



**Survey Description****8.2411 acres**

August 2, 2007

Situated in the Township of Claridon, County of Geauga, State of Ohio and being located in Lots 2 and 3 of Section 9 of the East Survey of Township 8, Range VII of the Connecticut Western Reserve and being further bounded and described as follows;

Beginning at a southeasterly corner of parcel #12-600066 owned by the Western Reserve Telephone Company by deed recorded in volume 685, page 406 of the Geauga County Records, said southeasterly corner also being on the centerline of Mayfield Road, said southeasterly corner also being located North  $79^{\circ}16'31''$  East a distance of 1578.27 feet from a 5/8 inch rebar found in a monument box at the intersection of the centerline of Mayfield Road (U.S. 322), 60 feet wide, with the centerline of S.R 608;

- Course I. Thence North  $13^{\circ}32'53''$  West along an easterly line of said parcel #12-600066 a distance of 180.00 feet to a 5/8 inch rebar set at a northeasterly corner of said parcel #12-600066, passing through a 5/8 inch rebar found at a distance of 30.05 feet;
- Course II. Thence South  $79^{\circ}38'44''$  West along a northerly line of said parcel #12-600066 a distance of 50.00 feet to a 5/8 inch rebar found at a northwesterly corner of said parcel #12-600066 on an easterly line of parcel #12-027300 owned by Jean A. Bruner by deed recorded in volume 1493, page 204 of the Geauga County Records;
- Course III. Thence North  $13^{\circ}32'52''$  West along an easterly line of said parcel #12-027300 a distance of 676.55 to a 5/8 inch rebar set;
- Course IV. Thence North  $76^{\circ}27'08''$  East along a new division line a distance of 402.06 feet to a 5/8 inch rebar set;
- Course V. Thence South  $13^{\circ}32'53''$  East along a new division line a distance of 498.99 feet to a 5/8 inch rebar set on a southerly line of parcel #12-095178 owned by SPC Claridon 1, LLC by deed recorded in volume 175, page 1249 of the Geauga County Records;
- Course VI. Thence North  $76^{\circ}27'08''$  East along a southerly line of said parcel #12-095178 a distance of 50.00 feet to a 5/8 inch rebar found on a westerly line of parcel #12-706212 owned by the Geauga Park District by deed recorded in volume 1442, page 709 of the Geauga County Records;
- Course VII. Thence South  $13^{\circ}32'53''$  East along a westerly line of said parcel #12-0706212 a distance of 382.78, passing through a 5/8 inch rebar found at a distance of 352.73 feet, to the centerline of Mayfield Road;

Course VIII. Thence South 79°38'44" West along the centerline of Mayfield Road a distance of 402.76 feet to the place of beginning and containing 8.2411 acres of land, of which 0.2774 acres are within the right of way of Mayfield Road and 2.5207 acres are out of parcel #12-095178 and 5.7204 acres are out of parcel #12-065000 as surveyed and described by Foresight Engineering Group, Inc. in January, 2005 and Aug. 2007 under the supervision of Steven N. Roessner, Professional Surveyor Ohio #7070. The bearings as used herein are based on geodetic north by GPS observation. All 5/8 inch rebar set are 30 inches long capped Foresight Engineering. The previous deed reference is volume 663, page 252.

*Steven N. Roessner*  
STEVEN N. ROESSNER, P.S. #7070  
FORESIGHT ENGINEERING GROUP, INC.      8/2/07  
DATE



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

*PAK*      *8/3/07*

OFFICE OF THE  
GEAUGA COUNTY ENGINEER

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**Survey Description**  
**9.4525 acres**  
August 1, 2007

Situated in the Township of Claridon, County of Geauga, State of Ohio and being located in Lots 2 and 3 of Section 9 of the East Survey of Township 8, Range VII of the Connecticut Western Reserve and being further bounded and described as follows;

Commencing at a 5/8 inch rebar found in a monument box at the intersection of the centerline of Mayfield Road (U.S. 322), 60 feet wide, with the centerline of S.R 608;

- Course I. Thence along a line bearing North 79°16'31" East a distance of 1578.27 feet to a southeasterly corner of parcel #12-600066 owned by the Western Reserve Telephone Company by deed recorded in volume 685, page 406 of the Geauga County Records, said southeasterly corner also being on the centerline of Mayfield Road;
- Course II. Thence North 79°38'44" East along the centerline of Mayfield Road a distance of 402.76 feet to a southwesterly corner of parcel #12-706212 owned by the Geauga County Park District by deed recorded in volume 1442, page 709 of the Geauga County Records;
- Course III. Thence North 13°32'53" West along a westerly line of said parcel #12-706212 a distance of 382.78 feet to a 5/8 inch rebar set at a northeasterly corner of parcel #12-065000 owned by SPC Claridon 2. LLC by deed recorded in volume 1755, page 1258 of the Geauga county Records, said corner being the place of beginning, passing through a 5/8 inch rebar found at a distance of 30.05 feet;
- Course IV. Thence South 76°27'08" West along a northerly line of said parcel # 12-065000 a distance of 50.00 feet to a 5/8 inch rebar set;
- Course V. Thence North 13°32'53" West along a new division line a distance of 498.99 feet to a 5/8 inch rebar set;
- Course VI. Thence South 76°27'08" West along a new division line a distance of 402.06 feet to a 5/8 inch rebar set on an easterly line of parcel #12-027300 owned by Jean A. Bruner by deed recorded in volume 1493, page 204 of the Geauga County Records;
- Course VII. Thence North 13°32'53" West along an easterly line of said parcel #12-027300 a distance of 939.30 feet to a 5/8 inch rebar found at a northeasterly corner of said parcel #12-027300 and on a southerly line of parcel #12-008200 owned by Maxwell S. and Vincetta Motil by deed recorded in volume 1219, page 474 of the Geauga County Records;

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- Course VIII. Thence North 89°50'22" East along a southerly line of said parcel #12-008200 a distance of 373.55 feet to a ¾ inch iron pipe found at a southeasterly corner of said parcel #12-008200 and on a westerly line of said parcel #12-706212;
- Course IX. Thence along a westerly line of said parcel #12-706212 on the arc of a curve deflecting to the right and having a delta of 20°19'26", a length of 505.21 feet, a radius of 1424.24 feet, a tangent of 255.29 feet, and a chord which bears South 23°42'37" East a distance of 502.56 feet to a ¾ inch iron pipe found;
- Course X. Thence South 13°32'53" East along a westerly line of said parcel #12-706212 a distance of 857.12 feet to the place of beginning and containing 9.4525 acres of land of which 2.2796 acres out of parcel #12-065000 and 7.1729 acres of parcel #12-095178 as surveyed and described by Foresight Engineering Group, Inc. in January, 2005 and Aug. 2007 under the supervision of Steven N. Roessner, Professional Surveyor Ohio #7070. The bearings as used herein are based on geodetic north by GPS observation. All 5/8 inch rebar set are 30 inches long capped Foresight Engineering. The previous deed reference is volume 663, page 252.

*Steven N. Roessner*  
 STEVEN N. ROESSNER, P.S. #7070  
 FORESIGHT ENGINEERING GROUP, INC.

8/2/07  
 DATE



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 GEauga COUNTY ENGINEER

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