

THOMPSON ROAD 60'

LEDGE ROAD

C. H. N o. 7

60' C. H. N o. 42

Board of Park Commissioners of the Thompson Township Park District Deed Vol. 443, Pg. 557

Harold W. & Jeanette A. Pfouts Deed Vol. 388, Pg. 620 1,820 Ac. Occupation

Michael P. & Patricia Ann Artim Deed Vol. 716, Pg. 162

Harold W. & Jeanette A. Pfouts Deed Vol. 388, Pg. 620

Michael P. & Patricia Ann Artim Deed Vol. 716, Pg. 162

Board of Park Commissioners of the Thompson Township Park District Deed Vol. 443, Pg. 557

PLAT OF SURVEY MADE FOR HAROLD W. & JEANETTE A. PFOUTS

KNOWN AS BEING PART OF ORIGINAL THOMPSON TOWNSHIP LOT NO. 28 SITUATED IN THOMPSON TOWNSHIP GEAUGA COUNTY, OHIO

LESSMAN, BENDER & ASSOCIATES Engineers - Surveyors - Planners

Village Station, Building 2-A 401 South Street Chardon, Ohio 44024 Phone: (440) 286-7204 Fax: (440) 286-3535

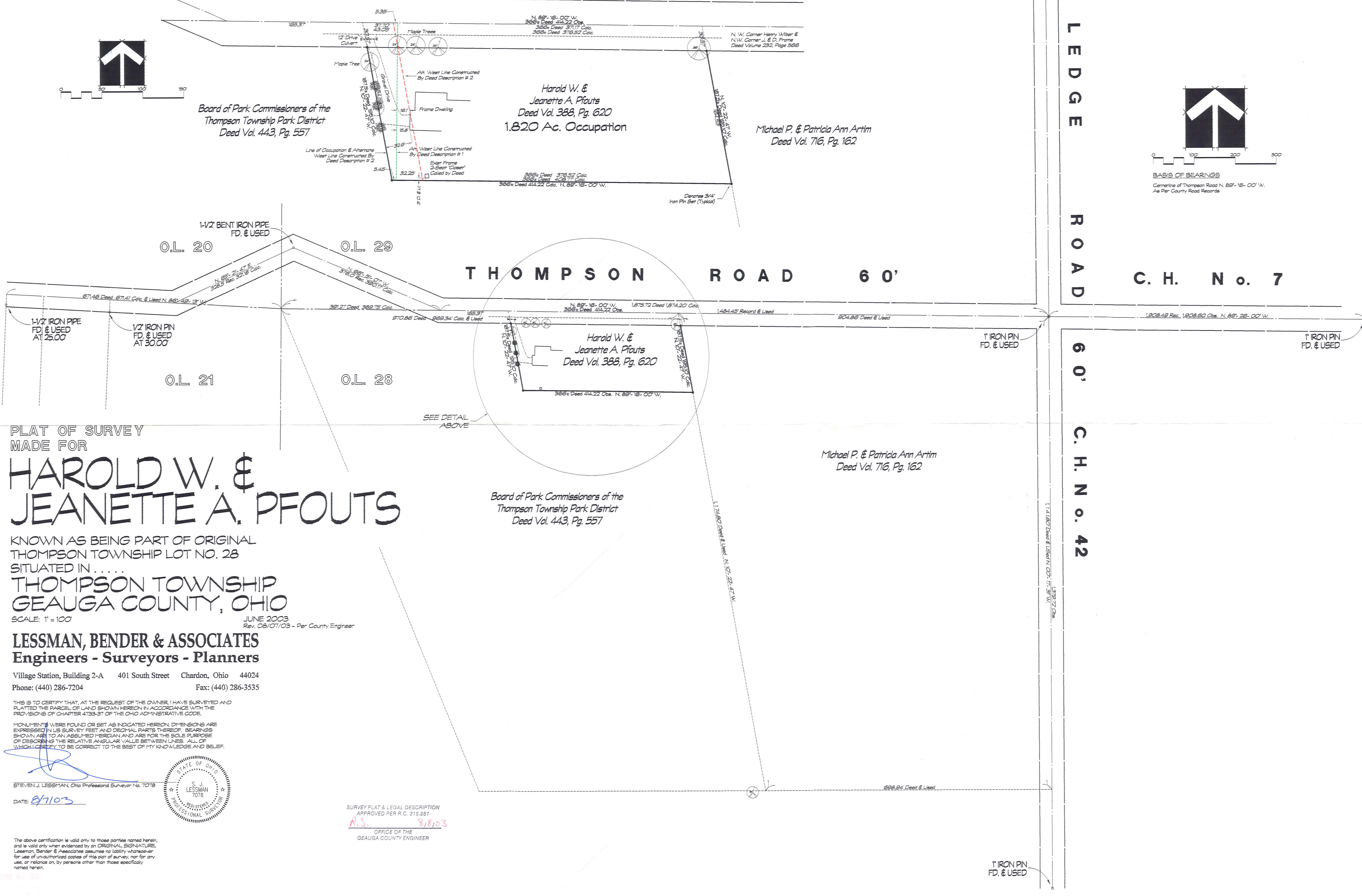
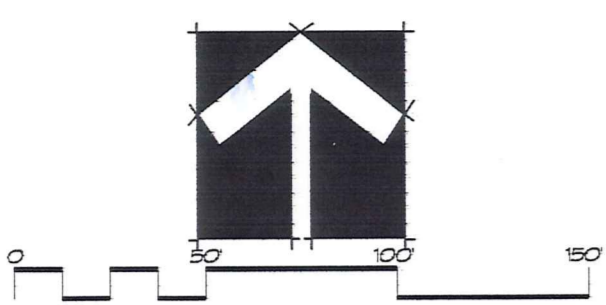
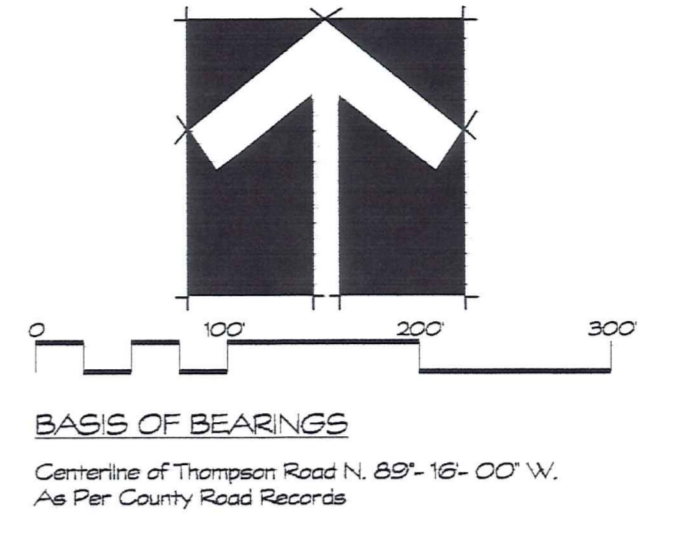
THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNER, I HAVE SURVEYED AND PLATTED THE PARCEL OF LAND SHOWN HEREON IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

MONUMENTS WERE FOUND OR SET AS INDICATED HEREON. DIMENSIONS ARE EXPRESSED IN US SURVEY FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE TO AN ASSUMED MERIDIAN AND ARE FOR THE SOLE PURPOSE OF DESCRIBING THE RELATIVE ANGULAR VALUE BETWEEN LINES. ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Signature of Steven J. Lessman, Ohio Professional Surveyor No. 7078, dated 8/7/03. Includes professional seal.

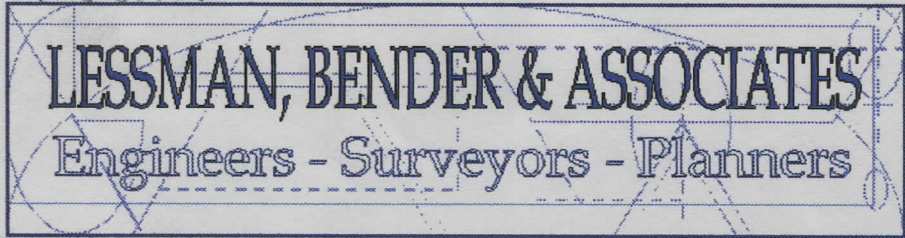
SURVEY PLAT & LEGAL DESCRIPTION APPROVED PER P.C. 315.251 R.S. 8/8/03 OFFICE OF THE GEAUGA COUNTY ENGINEER

The above certification is valid only to those parties named herein, and is valid only when evidenced by an ORIGINAL SIGNATURE. Lessman, Bender & Associates assumes no liability whatsoever for use of un-authorized copies of this plat of survey, nor for any use, or reliance on, by persons other than those specifically named herein.



JHO 00169
THO-00169

Pfouts
picked up 8-11-03



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401 South Street
Chardon, Ohio 44024

Phone: (440) 286-7204
Fax: (440) 286-3535
Email: Lessman_Bender@hotmail.com

Steven J. Lessman, P.S.
Managing Partner

Michael W. Bender, P.E.
General Partner

LEGAL DESCRIPTION
1.820 Acre Parcel
Thompson Road
Thompson Township, Ohio

Situated in the Township of Thompson, County of Geauga, and State of Ohio, and known as being part of Original Thompson Township Lot No. 28, further bounded and described as follows; Beginning at a point on the centerline of Thompson Road (60 feet wide), and the northerly line of Original Thompson Township Lot No. 28, at a point lying distant N. 89 deg. - 16 min. - 00 sec. W., 904.86 feet from a 1" iron pin monument found at its intersection with the centerline of Ledge Road (60 feet wide) Said point also being the northwesterly corner of a parcel formerly conveyed to J. & D. Frame by deed recorded in Volume 232, Page 566 of Geauga County records. Said land being since conveyed to Michael P. & Patricia Ann Artim by deed recorded in Volume 716, Page 162 of Geauga County records;

- Course No. 1 Thence S. 10 deg. - 22 min. - 47 sec. E., along the westerly line of said parcel of land formerly conveyed to Michael P. & Patricia Ann Artim, and passing through a 3/4" iron pin monument set at 30.57 feet, a total distance of 195.10 feet to a 3/4" iron pin monument set at a point where it is intersected by a line drawn parallel with the centerline of Thompson Road, and 3 feet south of an existing 2-seat frame "closet";
- Course No. 2 Thence N. 89 deg. - 16 min. - 00 sec. W., parallel with said centerline of Thompson Road, and passing 3 foot south of the above referenced existing 2-seat frame "closet", a distance of 414.22 feet to a 3/4" iron pin monument set at a point where it intersects a line drawn S. 10 deg. - 22 min. - 47 sec. E., parallel with the aforesaid westerly line of Michael P. & Patricia Ann Artim, from the center of a 24" maple tree located 48 feet south of the centerline of said Thompson Road;
- Course No. 3 Thence N. 10 deg. - 22 min. - 47 sec. W., passing through the above referenced 24" maple tree, and through a 3/4" iron pin monument set at 164.53 feet, a total distance of 195.10 feet to a point on the aforesaid centerline of Thompson Road;

REVISION
2005 10 31A
THOMPSON TOWNSHIP

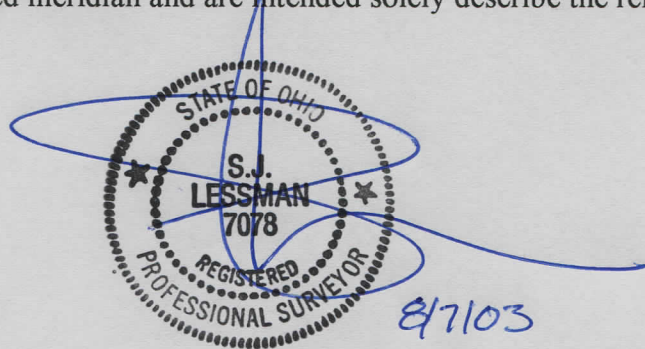
good
closure

THO 00169

Course No. 4 Thence S. 89 deg. - 16 min. - 00 sec. E., along said centerline of Thompson Road, and the northerly line of said Original Thompson Township Lot No. 28, a distance of 414.22 feet to the point of beginning. Containing 1.820 acres of land, be the same more or less but subject to all legal highways and easements of record.

The above description is based upon a survey dated June 2003 by Steven J. Lessman, Ohio Professional Surveyor No. 7078 and is intended to correct discrepancies in the descriptions contained in the deed to Harold W. & Jeanette A. Pfouts as recorded in Volume 388, Page 620 of Geauga County records. Bearings are to an assumed meridian and are intended solely describe the relative angular value between lines.

June 24, 2003
Rev. August 7, 2003



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

R.S. 8/8/03

OFFICE OF THE
GEAUGA COUNTY ENGINEER

RECEIVED
AUG 11 2003
COUNTY ENGINEER