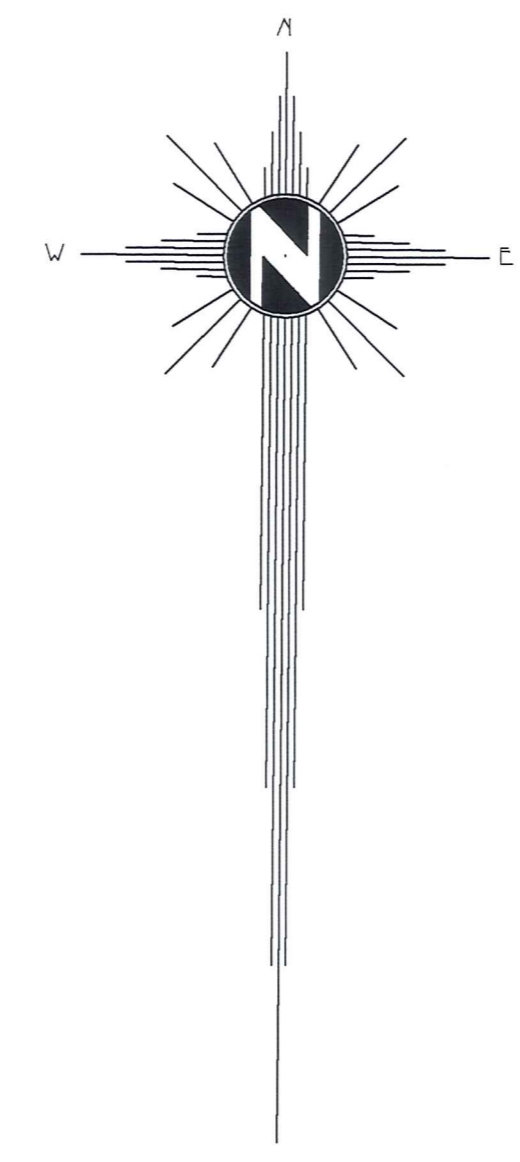


# PLAT OF SURVEY OF EXISTING PARCELS



Situated in the Township of Claridon, County of Geauga and the State of Ohio, and known as being part of Original Lot No. 4 in the Holmes Tract within said Township and intending to survey and divide land conveyed to Marian C. H. Condon, Successor Trustee by deed recorded in Volume 2046, Pages 43-49 (P.P. No. 13-007100) of the Geauga County Deed Records.

I certify to Marian C. H. Condon, Successor Trustee that I have prepared this Plat and that it is based on a survey made by me in accordance with the provisions of Chapter 4733-57 of the Ohio Administrative Code governing land surveys in the State of Ohio.

The bearings shown on this Plat are oriented to an assumed meridian and are intended to indicate angular relationships only.  
CALL THE OHIO UTILITY PROTECTION SERVICE AT 1-800-562-2764 BEFORE ANY EXCAVATION.  
Distances are expressed in U.S. Survey Feet and decimal parts thereof.

The undersigned has not been provided a title examination and this survey is based ONLY on the documents shown on this plat and NO liability is assumed for the existence of any other documents that may affect the surveyed premises that would be revealed by a Title Examination.

The location of existing structures, either above ground or underground, NOT SPECIFICALLY SHOWN ON THIS PLAT, is not within the intended purposes of this survey and NO LIABILITY is assumed for the location, condition, type or size of ANY structure, either above ground or underground NOT HEREIN SHOWN.

*Kerry A. Braun*  
Kerry A. Braun  
Ohio Professional Surveyor No. 7451  
Date: 1/28/2018



SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
*M. H. Condon*  
GEAUGA COUNTY AUDITOR  
TAX MAP DEPT.

This division of land complies with the applicable Claridon Township Zoning Resolution, this \_\_\_\_\_ day of \_\_\_\_\_, 2017 by:

Claridon Township Zoning Inspector: \_\_\_\_\_

PAGE 1 OF 3 - SHOWING EXISTING PARCELS

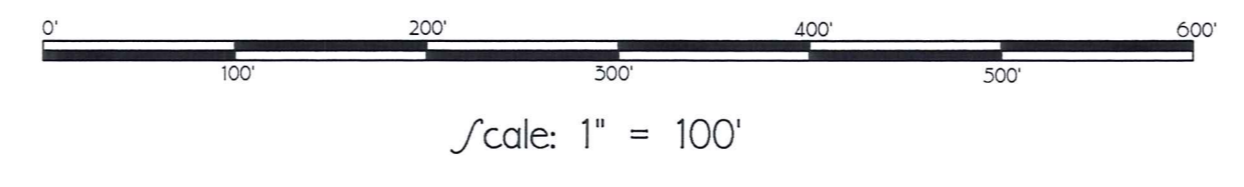
PAGE 2 OF 3 - SHOWING PROPOSED DIVISION OF P.P. NO. 13-007100

PAGE 3 OF 3 - SHOWING PROPOSED FINAL CONSOLIDATED PARCELS

CURVE	LENGTH	RADIUS	Delta	Tang.	Bearing	Chord
C-1	53.90	40.00	77°12'05"	31.95	S44°42'57"W	49.91
C-2	80.25	220.00	20°54'02"	40.38	S85°46'01"W	79.81
C-3	574.70	1960.71	10°56'58"	187.92	N80°18'29"W	574.15
C-4	586.16	2020.71	10°56'58"	195.67	S80°18'29"E	585.58
C-5	595.58	586.17	58°00'00"	524.92	N65°13'02"E	568.57
C-6	180.68	2020.71	5°07'25"	90.40	S77°25'42"E	180.62
C-7	205.48	2020.71	5°49'55"	102.85	S82°52'11"E	205.59
C-8	112.81	586.17	11°01'57"	56.58	N88°42'14"E	112.64
C-9	289.11	586.18	28°15'53"	147.56	N69°03'59"E	286.19
C-10	167.75	250.00	38°26'42"	87.17	S74°59'41"W	164.62
C-11	580.43	1990.71	10°56'58"	190.80	N80°18'29"W	579.85
C-12	580.43	1990.71	10°56'58"	190.80	S80°18'29"E	579.85
C-13	565.01	536.17	58°00'00"	508.29	N65°13'02"E	539.28
C-14	100.00	1527.95	3°45'00"	50.02	N51°58'35"W	99.99

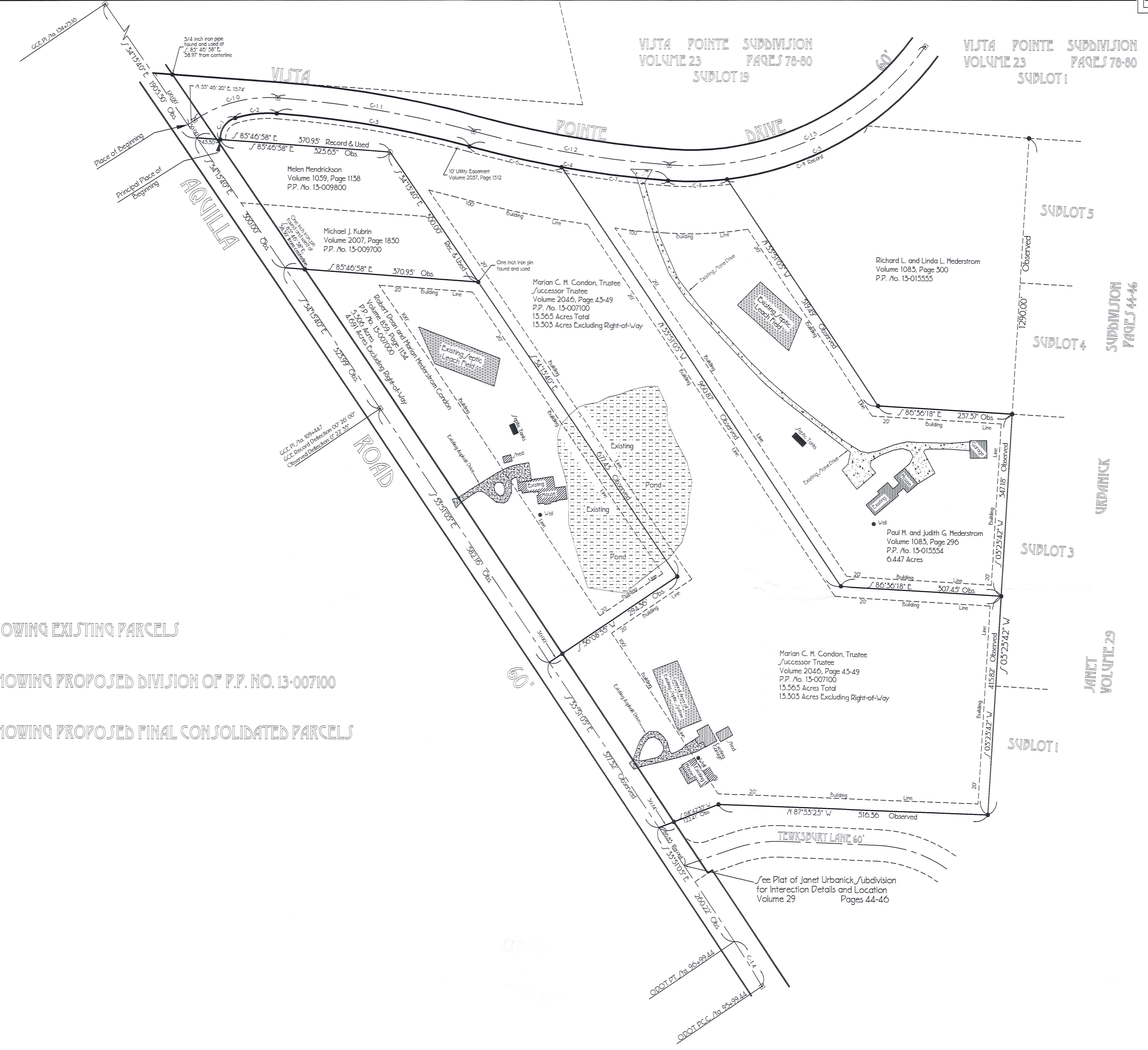
## Legend

- One inch iron pin in Monument Box found and used
- 3/4 inch iron pipe found and used unless otherwise indicated
- 3/4 inch X 30 inch iron pipe set I.D. - K. Braun 7451

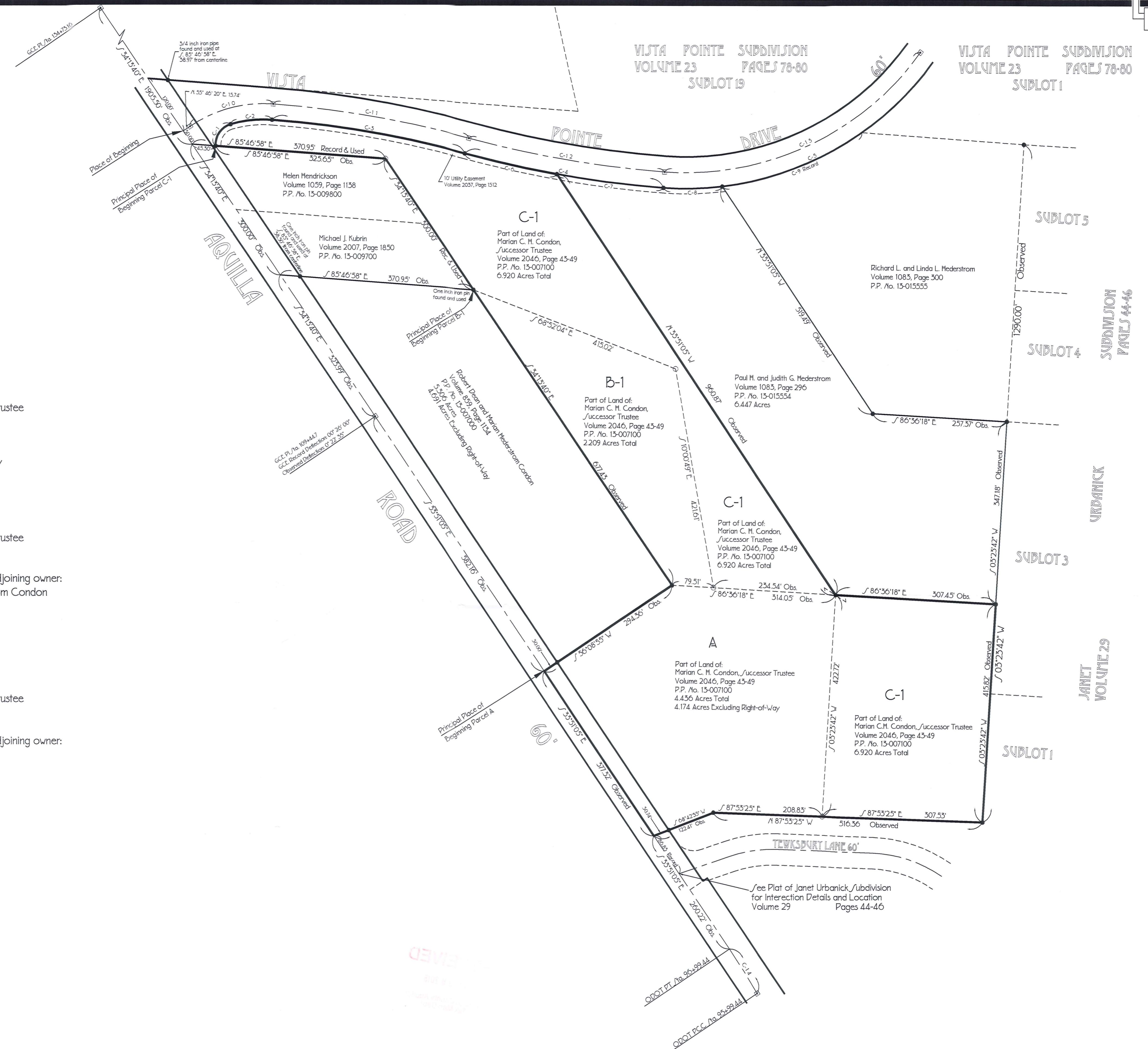
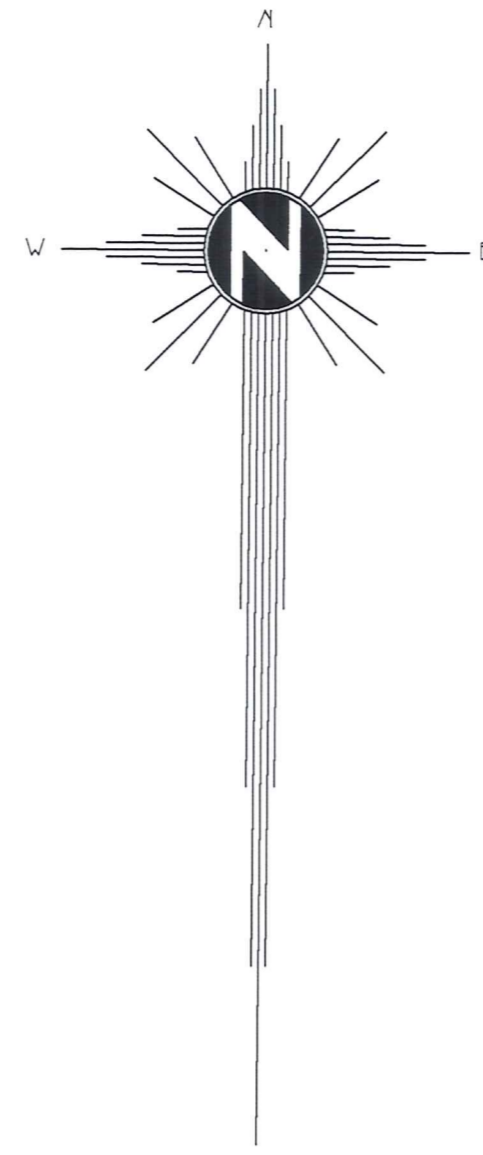


References:  
ODOT Aquilla Road Centerline Plat Vol. 9, Pg. 153  
Gauga County Engineer Field Book 40 Pages 64-67

**KERRY A. BRAUN, PROFESSIONAL SURVEYOR**  
19045 Munn Road  
Chagrin Fall, Ohio 44025  
Phone: 330-562-5019



PLAT OF SURVEY  
OF  
PROPOSED DIVISION  
OF  
P.P. NO. 13-007100 - 13.565 ACRES

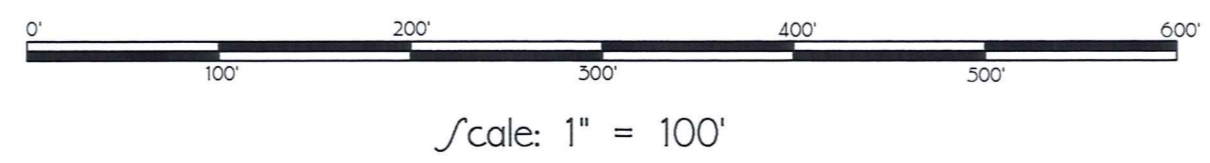


- Parcel A: Part of Land of Marian C. H. Condon, /successor Trustee Volume 2046, Pages 43-49 P.P. No. 13-007100 4.436 Acres 4.174 Acres Excluding Right-of-Way To be sold with existing house
- Parcel B-1: Part of Land of Marian C. H. Condon, /successor Trustee Volume 2046, Pages 43-49 P.P. No. 13-007100 2.209 Acres To be conveyed to adjoining owner: Robert Dean and Marian Hederstrom Condon Volume 859, Page 1134 P.P. No. 13-007000
- Parcel C-1: Part of Land of Marian C. H. Condon, /successor Trustee Volume 2046, Pages 43-49 P.P. No. 13-007100 6.920 Acres To be conveyed to adjoining owner: Paul H. and Judith G. Hederstrom Volume 1083, Page 296 P.P. No. 13-015554

CURVE TABLE						
CURVE	LENGTH	RADIUS	Delta	Tang	Bearing	Chord
C-1	55.90	40.00	77°12'05"	51.95	S34°42'57"W	49.91
C-2	80.25	220.00	20°54'02"	40.58	S85°46'01"W	79.81
C-3	574.70	1960.71	10°56'58"	187.92	S80°18'29"E	574.15
C-4	586.16	2020.71	10°56'58"	195.67	S80°18'29"E	585.58
C-5	595.58	586.17	58°00'00"	524.92	N65°15'02"E	568.57
C-6	180.68	2020.71	5°07'25"	90.40	S77°25'42"E	180.62
C-7	205.48	2020.71	5°49'55"	102.85	S82°52'11"E	205.39
C-8	112.81	586.17	11°01'57"	56.58	S88°42'14"E	112.64
C-9	289.11	586.18	28°15'55"	147.56	N69°05'59"E	286.19
C-10	167.75	250.00	38°26'42"	81.17	S74°59'41"W	164.62
C-11	580.45	1990.71	10°56'58"	190.80	S80°18'29"W	579.85
C-12	580.45	1990.71	10°56'58"	190.80	S80°18'29"E	579.85
C-13	565.01	556.17	58°00'00"	508.29	N65°15'02"E	559.28
C-14	100.00	1527.95	3°45'00"	50.02	N51°58'35"W	99.99

Legend

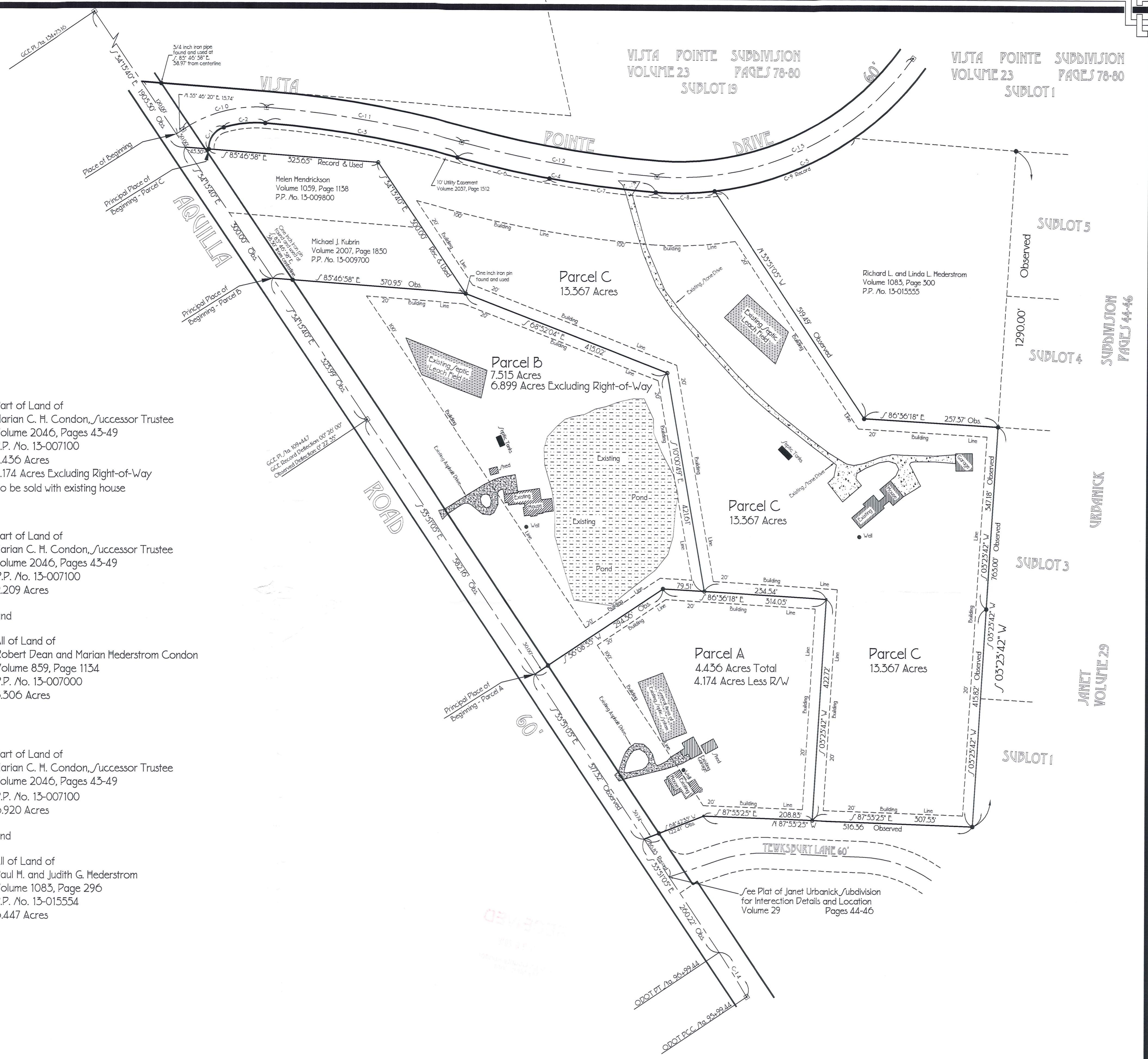
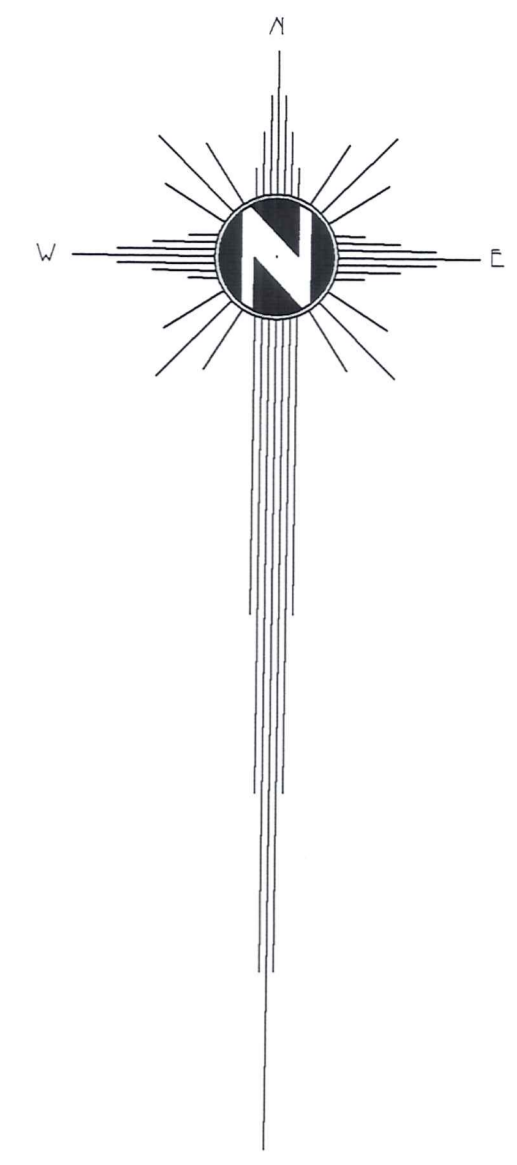
- One inch iron pin in Monument Box found and used
- 3/4 inch iron pipe found and used unless otherwise indicated
- 3/4 inch X 30 inch iron pipe set I.D. - K. Braun 7451



References:  
ODOT Aquilla Road Centerline Plat Vol 9, Pg. 155  
Geauga County Engineer Field Book 40 Pages 64-67

KERRY A. BRAUN, PROFESSIONAL SURVEYOR  
19045 Munn Road  
Chagrin Fall, Ohio 44025  
Phone: 330-562-5019

# PLAT OF SURVEY OF PROPOSED FINAL COMBINED PARCELS

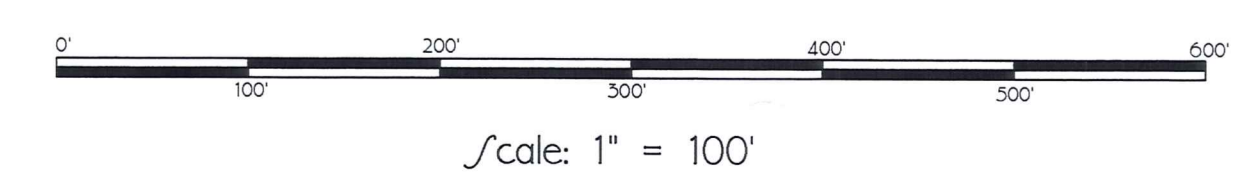


- Parcel A:** Part of Land of Marian C. H. Condon, Successor Trustee Volume 2046, Pages 43-49 P.P. No. 13-007100 4.436 Acres 4.174 Acres Excluding Right-of-Way To be sold with existing house
- Parcel B:** Part of Land of Marian C. H. Condon, Successor Trustee Volume 2046, Pages 43-49 P.P. No. 13-007100 2.209 Acres
- and
- All of Land of Robert Dean and Marian Hederstrom Condon Volume 859, Page 1134 P.P. No. 13-007000 5.306 Acres
- Parcel C:** Part of Land of Marian C. H. Condon, Successor Trustee Volume 2046, Pages 43-49 P.P. No. 13-007100 6.920 Acres
- and
- All of Land of Paul H. and Judith G. Hederstrom Volume 1083, Page 296 P.P. No. 13-015554 6.447 Acres

CURVE TABLE						
CURVE	LENGTH	RADIUS	Delta	Tang	Bearing	Chord
C-1	53.90	40.00	77°12'05"	31.95	S34°42'57"W	49.91
C-2	80.25	220.00	20°54'02"	40.58	S85°46'01"W	79.81
C-3	374.70	1960.71	10°56'58"	187.92	N80°18'29"W	374.15
C-4	586.16	2020.71	10°56'58"	193.67	S80°18'29"E	585.58
C-5	593.58	586.17	58°00'00"	324.92	N65°15'02"E	568.57
C-6	180.68	2020.71	5°07'25"	90.40	S77°25'42"E	180.62
C-7	205.48	2020.71	5°49'55"	102.85	S82°52'11"E	205.39
C-8	112.81	586.17	11°01'57"	56.58	N88°42'14"E	112.64
C-9	289.11	586.16	28°15'55"	147.56	N69°03'59"E	286.19
C-10	167.75	250.00	58°26'42"	87.17	S74°59'41"W	164.62
C-11	580.45	1990.71	10°56'58"	190.80	N80°18'29"W	579.85
C-12	580.45	1990.71	10°56'58"	190.80	S80°18'29"E	579.85
C-13	565.01	556.17	58°00'00"	308.29	N65°15'02"E	559.28
C-14	100.00	1527.95	3°45'00"	50.02	N5°58'55"W	99.99

## Legend

- One inch iron pin in Monument Box found and used
- 3/4 inch iron pipe found and used unless otherwise indicated
- 3/4 inch X 50 inch iron pipe set I.D. - K. Braun 7451



References:  
 ODOT Aquilla Road Centerline Plat Vol 9, Pg 153  
 Geauga County Engineer Field Book 40 Pages 64-67

**KERRY A. BRAUN, PROFESSIONAL SURVEYOR**  
 19045 Munn Road  
 Chagrin Fall, Ohio 44023  
 Phone: 330-562-5019

Situated in the Township of Claridon, County of Geauga and the State of Ohio, and known as part of Original Lot No. 4 in the Holmes Tract within said Township and further described as follows:

Beginning at the intersection of the centerline of Aquilla Road (60 feet wide) with the centerline of Vista Pointe Drive (60 feet wide) as shown by the plat of Vista Pointe Subdivision as recorded in Volume 23, Pages 78-80 of the Geauga County Records of Plats, said intersection bearing S. 55° 46' 20" W. along the said centerline of Vista Pointe Drive 15.74 feet from a one inch iron pin in a monument box found and used;

Thence S. 34° 13' 40" E. along the centerline of said Aquilla Road (60 feet wide) 653.99 feet to a one inch iron pin in a monument box found and used at an angle in said centerline;

Thence S. 33° 51' 05" E. continuing along said Aquilla Road centerline 582.16 feet to the most Southwesterly corner of land conveyed to Robert Dean and Marian Hederstrom Condon (P. P. No. 13-007000) by deed recorded in Volume 859, Page 1134 of the Geauga County Deed Records, and the Principal Place of Beginning of the land herein intended to be described:

**Course No. 1:** Thence N. 56° 08' 55" E. along the Southeasterly line of said Condon, through a ¾ inch iron pipe found and used at 30.00 feet, a total distance of 294.36 feet to a ¾ inch iron pipe found and used at the most Southeasterly corner of said Condon;

**Course No. 2:** Thence S. 86° 36' 18" E., through lands conveyed to Marian C. H. Condon, Successor Trustee (P. P. No. 13-007100) by deed recorded in Volume 2046, Pages 43-49 of the Geauga County Deed Records 314.05 feet to a ¾ inch iron pipe found and used at the most Southwesterly corner of land conveyed to Paul H. and Judith G. Hederstrom (P. P. No. 13-015554) by deed recorded in Volume 1083, Page 296 of the aforesaid deed records;

**Course No. 3:** Thence S. 03° 23' 42" W., continuing through lands conveyed to Marian C. H. Condon, Successor Trustee (P. P. No. 13-007100) by deed recorded in Volume 2046, Pages 43-49 of the Geauga County Deed Records, 422.72 feet to a ¾ inch iron pipe set with a cap marked (K. Braun, 7451) in a Northerly line of Sublot No. 1 of the Janet Urbanick Subdivision as shown by plat recorded in Volume 29, Pages 44-46 of the Geauga County Records of Plats;

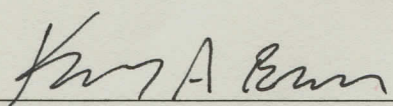
**Course No. 4:** Thence N. 87° 53' 25" W. along said Northerly line of said Sublot No. 1 of said Subdivision 208.83 feet to a ¾ inch iron pipe found and used at an angle therein;

**Course No. 5:** Thence S. 68° 42' 35" W. continuing along said Northerly line of Sublot No. 1 of said Subdivision, through a ¾ inch iron pipe found and used at 91.67 feet, a total distance of 122.41 feet to the centerline of said Aquilla Road (60 feet wide);

**Course No. 6:** Thence N. 33° 51' 05" W. along said centerline 377.32 feet to the Principal Place of Beginning, containing 4.436 acres of which 4.174 acres are exclusive of the Right-of-Way of said Aquilla Road (60 feet wide) as surveyed in April 2017 by Kerry A. Braun, Ohio Professional Surveyor No. 7451;

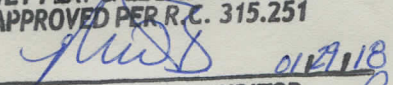
The bearings in this description are oriented to an assumed meridian and are intended to indicate angular relationships only.

This description is a part of land conveyed to Marian C. H. Condon, Successor Trustee (P. P. No. 13-007100) by deed recorded in Volume 2046, Pages 43-49 of the Geauga County Deed Records;

  
Kerry A. Braun  
Ohio Professional Surveyor No. 7451

1/22/2018  
Date



**SURVEY PLAT & LEGAL DESCRIPTION**  
**APPROVED PER R.C. 315.251**  
  
**GEAUGA COUNTY AUDITOR**  
**TAX MAP DEPT.**

Situated in the Township of Claridon, County of Geauga and the State of Ohio, and known as part of Original Lot No. 4 in the Holmes Tract within said Township and further described as follows:

Beginning at the intersection of the centerline of Aquilla Road (60 feet wide) with the centerline of Vista Pointe Drive (60 feet wide) as shown by the plat of Vista Pointe Subdivision as recorded in Volume 23, Pages 78-80 of the Geauga County Records of Plats, said intersection bearing S. 55° 46' 20" W. along the said centerline of Vista Pointe Drive 15.74 feet from a one inch iron pin in a monument box found and used;

Thence S. 34° 13' 40" E. along the centerline of said Aquilla Road (60 feet wide) 30.00 feet to the Northwestly corner of land conveyed to Helen Hendrickson (P. P. No. 13-009800) by deed recorded in Volume 1059, Page 1138 of the Geauga County Deed Records;

Thence S. 85° 46' 58" E. along the Northerly line of said Hendrickson through a ¾ inch iron pipe found at 45.30 feet at the intersection of said Northerly line of Hendrickson with the Southerly Right-of-Way of Vista Pointe Drive as shown by said Vista Pointe Subdivision Plat;

Thence S. 85° 46' 58" E. continuing along said Northerly line of said Hendrickson 325.65 feet to a ¾ inch iron pipe set with a cap marked (K. Braun, 7451) at the Northeastly corner thereof;

Thence S. 34° 13' 40" E. along the Easterly line of said Hendrickson and the Easterly line of land conveyed to Michael J. Kubrin (P.P. No. 13-009700) by deed recorded in Volume 2007, Page 1850 of the aforesaid deed records, 300.00 feet to a one inch iron pin found and used at the most Southeastly corner of said Kubrin, which is also the most Northeastly corner of land conveyed to Robert Dean and Marian Hederstrom Condon (P.P. No. 13-007000) by deed recorded in Volume 859, Page 1134 of the aforesaid deed records, which is the Principal Place of Beginning of the land herein intended to be described;

**Course No. 1:**

Thence S. 68° 52' 04" E., through lands conveyed to Marian C. H. Condon, Successor Trustee (P. P. No. 13-007100) by deed recorded in Volume 2046, Pages 43-49 of the Geauga County Deed Records, 415.02 feet to a ¾ inch iron pipe set with a cap marked (K. Braun, 7451);

**Course No. 2:**

Thence S. 10° 00' 49" E., continuing through lands conveyed to Marian C. H. Condon, Successor Trustee (P. P. No. 13-007100) by deed recorded in Volume 2046, Pages 43-49 of the Geauga County Deed Records, 421.61 feet to a ¾ inch iron pipe set with a cap marked (K. Braun, 7451);

**Course No. 3:**

Thence N. 86° 36' 18" W., continuing through lands conveyed to Marian C. H. Condon, Successor Trustee (P. P. No. 13-007100) by deed recorded in Volume 2046, Pages 43-49 of the Geauga County Deed Records 79.51 feet to a ¾ inch iron pipe found and used at the most Southeasterly corner of said Condon;

**Course No. 4:**

Thence N. 34° 13' 40" W. along the Northeasterly line of said Condon 677.43 feet to the Principal place of Beginning, containing 2.209 acres as surveyed in April 2017 by Kerry A. Braun, Ohio Professional Surveyor No. 7451.

The bearings in this description are oriented to an assumed meridian and are intended to indicate angular relationships only.

This description is a part of land conveyed to Marian C. H. Condon, Successor Trustee (P. P. No. 13-007100) by deed recorded in Volume 2046, Pages 43-49 of the Geauga County Deed Records;

*Kerry A Braun*

**Kerry A. Braun  
Ohio Professional Surveyor No. 7451**

*1/22/2018*

**Date**



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

*[Signature]* *01/29/18*  
**GEAUGA COUNTY AUDITOR  
TAX MAP DEPT.**

Situated in the Township of Claridon, County of Geauga and the State of Ohio, and known as part of Original Lot No. 4 in the Holmes Tract within said Township and further described as follows:

Beginning at the intersection of the centerline of Aquilla Road (60 feet wide) with the centerline of Vista Pointe Drive (60 feet wide) as shown by the plat of Vista Pointe Subdivision as recorded in Volume 23, Pages 78-80 of the Geauga County Records of Plats, said intersection bearing S. 55° 46' 20" W. along the said centerline of Vista Pointe Drive 15.74 feet from a one inch iron pin in a monument box found and used;

Thence S. 34° 13' 40" E. along the centerline of said Aquilla Road (60 feet wide) 330.00 feet to the most Southwesterly corner of land conveyed to Michael J. Kubrin (P. P. No. 13-009700) by deed recorded in Volume 2007, Page 1850 of the Geauga County Records of deeds, said Kubrin Southwesterly corner also being the Northwesterly corner of land conveyed to Robert Dean and Marian Hederstrom Condon (P. P. No. 13-007000) by deed recorded in Volume 859, Page 1134 of the aforesaid records of deeds, and the Principal Place of Beginning of the land herein intended to be described:

**Course No. 1:** Thence S. 85° 46' 58" E, along the Southerly line of said Kubrin, which is also the Northerly line of said Condon, through a one inch iron pin found and used at 38.30 feet from centerline, a total distance of 370.95 to a one inch iron pin found and used at the most Southeasterly corner of said Kubrin, which is also the most Northeasterly corner of said Condon;

**Course No. 2:** Thence S. 68° 52' 04" E., through lands conveyed to Marian C. H. Condon, Successor Trustee (P. P. No. 13-007100) by deed recorded in Volume 2046, Pages 43-49 of the Geauga County Deed Records, 415.02 feet to a ¾ inch iron pipe set with a cap marked (K. Braun, 7451);

**Course No. 3:** Thence S. 10° 00' 49" E., continuing through lands conveyed to Marian C. H. Condon, Successor Trustee (P. P. No. 13-007100) by deed recorded in Volume 2046, Pages 43-49 of the Geauga County Deed Records, 421.61 feet to a ¾ inch iron pipe set with a cap marked (K. Braun, 7451);

**Course No. 4:** Thence N. 86° 36' 18" W., continuing through lands conveyed to Marian C. H. Condon, Successor Trustee (P. P. No. 13-007100) by deed recorded in Volume 2046, Pages 43-49 of the Geauga County Deed Records 79.51 feet to a ¾ inch iron pipe found and used at the most Southeasterly corner of said Condon;

**Course No. 5:** Thence S. 56° 08' 55" W. along the Southeasterly line of said Condon, through a ¾ inch iron pipe found and used at 264.36 feet, a total distance of 294.36 feet to the center line of said Aquilla Road (60 feet wide);

**Course No. 6:** Thence N. 33° 51' 05" W. along said Aquilla Road centerline 582.16 feet to a one inch iron pin in a monument box found and used at an angle in said Aquilla road centerline;

**Course No. 7:** Thence N. 34° 13' 40" W. continuing along said Aquilla Road centerline 323.99 feet to the Principal Place of Beginning, containing 7.515 acres of which 6.899 acres are exclusive of the area within the Right-of-Way of said Aquilla Road (60 feet wide) as surveyed in April 2017 by Kerry A. Braun, Ohio Professional Surveyor No. 7451.

The bearings in this description are oriented to an assumed meridian and are intended to indicate angular relationships only.

This description is a part of lands conveyed to Marian C. H. Condon, Successor Trustee (P. P. No. 13-007100) by deed recorded in Volume 2046, Pages 43-49 of the Geauga County Deed Records (2.209 acres) and all of land conveyed to Robert Dean and Marian Hederstrom Condon (P. P. No. 13-007000) by deed recorded in Volume 859, Page 1134 of the aforesaid records of deeds (5.306 acres).

*Kerry A Braun*

**Kerry A. Braun**  
**Ohio Professional Surveyor No. 7451**

*1/28/2018*

**Date**



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

*MHS* *01/29/18*

**GEAUGA COUNTY AUDITOR**  
**TAX MAP DEPT.**

*R*

Situated in the Township of Claridon, County of Geauga and the State of Ohio, and known as part of Original Lot No. 4 in the Holmes Tract within said Township and further described as follows:

Beginning at the intersection of the centerline of Aquilla Road (60 feet wide) with the centerline of Vista Pointe Drive (60 feet wide) as shown by the plat of Vista Pointe Subdivision as recorded in Volume 23, Pages 78-80 of the Geauga County Records of Plats, said intersection bearing S. 55° 46' 20" W. along the said centerline of Vista Pointe Drive 15.74 feet from a one inch iron pin in a monument box found and used;

Thence S. 34° 13' 40" E. along the centerline of said Aquilla Road (60 feet wide) 30.00 feet to the Northwestery corner of land conveyed to Helen Hendrickson (P. P. No. 13-009800) by deed recorded in Volume 1059, Page 1138 of the Geauga County Deed Records;

Thence S. 85° 46' 58" E. along the Northerly line of said Hendrickson 45.30 feet to a ¾ inch iron pipe found and used at the intersection of said Northerly line of Hendrickson with the Southerly Right-of-Way of Vista Pointe Drive as shown by said Vista Pointe Subdivision Plat, and the Principal Place of Beginning of the land herein intended to be described:

**Course No. 1:** Thence S. 85° 46' 58" E. continuing along said Northerly line of said Hendrickson 325.65 feet to a ¾ inch iron pipe set with a cap marked (K. Braun, 7451) at the Northeasterly corner thereof;

**Course No. 2:** Thence S. 34° 13' 40" E. along the Easterly line of said Hendrickson and the Easterly line of land conveyed to Michael J. Kubrin (P.P. No. 13-009700) by deed recorded in Volume 2007, Page 1850 of the aforesaid deed records, 300.00 feet to a one inch iron pin found and used at the most Southeasterly corner of said Kubrin, which is also the most Northeasterly corner of land conveyed to Robert Dean and Marian Hederstrom Condon (P.P. No. 13-007000) by deed recorded in Volume 859, Page 1134 of the aforesaid deed records;

- Course No. 3:** Thence S. 68° 52' 04" E., through lands conveyed to Marian C. H. Condon, Successor Trustee (P. P. No. 13-007100) by deed recorded in Volume 2046, Pages 43-49 of the Geauga County Deed Records, 415.02 feet to a ¾ inch iron pipe set with a cap marked (K. Braun, 7451);
- Course No. 4:** Thence S. 10° 00' 49" E., continuing through lands conveyed to Marian C. H. Condon, Successor Trustee (P. P. No. 13-007100) by deed recorded in Volume 2046, Pages 43-49 of the Geauga County Deed Records, 421.61 feet to a ¾ inch iron pipe set with a cap marked (K. Braun, 7451);
- Course No. 5:** Thence S. 86° 36' 18" E., continuing through lands conveyed to Marian C. H. Condon, Successor Trustee (P. P. No. 13-007100) by deed recorded in Volume 2046, Pages 43-49 of the Geauga County Deed Records 234.54 feet to a ¾ inch iron pipe found and used at the most Southwesterly corner of land conveyed to Paul H. and Judith G. Hederstrom (P. P. No. 13-015554) by deed recorded in Volume 1083, Page 296 of the aforesaid deed records;
- Course No. 6:** Thence S. 03° 23' 42" W., continuing through lands conveyed to Marian C. H. Condon, Successor Trustee (P. P. No. 13-007100) by deed recorded in Volume 2046, Pages 43-49 of the Geauga County Deed Records, 422.72 feet to a ¾ inch iron pipe set with a cap marked (K. Braun, 7451) in a Northerly line of Sublot No. 1 of the Janet Urbanick Subdivision as shown by plat recorded in Volume 29, Pages 44-46 of the Geauga County Records of Plats;
- Course No. 7:** Thence S. 87° 53' 25" E. continuing along said Northerly line of said Sublot No. 1 of the said Janet Urbanick Subdivision 307.53 feet to a ¾ inch iron pipe found and used at an angle in said Sublot No. 1 of said Janet Urbanick Subdivision;
- Course No. 8:** Thence N. 03° 23' 42" E., along a Westerly line said Sublot No. 1 of said Subdivision and a Westerly line of Sublot No. 3 of said Subdivision 415.82 to a ¾ inch iron pipe found and used at the Southeasterly corner of land conveyed to Paul H. and Judith G. Hederstrom (P. P. No. 13-015554) by deed recorded in Volume 1083, Page 296 of the aforesaid deed records;
- Course No. 9:** Thence N. 86° 36' 18" W., along the Southerly line of said land conveyed to Paul H. and Judith G. Hederstrom (P. P. No. 13-015554) 307.45 feet to a ¾ inch iron pipe found and used at the Southwesterly corner of said Hederstrom (P. P. No. 13-015554)

- Course No. 10:** Thence N.  $33^{\circ} 51' 05''$  W. along the Southwesterly line of said Paul H. and Judith G. Hederstrom 960.87 feet to a  $\frac{3}{4}$  inch iron pipe found and used at the Northwesterly corner of said Hederstrom and in the Southerly Right-of-Way of said Vista Pointe Drive (60 feet wide);
- Course No. 11:** Thence Northwesterly along the Southerly Right-of-Way of said Vista Pointe Drive along a curve deflecting to the right by a radius of 2020.71 feet, an arc distance of 180.68 feet, a delta angle of  $5^{\circ} 07' 23''$ , a tangent distance of 90.40 feet, the chord of said curve being N.  $77^{\circ} 23' 42''$  W. 180.62 feet to a  $\frac{3}{4}$  inch iron pipe found and used at a point of reverse curvature in said Southerly Right-of-Way of Vista Pointe Drive;
- Course No. 12:** Thence continuing Northwesterly along the Southerly Right-of-Way of said Vista Pointe Drive along a curve deflecting to the left by a radius of 1960.71 feet, an arc distance of 374.70 feet, a delta angle of  $10^{\circ} 56' 58''$ , a tangent distance of 187.92 feet, the chord of said curve being N.  $80^{\circ} 18' 29''$  W. 374.13 feet to a  $\frac{3}{4}$  inch iron pipe found and used at a point of compound curvature in said Southerly Right-of-Way of Vista Pointe Drive;
- Course No. 13:** Thence Southwesterly continuing along the Southerly Right-of-Way of said Vista Pointe Drive along a curve deflecting to the left by a radius of 220.00 feet, an arc distance of 80.25 feet, a delta angle of  $20^{\circ} 54' 02''$ , a tangent distance of 40.58 feet, the chord of said curve being S.  $83^{\circ} 46' 01''$  W. 79.81 feet to a  $\frac{3}{4}$  inch iron pipe found and used at a point of compound curvature in said Southerly Right-of-Way of Vista Pointe Drive;
- Course No. 14:** Thence Southwesterly continuing along the Southerly Right-of-Way of said Vista Pointe Drive along a curve deflecting to the left by a radius of 40.00 feet, an arc distance of 53.90 feet, a delta angle of  $77^{\circ} 12' 05''$ , a tangent distance of 31.93 feet, the chord of said curve being S.  $34^{\circ} 42' 57''$  W. 49.91 feet to the Principal place of Beginning, containing 6.920 acres as surveyed in April 2017 by Kerry A. Braun, Ohio Professional Surveyor No. 7451.

Reserving from the above described land a 10' wide Utility Easement, by perpendicular measurement southerly of and adjoining the above described Northerly boundary, as recorded in Volume 2037, Page 1505 of the Geauga County Deed Records and as shown on the Vista Pointe Subdivision Plat as recorded in Volume 23, Pages 78-80 of the Geauga County Plat Records.

The bearings in this description are oriented to an assumed meridian and are intended to indicate angular relationships only.

This description is a part of land conveyed to Marian C. H. Condon, Successor Trustee (P. P. No. 13-007100) by deed recorded in Volume 2046, Pages 43-49 of the Geauga County Deed Records;

Kerry A. Braun  
Kerry A. Braun  
Ohio Professional Surveyor No. 7451

1/22/2018  
Date



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

[Signature] 01/29/18  
**GEAUGA COUNTY AUDITOR  
TAX MAP DEPT.**

Situated in the Township of Claridon, County of Geauga and the State of Ohio, and known as part of Original Lot No. 4 in the Holmes Tract within said Township and further described as follows:

Beginning at the intersection of the centerline of Aquilla Road (60 feet wide) with the centerline of Vista Pointe Drive (60 feet wide) as shown by the plat of Vista Pointe Subdivision as recorded in Volume 23, Pages 78-80 of the Geauga County Records of Plats, said intersection bearing S. 55° 46' 20" W. along the said centerline of Vista Pointe Drive 15.74 feet from a one inch iron pin in a monument box found and used;

Thence S. 34° 13' 40" E. along the centerline of said Aquilla Road (60 feet wide) 30.00 feet to the Northwestery corner of land conveyed to Helen Hendrickson (P. P. No. 13-009800) by deed recorded in Volume 1059, Page 1138 of the Geauga County Deed Records;

Thence S. 85° 46' 58" E. along the Northerly line of said Hendrickson 45.30 feet to a ¾ inch iron pipe found and used at the intersection of said Northerly line of Hendrickson with the Southerly Right-of-Way of Vista Pointe Drive as shown by said Vista Pointe Subdivision Plat, and the Principal Place of Beginning of the land herein intended to be described:

**Course No. 1:** Thence S. 85° 46' 58" E. continuing along said Northerly line of said Hendrickson 325.65 feet to a ¾ inch iron pipe set with a cap marked (K. Braun, 7451) at the Northeasterly corner thereof;

**Course No. 2:** Thence S. 34° 13' 40" E. along the Easterly line of said Hendrickson and the Easterly line of land conveyed to Michael J. Kubrin (P.P. No. 13-009700) by deed recorded in Volume 2007, Page 1850 of the aforesaid deed records, 300.00 feet to a one inch iron pin found and used at the most Southeasterly corner of said Kubrin, which is also the most Northeasterly corner of land conveyed to Robert Dean and Marian Hederstrom Condon (P.P. No. 13-007000) by deed recorded in Volume 859, Page 1134 of the aforesaid deed records;

**Course No. 3:** Thence S. 68° 52' 04" E., through lands conveyed to Marian C. H. Condon, Successor Trustee (P. P. No. 13-007100) by deed recorded in Volume 2046, Pages 43-49 of the Geauga County Deed Records, 415.02 feet to a ¾ inch iron pipe set with a cap marked (K. Braun, 7451);

**Course No. 4:** Thence S. 10° 00' 49" E., continuing through lands conveyed to Marian C. H. Condon, Successor Trustee (P. P. No. 13-007100) by deed recorded in Volume 2046, Pages 43-49 of the Geauga County Deed Records, 421.61 feet to a ¾ inch iron pipe set with a cap marked (K. Braun, 7451);

**Course No. 5:** Thence S. 86° 36' 18" E., continuing through lands conveyed to Marian C. H. Condon, Successor Trustee (P. P. No. 13-007100) by deed recorded in Volume 2046, Pages 43-49 of the Geauga County Deed Records 234.54 feet to a ¾ inch iron pipe found and used at the most Southwesterly corner of land conveyed to Paul H. and Judith G. Hederstrom (P. P. No. 13-015554) by deed recorded in Volume 1083, Page 296 of the aforesaid deed records;

**Course No. 6:** Thence S. 03° 23' 42" W., continuing through lands conveyed to Marian C. H. Condon, Successor Trustee (P. P. No. 13-007100) by deed recorded in Volume 2046, Pages 43-49 of the Geauga County Deed Records, 422.72 feet to a ¾ inch iron pipe set with a cap marked (K. Braun, 7451) in a Northerly line of Sublot No. 1 of the Janet Urbanick Subdivision as shown by plat recorded in Volume 29, Pages 44-46 of the Geauga County Records of Plats;

**Course No. 7:** Thence S. 87° 53' 25" E. continuing along said Northerly line of said Sublot No. 1 of the said Janet Urbanick Subdivision 307.53 feet to a ¾ inch iron pipe found and used at an angle in said Sublot No. 1 of said Janet Urbanick Subdivision;

**Course No. 8:** Thence N. 03° 23' 42" E., along a Westerly line said Sublot No. 1 of said Subdivision and a Westerly line of Sublot No. 3 of said Subdivision through a ¾ inch iron pipe found at 415.82 feet at the Southeasterly corner of land conveyed to Paul H. and Judith G. Hederstrom (P. P. No. 13-015554) by deed recorded in Volume 1083, Page 296 of the aforesaid deed records, a total distance of 763.00 feet to a ¾ inch iron pipe found and used at the Southeasterly corner of land conveyed to Richard L. and Linda L. Hederstrom (P. P. No. 13-015555) by deed recorded in Volume 1083, Page 300 of the aforesaid records of deeds;

- Course No. 9:** Thence N.  $86^{\circ} 36' 18''$  W. along a Southerly line of said Richard L. and Linda L. Hederstrom (P. P. No. 13-015555) which is also a Northerly line of Paul H. and Judith G. Hederstrom (P. P. No. 13-015554) 257.37 feet to a  $\frac{3}{4}$  inch iron pipe found and used therein;
- Course No. 10:** Thence N.  $33^{\circ} 51' 05''$  W. along the Southwesterly line of said Richard L. and Linda L. Hederstrom (P. P. No. 13-015555) which is also the Northeasterly line of said Paul H. and Judith G. Hederstrom (P. P. No. 13-015554) 519.49 feet to a  $\frac{3}{4}$  inch iron pipe found and used at the Northwesterly corner of said Richard L. and Linda L. Hederstrom (P. P. No. 13-015555) which is also the Northeasterly corner of said Paul H. and Judith G. Hederstrom (P. P. No. 13-015554), and in the Southerly Right-of-Way of said Vista Pointe Drive (60 feet wide);
- Course No. 11:** Thence Southwesterly along the Southerly Right-of-Way of said Vista Pointe Drive along a curve deflecting to the right by a radius of 586.17 feet, an arc distance of 112.81 feet, a delta angle of  $11^{\circ} 01' 37''$ , a tangent distance of 56.58 feet, the chord of said curve being S.  $88^{\circ} 42' 14''$  W. 112.64 feet to a  $\frac{3}{4}$  inch iron pipe found and used at a point of compound curvature in said Southerly Right-of-Way of Vista Pointe Drive;
- Course No. 12:** Thence Northwesterly continuing along the Southerly Right-of-Way of said Vista Pointe Drive along a curve deflecting to the right by a radius of 2020.71 feet, an arc distance of 386.16 feet, a delta angle of  $10^{\circ} 56' 58''$ , a tangent distance of 193.67 feet, the chord of said curve being N.  $80^{\circ} 18' 29''$  W. 385.58 feet to a  $\frac{3}{4}$  inch iron pipe found and used at a point of reverse curvature in said Southerly Right-of-Way of Vista Pointe Drive;
- Course No. 13:** Thence continuing Northwesterly along the Southerly Right-of-Way of said Vista Pointe Drive along a curve deflecting to the left by a radius of 1960.71 feet, an arc distance of 374.70 feet, a delta angle of  $10^{\circ} 56' 58''$ , a tangent distance of 187.92 feet, the chord of said curve being N.  $80^{\circ} 18' 29''$  W. 374.13 feet to a  $\frac{3}{4}$  inch iron pipe found and used at a point of compound curvature in said Southerly Right-of-Way of Vista Pointe Drive;

**Course No. 14:**

Thence Southwesterly continuing along the Southerly Right-of-Way of said Vista Pointe Drive along a curve deflecting to the left by a radius of 220.00 feet, an arc distance of 80.25 feet, a delta angle of 20° 54' 02", a tangent distance of 40.58 feet, the chord of said curve being S. 83° 46' 01" W. 79.81 feet to a ¾ inch iron pipe found and used at a point of compound curvature in said Southerly Right-of-Way of Vista Pointe Drive;

**Course No. 15:**

Thence Southwesterly continuing along the Southerly Right-of-Way of said Vista Pointe Drive along a curve deflecting to the left by a radius of 40.00 feet, an arc distance of 53.90 feet, a delta angle of 77° 12' 05", a tangent distance of 31.93 feet, the chord of said curve being S. 34° 42' 57" W. 49.91 feet to the Principal place of Beginning, containing 13.367 acres as surveyed in April 2017 by Kerry A. Braun, Ohio Professional Surveyor No. 7451.

Reserving from the above described land a 10' wide Utility Easement, by perpendicular measurement southerly of and adjoining the above described Northerly boundary, as recorded in Volume 2037, Page 1505 of the Geauga County Deed Records and as shown on the Vista Pointe Subdivision Plat as recorded in Volume 23, Pages 78-80 of the Geauga County Plat Records.

The bearings in this description are oriented to an assumed meridian and are intended to indicate angular relationships only.

This description is a part of land conveyed to Marian C. H. Condon, Successor Trustee (P. P. No. 13-007100) by deed recorded in Volume 2046, Pages 43-49 of the Geauga County Deed Records (6.920 acres) and all of land conveyed to Paul H. and Judith G. Hederstrom (P. P. No. 13-015554) by deed recorded in Volume 1083, Page 296 of the aforesaid records of deeds (6.447 acres).

*Kerry A. Braun*

**Kerry A. Braun  
Ohio Professional Surveyor No. 7451**

*1/28/2018*

**Date**



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

*[Signature]* *01/29/18*  
**GEAUGA COUNTY AUDITOR  
TAX MAP DEPT.** *R*