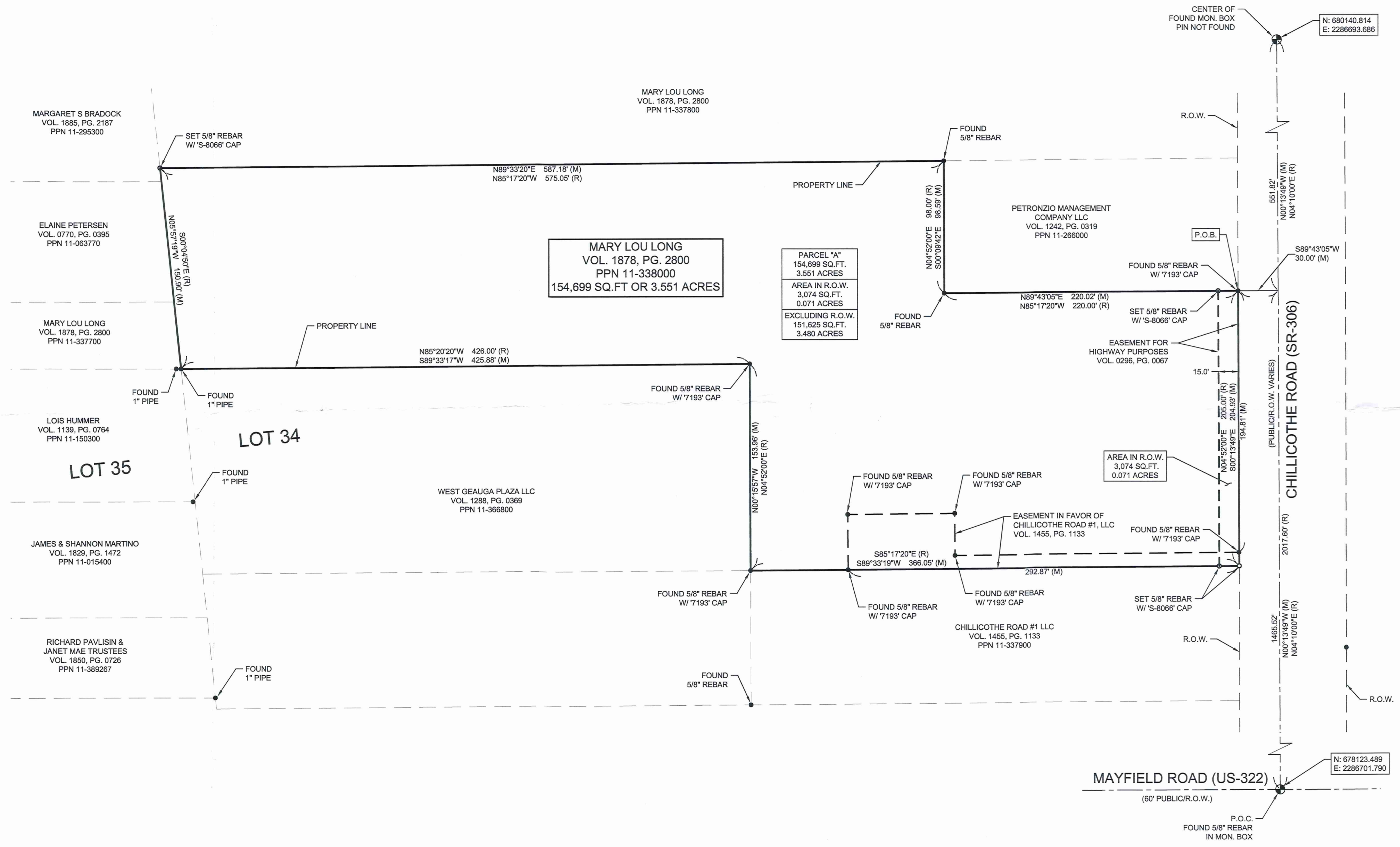


THE RELATIVE POSITIONAL ACCURACY (DUE TO RANDOM ERRORS IN MEASUREMENT) OF THIS SURVEY IS WITHIN THAT ALLOWABLE UNDER OHIO ADMINISTRATIVE CODE 4733-37-04.

**PLAT OF SURVEY FOR
MARY LOU LONG**
SITUATED IN THE THE TOWNSHIP OF CHESTER, COUNTY OF
GEAUGA, AND STATE OF OHIO AND KNOWN AS BEING PART OF
ORIGINAL LOT NUMBER 34, TRACT 3, CHESTER TOWNSHIP.

THE BEARING BASIS FOR THIS SURVEY IS OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83. BEARINGS ARE PER THE CENTERLINE BEARING OF CHILLICOTHE ROAD (SR-306) (N00°13'49"W), PER STATE PLANE COORDINATES.

PLANS PREPARED BY:
LANDTECH
Professional Surveying & Engineering
MI-OH-IA-IN-IL-PA-WI-MN-MO
231-943-0050
FAX: 231-943-0051
www.towersurveyors.com
1275 McGregor Way,
Grawn, MI 49637



DRAWN BY:	CHEL	CHECKED BY:	M.T.M.
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REVISIONS	
DATE	DESCRIPTION
11/04/15	PRELIMINARY DRAWINGS

**PLAT OF SURVEY FOR
MARY LOU LONG**
SITUATED IN THE THE TOWNSHIP OF CHESTER,
COUNTY OF GEAUGA, AND
STATE OF OHIO AND KNOWN
AS BEING PART OF
ORIGINAL LOT NUMBER 34,
TRACT 3, CHESTER
TOWNSHIP.

LEGEND

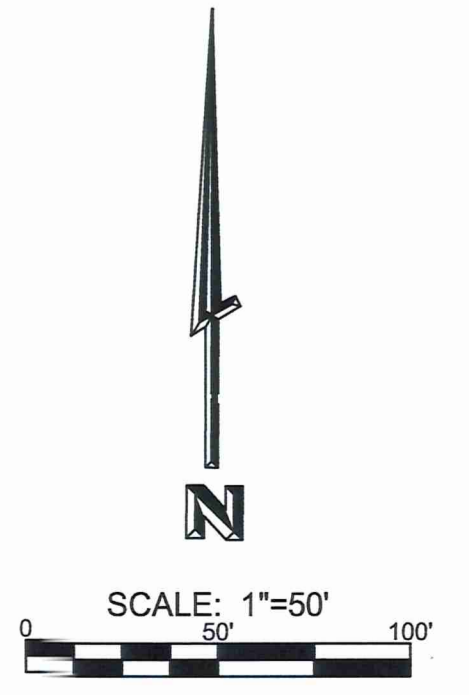
- IRON FOUND
- IRON SET W/ P.S. #8066
- ⊙ MONUMENT FOUND
- (R) RECORD
- (M) MEASURED
- ▲ P.K. NAIL FOUND
- △ P.K. NAIL SET

- REFERENCES USED:**
- DEEDS OF RECORD.
 - CENTERLINE PLAT FOR STATE OF OHIO DEPARTMENT OF HIGHWAYS CHILLICOTHE ROAD (GEA 306-12.07), VOL. 7, PG. 17, GEAUGA COUNTY.
 - PLAT OF HERRICK COUNTRY ESTATES, VOL. 5, PG. 39-40, GEAUGA COUNTY.
 - SR-306 CHILLICOTHE ROAD 1957 ODOT PLANS.

SURVEYOR CERTIFICATION:
THIS SURVEY WAS PERFORMED BY, OR UNDER THE RESPONSIBLE DIRECTION OF THE UNDERSIGNED REGISTERED LAND SURVEYOR AND TO THE BEST OF SAID REGISTERED LAND SURVEYOR'S KNOWLEDGE AND BELIEF, SAID SURVEY WAS EXECUTED ACCORDING TO THE APPLICATION SURVEY REQUIREMENTS OF 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

Matthew T. Mokanyk
Matthew T. Mokanyk, P.S., P.E.
Ohio P.S. No. S-8066
Date: 11/15/15
11/15/15
Date

Matthew T. Mokanyk
SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.



CHE 00220

CHE00220

Long, Mary Lou (15-126)

Picked Up 11/13/15

Vol. 2004 pg. 439

PN# 11-338000

LANDTECH PROFESSIONAL SURVEYING AND ENGINEERING

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SURVEY DESCRIPTION

SITUATED IN THE THE TOWNSHIP OF CHESTER, COUNTY OF GEAUGA, AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LOT NUMBER 34, TRACT 3, CHESTER TOWNSHIP.

SITUATED IN THE TOWNSHIP OF CHESTER, COUNTY OF GEAUGA, AND STATE OF OHIO, BEING PART OF LOT NUMBER 34, TRACT 3, GEAUGA COUNTY RECORDS, DESCRIBED AS:

COMMENCING AT A FOUND 5/8" REBAR IN A MONUMENT BOX AT THE CENTERLINE INTERSECTION OF MAYFIELD ROAD (US-322) AND CHILLICOTHE ROAD (SR-306);

THENCE N00°13'49"W ALONG THE CENTERLINE OF CHILLICOTHE ROAD (SR-306) (WIDTH VARIES), (RECORDED AS N04°10'00"E), A DISTANCE OF 1465.52 FEET;

THENCE S89°43'05"W A DISTANCE OF 30.00 FEET TO A FOUND 5/8" IRON REBAR W/ '7193' CAP, THE WESTERLY RIGHT OF WAY OF CHILLICOTHE ROAD (SR-306), THE SOUTHEAST CORNER OF LANDS CONVEYED TO PETRONZIO MANAGEMENT BY DEED RECORDED IN VOLUME 1242, PAGE 319, (PPN 11-266000) OF GEAUGA COUNTY RECORDS OF DEEDS, AND THE POINT OF BEGINNING;

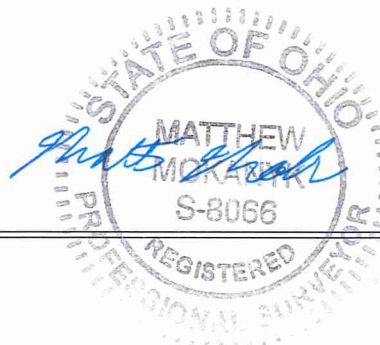
THENCE S00°13'49"E ALONG SAID RIGHT OF WAY A DISTANCE OF 204.93 FEET, (RECORDED AS N04°52'00"E A DISTANCE OF 205.00 FEET) TO A SET 5/8" IRON REBAR W/ 'S-8066' CAP (PASSING A FOUND 5/8" IRON REBAR W/ '7193' CAP AT A DISTANCE OF 194.81 FEET), AT THE NORTHERLY LINE OF LANDS CONVEYED TO CHILLICOTHE ROAD #1, LLC BY DEED RECORDED IN VOLUME 1455, PAGE 1133, (PPN 11-337900) OF GEAUGA COUNTY RECORDS OF DEEDS;

THENCE S89°33'19"W ALONG THE NORTHERLY LINE OF SAID CHILLICOTHE ROAD #1 LLC A DISTANCE OF 366.05 FEET, (RECORDED AS S85°17'20"E) TO A FOUND 5/8" IRON REBAR W/ '7193' CAP (PASSING A FOUND 5/8" IRON REBAR W/ '7193' CAP AT A DISTANCE OF 292.87 FEET), AT THE EAST LINE OF ROADS CONVEYED TO WEST GEAUGA PLAZA, LLC BY DEED RECORDED IN VOLUME 1288, PAGE 369, (PPN 11-366800) OF GEAUGA COUNTY RECORDS;

THENCE N00°15'57"W ALONG SAID EAST LINE A DISTANCE OF 153.96 FEET, (RECORDED AS N04°52'00"E) TO A FOUND 5/8" IRON REBAR W/ '7193' CAP AT THE NORTHEAST CORNER THEREOF (PPN 11-366800);

THENCE S89°33'17"W ALONG THE NORTH LINE OF SAID WEST GEAUGA PLAZA, LLC A DISTANCE OF 425.88 FEET, (RECORDED AS N85°20'20"W A DISTANCE OF 426.00 FEET) TO A FOUND 1" IRON PIPE ALONG THE WESTERLY LINE OF LOT 34 AND THE NORTHWEST CORNER OF SAID LAND CONVEYED TO WEST GEAUGA PLAZA, LLC, SAID PIPE ALSO BEING THE SOUTHEAST CORNER OF LAND CONVEYED TO MARY LOU LONG BY DEED RECORDED IN VOLUME 1878, PAGE 2800, (PPN 11-337700) OF GEAUGA COUNTY RECORDS;

THENCE N05°57'19"W ALONG THE EASTERLY LINE OF SAID MARY LOU LONG (PPN 11-337700), ELAINE PETERSEN AS CONVEYED IN VOLUME 0770, PAGE 0395, (PPN 11-063770 IN GEAUGA COUNTY RECORDS, AND MARGARET S. BRADDOCK AS CONVEYED IN VOLUME 1885, PAGE 1001, (PPN 11-295300) IN GEAUGA COUNTY RECORDS, ALSO ALONG THE WESTERLY LINE OF LOT 34 A DISTANCE OF 150.90 FEET, (RECORDED AS S00°04'50"E) TO A SET 5/8" IRON REBAR W/ 'S-8066' CAP AT THE SOUTHWEST CORNER OF SAID LANDS CONVEYED TO MARY LOU LONG (PPN 11-337800);



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SURVEY DESCRIPTION

SITUATED IN THE THE TOWNSHIP OF CHESTER, COUNTY OF GEAUGA, AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LOT NUMBER 34, TRACT 3, CHESTER TOWNSHIP.

THENCE N89°33'20"E ALONG SAID SOUTH LINE OF MARY LOU LONG (PPN 11-337800) LINE A DISTANCE OF 587.18 FEET, (RECORDED AS N85°17'20"W A DISTANCE OF 575.05 FEET) TO A FOUND 5/8" IRON REBAR AT THE NORTHWEST CORNER OF LAND CONVEYED TO PETRONZIO MANAGEMENT;

THENCE S00°09'42"E ALONG THE WEST LINE OF SAID PETRONZIO MANAGEMENT A DISTANCE OF 98.59 FEET, (RECORDED AS N04°52'00"E A DISTANCE OF 98.00 FEET) TO A FOUND 5/8" IRON REBAR AT THE SOUTHWEST CORNER OF SAID LAND;

THENCE N89°43'05"E ALONG THE SOUTHERLY LINE OF SAID LAND A DISTANCE OF 220.02 FEET, (RECORDED AS N85°17'20"W A DISTANCE OF 220.00 FEET) TO THE WESTERLY RIGHT OF WAY OF CHILLICOTHE ROAD (SR-306) AND THE POINT OF BEGINNING.

CONTAINS 154,699 SQUARE FEET OR 3.551 ACRES.

CONTAINING 3.551 ACRES OR 154,699 SQUARE FEET OF LAND, (0.071 ACRES OR 3,074 SQ. FT. WITHIN R.O.W.) BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AS SURVEYED AND DESCRIBED ON NOVEMBER, 2015 BY MATTHEW T. MOKANYK, OHIO REGISTERED SURVEYOR NUMBER S-8066. BEING ALL OF PPN 11-338000, A TRACT OF LAND OWNED BY MARY LOU LONG, VOLUME 1878, PAGE 2800, GEAUGA COUNTY RECORDS.

BEARING BASIS: OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83. BEARINGS ARE PER THE CENTERLINE BEARING OF CHILLICOTHE ROAD (SR-306) (N00°13'49"W), PER STATE PLANE COORDINATES.

This description was made in accordance with a survey conducted under my direct supervision on November 5, 2015. To the best of my knowledge and belief, said survey was executed in accordance with Ohio Administrative Code Chapter 4733-37, Standards for Boundary Surveys.

Matthew T. Mokanyk
Matthew T. Mokanyk, P.S., P.E.
Ohio P.S. No. S-8066

11/12/15
Date

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

MWS *11/13/15*
**GEAUGA COUNTY AUDITOR
TAX MAP DEPT.**

