

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, more accurately describe and consolidate P.P. No. 13-007100 and P.P. No. 13-015531 conveyed to Marian C. H. Condon, Trustee by deeds recorded in Volume 2037, Page 1505 (P.P. No. 13-007100) and Volume 2043, Page 293 (P.P. No. 13-015531) of the Geauga County Deed Records.

I certify to Marian C. H. Condon, 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 4753-57 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 UTILITIES 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.

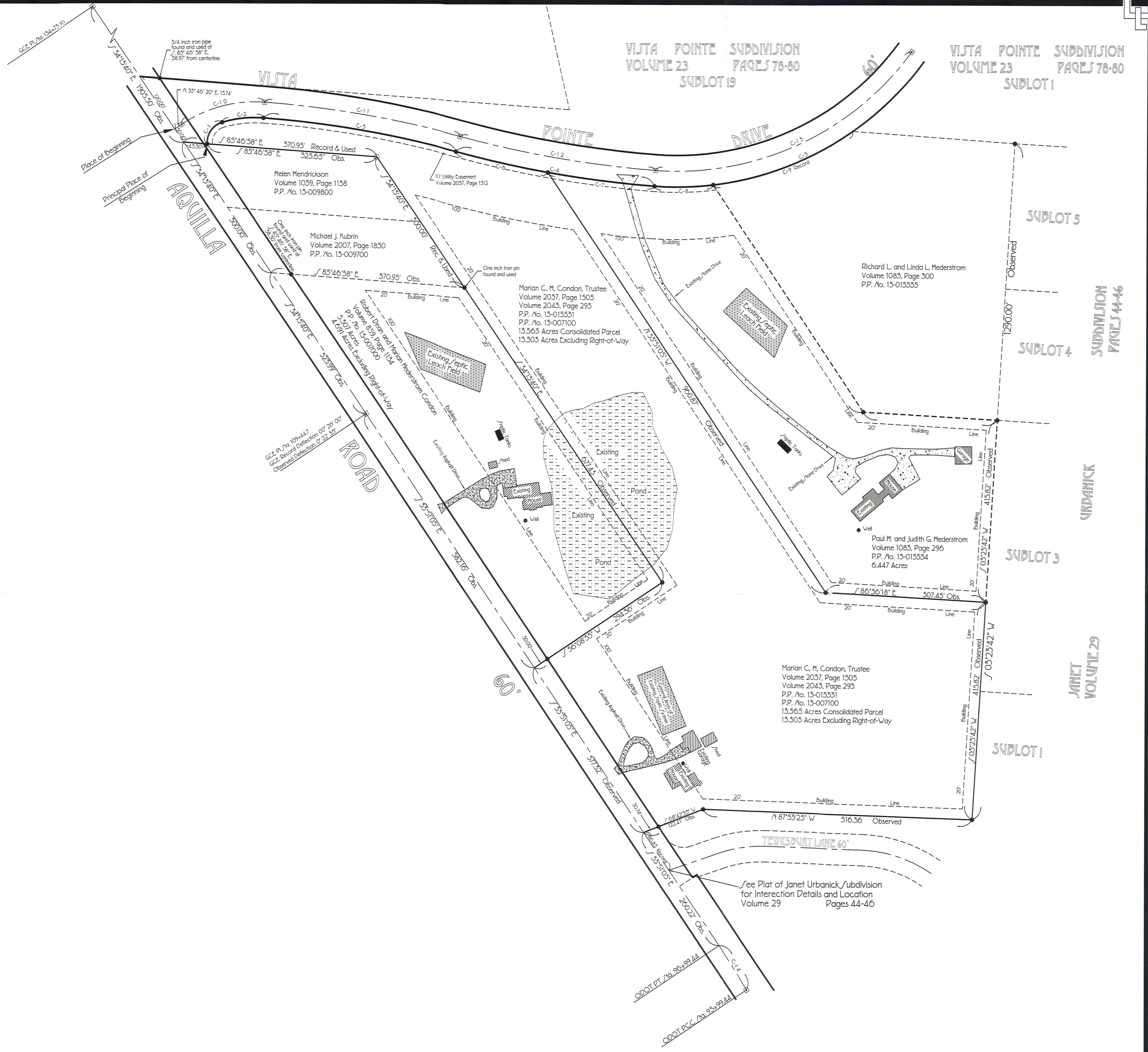
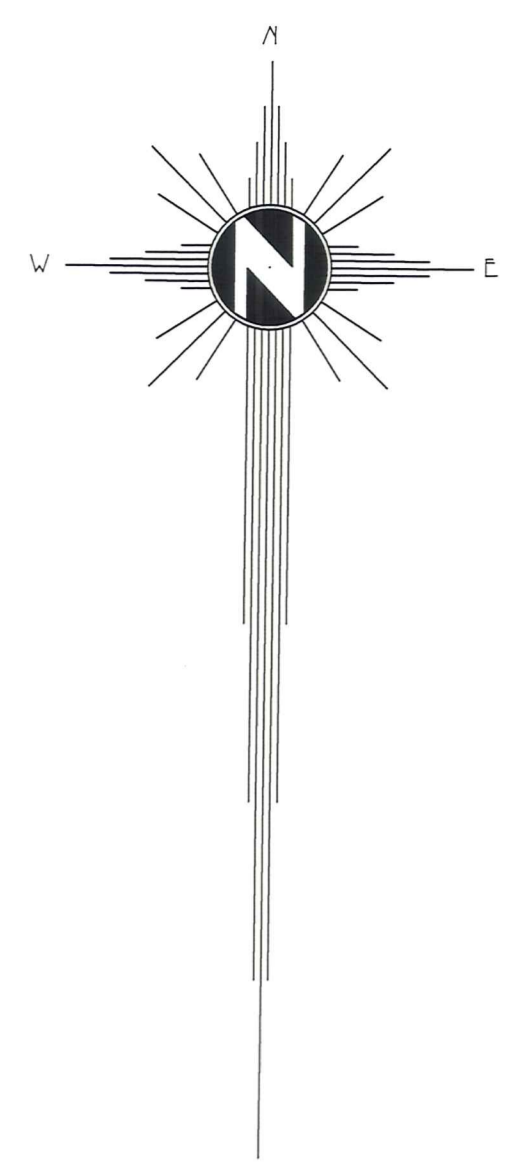
Kerry A. Braun
Kerry A. Braun
Ohio Professional Surveyor No. 7451
Date: 12/26/2017



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

This consolidation of land complies with the applicable Claridon Township Zoning Resolution, this _____ day of _____, 2017 by:

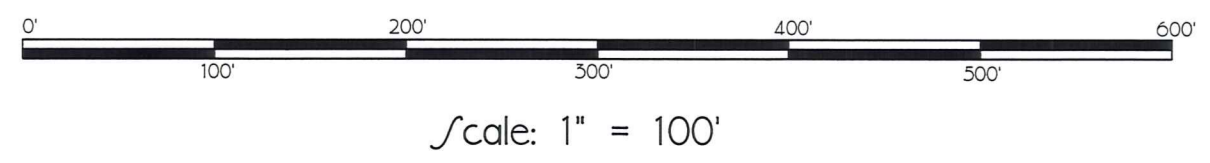
Claridon Township Zoning Inspector.



| CURVE TABLE | | | | | | |
|-------------|--------|---------|-----------|--------|-------------|--------|
| CURVE | LENGTH | RADIUS | Delta | Tang. | Bearing | Chord |
| C-1 | 53.90 | 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 | 1950.71 | 10°56'58" | 187.92 | N80°18'29"W | 574.15 |
| 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" | 524.92 | N65°15'02"E | 568.57 |
| C-6 | 180.68 | 2020.71 | 5°07'23" | 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 | 586.18 | 28°15'53" | 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 | 380.43 | 1990.71 | 10°56'58" | 190.80 | N80°18'29"W | 379.85 |
| C-12 | 380.43 | 1990.71 | 10°56'58" | 190.80 | S80°18'29"E | 379.85 |
| C-15 | 565.01 | 556.17 | 58°00'00" | 508.29 | N65°15'02"E | 539.28 |
| C-14 | 100.00 | 1527.95 | 5°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 x 50" inch iron pipe set I.D. - K. Braun 7451



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

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

CLA00249
CLA00249

Condon, Marion CH Tr. (17-167)
Picked up 12/26/17

VOL. 2046 pg 43
pn# 13-007100

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 Northwesterly 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 3/4 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 3/4 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. 34° 13' 40" E. along the Northeasterly line of said Condon 677.43 feet to a ¾ inch iron pipe found and used at the Southeasterly corner of said Condon;
- Course No. 4:** 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;
- Course No. 5:** Thence S. 33° 51' 05" E. along said Aquilla Road centerline 377.32 feet to a Northerly line 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. 6:** Thence N. 68° 42' 35" E. along said Janet Urbanick Subdivision and 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, through a ¾ inch iron pipe found and used at 30.74 feet a total distance of 122.41 feet to a ¾ inch pipe at an angle in said Northerly line.
- Course No. 7:** Thence S. 87° 53' 25" E. continuing along said Northerly line 516.36 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 B. 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° 51' 05" W. along the Southwesterly line of said Paul H. and Judith B. Hederstrom 960.87 feet to a ¾ 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° 07' 23", a tangent distance of 90.40 feet, the chord of said curve being N. 77° 23' 42" W. 180.62 feet to a ¾ 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° 56' 58", a tangent distance of 187.92 feet, the chord of said curve being N. 80° 18' 29" W. 374.13 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. 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° 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. 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° 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 13.565 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 the consolidation of lands conveyed to Marian C. H. Hederstrom, Trustee (P.P. No. 13-015531 and P. P. No. 13-007100) by deeds recorded in Volume 2037, Page 1505 and Volume 2043, Page 293 of the Geauga County Deed Records.

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

12/26/2017
Date



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

[Signature] 12/26/17
GEAUGA COUNTY AUDITOR
TAX MAP DEPT. [Signature]