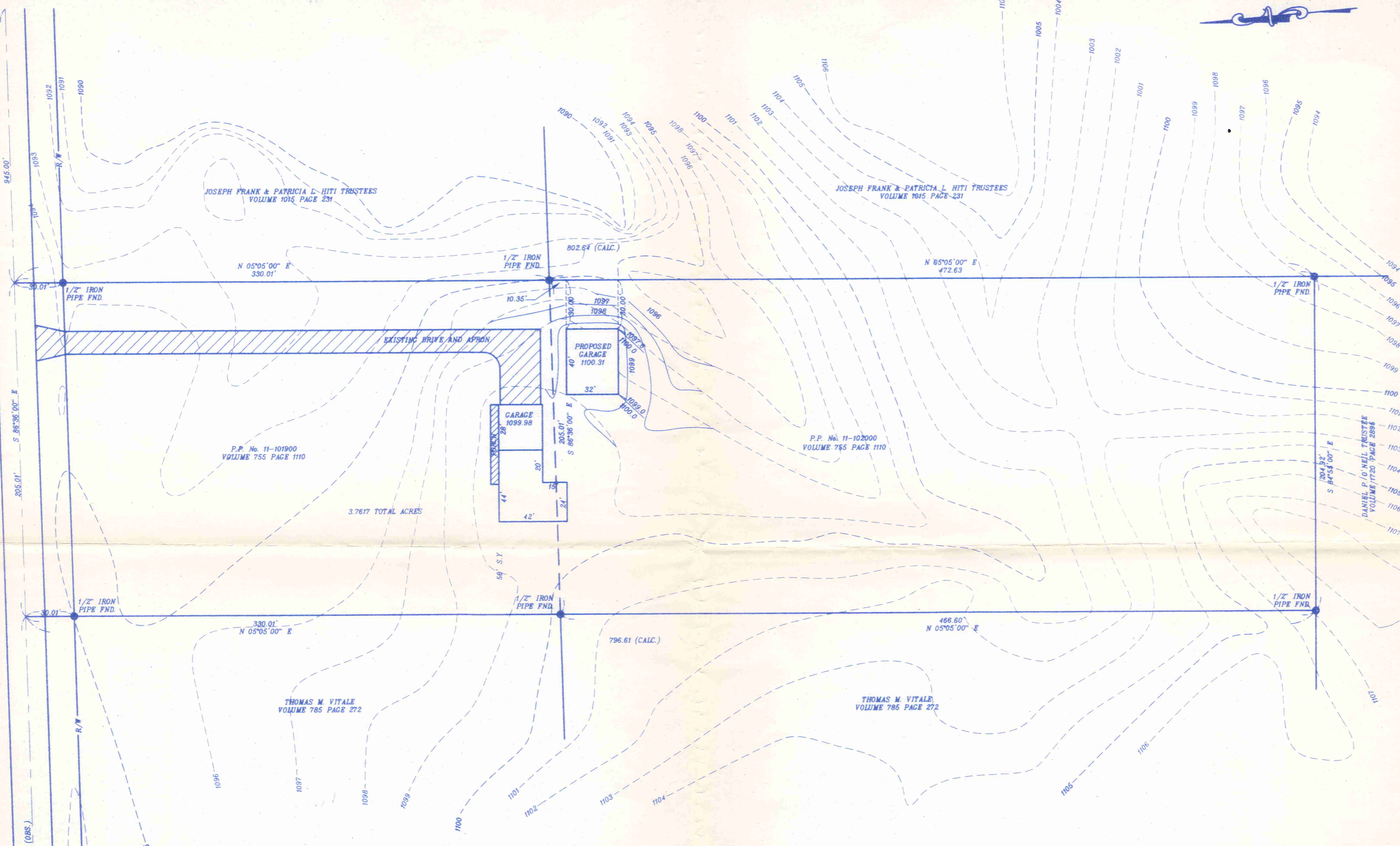


WILSON MILLS ROAD (60' WIDE)



3.7617 TOTAL ACRES

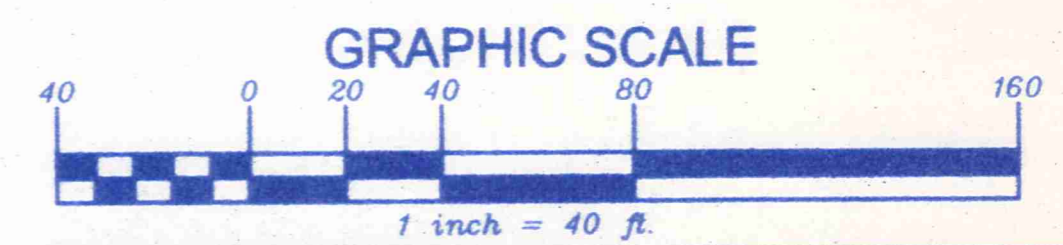
SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251

PAK 9/2/04  
OFFICE OF THE *Revised*  
GEAUGA COUNTY ENGINEER

I CERTIFY THAT THIS PLAN  
WAS PREPARED BY ME AND  
IS CORRECT TO THE BEST OF  
MY KNOWLEDGE AND BELIEF

*John C. Skonieczny*  
REG. SURVEYOR #6356

JOHN C. SKONIECZNY  
7739 VIEWMOUNT DR.  
PAINESVILLE, OHIO 44077  
PH. 352-7742



SITE PLAN FOR: <b>TONY CAPRA</b>		DRAWN BY: SWC
SCALE: 1" = 40'	APPROVED:	REVISED:
DATE: AUG. 04		
BEING KNOWN AS P.P.No's 11-101900 & 11-102000 AS RECORDED IN VOLUME 755 PAGE 1110-1111 IN THE GEAUGA COUNTY RECORD OF DEEDS TOWNSHIP OF CHESTER - COUNTY OF GEAUGA - STATE OF OHIO		
JOB# 04-4044		DRAWING NUMBER 04-2506

5/8" IRON PIN  
MON. BOX FND.

PAKER DRIVE (60 FEET WIDE)

CHE00017

CHE00017

CAPRA

Pick up date  
9/27/04

11-101900

Vol. 1756-Pg. 2352

**John C. Skonieczny**  
Registered Surveyor  
7739 Viewmount Drive  
Painesville, Ohio 44077  
Phone 352-7742 Fax 352-1698

September 27, 2004

Legal Description  
Linda Ann Capra  
9073 Wilson Mills  
Township of Chester  
Geauga County

Situated in the Township of Chester, County of Geauga and State of Ohio; and known as being in Original lot 12, Tract 2 in said Township and is further bounded and described as follows:

Beginning at a 5/8" iron pin monument box found at the intersection of the centerline of Parker Drive, (60 feet wide), and Wilson Mills Road (60 feet wide). Thence S. 86°36'00" E., along the centerline of said Wilson Mills, a distance of 565.08 feet to a point in the Northeast corner of land conveyed to Thomas Vitale, as recorded in Volume 785 Page 272, said point also being the Principal Place of Beginning:

- Course 1 Thence S 86°36'00" E., along said Wilson Mills centerline, a distance of 205.01 feet to a point in the Northwest corner of land conveyed to Joseph Frank & Patricia L. Hiti Trustees as recorded in Volume 1015 Page 231.
- Course 2 Thence S. 05°05'00" W., along the Westerly line of said Hiti land and passing through a 1/2" iron pipe found at 30.01 feet in the Southerly right-of-way of Wilson Mills Road, a total distance of 802.64 feet to a 1/2" iron pipe found in the Northeast corner of land conveyed to Daniel O'Neil (Trustee), as recorded in Volume 1720 Page 2895 in the G.C.R.D.
- Course 2 Thence N. 84°55'00" W., along the Northerly line of said O'Neil land, a distance of 204.92 feet to a 1/2" iron pipe found in the Southeast corner of land conveyed to Thomas M. Vitale, as recorded in Volume 785 Page 027.
- Course 3 Thence N 05°05'00" E., along the Easterly line of said Vitale land, (passing through a 1/2" iron pipe found in the Southerly right-of-way of Wilson Mills Road a distance of 766.60 feet), a total distance of 796.61 feet to the Principal Place of Beginning and containing 3.7617 acres of land. Be the same more or less but subject to all legal highways. As surveyed, calculated and described by John C. Skonieczny. R.S.6356.

Date of survey: March 16, 2003

Basis of Bearings: Are to an assumed meridian and used to denote angles only, centerline Wilson Mills Road S. 86°36'00" E., as recorded in Volume 755 Page 1110.



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

PAK 9/27/04  
OFFICE OF THE *Revised*  
GEAUGA COUNTY ENGINEER

RECEIVED  
SEP 27 2004  
COUNTY ENGINEER  
GEAUGA COUNTY  
OHIO

Keep With **“Capra”** Survey done by  
*John C. Skonieczny*

This survey incorrectly shows the property extending to the centerline of Wilson Mills Road. In Vol. 887 Pg. 424. of the Geauga County Deeds of Record the County Commissioners took title to the portion of land in the right-of-way. The Surveyor was called in regards to this when new deed was recorded Vol. 1756 Pg. 2352 and informed of the error. But we have received no further contact and no corrections. In the Tax Map the property is drawn in by the survey excepting out the portion of the right-of-way.

Paul Kucharski  
04/19/05

Documents Of Record:  
Vol. 0755 Pg. 1110  
Vol. 0887 Pg. 0424  
Vol. 1756 Pg. 2352

# Geauga County GIS

## PUBLIC ACCESS SYSTEM

Parcel #: 11-714447 Routing #: 11--05-08-00-049-01

Tax District: CHESTER TWP-W GEAUGA LSD

Location Add: WILSON MILLS RD

Owner: GEAUGA COUNTY BOARD OF COMMISSIONERS

Owner Address: 231 MAIN ST  
CHARDON OH 44024

Mail Name:

Mailing Address:  
00000

Deed Volume/Page: 0887/0424 Class: 620  
Sub/Lot/Sect/Tr: LOT 15 TRACT 2

Adjustments:  
Acreage: 0.14

VALUATION	Tax Year: 2004	
	Market	Taxable
Land	\$800	\$280
Improvement		
<b>Total</b>	<b>\$800</b>	<b>\$280</b>
CAUV:		

Sale Value: Sale Date: 11/19/1991

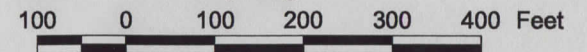
Yr Blt/Remodel:

Total Living Area: Grade:

Tracy A. Jemison, AAS  
County Auditor

*"Inter-agency coordination benefiting  
the citizens of Geauga County"*

Robert L. Phillips, P.E., P.S.  
County Engineer



This map was prepared as a Tax Map for Geauga County by the Geauga County Engineer in accordance with Section 5713.09 of the O.R.C. Geauga County digital data is a representation of recorded plats, surveys, deeds, and other collected information for use within the Geographic Information System for purposes of public access and analysis. These and other digital data do not replace or modify land surveys, deeds, and/or other legal instruments defining land ownership or use. Geauga County assumes no legal responsibility for this information and users should contact the GIS or Tax Map Departments with questions or concerns.

**Date: March 11, 2005**

