

Plat of Survey

Situate in the Township of Claridon, County of Geauga,
and the State of Ohio, and known as being a part of Section 1
of the East Survey, Original Lot 2, TWP 8N, Range VII West,
of the Connecticut Western Reserve.

James J. and Jane Valvoda
Vol. 888 Pg. 1304

Gayla D. Lawson
Vol. 969 Pg. 1181

Michael T. Skolaris & Robert J. Fox
Vol. 1238 Pg. 0434

A Minor Subdivision Survey
for the Property of

James Stouffer and Eileen Stouffer,
and Mark Phillips and Karol Phillips
Reference Volume 1071, Page 661,
Permanent Parcel No. 12-024300

This Plat of Survey represents a true survey
and is based upon measurements made under
my supervision. All distances are expressed
in feet and decimal parts thereof in accordance
with Ohio Administrative Code 4733-37.
Bearings are arbitrary and are intended to denote
the relationship between angles only.



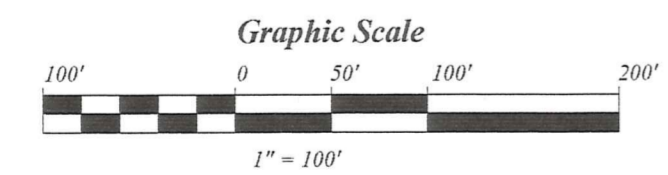
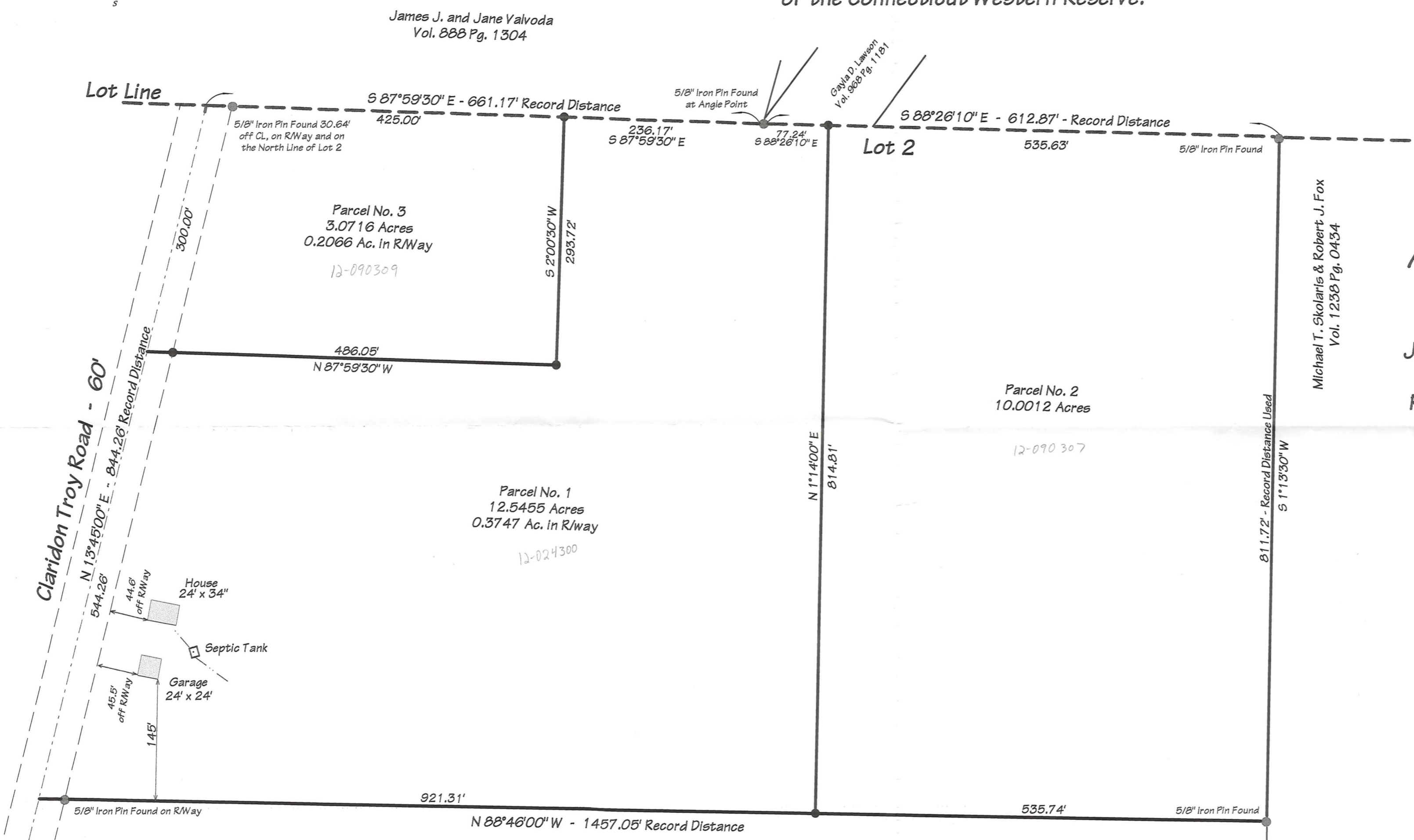
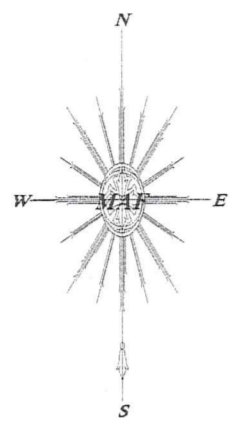
Attest: Mitchell A. Ferguson Date: Sept. 3, 1999

Mitchell A. Ferguson
Professional Land Surveyor
Registration No. 7627

MAF Surveying

PO BOX 163
Madison, Ohio 44057
1-440-428-9563

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.S. 9/9/99
OFFICE OF THE
GEAUGA COUNTY ENGINEER



- Legend**
- 5/8" Iron Pin Found
 - 5/8" x 30" Iron Pin Set w/ Surveyor's Cap

CLA00173 (CLA 00173)

Stouffer/Phillips
picked up 9-10-1999

12-024300

MAF Surveying

Mitchell A. Ferguson
Registered Professional Land Surveyor

P.O. Box 163
Madison, Ohio 44057
440-428-9563

Survey Description of Property for James Stouffer and Eileen Stouffer and Mark Phillips and Karol Phillips Parcel No. 1

Situate in the Township of Claridon, County of Geauga, and the State of Ohio, and known as being a part of Section 1 of the East Survey, Original Lot 2, TWP. 8N, Range VII W, of the Connecticut Western Reserve, further bounded and described as follows:

Beginning at a point at the intersection of the northerly line of Original Lot 2, and the centerline of Claridon Troy Road, 60 feet in width, and at the southwesterly corner of lands conveyed to James J. and Jane Valvoda, as recorded in Vol. 888 Pg. 1304 of the Geauga County Official Records, as witnessed by a 5/8" iron pin found on the right of way, South 87°59'30" East, at a distance of 30.64 feet, thence along the centerline, South 13°45'00" West, a distance of 300.00 feet to **The Principle Point of Beginning**:

Course No. 1: Thence South 87°59'30" East, passing through a 5/8 inch iron pin set on the easterly right of way, a distance of 486.05 feet, to a 5/8 inch iron pin set;

Course No. 2: Thence North 2°00'30" East, a distance of 293.72 feet to a 5/8 inch iron pin set on the northerly line of Original Lot 2, the southerly line of said Valvoda lands;

Course No. 3: Thence South 87°59'30" East, continuing along the lot line, a distance 236.17 feet to a 5/8 inch iron pin found at an angle point and the southwesterly corner of lands conveyed to Gayla D. Lawson, as recorded in Vol. 968 Pg. 1181 of the Geauga County Official Records;

Course No. 4: Thence South 88°26'10" East, continuing along the lot line, a distance 77.24 feet to a 5/8 inch iron pin set on the lot line and the southerly line of said Lawson lands;

Course No. 5: Thence South 1°14'00" West, a distance 814.81 feet to a 5/8 inch iron pin set on the northerly line of lands conveyed to Mark R. and Karol Phillips, as recorded in Vol. 1021 Pg. 0848 of the Geauga County Official Records;

Course No. 6: Thence North 88°46'00" West, along the said line of Phillips, passing through a 5/8 inch iron pin found with Daniel's I.D. cap on the said easterly right of way, a total distance of 921.31 feet to the said centerline and northwesterly corner of said Phillips land;

Course No. 7: Thence North 13°45'00" East, along the centerline, a distance of 544.26 feet to **The Principle Point of Beginning**, containing **12.5455 acres** of land, of which **0.3747 acre** is with the right of way and subject to all legal highways and easements.

Surveyed and Described by Mitchell A. Ferguson, Professional Land Surveyor No. 7627, in September 1999, intending to describe a parcel of land being subdivided from Vol. 1071, Pg. 661, permanent parcel no. 12-024300. The bearings are assumed from a prior survey as described in Vol. 1071 Pg. 661, and are intended to denote the relationship between angles only.

Note: All iron pins set on property described are 5/8" x 30" iron pins w/ surveyor's I.D. cap, "Ferguson - 7627".

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

R.S.

9/9/99

OFFICE OF THE
GEAUGA COUNTY ENGINEER

MAF Surveying

12-090307

Mitchell A. Ferguson
Registered Professional Land Surveyor

P.O. Box 163
Madison, Ohio 44057
440-428-9563

**Survey Description of Property
for
James Stouffer and Eileen Stouffer and Mark Phillips and Karol Phillips**

Parcel No. 2

Situate in the Township of Claridon, County of Geauga, and the State of Ohio, and known as being a part of Section 1 of the East Survey, Original Lot 2, TWP. 8N, Range VII W, of the Connecticut Western Reserve, further bounded and described as follows:

Beginning at a point at the intersection of the northerly line of Original Lot 2, and the centerline of Claridon Troy Road, 60 feet in width, and at the southwesterly corner of lands conveyed to James J. and Jane Valvoda, as recorded in Vol. 888 Pg. 1304 of the Geauga County Official Records, thence South $87^{\circ}59'30''$ East, along the North line of Original Lot 2, and the southerly line of said Valvoda Lands, passing through a $5/8''$ iron pin found on the easterly right of way, a record distance of 30.64 feet, a total distance of 661.17 feet to a $5/8$ inch iron pin found at an angle point and at the southwesterly corner of lands conveyed to Gayla D. Lawson, as recorded in Vol. 968 Pg. 1181 of the Geauga County Official Records, thence South $88^{\circ}26'10''$ East, continuing along the lot line and southerly line of said Lawson lands, a distance of 77.24 feet to **The Principle Point of Beginning:**

Course No. 1: Thence South $88^{\circ}26'10''$ East, continuing along the lot line, a distance of 535.63 feet to the northwesterly corner of lands conveyed to Michael T. Skolaris and Robert J. Fox, as recorded in Vol. 1238, Pg. 0434 of the Geauga County Official Records;

Course No. 2: Thence South $1^{\circ}13'30''$ West, a record distance of 811.72 feet to a $5/8$ inch iron pin found at the northeasterly corner of lands conveyed to Mark R. and Karol Phillips, as recorded in Vol. 1021 Pg. 0848 of the Geauga County Official Records;

Course No. 3: Thence North $88^{\circ}46'00''$ West, along the northerly line of said Phillips lands, a distance of 535.74 feet to a $5/8$ inch iron pin set;

Course No. 4: Thence North $1^{\circ}14'00''$ East, a distance of 814.81 feet to **The Principle Point of Beginning**, containing **10.0012 acres** of land, subject to legal easements.

Surveyed and Described by Mitchell A. Ferguson, Professional Land Surveyor No.7627, in September 1999, intending to describe a parcel of land being subdivided from Vol. 1071, Pg.661, permanent parcel no. 12-024300. The bearings are assumed from a prior survey as described in Vol. 1071 Pg. 661, and are intended to denote the relationship between angles only.

Note: All iron pins set on property described are $5/8''$ x $30''$ iron pins w/ surveyor's I.D. cap, "Ferguson - 7627".

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**Survey Description of Property
for
James Stouffer and Eileen Stouffer and Mark Phillips and Karol Phillips**

Parcel No. 3

Situate in the Township of Claridon, County of Geauga, and the State of Ohio, and known as being a part of Section 1 of the East Survey, Original Lot 2, TWP. 8N, Range VII W, of the Connecticut Western Reserve, further bounded and described as follows:

Beginning at a point at the intersection of the northerly line of Original Lot 2, and the centerline of Claridon Troy Road, 60 feet in width, and at the southwesterly corner of lands conveyed to James J. and Jane Valvoda, as recorded in Vol. 888 Pg. 1304 of the Geauga County Official Records, said point being **The Principle Point of Beginning:**

Course No. 1: Thence South 87°59'30" East, along the North line of Original Lot 2, and the southerly line of said Valvoda Lands, passing through a 5/8" iron pin found on the easterly right of way, a record distance of 30.64 feet, a total distance of 425.00 feet to a 5/8 inch iron pin set;

Course No. 2: Thence South 2°00'30" West, a distance of 293.72 feet to a 5/8 inch iron pin set;

Course No. 3: Thence North 87°59'30" West, passing through a 5/8 inch iron pin set on the easterly right of way, a total distance of 486.05 feet to a point on the centerline of Claridon Troy Road;

Course No. 4: Thence North 13°45'00" East, along the centerline a distance of 300.00 feet to **The Principle Point of Beginning**, containing **3.0716 acres** of land, of which **0.2066 acre** is with the right of way and subject to all legal highways and easements.

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