

COUNTY LINE ROAD (60 FEET WIDE)

CEDAR ROAD (60 FEET WIDE)

BARRY H BROOKS M.D.
P.P. No. 11-388614
VOLUME 973 PAGE 848

JAMES R & SHARON A SKIRBUNT
P.P. No. 11-388613
VOLUME 1116 PAGE 160

ELIZABETH CARROLL SHEARER
P.P. No. 11-310800
VOLUME 792 PAGE 756

ORIGINAL PARCEL
CHARLES W W HORNER
P.P. No. 11-146400
VOLUME 1818 PAGE 1575
7.812 ACRES

LEO PETRONZIO
P.P. No. 11-265614
VOLUME 11 PAGE 65

LEO PETRONZIO
P.P. No. 11-265614
VOLUME 11 PAGE 65

FOX LEDGES DEV CO INC
P.P. No. 11-388867
PAGE 18 PAGE 142

FOX LEDGES DEV CO INC
P.P. No. 11-388866
PAGE 18 PAGE 142

ALBERT H & MARIE C
SCHEMPF TRUSTEE
P.P. No. 11-388865
VOLUME 1046 PAGE 818

CENTERLINE 20' WIDE INGRESS
AND EGRESS EASEMENT AS
RECORDED IN VOLUME 699 PAGE 45

GAS EASEMENT
19111.16 SQ. FT.
0.439 ACRES

PARCEL "A"
48.531 ACRES TO CENTERLINE
0.752 ACRES IN RIGHT-OF-WAY

ORIGINAL PARCEL
MAIN STREET HOLDINGS LLC
P.P. No. 11-388619
VOLUME 1814 PAGE 1428
20.000 ACRES

ORIGINAL PARCEL
MAIN STREET HOLDING LLC
P.P. No. 11-239810
VOLUME 1814 PAGE 1428
18.741 ACRES

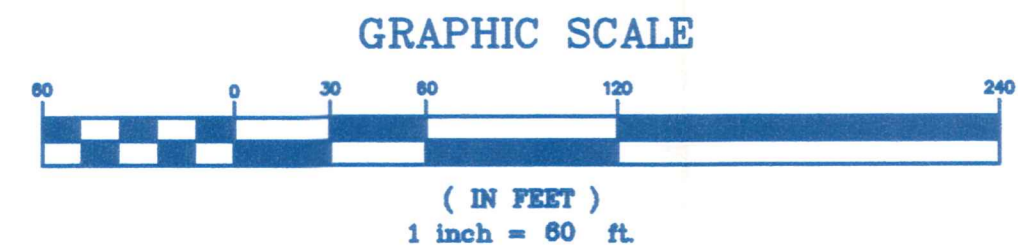
ORIGINAL PARCEL
MAIN STREET HOLDING LLC
P.P. No. 11-389089
VOLUME 1814 PAGE 1428
1.881 ACRES

DAVID M & PATRICIA A GABRIELSEN
P.P. No. 11-388956
VOLUME 1669 PAGE 1051

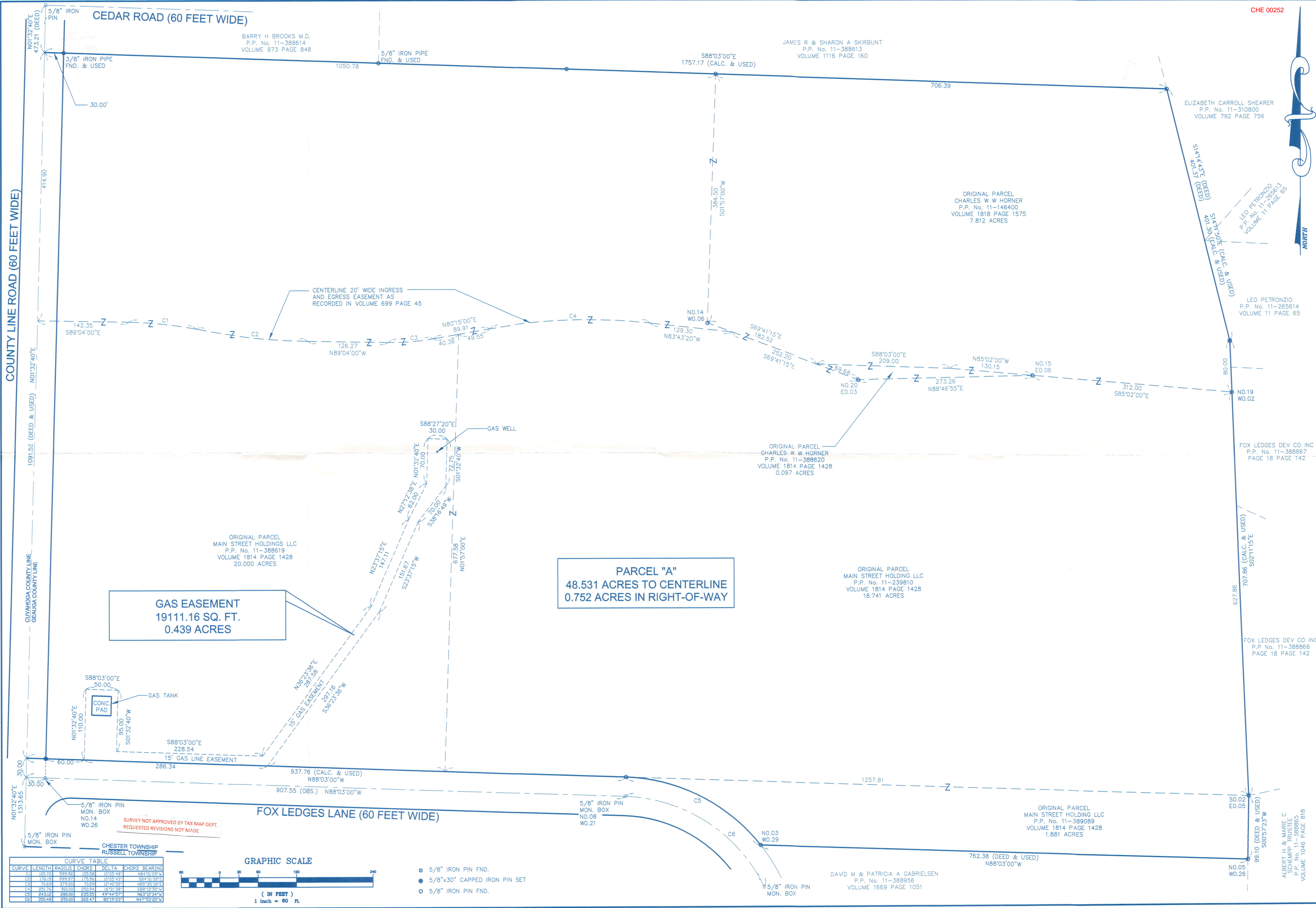
SURVEY NOT APPROVED BY TAX MAP DEPT,
REQUESTED REVISIONS NOT MADE

FOX LEDGES LANE (60 FEET WIDE)

CURVE	LENGTH	RADIUS	CHORD	DELTA	CHORD BEARING
C1	105.72	599.98	105.58	10°05'48"	N84°01'09"E
C2	178.19	999.97	175.98	10°05'48"	N84°01'09"E
C3	74.69	374.80	74.59	10°05'48"	N84°01'09"E
C4	251.76	900.00	250.94	16°01'38"	S88°15'59"W
C5	242.18	880.00	238.59	49°44'07"	N63°10'34"W
C6	350.48	850.00	322.47	80°19'22"	N47°53'20"W



- 5/8" IRON PIN FND.
- 5/8"x30" CAPPED IRON PIN SET
- 5/8" IRON PIN FND.



John C. Skonieczny

Registered Surveyor
 7739 Viewmount Drive
 Painesville, Ohio 44077
 Phone 352-7742 Fax same

Legal Description
 Lot consolidation
 Main Street Holdings LLC.
 Parcel "A"
 Township of Chester
 Geauga County

July 16, 2007

Situated in the Township of Chester, County of Geauga and State of Ohio, and known as being a part of original Lot No. 1 in Tract 3 of said Township, and bounded and described as follows:

Beginning at an ^{5/8"} iron pin monument on the center line of County Line Road (60 feet wide), at the intersection of said centerline with the center line of Cedar Road (60 feet wide). Thence S. 01°32'40" ^E, along said centerline of County Line Road, a distance of 473.21 feet to a point, said point being the Southwest corner of land conveyed to Barry H. Brooks M.D., P.P. No. 11-388614 as recorded in Volume 973 Page 848 in the Geauga County Record of Deeds (G.C.R.D.), said point also being the Principal Place of Beginning;

- Course 1 Thence S. 88°03'00" E., along the Southerly line of said Brooks land (passing through a 3/8" iron pipe found on the Easterly right-of-way of county line Road at 30.00 feet), a total distance of 1757.17 feet to a 5/8" iron pin found in the Southeast corner of land conveyed to James R. & Sharon A. Skirbunt, P.P. No. 11-388613 as recorded in Volume 1116 Page 160 in the G.C.R.D., said pin also being on the Westerly line of land conveyed to Elizabeth Carroll Shearer, P.P. No. 11-310800 as recorded in Volume 792 Page 756 in the G.C.R.D.
- Course 2 Thence S. 14°14'43" E., along the Westerly line of said Shearer land, a distance of 401.30 feet to a 5/8" iron pin found, said pin being a Westerly corner of land conveyed to Leo Peronzio, P.P. No. 11-265614 as recorded in Volume 11 Page 65 in the G.C.R.D.
- Course 3 Thence S. 02°11'15" E., along the Westerly line of said Petronzio land a distance of 707.86 feet to a 5/8"x30" iron pin found in the Southwest corner of land conveyed to Fox Ledges Dev Co Inc., P.P. No. 11-388866 as recorded in Volume 18 Page 142 in the G.C.R.D., said pin also being the Northwest corner of land conveyed to Albert H. & Marie C. Schempp, P.P. No. 11-388865 as recorded in Volume 1046 Page 818 in the G.C.R.D.
- Course 4 Thence S. 00°57'23" W., along the Westerly line of said Schempp land, a distance of 99.10 feet to a 5/8" iron pin found in the Northeast corner of land conveyed to David M. & Patricia A. Gabrielsen, P.P. No. 11-388956 as recorded in Volume 1669 Page 1051 in the G.C.R.D.
- Course 5 Thence N. 88°03'00" W., along the Northerly line of said Gabrielsen land, a distance of 762.38 feet to a 5/8" iron pin found in the Southwest of said Gabrielsen land, said pin also being in the Easterly right-of-way of Fox Ledges Lane (60 feet wide).
- Course 6 Thence along Fox Ledges Lane right-of-way and along a arc deflecting to the right having a radius of 280.00 feet, arc length of 243.12 feet, chord of 235.55 feet, delta of 49°44'57" and a chord bearing of ^S 63°10'34" W., to a 5/8" iron pin found.

Course 7 Thence N. 88°03'00" W., continuing along said Fox Ledges Lane right-of-way, (passing through a 5/8" iron pin found at the intersection of the North right-of-way of Fox Ledge Lane and the East right-of-way of County Line Road at a distance of 907.76 feet), a total distance of 937.76 feet to a point in the centerline of County Line Road.

Course 8 Thence N. 01°32'40" E., along the centerline of said County Line Road, a distance of 1091.52 feet to the Principal Place of Beginning and containing 48.530 acres. Be the same more or less but subject to all legal highways. As surveyed, calculated and described by John C. Skonieczny. R.S.6356.

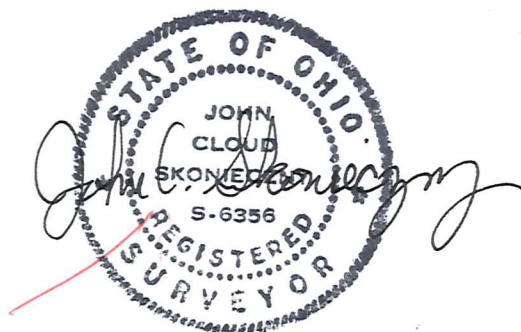
The bearings contained herein are based on the same meridian of the bearing of the centerline of County Line Road, (N. 01°32'40" E.) as shown in Official Record Volume 1814, Page 1428 in the G.C.R.D., and are to demote angles only.

Date of survey: February 26, 2007

5/8"x30" iron pin set w/ yellow capped "John Skonieczny" R.S. #6356

Prior Deeds

Date



RECORDED
THIS IS A
LEGAL INSTRUMENT
FILED