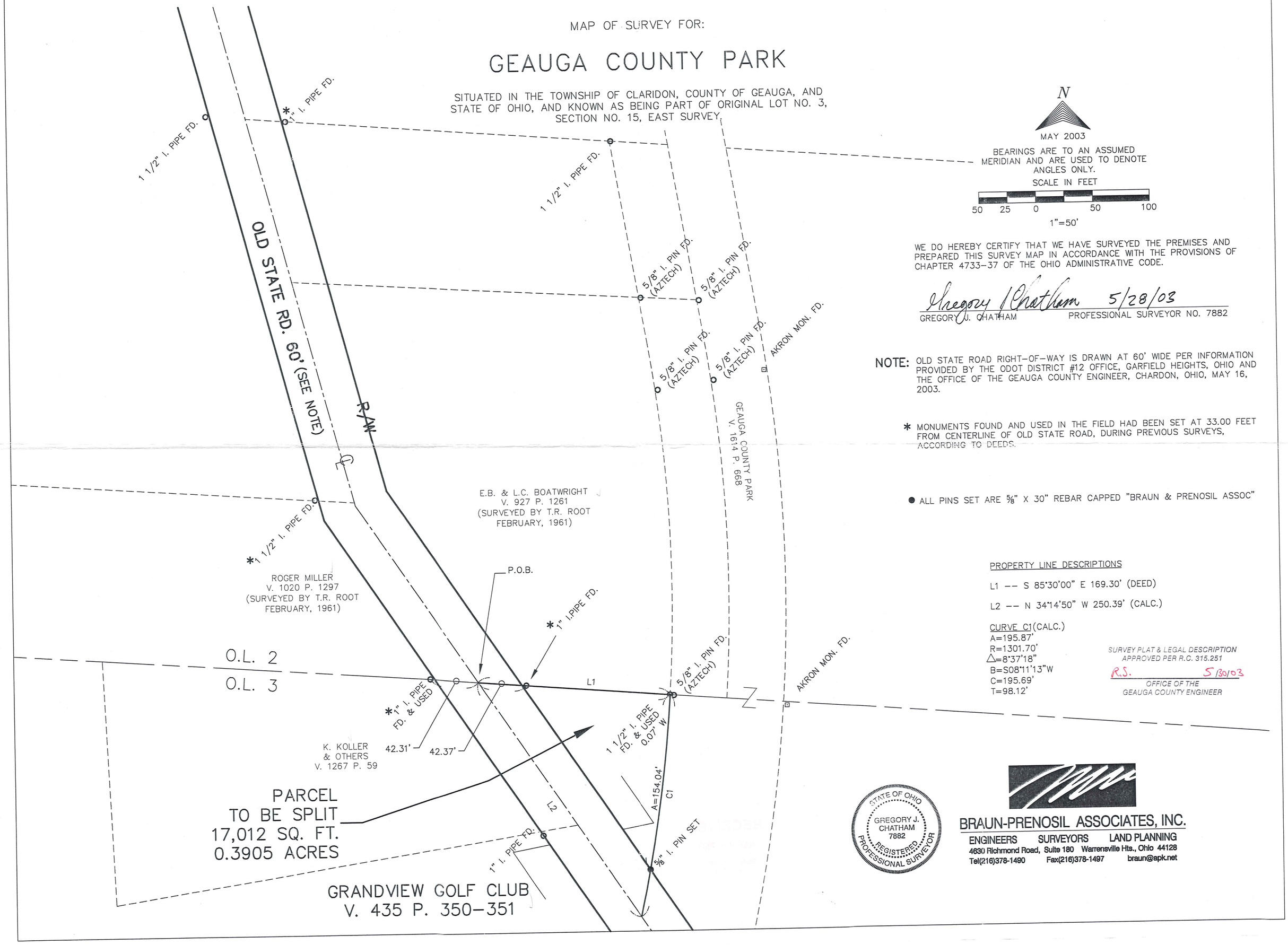
CLA00079 CLA00079

MAP OF SURVEY FOR:

GEAUGA COUNTY PARK

SITUATED IN THE TOWNSHIP OF CLARIDON, COUNTY OF GEAUGA, AND STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL LOT NO. 3, SECTION NO. 15, EAST SURVEY.



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

Gregory J. Chatham 5/28/03

GREGORY J. CHATHAM PROFESSIONAL SURVEYOR NO. 7882

NOTE: OLD STATE ROAD RIGHT-OF-WAY IS DRAWN AT 60' WIDE PER INFORMATION PROVIDED BY THE ODOT DISTRICT #12 OFFICE, GARFIELD HEIGHTS, OHIO AND THE OFFICE OF THE GEAUGA COUNTY ENGINEER, CHARDON, OHIO, MAY 16, 2003.

* MONUMENTS FOUND AND USED IN THE FIELD HAD BEEN SET AT 33.00 FEET FROM CENTERLINE OF OLD STATE ROAD, DURING PREVIOUS SURVEYS, ACCORDING TO DEEDS.

● ALL PINS SET ARE 5/8" X 30" REBAR CAPPED "BRAUN & PRENOSIL ASSOC"

PROPERTY LINE DESCRIPTIONS

L1 -- S 85°30'00" E 169.30' (DEED)

L2 -- N 34°14'50" W 250.39' (CALC.)

CURVE C1(CALC.)
A=195.87'
R=1301.70'
△=8°37'18"
B=S08°11'13"W
C=195.69'
T=98.12'

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

R.S. 5/30/03

OFFICE OF THE GEAUGA COUNTY ENGINEER

STATE OF OHIO GREGORY J. CHATHAM 7882 REGISTERED PROFESSIONAL SURVEYOR

BRAUN-PRENOSIL ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNING
4630 Richmond Road, Suite 180 Warrensville Hts., Ohio 44128
Tel(216)378-1490 Fax(216)378-1497 braun@apk.net

CLA00079
CLA00079

Grandview
picked up 5-30-03
12-095171
Vol. 1723 - Pg. 3236

BRAUN-PRENOSIL ASSOCIATES, INC.

ENGINEERS, SURVEYORS & LAND PLANNING

LEGAL DESCRIPTION FOR LOT SPLIT PARCEL FROM GRANDVIEW GOLF CLUB ON OLD STATE ROAD 0.3905 ACRES

Situated in the Township of Claridon, County of Geauga and State of Ohio, and known as being part of Original Township Lot 3 of said Township, Section 15, East Survey, and bounded and described as follows:

Beginning in the centerline of Old State Road, otherwise known as S.R. 608, 66 feet wide, at the Southwest corner of land described in deed to E.B. and L.C. Boatwright as recorded in Volume 927, Page 1261 of Geauga County Records and surveyed by T.R. Root in February 1961;

Thence South 85°30′00″ East, along the South line of said Boatwright land, passing through an 1" iron pipe found at 42.37 feet a total distance of 169.30 feet to the West line of the abandoned B & O Railroad Right-of-way, now owned by the Geauga County Park as recorded in Volume ~~1442~~ 1614, Page ~~709~~ 668 of Geauga County Records, a 1½″ iron pipe found 0.07 West;

Thence along the West line of said abandoned Right-of-way, along a curve deflecting to the right, having a radius of 1301.70 feet (through a 5/8″ iron pin set at an arc distance of 154.04 feet), a central angle of 8°37′18″, an arc of 195.87 feet, and a chord of 195.69 feet which bears South 8°11′13″ West to the centerline of said Old State Road;

Thence North 34°14′50″ West along the centerline of said Old State Road, a distance of 250.39 feet to the principal place of beginning and containing 0.3905 Acres of land, according to the survey of May 2003 by Braun-Prenosil Associates, Inc., Gregory J. Chatham Professional Surveyor No. 7882, be the same more or less but subject to all legal highways and easements of record.

Bearings are to an assumed meridian and are used to denote angles only.
All pins set are 30″ long by 5/8″ diameter rebar caps "Braun-Prenosil Assoc".

Deed of Reference: Grandview Golf Club, Volume 435, Page 350-351 of Geauga County Records.

.002
0.391 ac
GOOD CLOSURE

Gregory J. Chatham 5/28/03

Gregory J. Chatham Professional Surveyor No. 7882

STATE OF OHIO
GREGORY J. CHATHAM
7882
REGISTERED PROFESSIONAL SURVEYOR

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

R.S. 5/30/03

OFFICE OF THE
GEAUGA COUNTY ENGINEER

S:\Land Projects\03022\documents\Legals\051503.DOC

4630 Richmond Road, Suite 180 Warrensville Hts., Ohio 44128 Tel (216) 378-1490 Fax (216) 378-1497 braun@apk.net