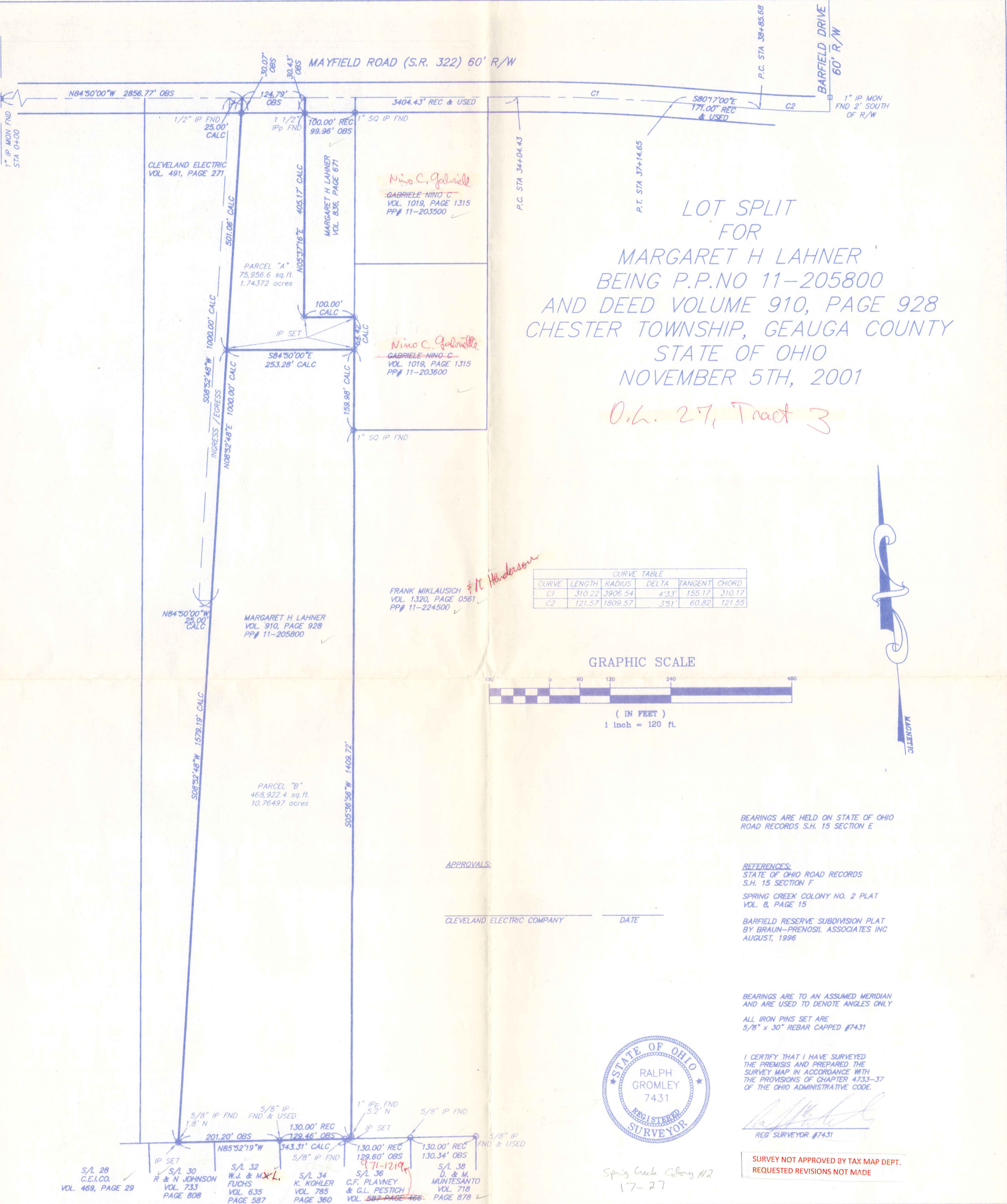


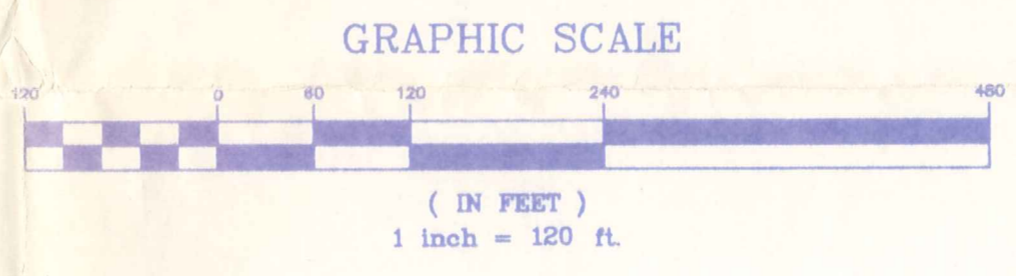
S.H. 651 - CHILlicothe ROAD - S.R. 306



LOT SPLIT
FOR
MARGARET H LAHNER
BEING P.P. NO 11-205800
AND DEED VOLUME 910, PAGE 928
CHESTER TOWNSHIP, GEAUGA COUNTY
STATE OF OHIO
NOVEMBER 5TH, 2001
O.L. 27, Tract 3

FRANK MIKLAUSICH
VOL. 1320, PAGE 0561
PP# 11-224500

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C1	310.22	3906.54	4°33'	155.17	310.17
C2	121.57	1809.57	3°51'	60.82	121.55



BEARINGS ARE HELD ON STATE OF OHIO ROAD RECORDS S.H. 15 SECTION E

APPROVALS:

CLEVELAND ELECTRIC COMPANY DATE

REFERENCES:
STATE OF OHIO ROAD RECORDS
S.H. 15 SECTION F
SPRING CREEK COLONY NO. 2 PLAT
VOL. 8, PAGE 15
BARFIELD RESERVE SUBDIVISION PLAT
BY BRAUN-PRENOSIL ASSOCIATES INC
AUGUST, 1996

BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY
ALL IRON PINS SET ARE
5/8" x 30" REBAR CAPPED #7431

I CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE SURVEY MAP IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.



[Signature]
REG SURVEYOR #7431

SURVEY NOT APPROVED BY TAX MAP DEPT.
REQUESTED REVISIONS NOT MADE

Spring Creek Colony #2
17-27

HORIZ. SCALE: 1" = 120'	VERT. SCALE:	5794 HEISLEY ROAD MENTOR OHIO 44060 440-639-9950	FAX 639-9790	
DRAWN BY: CL	DATE: 11/5/01	 ENGINEERING and SURVEYING Civil Engineering · Land Surveying		
CHECKED BY: RWG	DRAWING NO.: 111143			
JOB NO.: 111143	SHEET: 1 OF 1			

Mayfield Road
Lahner

LEGAL DESCRIPTION OF A 1.74372 ACRE PARCEL

Situated in the Township of Chester, County of Geauga, State of Ohio and known as being part of Lot No. 27 in Tract No. 3 and being further bounded and described as follows;

Beginning at a 1" iron pin monument found in the intersection of centerlines of Mayfield Road (State Route 322 60' R/W) and Chillicothe Road (State Route 306), point said to be Station 0+00;

Thence South 84°50'00" East along the centerline of said Mayfield Road a distance of 2856.77 feet to a point in the centerline of said Mayfield Road, said point being the north easterly corner of lands conveyed to Cleveland Electric Company as recorded in Volume 491, Page 271 of the Geauga County Deed Records, also being the Principal Place of Beginning;

Bad
closure
error: 30.434

Course I: Thence South 84°50'00" East continuing along the centerline of said Mayfield Road a distance of 124.79 feet to a point in the centerline of said Mayfield Road, said point being the north westerly corner of lands conveyed to Margaret H Lahner as recorded in Volume 836, Page 671 of the Geauga County Deed Records;

Course II: Thence South 05°37'16" West along the westerly line on said Lahner, passing through a 1 1/2" iron pipe found in the southerly R/W of said Mayfield Road, a distance of 30.43 feet, a total distance of 405.17 feet to a iron pin set, said point being the south westerly corner of said Lahner;

Course III: Thence South 84°50'00" East parallel with the centerline of said Mayfield Road, a distance of 100.00 feet along the southerly line of said Lahner to a iron pin set in the westerly line of lands conveyed to ~~Gabriele~~ Nino Cas recorded in Volume 1019, Page 1315 of the Geauga County Deed Records;

Gabriele

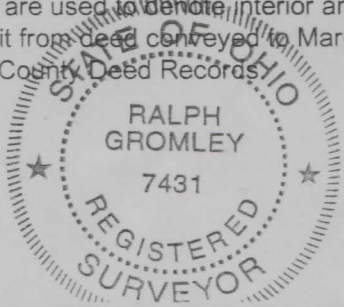
Course IV: Thence South 05°36'56" West along the westerly line of said Nino and the lands conveyed to Frank Miklausich as recorded in Volume 1320, Page 0561 of the Geauga County Deed Records, a distance of 64.42 feet to a iron pin set;

Gabriele

Course V: Thence North 84°50'00" West parallel with the centerline of said Mayfield Road, a distance of 253.28 feet to a iron pin set in the easterly line of said Cleveland Electric Company;

Course VI: Thence North 08°52'48" East along the easterly line of said Cleveland Electric Company, passing through a 1/2" iron pin found in the southerly R/W of said Mayfield Road a distance of 470.99 feet, a total distance of 501.06 feet to the Principal Place of Beginning ~~Nino~~;

Said parcel containing 1.74372 acres or 75,956.6 square feet of land, be the same more or less, but subject to all legal highways as surveyed and described in November 2001 by Ralph W. Gromley, Ohio Registered Surveyor Number 7431. Bearings used herein are to an assumed meridian and are used to denote interior angles only. All iron pins set are 5/8" X 30" rebar capped #7431. A split from deed conveyed to Margaret H Lahner as recorded in Volume 910, Page 928 in Ashtabula County Deed Records.



Ralph W. Gromley
Ralph W. Gromley P.S. # 7431

no Franchise
Lahner

LEGAL DESCRIPTION OF A 10.76497 ACRE PARCEL

Situated in the Township of Chester, County of Geauga, State of Ohio and known as being part of Lot No. 27 in Tract No. 3 and being further bounded and described as follows;

Beginning at a 1" iron pin monument found in the intersection of centerlines of Mayfield Road (State Route 322 60' R/W) and Chillicothe Road (State Route 306), point said to be Station 0+00;

Thence South 84°50'00" East along the centerline of said Mayfield Road a distance of 3,081.56 feet to a point in the centerline of said Mayfield Road, said point being the north easterly corner of lands conveyed to Margaret H Lahner as recorded in Volume 836, Page 671 of the Geauga County Deed Records, also the northwest corner of lands conveyed to Gabriele Nino C. as recorded in Volume 1019, Page 1315 of the Geauga County Deed Records;

Thence South 05°36'56" West along the easterly line of said Lahner and westerly line of said Nino, passing through a iron pin set in the south east corner of said Lahner, a distance of 405.17 feet, a total distance of 469.59 feet to a iron pin set in the westerly line said Nino, said point being the Principal Place of Beginning;

Course I: Thence South 05°36'56" West along the westerly line of said Nino and the lands conveyed to Frank Miklausich as recorded in Volume 1320, Page 0561 of the Geauga County Deed Records, passing through a 1" square iron pin found a distance of 159.98 feet, said point being the south westerly corner of said Nino and the north westerly corner of said Miklausich, and passing through a 1" iron pipe found a distance of 1,564.5, a total distance of 1,569.70 feet to a iron pin set in the northerly line of lands conveyed to C.F. Plavney and G.L. Pestich as recorded in Volume 587, Page 466 of the Geauga County Deed Records;

Course II: Thence North 85°52'19" West along the northerly lines of lands conveyed to K. Kohler as recorded in Geauga County Deed Records, W.J. & M.V.L. Fuchs as recorded in Volume 635, Page 587 of the Geauga County Deed Records, and R & N Johnson as recorded in Volume 733, Page 808 of the Geauga County Deed Records, passing through a 5/8" iron pin found in the north west corner of said C.F. Plavney & G.L. Pestich and the north east corner of said Kohler, a distance of 12.65 feet, continuing a distance of 129.46 feet passing through another 5/8" iron pin found in the north west corner of said Kohler and the north east corner of said Fuchs, a total distance of 343.31 feet to a iron pin set in the northerly line of said Johnson, said point being the southwest corner of lands conveyed to Cleveland Electric Company as recorded in Volume 491, Page 271 of the Geauga County Deed Records;

Course III: Thence North 08°52'48" East along the easterly line on said Cleveland Electric Company, passing through a 5/8" iron pin found a distance of 1.8 feet, a total distance of 1,579.19 feet to a iron pin set in the easterline of said Cleveland Electric Company;

Course IV: Thence South 84°50'00" East parallel with the centerline of said Mayfield Road, a distance of 253.28 feet to the Principal Place of Beginning.

Gabriele

Gabriele

Gabriele

M. Henderson

Gabriele

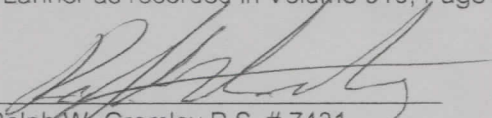
971 1219

Vol. 785-
Pg. 360 of

to said Plavney & Pestich and

east

Said parcel containing 10.76497 acres or 468,922.4 square feet of land, be the same more or less, but subject to all legal highways as surveyed and described in November 2001 by Ralph W. Gromley, Ohio Registered Surveyor Number 7431. Bearings used herein are to an assumed meridian and are used to denote interior angles only. All iron pins set are 5/8" X 30" rebar capped #7431. A split from deed conveyed to Margaret H Lahner as recorded in Volume 910, Page 928 in Ashtabula County Deed Records.


Ralph W. Gromley P.S. # 7431



LEGAL DESCRIPTION OF A 25 foot ingress/egress easement

Situated in the Township of Chester, County of Geauga, State of Ohio and known as being part of Lot No. 27 in Tract No. 3 and being further bounded and described as follows;

Beginning at a 1" iron pin monument found in the intersection of centerlines of Mayfield Road (State Route 322 60' R/W) and Chillicothe Road (State Route 306), point said to be Station 0+00;

Thence South 84°50'00" East along the centerline of said Mayfield Road a distance of 2,831.77 feet to a point in the centerline of said Mayfield Road, said point being the northerly line of lands conveyed Cleveland Electric Company as recorded in Volume 491, Page 271 of the Geauga County Deed Records and the Principal Place of Beginning;

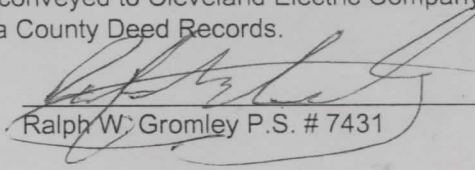
Course I: Thence South 84°50'00" East continuing along the centerline of said Mayfield Road a distance of 25 feet to a point, said point being the north east corner of said Cleveland Electric Company and the north west corner of lands conveyed to Margaret H Lahner as recorded in Volume 910, Page 928 of the Geauga County Deed Records;

Course II: Thence South 08°52'48" West along the easterly line of said Cleveland Electric Company and the westerly line of said Lahner, passing through a 1/2" iron pin found in the southerly R/W of said Mayfield Road, a distance of 30.07 feet, also passing through a iron pin set at in the easterly line of said Cleveland Electric Company, a distance of 501.06 feet, a total distance of 1,000.00 feet to a point;

Course III: Thence North 84°50'00" West parallel with the centerline of said Mayfield road, a distance of 25.00 feet to a point;

Course IV: Thence North 08°52'48" East parallel with the westerly line of said Lahner and the westerly line of said Cleveland Electric Company, a distance of 1,000.00 feet to the Principal Place of Beginning.

Said ingress/egress easement measuring 25.00 feet x 1,000.00 feet of land, be the same more or less, but subject to all legal highways as surveyed and described in November 2001 by Ralph W. Gromley, Ohio Registered Surveyor Number 7431. Bearings used herein are to an assumed meridian and are used to denote interior angles only. All iron pins set are 5/8" X 30" rebar capped #7431. A ingress/egress easement from deed conveyed to Cleveland Electric Company as recorded in Volume 491, Page 271 in Ashtabula County Deed Records.


Ralph W. Gromley P.S. # 7431

