

Proposed Lot Splits

FOR
Lawrence R. Klinginsmith
Lawrence R. Klinginsmith
Vol. 1466, Pg. 376
Part of Lot 40
Thompson Township
County of Geauga, State of Ohio
December 10, 2004

F.S. Leighton
Vol. 1049, Pg. 916

THE BOUNDARY SURVEY PLAT WAS DRAWN ON DECEMBER 10th, 2004

This Boundary Survey has been prepared in accordance with Chapter 4733-37, Ohio Administrative Code for Minimum Standards for Boundary Surveys as adopted 8-15-90. This survey was performed under my supervision, and is believed to be correct and accurate to the best of my knowledge.

NOTES

BASIS OF BEARINGS IS N90°00'00"E AS AN ASSUMED MERIDIAN, AND IS INTENDED TO DENOTE ANGLES ONLY

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"

| Lot | Gross Ac. | R/W Ac. | Net Ac. |
|-----------|---------------------------------|--------------------------------|---------------------------------|
| Parcel #1 | 4.000 Acres. 174240.0 Sq.ft. | 0.176 Acres. 7667.7 Sq.ft. | 3.824 Acres. 166572.3 Sq.ft. |
| Parcel #2 | 6.000 Acres. 261360.0 Sq.ft. | 0.284 Acres. 11501.6 Sq.ft. | 5.736 Acres. 249858.4 Sq.ft. |

M.C. & T.T. Schaeffer
Vol. 1734, Pg. 2765

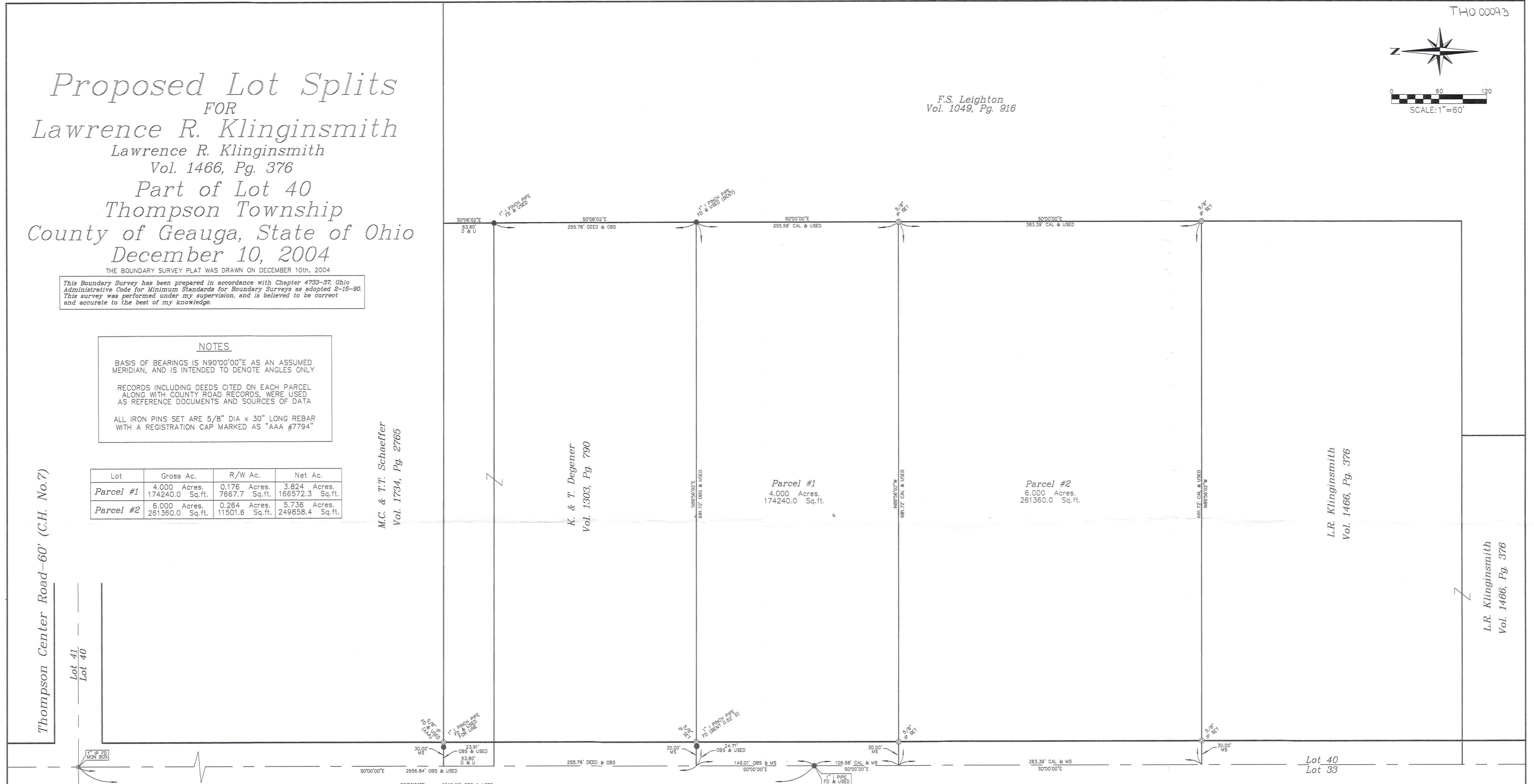
K. & T. Degener
Vol. 1303, Pg. 790

L.R. Klinginsmith
Vol. 1466, Pg. 376

L.R. Klinginsmith
Vol. 1466, Pg. 376

Thompson Center Road-60' (C.H. No. 7)

Lot 41
Lot 40



Sidley Road-60' (Twp. Road #58)

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.O. 315.251
FAX 12/14/04
OFFICE OF THE
GEAUGA COUNTY ENGINEER

12-14-04
KEITH B. JONES
REGISTERED LAND SURVEYOR #7794
AAA Land Surveying, Inc.
100 Center Street, Suite 150
Chardon, OH 44024
(440) 286-2393



THO-00093
THO-00093

Klinginsmith
Pick UP Date
12-14-04

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

Phone (440) 286-2393 30-095849
Fax (440) 286-2394 Vol 1788 Pg 1894
AAAlandsurveying@Hotmail.com

Proposed Lot Split Parcel #1

Situated in the Township of Thompson, County of Geauga, and the State of Ohio, and known as being part of Lot 40 in said Thompson Township, and being further bounded and described as follows:

Beginning at a 1" iron pin found within a monument box, at the centerline intersection of Thompson Center Road (C.H. No.7 - 60 feet wide) and Sidley Road (T.R. #58 - 60 feet wide); Thence along the centerline of Sidley Road S 00°00'00" E, a distance of 2656.84 feet to a point, said point being the southwest corner of K. & T. Degener, as recorded in Volume 1303, Page 790 of Geauga County Deed Records, said point being the principal place of beginning of the description to be herein described;

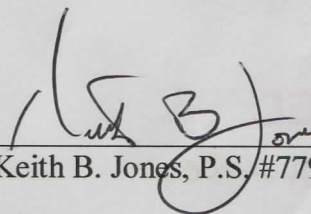
Thence S 89°56'02" E along Degener's southerly line, passing through a 5/8" iron pin set on the easterly right-of-way of Sidley Road at 30.00 feet, a total distance of 681.72 feet to a 1" iron pinch found bent at the southeast corner of Degener, said point also being on the westerly line of F.S. Leighton, as recorded in Volume 1049, Page 916 of Geauga County Deed Records;

Thence S 00°00'00" E along Leighton's westerly line, a distance of 255.59 feet to 5/8" iron pin set;

Thence N 89°56'02" W passing through a 5/8" iron pin set on the easterly right-of-way of Sidley Road at 651.72 feet, a total distance of 681.72 feet to a point in the centerline of said Sidley Road;

Thence N 00°00'00" W along the centerline of Sidley Road, a distance of 106.58 feet to a 1" iron pipe found in said centerline;

Thence N 00°00'00" W continuing along the centerline of Sidley Road, a distance of 149.01 feet back to the principal place of beginning, containing 4.000 Acres of land, but subject to all legal highways. Being a parcel divided from the lands deeded to L.R. Klinginsmith, as recorded in Volume 1466, Page 376 of Geauga County Deed Records. Pursuant to a survey done in December 2004 by Keith B. Jones, Ohio Registered Surveyor #7794 Chardon, Ohio. Basis of Bearings is N 00°00'00" E as an assumed meridian, and is intended to denote angles only. All iron pins set are 5/8" dia. X 30" long rebar with a registration cap marked as "AAA #7794".


Keith B. Jones, P.S. #7794

12-14-04
Date



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

P.A.K. 12/14/04

OFFICE OF THE
GEAUGA COUNTY ENGINEER

THO 00093

Klinginsmith
Picked up 12/14/04
30-09585061894
Vol. 1768 Pg. 1894

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 Parcel #2

Situated in the Township of Thompson, County of Geauga, and the State of Ohio, and known as being part of Lot 40 in said Thompson Township, and being further bounded and described as follows:

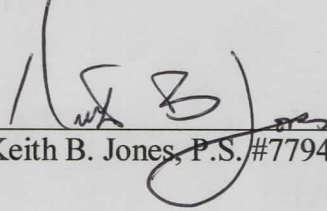
Beginning at a 1" iron pin found within a monument box, at the centerline intersection of Thompson Center Road (C.H. No.7 - 60 feet wide) and Sidley Road (T.R. #58 - 60 feet wide); Thence along the centerline of Sidley Road S 00°00'00" E, a distance of 2805.85 feet to a 1" iron pipe found in said centerline; Thence S 00°00'00" E continuing along the centerline of Sidley Road, a distance of 106.58 to a point, said point being the principal place of beginning of the description to be herein described;

Thence S 89°56'02" E passing through a 5/8" iron pin set on the easterly right-of-way of Sidley Road at 30.00 feet, a total distance of 681.72 feet to a 5/8" iron pin set, said point also being on the westerly line of F.S. Leighton, as recorded in Volume 1049, Page 916 of Geauga County Deed Records;

Thence S 00°00'00" E along Leighton's westerly line, a distance of 383.39 feet to 5/8" iron pin set;

Thence N 89°56'02" W passing through a 5/8" iron pin set on the easterly right-of-way of Sidley Road at 651.72 feet, a total distance of 681.72 feet to a point in the centerline of said Sidley Road;

Thence N 00°00'00" W along the centerline of Sidley Road, a distance of 383.39 feet back to the principal place of beginning, containing 6.000 Acres of land, but subject to all legal highways. Being a parcel divided from the lands deeded to L.R. Klinginsmith, as recorded in Volume 1466, Page 376 of Geauga County Deed Records. Pursuant to a survey done in December 2004 by Keith B. Jones, Ohio Registered Surveyor #7794 Chardon, Ohio. Basis of Bearings is N 00°00'00" E as an assumed meridian, and is intended to denote angles only. All iron pins set are 5/8" dia. X 30" long rebar with a registration cap marked as "AAA #7794".


Keith B. Jones, P.S. #7794
12-14-04
Date



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PAK 12/14/04
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