

AGREEMENT CREATING EASEMENT AND RIGHT-OF-WAY, BY AND BETWEEN KATHERINE BOSTWICK AND GEORGE BOSTWICK, HUSBAND AND WIFE AND ERNST LANES, INC., FILED FOR RECORD AUGUST 25, 1987 AND RECORDED IN OFFICIAL RECORD/VOLUME 793, PAGE 822, OF THE COUNTY RECORDS.

AGREEMENT CREATING EASEMENT AND RIGHT-OF-WAY, BY AND BETWEEN IOLA D. SCHINAGLE AND KATHERINE BOSTWICK AND GEORGE BOSTWICK, THEIR HEIRS AND ASSIGNS WHEREAS THE SAID PARTY OF THE FIRST PART HAS AGREED TO GRANT ONTO THE PARTIES OF THE SECOND PART IN EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS FILED FOR RECORD MARCH 11, 1955 AND RECORDED IN OFFICIAL RECORD/VOLUME 281, PAGE 549, OF THE COUNTY RECORDS.

JAMES S. SETELE  
DBA BUICK OLDS GMC TRUCK  
VOL. 871, PG. 570

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**BOUNDARY AND LOCATION SURVEY**

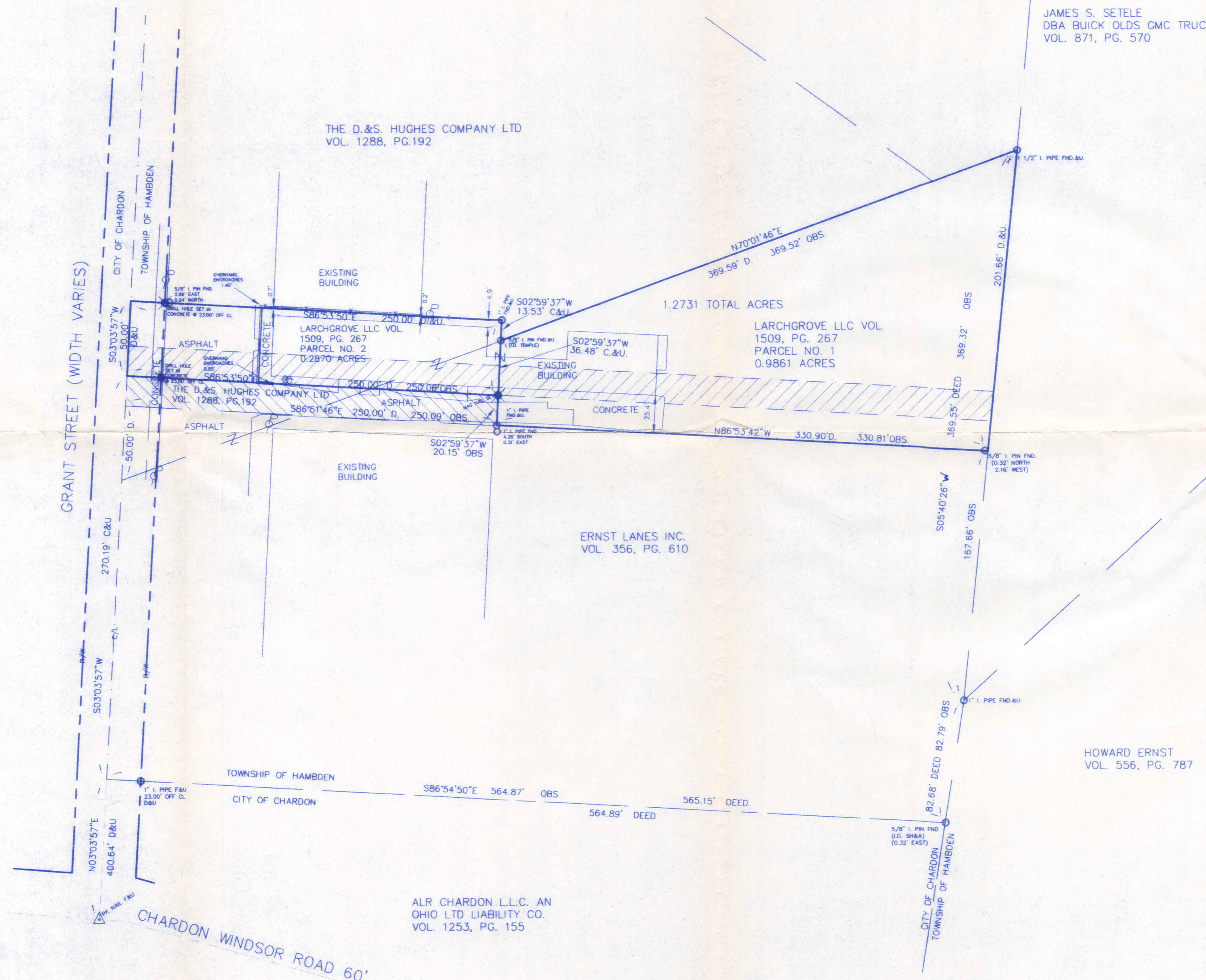
**For  
LARCHGROVE LLC**

SITUATED IN THE TOWNSHIP OF HAMBDEN, COUNTY OF GEauga AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF LOT NUMBER 26, BOND TRACT.

PREPARED FOR:  
**LARCHGROVE LLC**  
P.O. BOX 247  
CHARDON, OHIO 44024

**LEGEND**

- 5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
- Iron Pin
- Iron Pipe
- Monument
- Fe Fence post
- ✕ Mag Nail Set
- Mag Found
- Fnd. Found
- D. Deed
- R/Rec Record
- M/Msd Measured
- O/Obs Observed
- C/Calc Calculated
- U Used
- D.R. Deed Record
- O.R. Official Record
- C.L. C/L Centerline
- e/p Edge of Pavement
- P Plot record information



**GRAPHIC SCALE**



DECEMBER 28, 2006  
REV. JANUARY 2, 2007

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION. MONUMENTS WERE FOUND OR SET AS INDICATED. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS REFER TO AN ASSUMED MERIDIAN AND ARE INTENDED TO INDICATE ANGLES ONLY. ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

*Rudy Schwartz* 12.28.06  
RUDY SCHWARTZ, P.S. #7193 Date



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

*PAK 1/25/07*

OFFICE OF THE  
GEAUGA COUNTY ENGINEER

PREPARED BY:  
**SCHWARTZ LAND SURVEYING INC.**  
RUDY E. SCHWARTZ  
PROFESSIONAL SURVEYOR  
12121 KINSMAN ROAD  
NEWBURY, OHIO 44065  
440-564-8174 Fax: 440-564-8285

**SYMBOL LEGEND**

TELEPHONE PEDISTAL
TRANSFORMER
CURB INLET
MANHOLE
WATER VALVE
FIRE HYDRANT
YARD DRAIN
POWER POLE
LIGHT POLE
LIGHT POWER POLE
GAS MARKER
CABLE TV BOX
GUARD POST
CATCH BASIN
WATER VALVE
GUY WIRE
GAS VALVE
MAIL BOX
GAS VALVE
CLEAN OUT

HAM00114 (HAM)  
00114

Larchgrove LLC  
Pick up Date  
01-29-07  
15-101792  
VOL 1814 PG 2775

LEGAL DESCRIPTION  
OF A  
0.9861 ACRE PARCEL  
FOR  
LARCHGROVE LLC.  
PARCEL NO. 1

Situated in the Township of Hambden, County of Geauga and State of Ohio and known as being a part of Lot No. 26, Bond Tract and further being known as land conveyed to Larchgrove LLC. by deed recorded in Volume 1509, Page 267 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Grant Street, width varies, at the Southwesterly corner of land conveyed to Ernst Lanes Inc. by deed recorded in Volume 356, Page 610 of Geauga County Deed Records, also being an interior corner of the City of Chardon and Township of Hambden line, said point lying North 3° 03' 57" East along said centerline of Grant Street a distance of 400.64 feet from a P.K. nail found at its intersection with the centerline of Chardon Windsor Road, 60 feet wide;

Thence North 3° 03' 57" East, along said centerline of Grant Street and the Easterly line of the City of Chardon and the Westerly line of the Township of Hambden, a distance of 270.19 feet to a Northwesterly corner of lands conveyed to The D.&S. Hughes Company Ltd. by deed recorded in Volume 1288, Page 192 of Geauga County Deed Records;

Thence South 86° 53' 50" East, along a Northerly <sup>Line</sup> of lands so conveyed to The D.&S. Hughes Company Ltd., also being the Southerly line of Parcel No. 2 of lands so conveyed to Larchgrove LLC., and passing through a drill hole set at 23.00 feet, a total distance of 250.06 feet to a mag nail set at a Northeasterly corner of land so conveyed to D.&S. Hughes Company Ltd. and the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence North 2° 59' 37" East, along the Easterly line of Parcel No. 2 of lands so conveyed to Larchgrove LLC., a distance of 36.48 feet to a 5/8 inch iron pin found (I.D. Temple) at a Southwesterly corner of lands so conveyed to The D.&S. Hughes Company Ltd.;

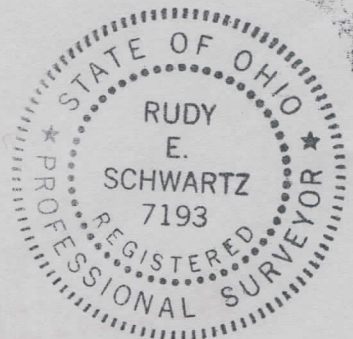
COURSE II Thence North 70° 01' 46" East, along a Southerly line of land so conveyed to The D.&S. Hughes Company Ltd., and along the Southerly line of land conveyed to James S. Setele DBA Buick Olds Gmc Truck by deed recorded in Volume 871, Page 570 of Geauga County Deed Records, a distance of 369.52 feet to a 1 1/2 inch iron pipe found in the Westerly line of lands so conveyed to James S. Setele DBA Buick Olds GMC Truck;

COURSE III Thence South 5° 40' 26" West, along the Westerly line of lands so conveyed to James S. Setele DBA Buick Olds GMC Truck, a distance of 201.66 feet to the Northeasterly corner of land so conveyed to Ernst Lanes Inc. (witness a 5/8 inch iron pin found 0.32 feet North and 2.16 feet West);

COURSE IV Thence North 86° 53' 42" West, along the Northerly line of land so conveyed to Ernst Lanes Inc. a distance of 330.81 feet to a 1 inch iron pipe found at a Southeasterly corner of lands so conveyed to The D.&S. Hughes Company Ltd.;

COURSE V Thence North 2° 59' 37" East, along the Easterly line of lands so conveyed to The D.&S. Hughes Company Ltd., a distance of 20.15 feet to the Principal Place of Beginning and containing 0.9861 acres of land as surveyed, calculated and described on January 2, 2007 and by Rudy E. Schwartz, P.S. 7193 be the same more or less but subject to all legal highways and easements of record. Bearings used herein refer to an assumed meridian and are intended to indicate angles only. All 5/8 inch iron pins set are I.D. Schwartz 7193.

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
*PAK 1/25/07*  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER



1-23-07  
DATE

*[Signature]*  
RUDY E. SCHWARTZ, P.S. 7193

LEGAL DESCRIPTION  
OF A  
0.2870 ACRE PARCEL  
FOR  
LARCHGROVE LLC.  
PARCEL NO. 2

Situated in the Township of Hambden, County of Geauga and State of Ohio and known as being a part of Lot No. 26, Bond Tract and further being known as land conveyed to Larchgrove LLC. by deed recorded in Volume 1509, Page 267 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Grant Street, width varies, at the Southwesterly corner of land conveyed to Ernst Lanes Inc. by deed recorded in Volume 356, Page 610 of Geauga County Deed Records, also being an interior corner of the City of Chardon and Township of Hambden line, said point lying North 3° 03' 57" East along said centerline of Grant Street a distance of 400.64 feet from a P.K. nail found at its intersection with the centerline of Chardon Windsor Road, 60 feet wide;

Thence North 3° 03' 57" East, along said centerline of Grant Street and the Easterly line of the City of Chardon and the Westerly line of the Township of Hambden, a distance of 270.19 feet to a Northwesterly corner of lands conveyed to The D.&S. Hughes Company Ltd. by deed recorded in Volume 1288, Page 192 of Geauga County Deed Records, and the Principal Place of Beginning of the premises herein intended to be described;

- COURSE I            Thence North 3° 03' 57" East, continuing along said centerline of Grant Street, and the Easterly line of the City of Chardon and the Westerly line of the Township of Hambden, a distance of 50.00 feet to a Southwesterly corner of lands so conveyed to The D.&S. Hughes Company Ltd.;
- COURSE II            Thence South 86° 53' 50" East along a Southerly line of land so conveyed to The D.&S. Hughes Company Ltd., passing through a drill hole set at 23.00 feet (witness a 5/8 inch iron pin found 2.99 feet East and 0.24 feet North), a total distance of 250.00 feet to a 1 inch iron pipe found at an interior corner thereof;
- COURSE III           Thence South 2° 59' 37" West, along an Westerly line of land so conveyed to The D.&S. Hughes Company Ltd. and the Westerly line of Parcel No. 1 of lands so conveyed to Larchgrove LLC., passing through a 5/8 inch iron pin found (I.D. Temple) at 13.53 feet, a total distance of 50.00 feet to a Mag nail set at a Northeasterly corner of land so conveyed to The D.&S. Hughes

Company Ltd.;

COURSE IV

Thence North 86° 53' 50" West, along a Northerly line of lands so conveyed to The D.&S. Hughes Company Ltd. and passing through a drill hole set at 227.06 feet, a total distance of 250.06 feet to the Principal Place of Beginning and containing 0.2870 acres of land as surveyed, calculated and described on January 2, 2007 and by Rudy E. Schwartz, P.S. 7193 be the same more or less but subject to all legal highways and easements of record. Bearings used herein refer to an assumed meridian and are intended to indicate angles only. All 5/8 inch iron pins set are I.D. Schwartz 7193.

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

*PAK 1/25/07*

OFFICE OF THE  
GEAUGA COUNTY ENGINEER

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*1.23.07*

DATE

RUDY E. SCHWARTZ, P.S. 7193