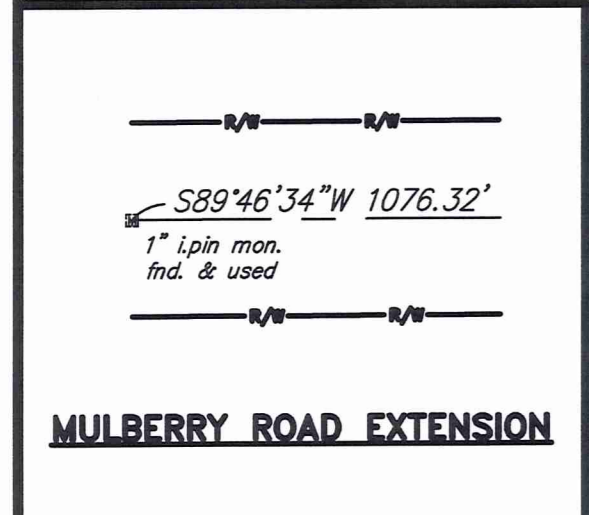
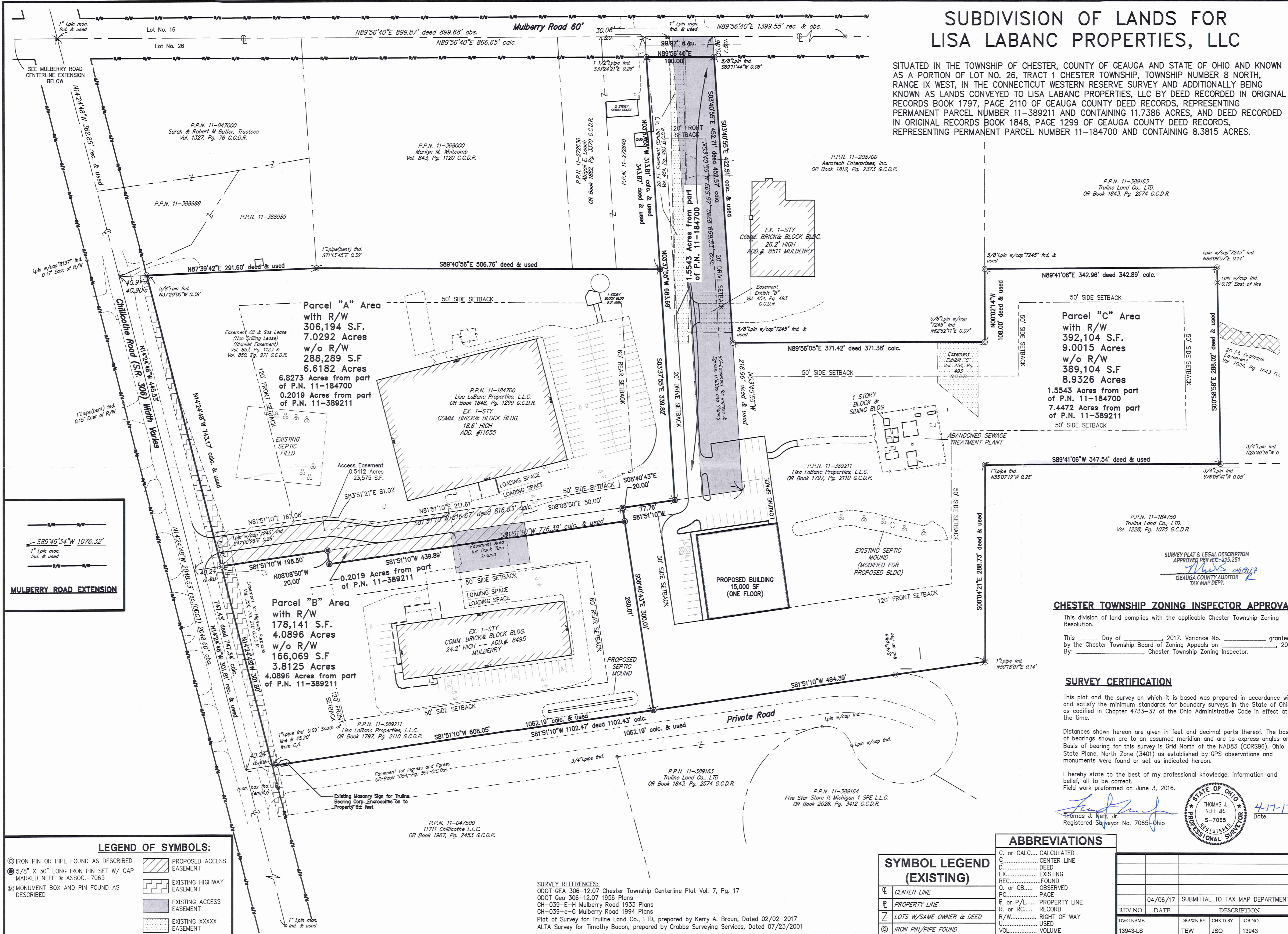
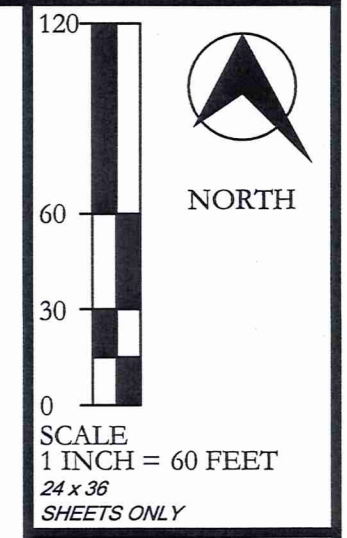


# SUBDIVISION OF LANDS FOR LISA LABANC PROPERTIES, LLC

SITUATED IN THE TOWNSHIP OF CHESTER, COUNTY OF GEAUGA AND STATE OF OHIO AND KNOWN AS A PORTION OF LOT NO. 26, TRACT 1 CHESTER TOWNSHIP, TOWNSHIP NUMBER 8 NORTH, RANGE IX WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY AND ADDITIONALLY BEING KNOWN AS LANDS CONVEYED TO LISA LABANC PROPERTIES, LLC BY DEED RECORDED IN ORIGINAL RECORDS BOOK 1797, PAGE 2110 OF GEAUGA COUNTY DEED RECORDS, REPRESENTING PERMANENT PARCEL NUMBER 11-389211 AND CONTAINING 11.7386 ACRES, AND DEED RECORDED IN ORIGINAL RECORDS BOOK 1848, PAGE 1299 OF GEAUGA COUNTY DEED RECORDS, REPRESENTING PERMANENT PARCEL NUMBER 11-184700 AND CONTAINING 8.3815 ACRES.



**LEGEND OF SYMBOLS:**

⊙ IRON PIN OR PIPE FOUND AS DESCRIBED	▨ PROPOSED ACCESS EASEMENT
⊙ 5/8" X 30" LONG IRON PIN SET W/ CAP MARKED NEFF & ASSOC.-7065	▨ EXISTING HIGHWAY EASEMENT
⊙ MONUMENT BOX AND PIN FOUND AS DESCRIBED	▨ EXISTING ACCESS EASEMENT
	▨ EXISTING XXXX EASEMENT

**SURVEY REFERENCES:**  
 ODOT GEA 306-12.07 Chester Township Centerline Plat Vol. 7, Pg. 17  
 ODOT GEA 306-12.07 1956 Plans  
 CH-039-E-H Mulberry Road 1933 Plans  
 CH-039-e-G Mulberry Road 1994 Plans  
 Plat of Survey for Truline Land Co., LTD, prepared by Kerry A. Braun, Dated 02/02-2017  
 ALTA Survey for Timothy Bacon, prepared by Crabbs Surveying Services, Dated 07/23/2001

**SYMBOL LEGEND (EXISTING)**

⊙ CENTER LINE
▨ PROPERTY LINE
▨ LOTS W/SAME OWNER & DEED
⊙ IRON PIN/PIPE FOUND

**ABBREVIATIONS**

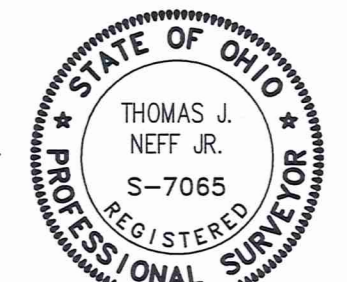
C. or CALC....	CALCULATED
CL.....	CENTER LINE
D.....	DEED
EX.....	EXISTING
REC.....	FOUND
O. or OB.....	OBSERVED
PG.....	PAGE
P. or P/L.....	PROPERTY LINE
R. or RC.....	RECORD
R/W.....	RIGHT OF WAY
U.....	USED
VL.....	VOLUME

**CHESTER TOWNSHIP ZONING INSPECTOR APPROVAL**  
 This division of land complies with the applicable Chester Township Zoning Resolution.  
 This \_\_\_\_\_ Day of \_\_\_\_\_, 2017. Variance No. \_\_\_\_\_ granted by the Chester Township Board of Zoning Appeals on \_\_\_\_\_, 2017.  
 By: \_\_\_\_\_ Chester Township Zoning Inspector.

**SURVEY CERTIFICATION**

This plat and the survey on which it is based was prepared in accordance with and satisfy the minimum standards for boundary surveys in the State of Ohio, as codified in Chapter 4733-37 of the Ohio Administrative Code in effect at the time.  
 Distances shown hereon are given in feet and decimal parts thereof. The basis of bearings shown are to an assumed meridian and are to express angles only. Basis of bearing for this survey is Grid North of the NAD83 (CORSS6), Ohio State Plane, North Zone (3401) as established by GPS observations and monuments were set or set as indicated hereon.  
 I hereby state to the best of my professional knowledge, information and belief, all to be correct.  
 Field work performed on June 3, 2016.

Thomas J. Neff, Jr.  
 Registered Surveyor No. 7065-Ohio  
 Date: 4-17-17



REV NO	DATE	DESCRIPTION
04/06/17		SUBMITTAL TO TAX MAP DEPARTMENT
DWG NAME	DRAWN BY	CHKD BY
13943-LS	TEW	JSO

LISA LABANC PROPERTIES, LLC  
**SURVEY MAP**  
 TOWNSHIP OF CHESTER, COUNTY OF GEAUGA AND STATE OF OHIO

**NEFF & ASSOCIATES**  
 6405 York Road | Parma Heights, Ohio 44130  
 Tel: 440.884.3100 | Fax: 440.884.3104  
 www.neff-assoc.com

CHE00229

CHE00229

Lisa LaBanc Properties LLC (17-049)  
Picked-Up 4/20/17

Vol. 2032 pg 264

pn# 11-184700



**NEFF**  
& ASSOCIATES

Civil Engineers + Landscape Architects + Planners + Surveyors

**Legal Description**

LaBanc Properties

Parcel "A"

File No. 13943-LD002

April 4, 2017

Revised April 13, 2017

Page 1 of 2

Situated in the Township of Chester, County of Geauga and State of Ohio and known as a portion of Lot No. 26, Tract 1 Chester Township, Township Number 8 North, Range IX West, in the Connecticut Western Reserve Survey and additionally being known as being part of lands conveyed to Lisa LaBanc Properties, LLC by deed recorded in Original Records Book 1797, Page 2110 of Geauga County Deed Records, representing Permanent Parcel Number 11-389211 and containing 11.7386 acres, and by deed recorded in Original Records Book 1848, Page 1299 of Geauga County Deed Records, representing Permanent Parcel Number 11-184700 and containing 8.3815 acres.

Beginning at a 1" iron pin found at the intersection of the center line of Chillicothe Road (State Route 306) (Width Varies) and the center line of Mulberry Road (60 feet wide);

Thence South 14°24'48" East, along the centerline of said Chillicothe Road, a distance of 362.85 feet to the Southwesterly corner of a parcel of land conveyed to Sarah & Robert M. Butler, Trustees by a deed recorded in Volume 1327, Page 76 of Geauga County Deed Records, PN 11-388989 and the principal place of beginning of the lands herein described;

Course 1 Thence North 87°39'42" East, along the Southerly line of said Sarah & Robert M. Butler, Trustees parcel, a distance of 291.60 feet to the Southeasterly corner of said parcel and the Southwesterly corner of a parcel of land conveyed to Marilyn M. Whitcomb by deed recorded in Volume 843, Page 1120 of Geauga County Deed Records, PN 11-368000 and witnessed by a 1" iron pipe found South 71°13'45" East, a distance of 0.32 feet and passing by a 5/8" iron pin found 0.32 feet North of said line, at a distance of 40.90 feet;

Course 2 Thence South 89°40'56" East, along the Southerly line of said Marilyn M. Whitcomb parcel and continuing along the Southerly line of two parcels of land conveyed to Abigail E. Leach by deed recorded in Original Records book 1882, Page 3370 of Geauga County Deed Records, PN 11-272630 and PN 11-272640 a distance of 506.76 feet to a 5/8" iron pin set;

Course 3 Thence South 03°37'55" East, a distance of 339.82 feet to a 5/8" iron pin set on the Northerly line of a parcel of land conveyed to Lisa LaBanc Properties, L.L.C. by deed recorded in Original Records Book 1797, Page 2110 of Geauga County Deed Records, PN 11-389211;

Course 4 Thence South 81°51'10" West, along the Northerly line of said Lisa LaBanc Properties, L.L.C. parcel, a distance of 77.76 feet to a 5/8" iron pin set;

Legal Description  
LaBanc Properties  
Parcel "A"  
File No. 13943-LD002  
April 4, 2017  
Revised April 4, 2017  
Page 2 of 2

- Course 5 Thence South 08°40'43" East, a distance of 20.00 feet to a 5/8" iron pin set;
- Course 6 Thence South 81°51'10" West, a distance of 439.89 feet to a 5/8" iron pin set;
- Course 7 Thence North 08°08'50" West, a distance of 20.00 feet to a 5/8" iron pin set on the Northerly line of a parcel of land conveyed to Lisa LaBanc Properties, L.L.C. by deed recorded in Original Records Book 1797, Page 2110 of Geauga County Deed Records;
- Course 8 Thence South 81°51'10" West, along the Northerly line of said Lisa LaBanc Properties, L.L.C. parcel, a distance of 198.50 feet to a point on the centerline of said Chillicothe Road and passing by an iron pin with cap "7254" found 0.20 feet South of said line, at a distance of 158.26 feet;
- Course 9 Thence North 14°24'48" West, along the center line of said Chillicothe Road, a distance of 445.53 feet to the principal place of beginning and containing 7.0292 Acres (306,194 sq. ft.) of land, of which 0.4110 Acre (17,905 sq. ft.) is within the existing right-of-way for Chillicothe Road (State Route 306), as surveyed by Thomas J. Neff, Jr. Registered Surveyor no. 7065-Ohio of Neff & Associates, Dated June 3, 2016.

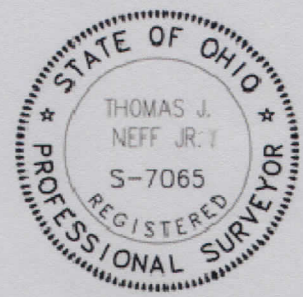
The intent of this description is to combine 6.8273 Acres from part of PN 11-184700 and 0.2019 Acre from part of PN 11-389211.

Basis of bearing for this survey is Grid North of the NAD83 (CORSS96), Ohio State Plane, North Zone (3401) as established by GPS observations.

Be the same more or less, but subject to all legal highways and easements of record.

Monuments described as "5/8" iron pin set" are 5/8" x 30" rebar capped "Neff & Assoc.-7065.

*Thomas J. Neff Jr.* 4-17-17  
Thomas J. Neff Jr.  
Registered Surveyor No. 7065-Ohio



SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
*Thomas J. Neff Jr.* 04/19/17  
GEAUGA COUNTY AUDITOR  
TAX MAP DEPT.



Civil Engineers + Landscape Architects + Planners + Surveyors

Legal Description  
 LaBanc Properties  
 Parcel "B"  
 File No. 13943-LD003  
 April 4, 2017  
 Revised April 13, 2017  
 Page 1 of 2

Situated in the Township of Chester, County of Geauga and State of Ohio and known as a portion of Lot No. 26, Tract 1 Chester Township, Township Number 8 North, Range IX West, in the Connecticut Western Reserve Survey and additionally being known as being part of lands conveyed to Lisa LaBanc Properties, LLC by deed recorded in Original Records Book 1797, Page 2110 of Geauga County Deed Records, representing Permanent Parcel Number 11-389211 and containing 11.7386 acres.

Beginning at a 1" iron pin found at the intersection of the center line of Chillicothe Road (State Route 306) (Width Varies) and the center line of Mulberry Road (60 feet wide);

Thence South 14°24'48" East, along the centerline of said Chillicothe Road, a distance of 808.38 feet to the Southwesterly corner of a parcel of land conveyed to Lisa LaBanc Properties, LLC by deed recorded in Original Records Book 1848, Page 1299 of Geauga County Deed Records, PN 11-184700 and the principal place of beginning of the lands herein described;

- Course 1 Thence North 81°51'10" East, along the Northerly line of said Lisa LaBanc Properties, L.L.C. parcel, a distance of 198.50 feet to a 5/8" iron pin set and passing by an iron pin with cap "7254" found South 47°00'26" East, 0.28 feet of said line, at a distance of 40.24 feet;
- Course 2 Thence South 08°08'50" East, a distance of 20.00 feet to a 5/8" iron pin set;
- Course 3 Thence North 81°51'10" East, a distance of 439.89 feet to a 5/8" iron pin set;
- Course 4 Thence South 08°40'43" East, a distance of 280.01 feet to a 5/8" iron pin set on the Northerly line of a parcel of land conveyed to Truline Land Co. Ltd. by deed recorded in Volume 1843, Page 2574 of Geauga County Deed Records, PN 11-389163;
- Course 5 Thence South 81°51'10" West, along the Northerly line of said Frank and Joan Durkalski parcel, a distance of 608.05 feet to a point on the centerline of Chillicothe Road and passing by a 1" iron pipe found 0.09 feet South of said line, at a distance of 567.81 feet;
- Course 6 Thence North 14°24'48" West, along the center line of said Chillicothe Road, a distance of 301.81 feet to the principal place of beginning and containing 4.0896 Acres (178,141 sq. ft.) of land, of which 0.2771 Acre (12,072 sq. ft.) is within the existing right-of-way for Chillicothe Road (State Route 306), as surveyed by Thomas J. Neff, Jr. Registered Surveyor no. 7065-Ohio of Neff & Associates, Dated June 3, 2016.

Legal Description  
LaBanc Properties  
Parcel "B"  
File No. 13943-LD003  
April 4, 2017  
Revised April 13, 2017  
Page 2 of 2

The intent is to describe a 4.0896 Acres parcel from part of PN 11-389211.

Basis of bearing for this survey is Grid North of the NAD83 (CORS96), Ohio State Plane, North Zone (3401) as established by GPS observations.

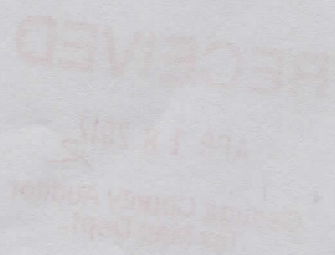
Be the same more or less, but subject to all legal highways and easements of record.

Monuments described as "5/8" iron pin set" are 5/8" x 30" rebar capped "Neff & Assoc.-7065.

*Thomas J. Neff Jr.* 4-17-17  
Thomas J. Neff Jr.  
Registered Surveyor No. 7065-Ohio



**SURVEY PLAT & LEGAL DESCRIPTION**  
**APPROVED PER R.C. 315.251**  
*MJB* 04/17  
**GAUGA COUNTY AUDITOR**  
**TAX MAP DEPT.**





**NEFF**  
& ASSOCIATES

Civil Engineers + Landscape Architects + Planners + Surveyors

Legal Description

LaBanc Properties

Parcel "C"

File No. 13943-LD004

April 4, 2017

Revised April 13, 2017

Page 1 of 3

Situated in the Township of Chester, County of Geauga and State of Ohio and known as a portion of Lot No. 26, Tract 1 Chester Township, Township Number 8 North, Range IX West, in the Connecticut Western Reserve Survey and additionally being known as being part of lands conveyed to Lisa LaBanc Properties, LLC by deed recorded in Original Records Book 1797, Page 2110 of Geauga County Deed Records, representing Permanent Parcel Number 11-389211 and containing 11.7386 acres, and by deed recorded in Original Records Book 1848, Page 1299 of Geauga County Deed Records, representing Permanent Parcel Number 11-184700 and containing 8.3815 acres. Beginning at a 1" iron pin found at the intersection of the center line of Chillicothe Road (State Route 306) (Width Varies) and the center line of Mulberry Road (60 feet wide) said centerline also being the North line of Lot No. 26;

Thence North 89°56'40" East, along the centerline of said Mulberry Road and said Northerly Lot line, a distance of 866.65 feet to the Northeasterly corner of a parcel of land conveyed to Abigail E. Leach by deed recorded in Original Records Book 1882, Page 3370 of Geauga County Deed Records, PN 11-272640 and the principal place of beginning of the lands herein described;

- Course 1 Thence North 89°56'40" East, continuing along the centerline of said Mulberry Road and said Northerly Lot line, a distance of 99.97 feet to the Northwesterly corner of a parcel of land conveyed to Aerotech Enterprises, Inc. by deed recorded in Original Records Book 1812, Page 2373 of Geauga County Deed Records, PN 11-208700;
- Course 2 Thence South 03°40'55" East, along the Westerly line of said Aerotech Enterprises, Inc. parcel, a distance of 452.57 feet to a 5/8" iron pin with cap "7245" found at the Southwesterly corner of said parcel and passing by an 5/8" iron pin found South 69°11'44" West, 0.08 feet of said line, at a distance of 30.06 feet;
- Course 3 Thence North 89°56'05" East, along the Southerly line of said Aerotech Enterprises, Inc. parcel, a distance of 371.38 feet to the Southeasterly corner of said parcel and witnessed by a 5/8" iron pin with cap "7245" found North 62°52'11" East, a distance 0.07 feet;
- Course 4 Thence North 00°02'14" West, along the Easterly line of said Aerotech Enterprises, Inc. parcel, a distance of 108.00 feet to a 5/8" iron pin with cap "7245" found at the Southwesterly corner of a parcel of land conveyed to Truline Land Co., LTD. by deed recorded in Original Records Book 1843, Page 2574 of Geauga County Deed Records, PN 11-389163;

Legal Description  
 LaBanc Properties  
 Parcel "C"  
 File No. 13943-LD004  
 April 4, 2017  
 Revised April 13, 2017  
 Page 2 of 3

- Course 5 Thence North 89°41'06" East, along the Southerly line of said Truline Land Co., LTD. parcel, PN 11-389163, a distance of 342.89 feet to an interior corner of said parcel and witnessed by a iron pin with cap "7245" found North 88°09'57" East, a distance of 0.14 feet;
- Course 6 Thence South 00°58'58" East, along a Westerly line of said Truline Land Co., LTD. parcel, PN-389163, a distance of 288.02 feet to a point on the Northerly line of a parcel of land conveyed to Truline Land Co., LTD. by deed recorded in Volume 1228, Page 1075 of Geauga County Deed Records, PN 11-184750 and witnessed by a ¾" iron pin found South 76°06'41" West, a distance of 0.05 feet;
- Course 7 Thence South 89°41'06" West, along the Northerly line of said Truline Land Co., LTD. parcel, PN 11-184750, a distance of 347.54 feet to a Northwesterly corner of said parcel of land and witnessed by a 1" iron pipe found North 55°07'12" West, a distance of 0.28 feet;
- Course 8 Thence South 00°04'21" East, along the Westerly line of said Truline Land Co., LTD. parcel, PN 11-184750, a distance of 288.73 feet an interior corner of said parcel and witnessed by a 1" iron pipe found North 50°18'07" East, a distance of 0.14 feet;
- Course 9 Thence South 81°51'10" West, along a Northerly line of said Truline Land Co., LTD. parcel, PN 11-184750 and continuing along the Northerly line of a parcel of land conveyed to Truline Land Co., Ltd. by deed recorded in Volume 1843, Page 2574 of Geauga County Deed Records, PN 11-389163 a distance of 494.39 feet to a 5/8" iron pin set;
- Course 10 Thence North 08°40'43" West, a distance of 300.01 feet to a 5/8" iron pin set on the Southerly line of a parcel of land conveyed to Lisa LaBanc Properties, LLC parcel; PN 11-184700
- Course 11 Thence North 81°51'10" East, along the Southerly line of said Lisa LaBanc Properties, LLC parcel, a distance of 77.76 feet to a 5/8" iron pin set;
- Course 12 Thence North 03°37'55" West, a distance of 683.69 feet and passing by a 1 ½" iron pipe found South 33°24'21" East, 0.28 feet of said line, at a distance of 30.06 feet to the principal place of beginning and containing 9.0015 Acres (392,104 sq. ft.) of land, of which 0.0689 Acre (3,000 sq. ft.) is within the existing right-of-way for Mulberry Road, as surveyed by Thomas J. Neff, Jr. Registered Surveyor No. 7065-Ohio of Neff & Associates, Dated June 3, 2016.

11-

The intent of this description is to combine 7.4472 Acres from part of PN<sup>V</sup> 389211 and 1.5543 Acres from part of PN 11-184700

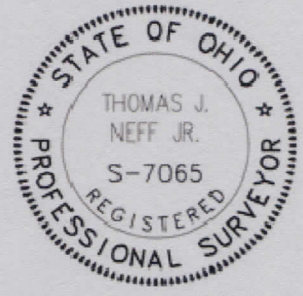
Legal Description  
LaBanc Properties  
Parcel "C"  
File No. 13943-LD004  
April 4, 2017  
Revised April 13, 2017  
Page 3 of 3

Basis of bearing for this survey is Grid North of the NAD83 (CORS96), Ohio State Plane, North Zone (3401) as established by GPS observations.

Be the same more or less, but subject to all legal highways and easements of record.

Monuments described as "5/8" iron pin set" are 5/8" x 30" rebar capped "Neff & Assoc.-7065.

*Thomas J. Neff Jr.* 4-17-17  
Thomas J. Neff Jr.  
Registered Surveyor No. 7065-Ohio



**SURVEY PLAT & LEGAL DESCRIPTION**  
**APPROVED PER R.C. 315.251**  
*[Signature]* 04/19/17  
**GEAUGA COUNTY AUDITOR**  
**TAX MAP DEPT.** *R*

RECEIVED  
APR 14 2017  
Geauga County Auditor  
Tax Map Dept.