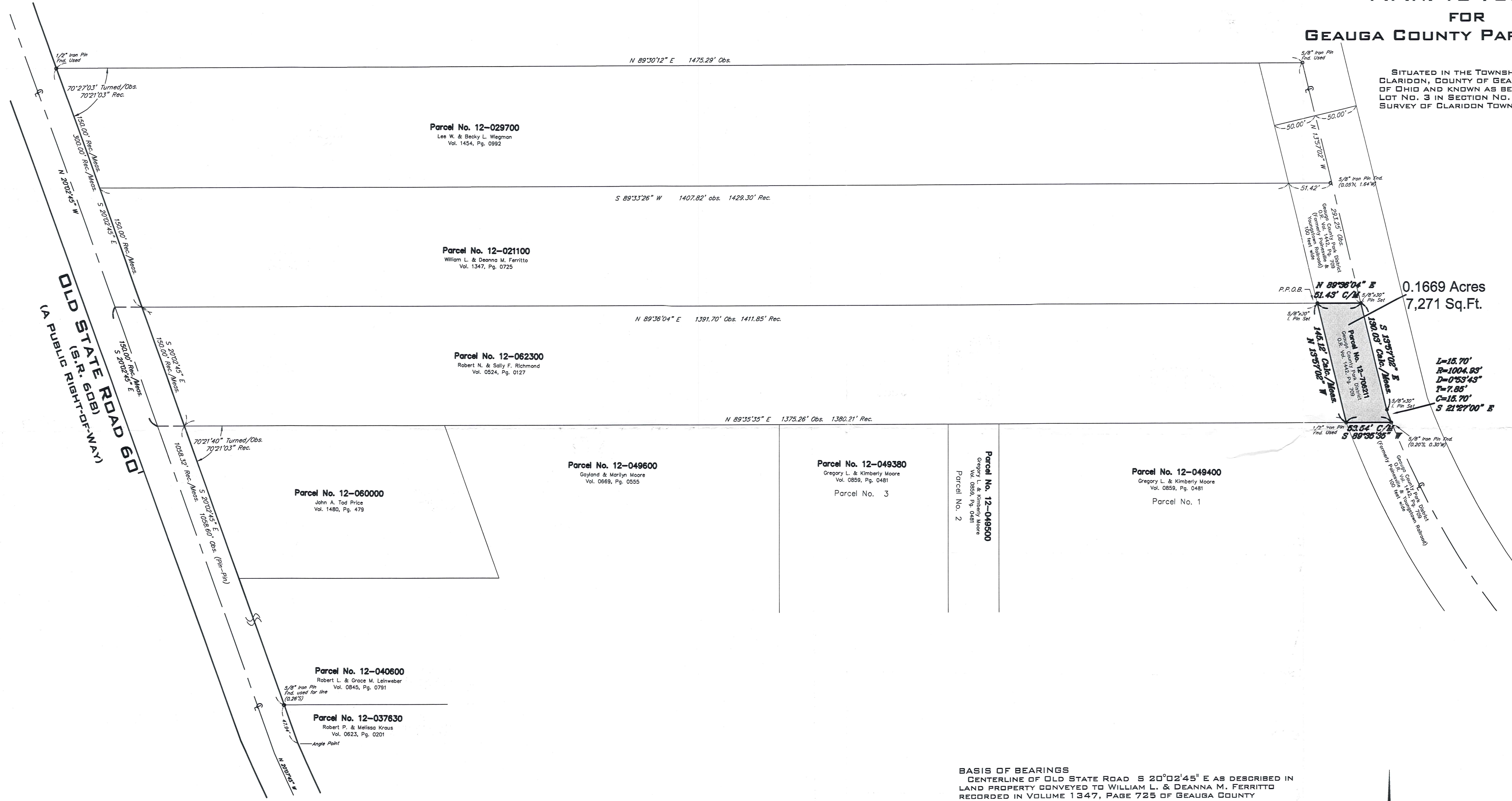


# PLAT OF SURVEY OF 0.1669 ACRES OF LAND CONVEYED FROM P.P.N. 12-706211 FOR GEAUGA COUNTY PARK DISTRICT

SITUATED IN THE TOWNSHIP OF CLARIDON, COUNTY OF GEAUGA, AND STATE OF OHIO AND KNOWN AS BEING PART OF LOT NO. 3 IN SECTION NO. 10 IN THE EAST SURVEY OF CLARIDON TOWNSHIP.

0.1669 Acres  
7,271 Sq.Ft.

L=15.70'  
B=1004.83'  
D=0°53'43"  
T=7.85'  
C=15.70'  
S 21°27'00" E



### LEGEND

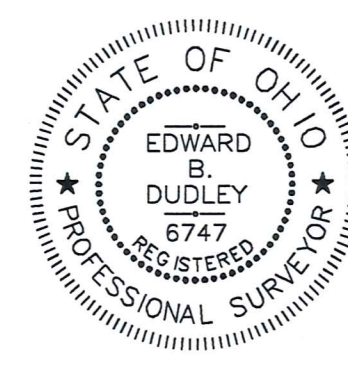
P.K. NAIL MONUMENT BOX	+	DRILL HOLE IRON PIN FOUND	⊙
5/8"x30" IRON PIN SET & CAPPED BY DUDLEY, P.S. 6747	●		
CENTERLINE PROPERTY LINE	— —		
RIGHT-OF-WAY LINE	— — —		
EASEMENT LINE	— — — —		
ORIGINAL PROP. LINE	.....		
REC./R. MEAS./M. CALC./C. OBS. ENCR. CLR. ADJ. L.C.A. D.H.	RECORD MEASURED CALCULATED OBSERVED ENCROACHES CLEAR ADJACENT LIMITED COMMON AREA DRILL HOLE	VOL. PG. AC. S.F. C.C.M.R. P.P.N. R/W CL PL	VOLUME PAGE ACRES SQUARE FEET CUYAHOGA COUNTY MAP RECORDS PERMANENT PARCEL NUMBER RIGHT-OF-WAY CENTERLINE PROPERTY LINE

**BASIS OF BEARINGS**  
CENTERLINE OF OLD STATE ROAD S 20°02'45" E AS DESCRIBED IN LAND PROPERTY CONVEYED TO WILLIAM L. & DEANNA M. FERRITTO RECORDED IN VOLUME 1347, PAGE 725 OF GEAUGA COUNTY RECORDS.

**SURVEY REFERENCE**  
ROBERT N. & SALLY F. RICHMOND RECORDED BY DEED VOLUME 524, PAGE 127 OF GEAUGA COUNTY RECORDS AND GEAUGA COUNTY PARK DISTRICT RECORDED IN O.R. 1442, PAGE 709 OF GEAUGA COUNTY RECORDS.

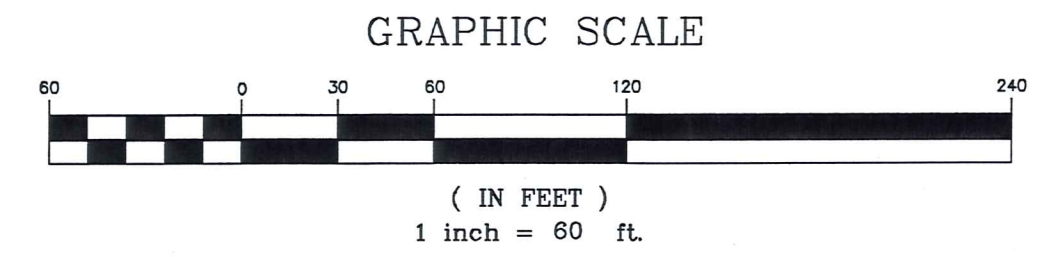
**DENOTES:** ● 5/8" x 30" IRON PIN SET AND CAPPED BY EDWARD B. DUDLEY P.S. 6747

I HEREBY CERTIFY THAT I HAVE SURVEYED THE SUBJECT PREMISES AND PREPARED THIS DRAWING IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.



EDWARD B. DUDLEY, III, P.L.S. NO. 6747 DATE 10-29-02

SURVEY PLAT & LEGAL DESCRIPTION APPROVED PER R.C. 315.251  
R.S. 11/01/02  
OFFICE OF THE ENGINEER  
GEAUGA COUNTY ENGINEER



**RIVERSTONE**

LAND SURVEYING - ENGINEERING - DESIGN  
2618 NORTH MORELAND ROAD  
CLEVELAND - OHIO - 44120  
PHONE: (216) 241-7070 FAX: (216) 241-7071  
WWW.RIVERSTONESURVEY.COM

CLA00075  
CLA00075

Geauga Park Dist.  
picked up 11-04-02

# RIVERSTONE

LAND SURVEYING • ENGINEERING • DESIGN

## LEGAL DESCRIPTION OF 0.1669 ACRES OF LAND FOR GEAUGA COUNTY PARK DISTRICT

Situated in the Township of Claridon, County of Geauga and State of Ohio and known as being part of Lot No. 3 in Section 10 in the East Survey of Claridon Township and bounded and described as follows:

Beginning at a 1/2" iron pin found and used at the northwest corner of land conveyed to Lee W. & Becky L Wiegman by deed recorded in Volume 1454, Page 992 of Geauga County Records;

Thence South 20°02'45" East along the easterly line of Old State Road (60 feet wide), 300.00 feet to the northwest corner of land conveyed to Robert N. and Sally F. Richmond by deed recorded in Volume 524, Page 127 of Geauga County Records;

Thence North 89°36'04" East along the northerly line of land so conveyed, 1391.70 feet to a 5/8"x30" iron pin set at the westerly line of the former Painesville-Youngstown Railroad and the principal place of beginning of the premises herein described;

Thence North 89°36'04" East, 51.43 feet to a 5/8"x30" iron pin set on the centerline of aforesaid Painesville-Youngstown Railroad;

Thence South 13°57'02" East along the centerline, 130.03 feet to a 5/8"x30" iron pin set at a point of curvature;

Thence southeasterly along the curved centerline deflecting to the left, an arc of 15.70 feet, said curve having a radius of 1004.93 feet and a chord that bears South 21°27'00" East, 15.70 to a 5/8" iron pin found (0.20 feet south and 0.30 feet west);

Thence South 89°35'35" West, 53.54 feet to a 1/2" iron pin found at the southeast corner of land conveyed to aforesaid Robert N. and Sally F. Richmond;

Good  
closure



CLA 00075

# RIVERSTONE

LAND SURVEYING • ENGINEERING • DESIGN

Thence North 13°57'02" West along the easterly line of land so conveyed, 145.12 feet to the principal place of beginning and containing 0.1669 acres of land as calculated and described by Edward B. Dudley, P.S. No. 6747 of The Riverstone Company in October 2002, be the same more or less but subject to all legal highways.

Note: All 5/8"x30" iron pins set and capped by E.B. Dudley, P.S. No. 6747

Basis of Bearings: Centerline of Old State Road South 20°02'45" East as described by land conveyed to William L. & Deanna M. Ferritto by deed recorded in Volume 1347, Page 725 of Geauga County Records;

Deeds of Reference: Robert N. & Sally F. Richmond recorded by deed Volume 524, Page 127 of Geauga County Records and Geauga County Park District recorded by deed Volume 1442, Page 709 of Geauga County Records.

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

*R.S.*

*11/01/02*

OFFICE OF THE  
GEAUGA COUNTY ENGINEER

*Revised*

