

A.Z. Vitt
Vol. 928, Pg. 401

Lot 5 Bond Tract

Lot 1 Parker Tract
Lot 2 Parker Tract

Montville Twp.
Hambden Twp.

S/L 14

Hambden Hills Estates
Vol. 7, Pg. 97

F.H. & V.L. FINK
Vol. 734, Pg. 533

R.E. Gandolf, Cynthia M. Gandolf,
J.R. Gandolf & Mildred T. Gandolf
Vol. 1728, Pg. 2968
Acreage Summary
Balance 9.318 Acres.
405879.1 Sq.ft.

L.R. & S.P. Crane
Vol. 479, Pg. 16

EX. POND

T.J. Arcuri
Vol. 769, Pg. 331

W.J. Rossoll
Vol. 684, Pg. 173

Rock Creek Road-60' (S.R. 166-I.C.H. 327-SEC A)

Acreage Summary

Lot	Gross Ac.	R/W Ac.	Net Ac.
Balance	9.318 Acres. 405879.1 Sq.ft.	0.124 Acres. 5396.7 Sq.ft.	9.194 Acres. 400482.4 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"

Boundary Survey

For
John R. Gandolf

R.E. Gandolf, Cynthia M. Gandolf,
J.R. Gandolf & Mildred T. Gandolf

Vol. 1728, Pg. 2968

Part of Lot 1 & 2 of the Parker Tract
& Part of Lot 5 of the Bond Tract
Hambden Township

County of Geauga, State of Ohio
June 29, 2004

This Boundary Survey has been prepared in accordance with Chapter 4783-37, 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.

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
PAK 7/8/04
OFFICE OF THE
GEAUGA COUNTY ENGINEER

158
7-8-04
KEITH B. JONES
REGISTERED LAND SURVEYOR #7794
AAA Land Surveying, Inc.
100 Center Street, Suite 150
Chardon, OH 44024
(440) 286-2393



(HAM)
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Gandolf
Pick up date
7-8-04

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

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

Boundary Survey Re-Description

Situated in the Township of Hamden, County of Geauga, and the State of Ohio, being known as part of Lots Nos. 1 and 2 of the Parker Tract and part of Lot No. 5 of the Bond Tract in said township and being further bounded and described as follows:

Beginning at a point in the centerline of Rock Creek Road (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 Hamden 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 3158.50 feet to a point, said point being the northwest corner of F.H. & V.L. Fink, as recorded in Vol. 734, Page 533 of Geauga County Deed Records, and being the principal place of beginning of the description to be herein described;

Thence S 37°25'46" E along Fink's westerly line passing through a 1" iron pipe found & used for line at 29.85 feet, a total distance of 654.12 feet to a 1" iron pipe found & used marking an angle point in said Fink's line;

Thence S 86°33'46" E continuing along Fink's line, a distance of 195.47 feet to a 1" iron pipe found & used at Fink's most southerly corner, said point also being on the westerly line of Amy Z. Vitt, as recorded in Volume 928, Page 401 of Geauga County Deed Records;

Thence S 03°49'21" W along Vitt's westerly line, a distance of 830.24 feet to a 1" iron pipe found & used, 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 1376.17, a total distance of 1406.17 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 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;

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;

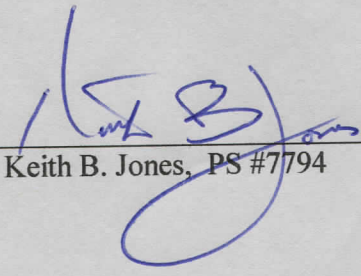
Thence N 37°26'00" W along Acuri's easterly line, passing through a 5/8" iron pin set for line at 50.00 feet, and a 5/8" iron pin set on the southerly right-of-way of Rock Creek Road at 366.00 feet, a total distance of 396.00 feet to a point in the centerline of said Rock Creek Road, said point also being Acuri's northeast corner;

Thence N 52°34'00" E along the centerline of Rock Creek Road, a distance of 70.00 feet back to the principal place of beginning, containing 9.318 Acres of land, but subject to

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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".


Keith B. Jones, PS #7794 7-8-04
Date



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
PAK 7/8/04
OFFICE OF THE
GEAUGA COUNTY ENGINEER

APPS P.O. III
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