

CLA00171

# FOX WOODS ESTATE

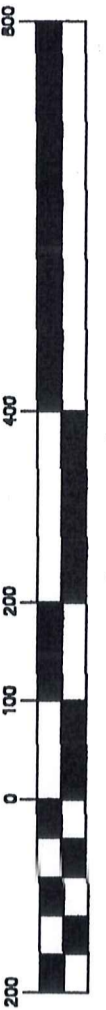
CLARIDON TOWNSHIP  
GEAUGA COUNTY, OHIO

LOT NO. 2, SECTION NO. 1 &  
LOT NO. 2, SECTION NO. 2

## EAST SURVEY



GRAPHIC SCALE



1" IRON PIN FOUND  
IN MONUMENT BOX

D. & C. LEE  
VOL. 538 PAGE 714

R. & P.  
OLIPHANT  
VOL. 542  
PAGE 950

6.86136  
5.83387  
6.62585  
6.56051  
3.31983

29.20142 TOTAL ACRES

52.33'  
BETWEEN PINS

459.26' to CL  
N88°10'15"W 511.59' to CL

PARCEL 1  
6.8614 ACRES

PARCEL 2  
5.8339 ACRES

PARCEL 3  
6.6259 ACRES

PARCEL 4  
6.5605 ACRES

PARCEL 5  
3.3198 ACRES

J. & E. STOUFFER et. al.  
VOL. 1071 PAGE 661

34.23'  
BETWEEN PINS

N01°28'16"E 1251.03'

N48°45'40"E  
901.11' to CL

N48°45'40"E  
1131.88' to CL

N48°45'40"E  
1057.56' to CL

N48°45'40"E  
706.57' to CL

N49°45'49"E  
435.38' to CL

M. & K. PHILLIPS  
VOL. 1021 PAGE 848

340.23'

133.30'

224.18'

477.66'  
N88°31'50"W 1070.99'

369.15'

E. & J. HAMRICH  
VOL. 695 PAGE 673

60' WIDE

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

*R.S.* 6/18/99  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER



V. HYDE  
VOL. 1042 PAGE 502

E. & F. KAPLAN  
VOL. 601 PAGE 1155

I hereby certify that I have surveyed these premises and prepared this map in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code.

*William R. Loetz*  
William R. Loetz  
Ohio Registered Surveyor No. 7552  
MAY, 1999

### LEGEND

- 1/2" IRON PIN FOUND
- 3/4" IRON PIN SET
- ⊙ 5/8" IRON PIN "J.W.DANIEL" FOUND

### PROPERTY OWNERSHIP:

MICHAEL T. SKOLARIS  
& ROBERT J. FOX

### DEED:

VOL. 1238 PAGE 434

### ADDRESS:

14155 CHARDON WINDSOR RD.  
CHARDON, OH 44024











CLA00171

LEGAL DESCRIPTION

29.2014 ACRES

Situated in the Township of Claridon, County of Geauga, and State of Ohio, and known as being part of Lot No. 2, Section No. 1, and Lot No. 2, Section No. 2, East Survey in said Township and further described as follows:

Beginning at a point in the centerline of C.H. 13, Chardon Windson Road (60 feet wide) and the Easterly corner of land conveyed to R. and P. Oliphant in Volume 542 Page 950 of Geauga County Records; Thence, South 41° 14' 20" East, along the centerline of said road a of distance of 1303.94 feet to the Northerly corner of land conveyed to E. and J. Hamrich in Volume 695 page 673 of Geauga County Records;

Thence, South 49° 45' 49" West, along said Hamrich Westerly line passing through a 1/2" iron pin found at distance of 30.00 feet and total distance of 435.38 feet to a 1/2" iron pin found on a Northerly line of land conveyed to E. and F. Kaplan in Volume 601 Page 1155 of Geauga County Records;

Thence, North 88° 31' 50" West, along said Kaplan Northerly line and continuing along Northerly line of land conveyed to V. Hyde in Volume 1042 Page 502 of Geauga County Records a distance of 1070.99 feet to a 1/2" iron pin found on the Southeasterly corner of land conveyed to M. and K. Phillips in Volume 1021 Page 848 of Geauga County Records;

Thence, North 1° 28' 16" East, along Easterly line of said Phillips a distance of 439.30 feet to a 5/8" iron pin found "J.W.Daniel" at the Southeasterly corner of land conveyed to J. and E. Stouffer et. al. Volume 1071 Page 661 of Geauga County Records;

Thence, North 1° 28' 16" East, along Easterly line of said Stouffer a distance of 811.73 feet to a 1/2" iron pin found at the Southerly line of land conveyed to D. and C. Lee Volume 538 Page 714 of Geauga County Records;

Thence, South 88° 10' 15" East, along the Southerly line of said Lee a distance of 52.33 feet to a 1/2" iron pin found at the Southwesterly corner of land conveyed to said Olipant;

Thence, South 88° 10' 15" East, along said Olipant Southerly line passing through a 1/2" iron pin found at a distance of 418.09 and a total distance of 459.26 feet to the **Place of Beginning**, containing 29.2014 acres of land, more or less, subject to all legal highways as surveyed May, 1999 by William R. Loetz RLS Ohio No. S/7552. Bearings shown herein are to an assumed meridian and are used to denote angles only.

PREVIOUS RECORDING VOL. 1238, PAGE 434  
PREVIOUS RECORDING VOL. 925, PAGE 70

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

R.S.

6/8/99

OFFICE OF THE  
GEAUGA COUNTY ENGINEER

