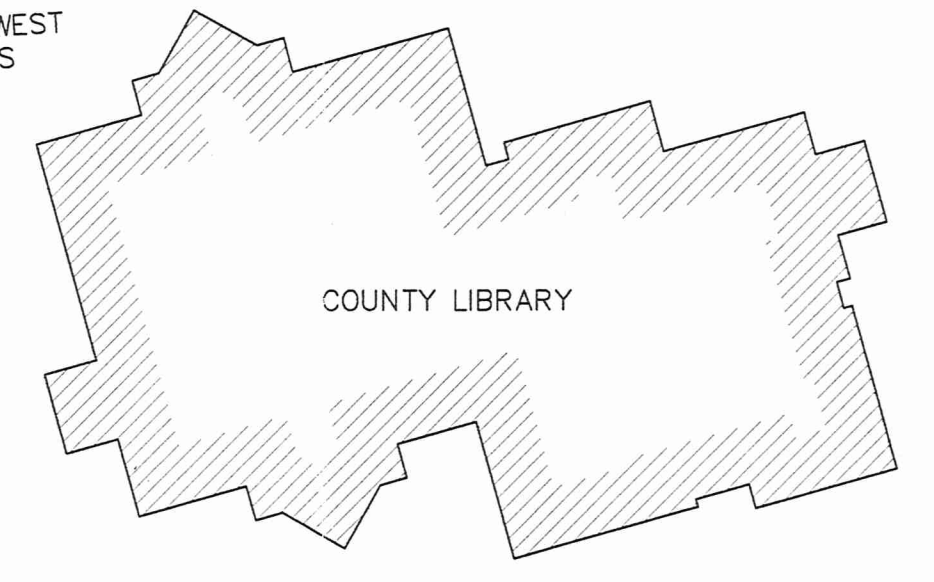
LOT 1  
LOT 9

CHILLICOTHE ROAD 60' (S.R. 306)

**P.N. 11-712500**

BOARD OF EDUCATION OF WEST GEAUGA LOCAL SCHOOLS  
VOL. 520, PG. 31

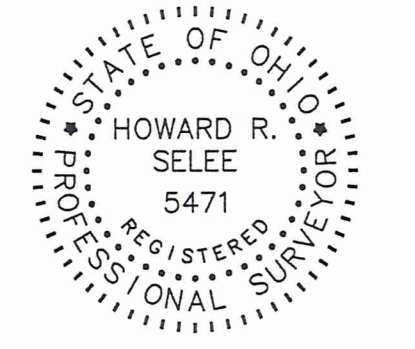
LOT AREA 4.2538 ACRES  
R.O.W. AREA 0.2198 ACRES  
TOTAL AREA 4.4736 ACRES



5/8" I. PIN FD.  
0.09 NORTH  
0.57 WEST

**LEGEND:**

⊗	1" IRON PIPE FOUND & USED.
⊙	5/8" CAPPED "SELEE #5471" IRON PIN SET (30" LONG)
■	IRON PIN MONUMENT FOUND & USED



DIMENSIONS SHOWN ARE HEREON EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. MONUMENTS WERE FOUND OR SET AS INDICATED HEREON. 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* 4-22-2011  
HOWARD R. SELEE, REG. SURVEYOR #5471 DATE

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.257  
R.S. 042711  
OFFICE OF THE REGISTERED  
GEAUGA COUNTY ENGINEER

**HOWARD R. SELEE & ASSOCIATES, INC.**  
PROFESSIONAL LAND SURVEYORS  
9701 BROOKPARK ROAD \* SUITE 231 \* CLEVELAND, OH 44129  
(216) 398-0280 File No. 11019-LSC

**CARMICHAEL DRIVE 60'**

5/8" I. PIN FD. AND USED  
AT 40.00 OFF C/L PER  
THE CARMICHAEL ALLOTMENT  
(VOL. 6, PG. 219 GEAUGA CO. PLAT RECS.)

CHESTER TWP.  
RUSSELL TWP.

THE CARMICHAEL ALLOTMENT  
VOLUME 6, PAGE 219  
GEAUGA COUNTY PLAT RECORDS

THE CARMICHAEL ALLOTMENT  
VOLUME 6, PAGE 219  
GEAUGA COUNTY PLAT RECORDS

S/L 5

S/L 6

S/L 7

S/L 8

S/L 9

S/L 50

S/L 49

S/L 48

S/L 47

S/L 46

S/L 45

S/L 44

S/L 43

CHILLICOTHE ROAD 60' (S.R. 306)

CHILLICOTHE ROAD 60' (S.R. 306)

CHILLICOTHE ROAD 60' (S.R. 306)

CHE001916  
CHE00196

West Geauga Board of Education (11-039)  
Picked up 4-27-11

# HOWARD R. SELEE & ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS

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

March 23, 2011  
File No. 11019.1  
Revised April 20, 2011

## LEGAL DESCRIPTION LIBRARY SITE, CHILLICOTHE ROAD Board of Education of West Geauga Local Schools

Situated in the Township of Chester, County of Geauga and State of Ohio and known as being a part of Original Chester Township Lot No. 6, Tract t No. 3, bounded and described as follows:

Beginning at a point in the centerline of Chillicothe Road, S.R. 306, 60.00 feet wide, at the southwesterly corner of land conveyed to West Geauga Board of Education, P.P. # 11-713400, by deed recorded in Volume 251, Page 61 of Geauga County Deed Records, said point being distant South 04° 26' 30" West, a distance of 1894.80 feet from a 1 inch iron pin in monument box found at the intersection of said centerline of Chillicothe Road with the centerline of Cedar Road, 60.00 feet wide;

Thence South 83° 24' 00" East, along the southerly line of land so conveyed to the West Geauga Board of Education, passing thru the easterly right-of-way line of Chillicothe Road, at a distance of 30.02 feet, said point being referenced by a 5/8 inch iron pin found, 0.05 feet north and 0.15 feet east, a total distance of 337.54 feet to a 5/8 inch capped (Selee # 5471) iron pin set;

Thence South 04° 30' 40" West, a distance of 34.44 feet to a 5/8 inch capped (Selee # 5471) iron pin set;

Thence South 85° 29' 52 " East, a distance of 184.76 feet to a 5/8 inch capped (Selee # 5471) iron pin set;

Thence North 03° 26' 37" East, a distance of 27.70 feet to a 5/8 inch capped (Selee # 5471) iron pin set in the said southerly line of land so conveyed to West Geauga Board of Education;

Thence South 83° 24' 00" East, along the said southerly line of land so conveyed to West Geauga Board of Education, a distance of 138.52 feet to a 5/8 inch capped (Selee # 5471) iron pin set at the angle point in the southerly line thereof, said point being also the northwesterly corner of Sublot No. 50 in The Carmichael Allotment, as showed by the recorded Plat recorded in Volume 6, Page 219 of Geauga County Plat Records;



**HOWARD R. SELEE & ASSOCIATES, INC.**

PROFESSIONAL LAND SURVEYORS

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

March 23, 2011  
 File No. 11019.2  
 Revised April 25, 2011

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

*R.S.* 04/27/11  
 OFFICE OF THE *Revised*  
 GEauga COUNTY ENGINEER

**LEGAL DESCRIPTION****WEST GEAGA BOARD OF EDUCATION, CHILLICOTHE ROAD**

Situated in the Township of Chester, County of Geauga and State of Ohio and known as being a part of Original Chester Township Lot No. 6, Tract No. 3, bounded and described as follows:

Beginning at a point in the centerline of Chillicothe Road, S.R. 306, 60.00 feet wide, at the southwesterly corner of land conveyed to West Geauga Board of Education, being Parcel Number 11-713400, by deed recorded in Volume 251, Page 61 of Geauga County Deed Records, said point being distant South 04° 26' 30" West, a distance of 1894.80 feet from a 1 inch iron pin in monument box found at the intersection of said centerline of Chillicothe Road with the centerline of Cedar Road, 60.00 feet wide;

Thence South 83° 24' 00" East, along the southerly line of land so conveyed to the West Geauga Board of Education, passing thru the easterly right-of-way line of Chillicothe Road, at a distance of 30.02 feet, said point being referenced by a 5/8 inch iron pin found, 0.05 feet north and 0.15 feet east, a total distance of 337.54 feet to a 5/8 inch capped (Selee # 5471) iron pin set;

Thence South 04° 30' 40" West, a distance of 34.44 feet to a 5/8 inch capped (Selee # 5471) iron pin set;

Thence South 85° 29' 52 " East, a distance of 184.76 feet to a 5/8 inch capped (Selee # 5471) iron pin set;

Thence North 03° 26' 37" East, a distance of 27.70 feet to a 5/8 inch capped (Selee # 5471) iron pin set in the said southerly line of land so conveyed to West Geauga Board of Education;

Thence South 83° 24' 00" East, along the said southerly line of land so conveyed to West Geauga Board of Education, a distance of 138.52 feet to a 5/8 inch capped (Selee # 5471) iron pin set at the angle point in the southerly line thereof, said point being also the northwesterly corner of Sublot No. 50 in The Carmichael Allotment, as showed by the recorded Plat recorded in Volume 6, Page 219 of Geauga County Plat Records;

Page 2 of 2  
West Geauga Board of Education  
Chillicothe Road

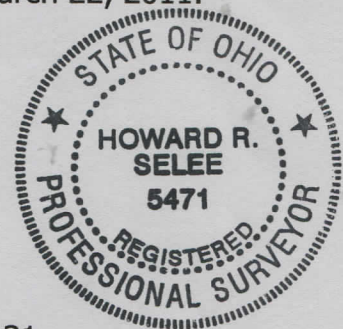
Thence South  $86^{\circ} 10' 00''$  East, continuing along the southerly line of land so conveyed to West Geauga Board of Education and the northerly line of Sublot Nos. 50, 49, 48 and 47 in The Carmichael Allotment a distance of 480.65 feet to a 1 inch iron pipe found at the southeasterly corner of land so conveyed to West Geauga Board of Education and a southwesterly corner of land conveyed to West Geauga Local School District, being Parcel # 11-712300 by deed recorded in Volume 320, Page 335 of Geauga County Deed Records;

Thence North  $04^{\circ} 49' 11''$  East, along the easterly line of land so conveyed to West Geauga Board of Education, said line being also a westerly line of land so conveyed to West Geauga Local School District, a distance of 579.53 feet to a 1 inch iron pipe found at the northeasterly corner of said land conveyed to West Geauga Board of Education and an inner corner of said land conveyed to West Geauga Local School District;

Thence North  $86^{\circ} 02' 47''$  West, along the northerly line of land so conveyed to the West Geauga Board of Education, said line being also a southerly line of land so conveyed to West Geauga Local School District, passing thru a 5/8 inch capped (Selee # 5471) iron pin set at a distance of 1114.45 feet in the easterly right-of-way line of Chillicothe Road, a total distance of 1144.45 feet to a point in the said centerline of Chillicothe Road and the northwesterly corner of said land conveyed to West Geauga Board of Education, said corner being also a southwesterly corner of said land conveyed to West Geauga Local School District;

Thence South  $04^{\circ} 26' 30''$  West, along the said centerline of Chillicothe Road, a distance of 550.00 feet to the place of beginning of the premises herein intended to be described and containing within 15.1202 acres of land more or less, there being 0.3793 acres inside and 14.7409 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. SELEE and ASSOCIATES, INC., Professional Land Surveyors, March 22, 2011.

*Howard R. Selee* 4-25-2011  
Howard R. Selee, P.S.  
Selee and Associates, Inc.  
Reg. Surveyor No. 5471



OWNER: West Geauga Board of Education

DEED REFERENCE: Volume 251, Page 61 and Volume 520, Page 31.

Basis of Bearings: The value of North  $04^{\circ} 26' 30''$  East assigned to the centerline of Chillicothe Road as shown in the Plat of the Carmichael Allotment. Retraced between monuments as illustrated.

**AREA:** 0.1316 acres taken from Parcel # 11-712500 (Board of Education of West Geauga Local Schools) and conveyed to Parcel # 11-713400 ( West Geauga Board of Education).