

MAP OF SURVEY for  
**12860 MAYFIELD ROAD**

Known as being part of Lots Nos. 11, 12, 13, and 14 in Holmes Tract, now situated in the

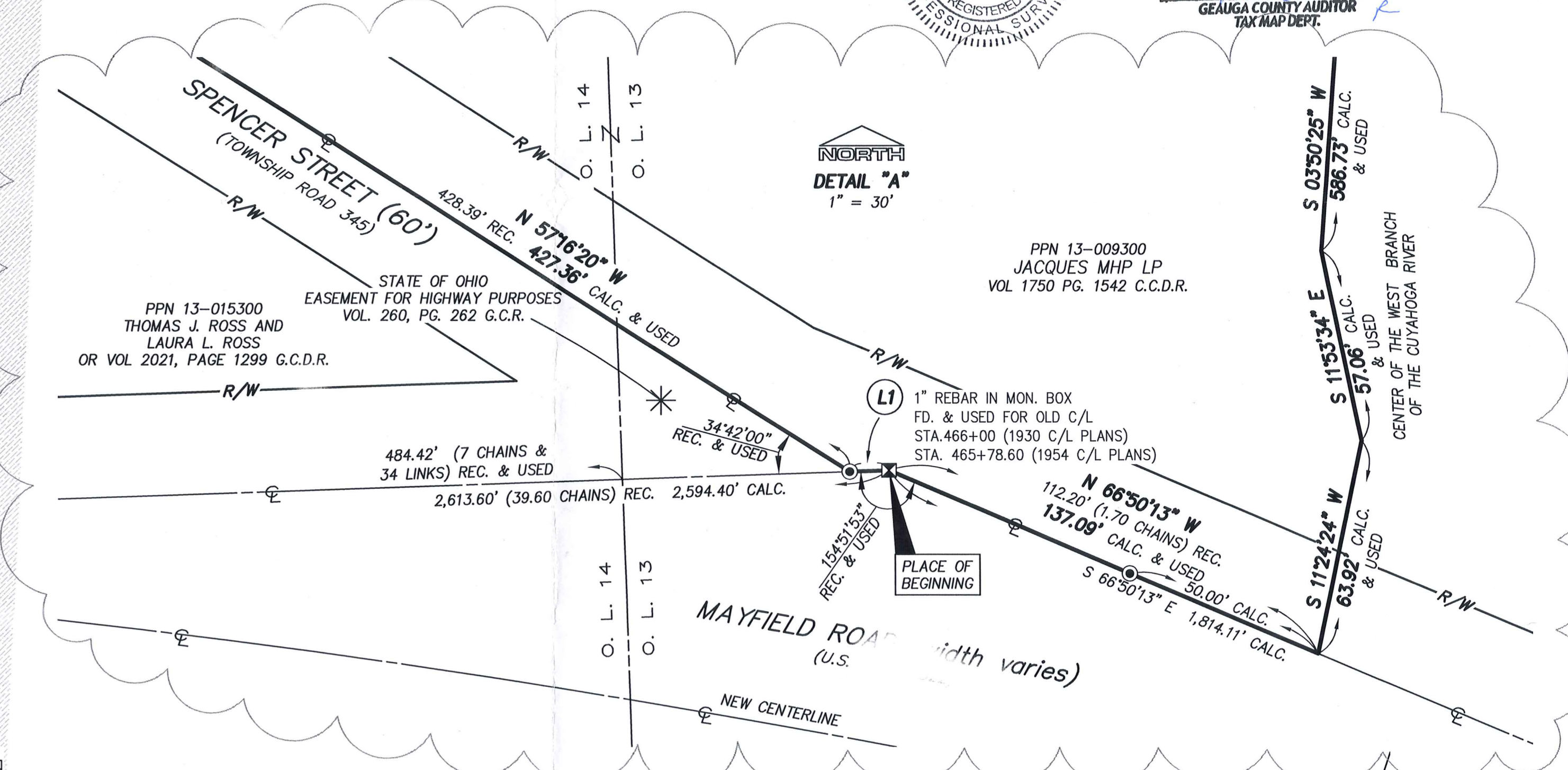
TOWNSHIP OF CLARIDON  
COUNTY OF GEauga - STATE OF OHIO

**McSteen**  
LAND SURVEYORS

1415 East 286th Street Wickliffe, OH 44092  
Phone: 440.585.9800 www.mcsteen.com

This survey is a boundary survey prepared in accordance with Chapter 4733-37, Ohio Administrative Code. The basis of bearings for this survey are from GNSS observations to the Ohio State Plane Coordinates System, North Zone, NAD83 (2011) datum derived through the O.D.O.T. VRS Network. Distances are given in feet and decimal parts thereof. All iron pins shown as set are 30" long 5/8" rebar with an identification cap stamped "McSTEEN CA 96-026".

Professional Surveyor No. 8756  
Job No. 18-124  
Field Date: December 14, 2018  
Survey Date: January 4, 2019  
Drawn By: TEE  
Latest Revision Date: January 31, 2019  
SURVEY PLAN & LEGAL DESCRIPTION APPROVED PER O.C. 315.251  
GAUGA COUNTY AUDITOR TAYLOR DEPT.



**NOTE ABOUT CENTERLINE OF RIVER**  
Centerline of the West Branch of the Cuyahoga River was determined by aerial mapping performed on December 14, 2018.

- SURVEY REFERENCES**
- State of Ohio Department of Highways "GEA-322-11.45" road plans dated 1954.
  - "S.H. (L.C.H.) 15 SEC. H2G Geauga County" road plans dated Nov 14, 1930.
  - "County Highway No. 45" road plans dated 1934.
  - "Plot of Survey for Dennis Balante" performed by Harry S. Jones, P.S. #6343 of Jones Surveying, LLC. Dated July 2, 2018. Latest revision December 11, 2018. (referred to as "Jones Survey")
  - "Lot Split, Combination, and Survey of Remaining Lands" performed by Timothy E. Stocker, P.S. 7245 of Crabbs' Surveying Service. Revised May 12, 2006. (referred to as "Crabbs' Survey")

**FLOOD ZONE DESIGNATION**  
COMMUNITY PANEL No. 39055C0141D  
EFFECTIVE DATE: JUNE 16, 2009

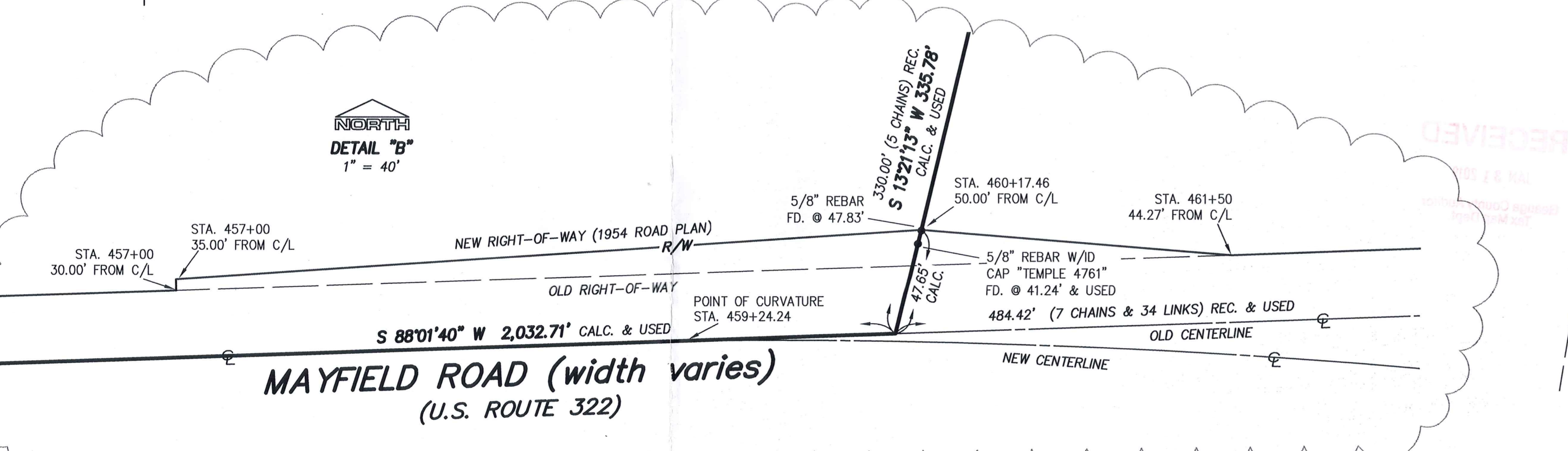
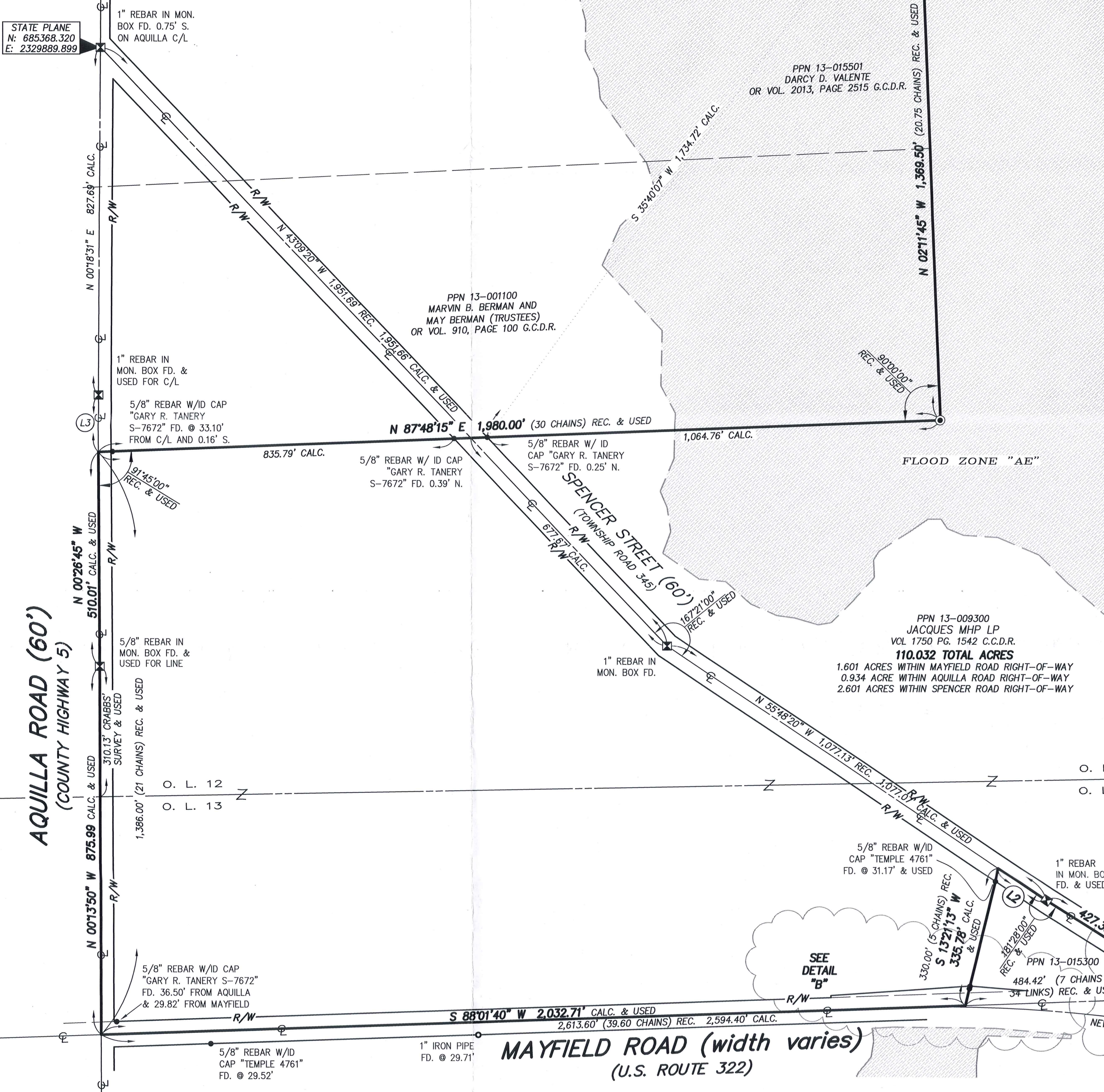
- FLOOD ZONE "AE"**  
SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD; BASE FLOOD ELEVATIONS DETERMINED
- FLOODWAY AREAS IN ZONE "AE"**  
THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.
- FLOOD ZONE "X"**  
AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN

**LINE DATA**

LINE	BEARING	DISTANCE
L1	S 88°01'40" W	11.40' CALC. & USED
L2	N 55°48'20" W	136.49' CALC. & USED
L3	N 00°26'45" W	135.53' CALC. & USED

- MONUMENT LEGEND**
- denotes rebar found as noted
  - ☒ denotes rebar inside monument box assembly found as noted
  - denotes iron pipe found as noted
  - ⊙ denotes 5/8" diameter x 30" long rebar with "McSTEEN CA 96-026" ID cap set
  - ⊠ denotes iron pipe inside monument box assembly found as noted

**NOTE:** Right-of-Way offsets based on NEW Centerline.



CLA 00259 ■■

CLA00259

Jacques MHP LP (19-005)  
Picked Up 01/31/2019



File No. 18-124  
January 31, 2019

**LEGAL DESCRIPTION**  
**PPN# 13-009300**  
**12860 Mayfield Road**  
**Chardon, Ohio**

Situated in the Township of Claridon, County of Geauga and State of Ohio, and known as being part of Lot No. 11, 12, 13, and 14 in Holmes Tract. also being the lands described and recorded in Volume 1750 Page 1542, Geauga County Records of Deeds; (PN 13-009300) and being more fully described as follows:

**Beginning** at a 1" rebar in monument box found at the Point of Intersection station 465+78.6 for a curve in the centerline of Mayfield Road (US 322, Right of Way Varies) shown on the US-0322 Mayfield Road 1930 RW Monuments- SR-44-CH-003 filed in the Geauga County Engineers Office;

**Course No. 1:** thence, **South 88°01'40" West**, along the centerline of Mayfield Road a distance of **11.40 feet** to the intersection of Mayfield Road and Spencer Street (60' Right of Way);

**Course No. 2:** thence, **North 57°16'20" West**, along the centerline of Spencer Street (60' Right of Way) a distance of **427.36 feet** to a 1" rebar in monument box;

**Course No. 3:** thence, **North 55°48'20" West**, along the centerline of Spencer Street a distance of **136.49 feet** to the northwest corner of land conveyed to Thomas J. & Laura L. Ross recorded in Volume 2021 Page 1299 G.C.D.R. (PN 13-015300)

**Course No. 4:** thence, **South 13°21'13" West**, along the west line of said land conveyed to Thomas J. & Laura L. Ross, passing over the southerly Right of Way of Spencer Street at 32.10 feet witnessed by a 5/8 inch rebar found capped "Temple 4761", passing over northerly Right of Way of Mayfield Road witnessed by a 5/8 inch rebar found at 287.95 feet, and a 5/8 inch rebar found capped Temple 4761" at 294.54, for a total distance of **335.78 feet** to a point in the old centerline of Mayfield Road;

**Course No. 5:** thence, **South 88°01'40" West**, along the centerline of Mayfield Road, a distance of **2032.71 feet** to the southwest corner of lands being described also a point in the intersection of Mayfield Road and Aquilla Road (60' R/W);

**Course No. 6:** thence, **North 00°13'50" West**, along the centerline of Aquilla Road, a distance of **875.99 feet** to a 5/8" rebar in monument box found and used;



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**Course No. 7:** thence, **North 00°26'45" West**, along the centerline of Aquilla Road, a distance of **510.01 feet**, to the southwest corner of lands conveyed to Marvin & May Berman recorded in Volume 910 Page 100 G.C.R.D.;

**Course No. 8:** thence, **North 87°48'15" East**, along the southerly line of lands conveyed said Marvin & May Berman, passing by (3) 5/8 inch rebars capped "Tanery-7672" at 33.10 feet - 0.16 feet south, and at 835.79 feet - 0.39 feet north of the southerly Right of Way of Spencer Street, and at 915.24 feet - 0.25 feet north of said northerly Right of Way a total distance of **1980.00 feet**, to an iron rebar set;

**Course No. 9:** thence, **North 02°11'45" West** along the east line of said lands conveyed to Marvin & May Berman, also the east line of land conveyed to Darcy D. Valente recorded in Volume 2013 Page 2515 G.C.R.D. (PN 13-015501), also a east line of lands conveyed to Norman Zepp Jr. & Polly Cole recorded in Volume 1935 Page 1642 G.C.R.D. (PN 13-015310), a distance of **1369.50 feet**, to an iron rebar set at an interior corner of said land conveyed to Norman Zepp Jr. & Polly Cole in wetland area, U.S. Fish and Wildlife Service (National Wetlands Inventory Map);

**Course No. 10:** thence, **North 87°48'15" East**, along a south line of said lands conveyed to Norman Zepp Jr. & Polly Cole, and the south line of land conveyed to The Taylor Family Farm LLC., recorded in Volume 1816 Page 2531 G.C.D.R. (PN 12-000980), also the north line of O. L. 12 & 11, Passing over an iron rebar set at 502.26', and continuing 253.11', for a total distance of **755.37 feet** to the center of the West Branch of the Cuyahoga River in wetland area, U.S. Fish and Wildlife Service (National Wetlands Inventory Map), said centerline also the east line of Chardon Local School District (CLSD), also on the west line of lands conveyed to Norman & Pamela Riffett recorded in Volume 911 Page 538 G.C.D.R. (PN 12-020700);

**Course No. 11:** thence, **South 04°11'47" East**, along the centerline of the West Branch of the Cuyahoga River, and said (CLSD), also the west line of said Norman & Pamela Riffett's land a distance of **954.07 feet** to an angle point in the centerline of the West Branch of the Cuyahoga River;

**Course No. 12:** thence, **South 03°17'31" West**, along the centerline of the West Branch of the Cuyahoga River, and said (CLSD), also the west line of said Norman & Pamela Riffett's land, a distance of **276.85 feet** to an angle point in the centerline of the West Branch of the Cuyahoga River;



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**Course No. 13:** thence, **South 02°02'23" East**, along the centerline of the West Branch of the Cuyahoga River, and said (CLSD), also the west line of said Norman & Pamela Riffett's land, and the west line of lands conveyed to Cesare Noce, Dennis Balante & Dennis C. Trustee recorded in Volume 2029 Page 2093 G.C.R.D. a distance of **892.68 feet** to an angle point in the centerline of the West Branch of the Cuyahoga River;

**Course No. 14:** thence, **South 03°50'25" West**, along the centerline of the West Branch of the Cuyahoga River, and said (CLSD), also the west line of said Cesare Noce, Dennis Balante & Dennis C. Trustee's land, a distance of **586.73 feet** to an angle point in the centerline of the West Branch of the Cuyahoga River;

**Course No. 15:** thence, **South 11°53'34" East**, along the centerline of the West Branch of the Cuyahoga River, and said (CLSD), also the west line of said Cesare Noce, Dennis Balante & Dennis C. Trustee's land, a distance of **57.06 feet** to an angle point in the centerline of the West Branch of the Cuyahoga River;

**Course No. 16:** thence, **South 11°24'24" West**, along the centerline of the West Branch of the Cuyahoga River, and said (CLSD), also the west line of said Cesare Noce, Dennis Balante & Dennis C. Trustee's land, a distance of **63.92 feet** to an angle point in the centerline of the West Branch of the Cuyahoga River;

**Course No. 17:** thence, **North 66°50'13" West**, along the centerline of Mayfield Road, passing over an iron rebar set for reference at 50.00 feet, a distance of **137.09 feet** to a 1" rebar in monument box, also the **PLACE OF BEGINNING**, and containing **110.032 acres** of land (1.601 Acres within Mayfield Road Right of Way), (0.934 Acre within Aquilla Road Right of Way), and (2.601 Acres within Spencer Street Right of Way) more or less, as surveyed in December of 2018 by William E. Trunick Jr., Registered Professional Land Surveyor No. 8756 on behalf of **McSteen & Associates, Inc.** under Project No. 18-124 and being subject to all legal highways and easements of record.



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*William E. Trunick Jr.* 1-31-19  
 \_\_\_\_\_  
 William E. Trunick Jr.  
 Registered Professional Land Surveyor No. 8756



RECEIVED  
 SURVEY AND LEGAL DESCRIPTION  
 APPROVED PER R.C. 315.251

*[Signature]* 01/31/19  
 \_\_\_\_\_  
 GEauga COUNTY AUDITOR  
 TAX MAP DEPT. *R*

