

Farmore Farms, Limited
Volume 1222 Page 1131

See Detail
(Location Approximate)
TAYLOR-WELLS ROAD

CLARIDON-TROY ROAD

BUTTERNUT ROAD



This survey is LIMITED IN SCOPE to surveying the boundaries of land conveyed to Veronica C. Peirs by deed recorded in volume 1034, page 260 of the Geauga County Deed Records, and is based ONLY on the documents shown on this plat. Lawrence Wilson and Associates has not been provided a title examination and assumes no liability for the existence of any other documents that may affect the surveyed premises. No liability is assumed for the existence, location, condition, type or size of ANY underground structure.

I certify, to Veronica C. Peirs that I have prepared this Plat and that it is based on a Survey made by me in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code governing land surveys in the State of Ohio. The bearings shown on this Plat are oriented to an arbitrary meridian and are intended to locate original relationships only. Distances are expressed in U. S. Survey Feet and decimal parts thereof. The above certification is intended only to those parties named herein, and is valid only when accompanied by an ORIGINAL SIGNATURE below. Lawrence Wilson and Associates assumes no liability for the use of unauthorized copies of this Plat for any use, or reliance upon, by persons other than those specifically named herein for the intended purpose of the Survey.

Lawrence Wilson
Lawrence Wilson
Ohio Professional Surveyor No. 5807
Date: October, 2001



PLAT OF SURVEY

Situated in the Township of Burton, County of Geauga and State of Ohio, and known as being part of Original Lot No. 6 within said Burton Township and in the Township of Claridon, County of Geauga and the State of Ohio and known as being part of Lot No. 3 in Section No. 13 of the East Survey within said Claridon Township and being part of lands as conveyed to Veronica C. Peirs by deed recorded in Volume 1034, Page 260 of the Geauga County Deed Records.



Scale: 1" = 100'

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
CPS *Lawley*
OFFICE OF THE *Lawley*
GEAUGA COUNTY ENGINEER

LAWRENCE WILSON AND ASSOCIATES
REAL ESTATE DEVELOPMENT PLANNING AND SURVEYING
401 South Street
Claridon, Ohio 44024
Phone: 440-286-2855
Fax: 440-285-3161

Situated in the Township of Burton, County of Geauga and the State of Ohio, and known as part of Original Lot No. 6 within said Township and further described as follows:

Beginning in the center line of Claridon-Troy Road at the northwesterly corner of land conveyed to John Peairs by deed recorded in volume 1390, page 553 of the Geauga County Deed Records;

Course No. 1: Thence N. 03 deg. 53' 03" E. along said center line, which is also the westerly line of Original Lot No. 6 a distance of 528.49 feet to a one inch iron pin found and used in 1984 at an angle in said center line

Course No. 2: Thence N. 03 deg. 53' 03" E. along said westerly line of Lot No. 6 a distance of 17.16 feet to the northwesterly corner of said Original Lot No. 6 and in the northerly line of said Burton Township and the southerly line of Claridon Township

Course No. 3: Thence S. 86 deg. 26' 30" E. along said Township Line, passing through the center line of said Claridon-Troy Road at 5.08 feet, and passing through 3/4 inch iron pipes set in said Township Line in 1984 at 47.55 feet, 305.38 feet and 387.88 feet, a total distance of 695.09 feet to a 3/4 inch iron pipe set;

Course No. 4: Thence S. 03 deg. 27' 30" W. 544.42 feet to a 3/4 inch iron pipe found and used at a corner in the northerly line of land conveyed to Edward M. and Yvonne M. Mulacek by deed recorded in volume 1317, page 828 of the aforesaid deed records;

Course No. 5: Thence N. 86 deg. 32' 30" W. along said northerly line of Mulacek and the northerly line of land conveyed to said John Peairs, through iron pipes found and used at 230.23 feet and 669.14 feet, a total distance of 699.14 feet to the place of beginning, containing 8.722 acres as surveyed in 1984 and October 2001 by Lawrence Wilson, Ohio Professional Surveyor No. 5807.

The bearings in this description are oriented to an arbitrary meridian and are intended to indicate angular relationships only.

This survey and description is of part of lands conveyed to Veronica C. Peairs by deed recorded in volume 1034, Page 260 of the Geauga County Deed Records.

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

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OFFICE OF THE
GEAUGA COUNTY ENGINEER



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PEAIRS COUNTY ENGINEER

Situated in the Township of Claridon, County of Geauga and the State of Ohio, and known as part of Lot No. 3 in Section No. 13 of the East Survey of said Township, and further described as follows:

Beginning at a $\frac{3}{4}$ inch iron pipe set in the southerly line of Claridon Township at the point that is S. 86 deg. 26' 30" E. along said Township Line a record distance of 300.30 feet from the center line of Claridon-Troy Road;

Course No. 1: Thence N. 03 deg. 33' 30" E., through a $\frac{3}{4}$ inch iron pipe set at 24.38 feet, a total distance of 82.50 feet to a point in an existing pond;

Course No. 2: Thence S. 86 deg. 26' 30" E. 82.50 feet to a point in an existing pond;

Course No. 3: Thence S. 03 deg. 33' 30" W., through a $\frac{3}{4}$ inch iron pipe set at 55.17 feet, a total distance of 82.50 feet to a $\frac{3}{4}$ inch iron pipe set in the said Township Line;

Course No. 4: Thence N. 86 deg. 26' 30" W. along said Township Line 82.50 feet to the place of beginning, containing 0.156 acres as surveyed in 1984 by Lawrence Wilson, Ohio Professional Surveyor No. 5807.

The bearings in this description are oriented to an arbitrary meridian and are intended to indicate angular relationships only.

The intention of this survey and description is to more accurately describe a parcel of land conveyed to Veronica C. Peairs by deed recorded in volume 1034, Page 260 of the Geauga County Deed Records.

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

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10/22/01

OFFICE OF THE *REVISED*
GEAUGA COUNTY ENGINEER



Situated in the Township of Burton, County of Geauga and the State of Ohio, and known as part of Original Lot No. 6 within said Township and further described as follows:

Beginning in the center line of Butternut Road at the southwesterly corner of land conveyed to Frances V. and Wendy J. Cisz by deed recorded in volume 609, page 475 of the Geauga County Deed Records;

- Course No. 1:** Thence N. 86 deg. 32' 30" W. along said center line 160.00 feet to the southeasterly corner of land conveyed to Edward M. and Yvonne M. Mulacek by deed recorded in volume 1317, page 828 of the aforesaid deed records;
- Course No. 2:** Thence N. 03 deg. 27' 30" E. along the easterly line of said Mulacek, through a ¾ inch iron pipe found and used at 30.00 feet, a total distance of 653.75 feet to a ¾ inch iron pipe found and used at an angle in said Mulacek land;
- Course No. 3:** Thence N. 54 deg. 53' 20" W. along the northerly boundary of said Mulacek 315.89 feet to a ¾ inch iron pipe found and used;
- Course No. 4:** Thence N. 03 deg. 27' 30" E. 544.42 feet to a ¾ inch iron pipe set in the northerly line of Burton Township and the southerly line of Claridon Township.
- Course No. 5:** Thence S. 86 deg. 26' 30" E. along said Township Line 428.90 feet to a ¾ inch iron pipe set;
- Course No. 6:** Thence S. 03 deg. 27' 30" W. 682.56 feet to a ¾ inch iron pipe found and used at the northwesterly corner of said Cisz;
- Course No. 7:** Thence S. 03 deg. 27' 30" W. along the westerly line of said Cisz, through a ¾ inch iron pipe found and used at 655.63 feet, a total distance of 680.63 feet to the place of beginning, containing 8.879 acres as surveyed in October, 2001 by Lawrence Wilson, Ohio Professional Surveyor No. 5807.

The bearings in this description are oriented to an arbitrary meridian and are intended to indicate angular relationships only.

This survey and description is of part of lands conveyed to Veronica C. Peairs by deed recorded in volume 1034, Page 260 of the Geauga County Deed Records.

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

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OFFICE OF THE
GEAUGA COUNTY ENGINEER



Situated in the Township of Burton, County of Geauga and the State of Ohio, and known as part of Original Lot No. 6 within said Township and further described as follows:

Beginning in the center line of Butternut Road at the southwesterly corner of land conveyed to Frances V. and Wendy J. Cisz by deed recorded in volume 609, page 475 of the Geauga County Deed Records;

Thence N. 03 deg. 27' 30" E. along the westerly line of said Cisz, through a 3/4 inch iron pipe found and used at 25.00 feet, a total distance of 680.63 feet to a 3/4 inch iron pipe found and used at the northwesterly corner of said Cisz;

Thence S. 86 deg. 32' 30" E. along the northerly line of said Cisz 320.00 feet to a 3/4 inch iron pipe found and used at the northeasterly corner thereof which is the northwesterly corner of land conveyed to Veronica C. Peairs by deed recorded in volume 609, page 473 of the aforesaid deed records and the principal place of beginning of the land herein intended to be described;

Course No. 1: Thence N. 03 deg. 27' 30" E. 682.01 feet to a 3/4 inch iron pipe set in the northerly line of Burton Township and the southerly line of Claridon Township;

Course No. 2: Thence S. 86 deg. 26' 30" E. along said Township Line 320.00 feet to a 3/4 inch iron pipe set;

Course No. 3: Thence S. 03 deg. 27' 30" W. 681.45 feet to a 3/4 inch iron pipe found and used at the northeasterly corner of said Peairs;

Course No. 4: Thence N. 86 deg. 32' 30" W. along the northerly line of said Peairs 320.00 feet to the principal place of beginning, containing 5.008 acres as surveyed in October, 2001 by Lawrence Wilson, Ohio Professional Surveyor No. 5807.

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This survey and description is of part of lands conveyed to Veronica C. Peairs by deed recorded in volume 1034, Page 260 of the Geauga County Deed Records.

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OCT 18 2001
GEAUGA COUNTY ENGINEER

SURVEY PLAT & LEGAL DESCRIPTION
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OFFICE OF THE
GEAUGA COUNTY ENGINEER



Situated in the Township of Claridon, County of Geauga and the State of Ohio, and known as part of Lot No. 3 in Section No. 13 of the East Survey of said Township, and further described as follows:
Beginning at a 3/4 inch iron pipe set in the southerly line of Claridon Township at the point that is S. 86 deg. 26' 30" E. along said Township Line a record distance of 1537.80 feet from the center line of Claridon-Troy Road;

- Course No. 1:** Thence N. 03 deg. 33' 30" E. 82.50 feet to a 3/4 inch iron pipe set;
- Course No. 2:** Thence S. 86 deg. 26' 30" E. 82.50 feet to a 3/4 inch iron pipe set;
- Course No. 3:** Thence S. 03 deg. 33' 30" W. 82.50 feet to a 3/4 inch iron pipe set in the said Township Line;
- Course No. 4:** Thence N. 86 deg. 26' 30" W. along said Township Line 82.50 feet to the place of beginning, containing 0.156 acres as surveyed in 1984 by Lawrence Wilson, Ohio Professional Surveyor No. 5807.

The bearings in this description are oriented to an arbitrary meridian and are intended to indicate angular relationships only.

The intention of this survey and description is to more accurately describe a parcel of land conveyed to Veronica C. Peairs by deed recorded in volume 1034, Page 260 of the Geauga County Deed Records.

SURVEY PLAT & LEGAL DESCRIPTION
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GEAUGA COUNTY ENGINEER



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Situated in the Township of Burton, County of Geauga and the State of Ohio, and known as part of Original Lot No. 6 within said Township and further described as follows:

Beginning in the center line of Butternut Road at the southwesterly corner of land conveyed to Frances V. and Wendy J. Cisz by deed recorded in volume 609, page 475 of the Geauga County Deed Records;

Thence N. 03 deg. 27' 30" E. along the westerly line of said Cisz, through a 3/4 inch iron pipe found and used at 25.00 feet, a total distance of 680.63 feet to a 3/4 inch iron pipe found and used at the northwesterly corner of said Cisz and the principal place of beginning of the land herein intended to be described;

Course No. 1: Thence N. 03 deg. 27' 30" E. 682.56 feet to a 3/4 inch iron pipe set in the northerly line of Burton Township and the southerly line of Claridon Township;

Course No. 2: Thence S. 86 deg. 26' 30" E. along said Township Line 320.00 feet to a 3/4 inch iron pipe set;

Course No. 3: Thence S. 03 deg. 27' 30" W. 682.01 feet to a 3/4 inch iron pipe found and used at the northeasterly corner of said Cisz, said northeasterly corner also being the northwesterly corner of land conveyed to Veronica C. Peairs by deed recorded in volume 609, page 473 of the Geauga County Deed Records;

Course No. 4: Thence N. 86 deg. 32' 30" W. along the northerly line of said Cisz 320.00 feet to the principal place of beginning, containing 5.012 acres as surveyed in October, 2001 by Lawrence Wilson, Ohio Professional Surveyor No. 5807.

The bearings in this description are oriented to an arbitrary meridian and are intended to indicate angular relationships only.

This survey and description is of part of lands conveyed to Veronica C. Peairs by deed recorded in volume 1034, Page 260 of the Geauga County Deed Records.

SURVEY PLAT & LEGAL DESCRIPTION
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GEOGA COUNTY ENGINEER



Situated in the Township of Burton, County of Geauga and the State of Ohio, and known as part of Original Lot No. 6 within said Township and further described as follows:

Beginning in the center line of Butternut Road at the southeasterly corner of land conveyed to Veronica C. Peairs by deed recorded in volume 609, page 473 of the Geauga County Deed Records;

Course No. 1: Thence N. 03 deg. 27' 30" E. along the easterly line of said Peairs, through a 3/4 inch iron pipe found and used at 25.00 feet, a total distance of 680.63 feet to a 3/4 inch iron pipe found and used at the northeasterly corner of said Peairs;

Course No. 2: Thence N. 03 deg. 27' 30" E. 681.45 feet to a 3/4 inch iron pipe set in the northerly line of Burton Township and the southerly line of Claridon Township;

Course No. 3: Thence S. 86 deg. 26' 30" E. along said Township Line 403.40 feet to a 3/4 inch iron pipe set at the northwesterly corner of land conveyed to Stephen A. and Melisa A. Peairs by deed recorded in volume 1224, page 1013 of the aforesaid deed records;

Course No. 4: Thence S. 03 deg. 46' 27" W. along the westerly line of said Stephen A. and Melisa A. Peairs, through a 3/4 inch iron pipe set at 1331.40 feet, a total distance of 1361.40 feet to the center line of said Butternut Road;

Course No. 5: Thence N. 86 deg. 32' 30" W. along said center line 395.90 feet to the place of beginning, containing 12.493 acres as surveyed in October, 2001 by Lawrence Wilson, Ohio Professional Surveyor No. 5807.

The bearings in this description are oriented to an arbitrary meridian and are intended to indicate angular relationships only.

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