



GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

DECEMBER 15, 1997

REVISED PER COUNTY ENGINEER - DECEMBER 19, 1997



LEGEND:	
•	IRON PIN FOUND & USED.
○	IRON PIPE FOUND & USED.
⊙	5/8" CAPPED IRON PIN SET

PETER RUH
304-38
PARCEL NO. 1
60.167 Ac.

PETER RUH
304-38
86.465 Ac.
924.68

LOT SPLIT

OF LAND OF
THOMAS C. AND GRAYCE A. LAUGHLIN
IN LOT NOS. 31 AND 32 IN TRACT NO. 3

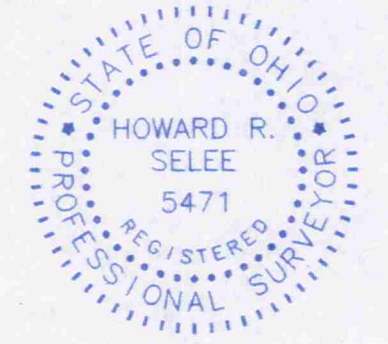
CHESTER TOWNSHIP
GEAUGA COUNTY, OHIO

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

R.S. 12/23/97 (Revised)
OFFICE OF THE
GEAUGA COUNTY ENGINEER

I do hereby certify that I have surveyed the premises and prepared this plat in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code. Dimensions shown are expressed in 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.

Howard R. Selee
Howard R. Selee, Registered Surveyor #5471



LOT 20
LOT 17

LOT 31
LOT 32

TRACT 2
TRACT 3

B.M. ZIGANTI
813-70
10.847 Ac.

B.M. ZIGANTI
813-70
2.451 Ac.

SHOENWALD FARM
SUBDIVISION

S/L 2
3.138 Ac.

SHOENWALD FARM
SUBDIVISION
PLAT BOOK 14
PAGE 148

S/L 1
3.191 Ac.

P. SZIGETI
V. 883 - P. 149

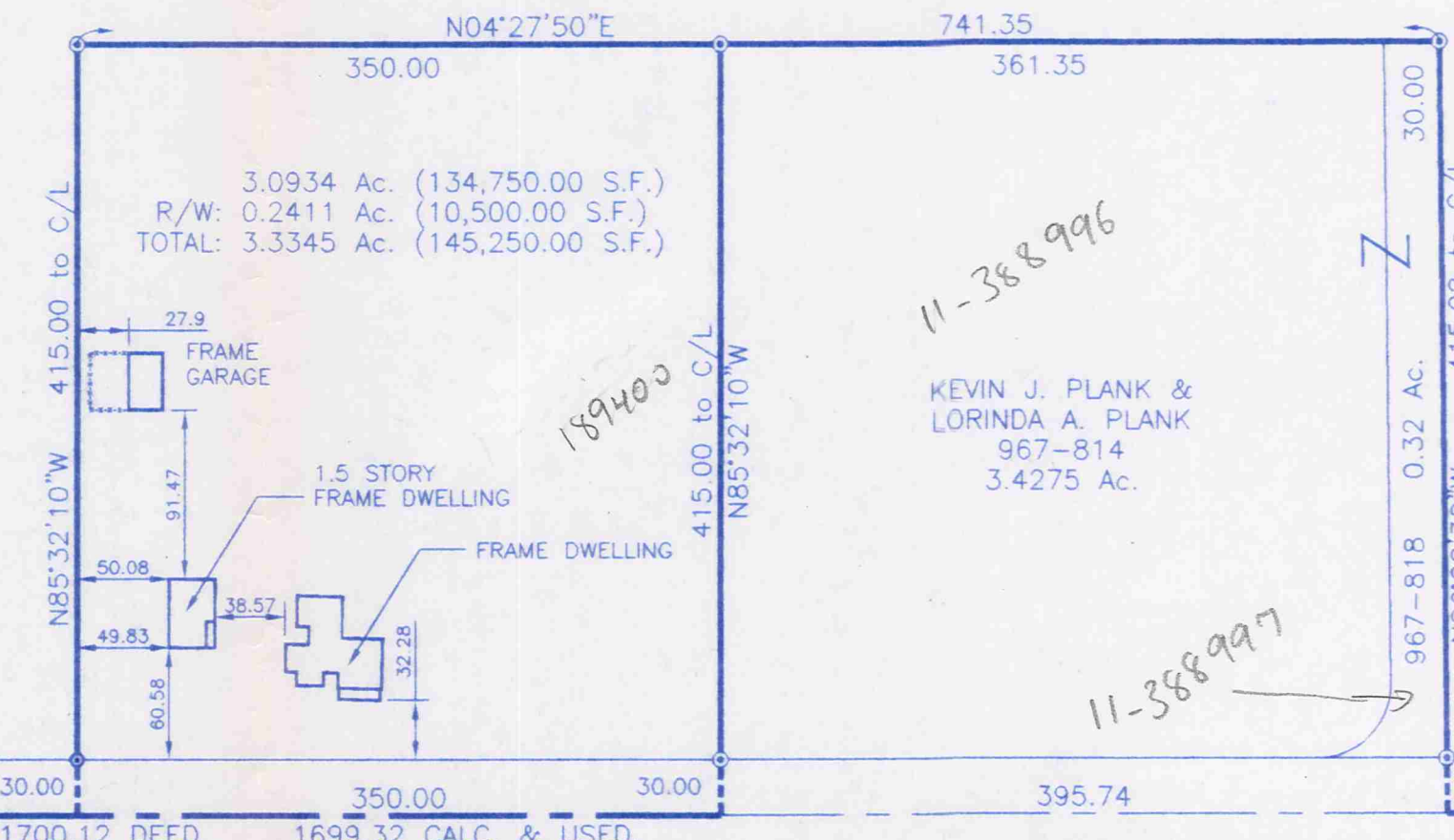
25.00 TO 1" IRON PIPE
1" IRON PIPE FD.

3.0746 Ac. (133,930.34 S.F.)
R/W: 0.2963 Ac. (12,904.95 S.F.)
TOTAL: 3.3709 Ac. (146,835.29 S.F.)

64,1907 Ac. (2,796,148.23 S.F.)
R/W: 0.3606 Ac. (15,707.08 S.F.)
TOTAL: 64.5513 Ac. (2,811,855.31 S.F.)

The Laughlin Family Limited Partnership V. 967 - P. 809

3.0934 Ac. (134,750.00 S.F.)
R/W: 0.2411 Ac. (10,500.00 S.F.)
TOTAL: 3.3345 Ac. (145,250.00 S.F.)



11-388996
KEVIN J. PLANK &
LORINDA A. PLANK
967-814
3.4275 Ac.

J. & A. KOTA
696-306
0.91 Ac.

F. & R. ASTER
427-173
5.01 Ac.

R.N. & J.R. WILSON
647-408
4.0 Ac.

DAVID JOSEPH STUMPF,
ARNOLD MICHAEL STUMPF &
CHRISTINE C. STUMPF, TRUSTEESHIP,
UNDER WILL; CHRISTINE C. STUMPF, TRUSTEE,
ARNOLD M. STUMPF, TRUSTEE
954-941
13.935 Ac.

A. & E. STUMPF
844-129
1.5 Ac.

0.5 Ac.

SHERMAN ROAD 60'

MAYFIELD ROAD 60'

SPERRY ROAD 60'

CHE00078
CHE00078

Laughlin
picked up 12/24/97

HOWARD R. SELEE & ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS

9701 BROOKPARK RD. • #251 • CLEVELAND, OHIO 44129
TELEPHONE (216) 398-0280
FAX (216) 351-0920

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

R.S. 12/23/97

December 12, 1997
File No. 93569-2

OFFICE OF THE
GEAUGA COUNTY ENGINEER

LEGAL DESCRIPTION
3.3345 Acres, Sperry Road

11-189400
Vol. 1714- Pg. 2657

Situated in the Township of Chester, County of Geauga and State of Ohio and known as being part of Lot No. 32, Tract No. 3 in said township, bounded and described as follows:

Beginning in the centerline of Sperry Road, 60.00 feet wide, at a point distant South 04° 27' 50" West, a distance of 723.55 feet along the said centerline of Sperry Road, from the southwest corner of Sublot No. 1 in Shoenwald Farm Subdivision as shown by the recorded plat in Plat Book Volume No. 14, Page No. 148 of Geauga County Plat Records, said corner being also the southwest corner of land conveyed to P. Szigeti by deed recorded in Volume 883, Page 149 of Geauga County Deed Records;

Thence South 04° 27' 50" West, along the said centerline of Sperry Road, a distance of 350.00 feet to the northwest corner of land conveyed to Kevin J. and Lorinda A. Plank by deed recorded in Volume 967, Page 814 of Geauga County Deed Records;

Thence South 85° 32' 10" East, along the north line of land so conveyed to Kevin J. and Lorinda A. Plank, passing thru a 5/8" capped iron pin set at a distance of 30.00 feet, a total distance of 415.00 feet to a 5/8" capped iron pin set at the northeast corner thereof;

Thence North 04° 27' 50" East, a distance of 350.00 feet to a 5/8" capped iron pin set;

Thence North 85° 32' 10" West, passing thru a 5/8" capped iron pin set at a distance of 385.00 feet, a total distance of 415.00 feet to the place of beginning and containing 3.3345 acres of land, including 0.2411 acres of land in the right-of-way of said Sperry Road, as surveyed by Howard R. Selee, Registered Surveyor No. 5471, dated December, 1997, be the same more or less, but subject to all legal highways. Bearings used herein refer to an assumed meridian and are intended to indicate angles only.

Deed reference: Volume 967, Page 809

2.3189 Acres from parcel # 11-189400
1.0156 Acres from parcel # 11-189500



Howard R. Selee
Howard R. Selee, Reg. #5471



CHE 00078

HOWARD R. SELEE & ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS

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TELEPHONE (216) 398-0280

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

R.S. 12/23/97

OFFICE OF THE
GEAUGA COUNTY ENGINEER

REVISED December 19, 1997

File No. 93569-1

LEGAL DESCRIPTION 3.3709 Acres, Sperry Road

Situated in the Township of Chester, County of Geauga and State of Ohio and known as being part of Lot No. 32, Tract No. 3 in said township, bounded and described as follows:

Beginning in the centerline of Sperry Road, 60.00 feet wide, at the southwest corner of Sublot No. 1 in Shoenwald Farm Subdivision as shown by the recorded plat in Plat Book Volume No. 14, Page No. 148 of Geauga County Plat Records, said corner being also the southwest corner of land conveyed to P. Szigeti by deed recorded in Volume 883, Page 149 of Geauga County Deed Records;

Thence South 04° 27' 50" West, along the said centerline of Sperry Road, a distance of 430.00 feet;

Thence South 85° 32' 10" East, passing thru a 5/8" capped iron pin set at a distance of 30.00 feet, a total distance of 340.00 feet to a 5/8" capped iron pin set;

Thence North 04° 27' 50" East, a distance of 433.74 feet to a 5/8" capped iron pin set in the south line of land so conveyed to P. Szigeti;

Thence North 86° 09' 57" West, along the said south line of land so conveyed to P. Szigeti, passing thru a 1" iron pipe found at a distance of 310.02 feet, a total distance of 340.02 feet to the place of beginning and containing 3.3709 acres of land, including 0.2963 acres of land in the right-of-way of said Sperry Road, as surveyed by Howard R. Selee, Registered Surveyor No. 5471, dated December, 1997, be the same more or less, but subject to all legal highways. Bearings used herein refer to an assumed meridian and are intended to indicate angles only.

Deed reference: Volume 967, Page 809



Howard R. Selee 12-19-97
Howard R. Selee, Reg. #5471

