

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.



Bearings as shown hereon are based on Geodetic North via GPS observation

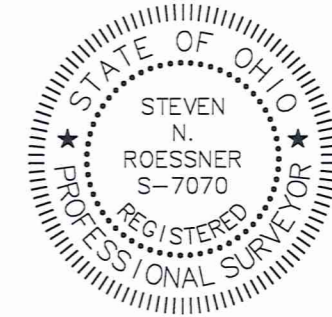
Chillicothe Road (SR306)

All 5/8" rebar set are 30" long capped Foresight Engr.

This Plat was prepared without the benefit of an abstract of Title and is subject to any state of facts revealed by an examination of the same.

This Plat represents a Survey which meets the minimum standards for a Boundary Survey in The State of Ohio as specified in the Administrative Code Chapter 4733-37 Surveyed on December 18, 2012 and updated May, 2014 by Foresight Engineering Group, Inc. Under the supervision of Steven N. Roessner, P.S. #7070

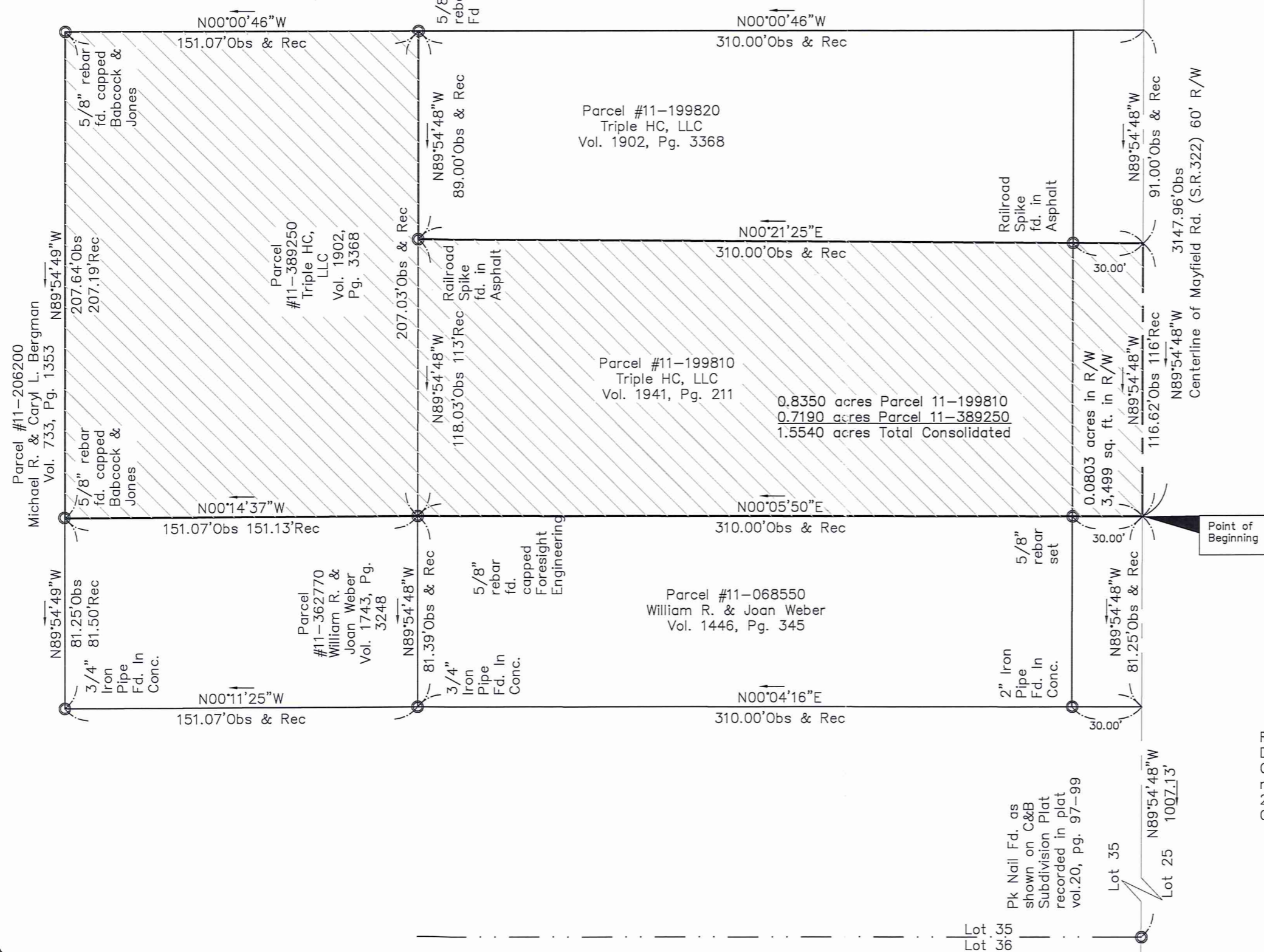
Steven N. Roessner 5/8/14
Steven N. Roessner, P.S. #7070
Date Foresight Engineering Group, Inc.



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
MWB 5/8/14
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.
Rev

Situated in the Township of Chester, County of Geauga, State of Ohio in Lt 35, Tract 3 of Township 8, Range IX of the Connecticut Western Reserve

References:
Deeds as shown & C&B Subdivision as recorded in plat vol. 20, pg. 97-99 of the Geauga County Records



Foresight Engineering Group
Engineers & Surveyors

SCALE: Horiz. 1" = 30'
Vert. None
FILE NAME: Rons31201/Field2
DATE: May 1, 2014

REVISIONS:

Chesterland Tavern
8190 Mayfield Rd.
Chester Twp. - Geauga County - Ohio
Green Space Area Plan

SHEET NO.

CHE. 00210
CHE00210

Triple HC LLC (14-041)
Picked-Up 05/08/14
VOL. 1973 pg. 2691
PPN# 11-199810

Survey Description
Consolidation of Parcels 11-199810 & 11-389250
8190 Mayfield Rd.
May 1, 2014

Situated in the Township of Chester, County of Geauga, State of Ohio in Lot 35, Tract 3 of Township 8, Range IX of the Connecticut Western Reserve and being further bounded and described as follows:

Beginning at the southeasterly corner of parcel 11-068550 owned by William R. and Joan Weber by deed recorded in volume 1446, page 345 of the Geauga County Records, said corner being located on the centerline of Mayfield Road (S.R.322), 60 feet wide, North $89^{\circ}46'28''$ West a distance of 3147.96 feet from a 5/8 inch rebar found in a monument box at the intersection of the centerlines of Mayfield Road and S.R. 306;

- Course 1. Thence North $0^{\circ}05'50''$ East along the easterly line of said parcel 11-068550 a distance of 310.00 feet, passing through a 5/8 inch rebar set at a distance of 30.00 feet, to a 5/8 inch rebar found capped Foresight Engineering at a northeasterly corner of said parcel 11-068550 also being a southeasterly corner of parcel 11-362770 owned by William R. and Joan Weber by deed recorded in volume 1743, page 3248 of the Geauga County Records;
- Course 2. Thence North $0^{\circ}14'37''$ West along an easterly line of said parcel 11-362770 a distance of 151.07 feet to a 5/8 inch rebar found capped Babcock & Jones at a northeasterly corner of said parcel 11-362770, and a southerly line of parcel 11-206200 owned by Michael R. & Caryl L. Bergman by deed recorded in volume 733, page 1353 of the Geauga County Records;
- Course 3. Thence South $89^{\circ}54'49''$ East along a southerly line of said parcel 11-206200 a distance of 207.64 feet to a 5/8 inch rebar found capped Babcock & Jones at a southeasterly corner of said parcel 11-206200, also being the westerly right of way line of Valley View Road, 50 feet wide;
- Course 4. Thence South $0^{\circ}00'46''$ East along the westerly right of way of Valley View Road a distance of 151.07 feet to a 5/8 inch rebar found at a northeasterly corner of parcel 11-199820 owned by Triple HC, LLC by deed recorded in volume 1902, page 3368 of the Geauga County Records;

- Course 5. Thence North 89°54'48" West along a northerly line of said parcel 11-199820 a distance of 89.00 feet to a railroad spike found in asphalt at a northwesterly corner of said parcel 11-199820;
- Course 6. Thence South 0°21'25" West along a westerly line of said parcel 11-199820 a distance of 310.00 feet, passing through a railroad spike found in asphalt at a distance of 280.00 feet, to the centerline of Mayfield Road and a southwesterly corner of said parcel 11-199820;
- Course 7. Thence North 89°54'48" West along the centerline of Mayfield Road and the south line of Lot 35 a distance of 116.62 feet to the place of beginning and containing 1.5540 acres of land of which 0.0803 acres are within the right of way of Mayfield Road, as surveyed in December, 2012 and updated in May, 2014 by Foresight Engineering Group, Inc. under the supervision of Steven N. Roessner, Professional Surveyor Ohio #7070. The bearings as used herein are based on geodetic North via GPS observation. All 5/8 inch rebar set are 30 inches long capped Foresight Engr. The prior instrument reference is volume 1902, page 3368 and volume 1941, page 211 of the Geauga County Records.

Steven N. Roessner
 STEVEN N. ROESSNER, P.S. #7070
 FORESIGHT ENGINEERING GROUP, INC.

5/8/14
 DATE



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

MWB *5/8/14*
 GEAGA COUNTY AUDITOR *Rev.*
 TAX MAP DEPT.

