

R.E. Gandolf, Cynthia M. Gandolf,
J.R. Gandolf & Mildred T. Gandolf
Vol. 1728, Pg. 2968
Acreage Summary
Remaining 6.318 Acres.
Balance 275199.1 Sq.ft.

Proposed Lot Split
3.000 Acres.
130680.0 Sq.ft.

Acreage Summary

Lot	Gross Ac.	R/W Ac.	Net Ac.
Remaining Balance	6.318 Acres. 275199.1 Sq.ft.	0.048 Acres. 2100.0 Sq.ft.	6.269 Acres. 273099.1 Sq.ft.
Lot Split	3.000 Acres. 130680.0 Sq.ft.	0.076 Acres. 3296.7 Sq.ft.	2.924 Acres. 127383.3 Sq.ft.

NOTES

BASIS OF BEARINGS IS S52°34'00"W AS REFERRED TO I.C.H. 327 SEC A GEauga COUNTY ON STATE OF OHIO ROAD RECORDS, AT DIVISION 12 RECORDS INCLUDING DEEDS CITED ON EACH PARCEL ALONG WITH COUNTY ROAD RECORDS, WERE USED AS REFERENCE DOCUMENTS AND SOURCES OF DATA
ALL IRON PINS SET ARE 5/8" DIA x 30" LONG REBAR WITH A REGISTRATION CAP MARKED AS "AAA #7794"

Proposed Lot Split
For
Ray Gandolf
R.E. Gandolf, Cynthia M. Gandolf,
J.R. Gandolf & Mildred T. Gandolf
Vol. 1728, Pg. 2968
Part of Lot 2 of the Parker Tract
Hambden Township
County of Geauga, State of Ohio
May 24, 2005

This Boundary Survey has been prepared in accordance with Chapter 4733-37, Ohio Administrative Code for Minimum Standards for Boundary Surveys as adopted 2-15-90. This survey was performed under my supervision, and is believed to be correct and accurate to the best of my knowledge.

Keith B. Jones
KEITH B. JONES
REGISTERED LAND SURVEYOR #7794
AAA Land Surveying, Inc.
100 Center Street, Suite 150
Chardon, OH 44024
(440) 286-2393



Drawing No. 05-053

HAM
00062

Gandolf
Pick up date
5/31/05

HAM00062 AAA Land Surveying, Inc.
100 Center Street, Suite 150
Chardon, OH. 44024

Phone (440) 286-2393
Fax (440) 286-2394
AAAlandsurveying@Hotmail.com

Proposed Lot Split

Situated in the Township of Hamden, County of Geauga, and the State of Ohio, being known as part of Lots Nos. 2 of the Parker Tract in said township and being further bounded and described as follows:

Beginning at a point in the centerline of Rock Creek Road – S.R. 166 (60 feet wide) at the intersection of the Montville/Hamden Township line as referenced from a 1.5" iron pipe found (bent) on the northerly right-of-way of Rock Creek Road S 03°44'00" W, a distance of 39.85 feet, said point also being the southeast corner of Sublot 14 as referred to on the Hambden Hills Estates, as recorded in Volume 7, Page 97 of Geauga County Plat Records; Thence S 52°34'00" W along the centerline of Rock Creek Road, a distance of 3448.50 feet to a point, said point being the northwest corner of T.J. Acuri, as recorded in Volume 769, Page 331 of Geauga County Deed Records, and being the principal place of beginning of the description to be herein described;

Thence S 37°26'00" E along Acuri's westerly line, passing through a 5/8" iron pin set on the southerly right-of-way of Rock Creek Road at 30.00 feet, a total distance of 396.00 feet to a 5/8" iron pin set at the southwest corner of said Acuri;

Thence N 52°34'00" E along Acuri's southerly line, passing through a 5/8" iron pin set for line at 170.00 feet, a total distance of 220.00 feet to a point in an existing pond at the southeast corner of said Acuri;

Thence S 37°26'00" E passing through a 5/8" iron pin set for line at 50.00 feet, a total distance of 264.30 feet to a 5/8" iron pin set;

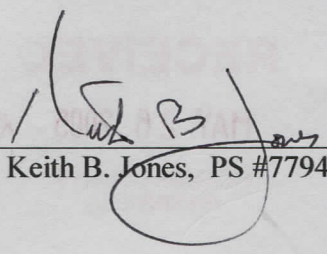
Thence S 52°34'00" W, a distance of 329.81 feet to a 5/8" iron pin set, said point being on the easterly line of L.R. & S.P. Crane, as recorded in Volume 479, Page 16 of Geauga County Deed Records;

Thence N 37°26'27" W along Crane's easterly line, also traveling along the easterly line of W.J. Rossoll, as recorded in Volume 684, Page 173 of Geauga County Deed Records, passing through a 1" iron pipe found & used for line on the southerly right-of-way of Rock Creek Road, at 630.30, a total distance of 660.30 feet to a point in the centerline of said Rock Creek Road, at Rossoll's northeast corner;

Thence N 52°34'00" E along the centerline of Rock Creek Road, a distance of 109.89 feet back to the principal place of beginning, containing 3.000 Acres of land, but subject to all legal highways. Being a parcel of land surveyed and re-described from lands deeded to R.E. Gandolf, C.M. Gandolf, J.R. Gandolf, and M.T. Gandolf, as recorded in Volume 1728, Page 2968 of Geauga County Deed Records. Pursuant to a survey done in June 2004 by Keith B. Jones, Ohio Registered Surveyor #7794, Chardon Ohio. Basis of Bearings is S 52°34'00" W as referred to on I.C.H. 327 – Sec A Geauga County, as recorded by the State of Ohio Road Records, Division 12. All iron pins set are 5/8" dia. X 30" long rebar with a registration cap marked as "AAA #7794".

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

PAK
5/31/05
OFFICE OF THE
GEAUGA COUNTY ENGINEER


Keith B. Jones, PS #7794
5-26-05
Date

