

LOT SPLIT FOR TAB R. & LINDA M. MCKINNEY

CHE00092

CHE00092

SURVEY PLAT AND LEGAL DESCRIPTION APPROVED (as noted)
PER R.C. 315.251

R.S. 12/4/1996
GEAUGA COUNTY ENGINEER

Being part of original Township Lot No. 25,
Tract I, now in the Township of Chester, County
of Geauga and State of Ohio

Scale 1"=100'



Aug., 1996

MULBERRY ROAD 60'

Distances shown hereon are given in feet and decimal parts thereof. Bearings shown hereon are to an assumed meridian and are used to denote angles only. I hereby state to the best of my professional knowledge, information and belief, all to be correct.

John S. Walker
JOHN S. WALKER
Registered Surveyor (No. S-5537)

ACCEPTANCE

We the undersigned owners of the land shown on this Plat, hereby accept this lot split and subdivision of the same.

TAB R. MCKINNEY LINDA M. MCKINNEY
County of Geauga, Ohio S.S.

Before me a Notary Public in and for said County and State personally appeared the above signed Tab R. McKinney and Linda M. McKinney, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed personally. In witness, whereof I have hereunto set my hand and official seal at Ohio, this day of 1996

NOTARY PUBLIC

5/8" X 3/16" IRON PINS WERE SET AND CAPPED AT ALL POINTS SHOWN THUS •

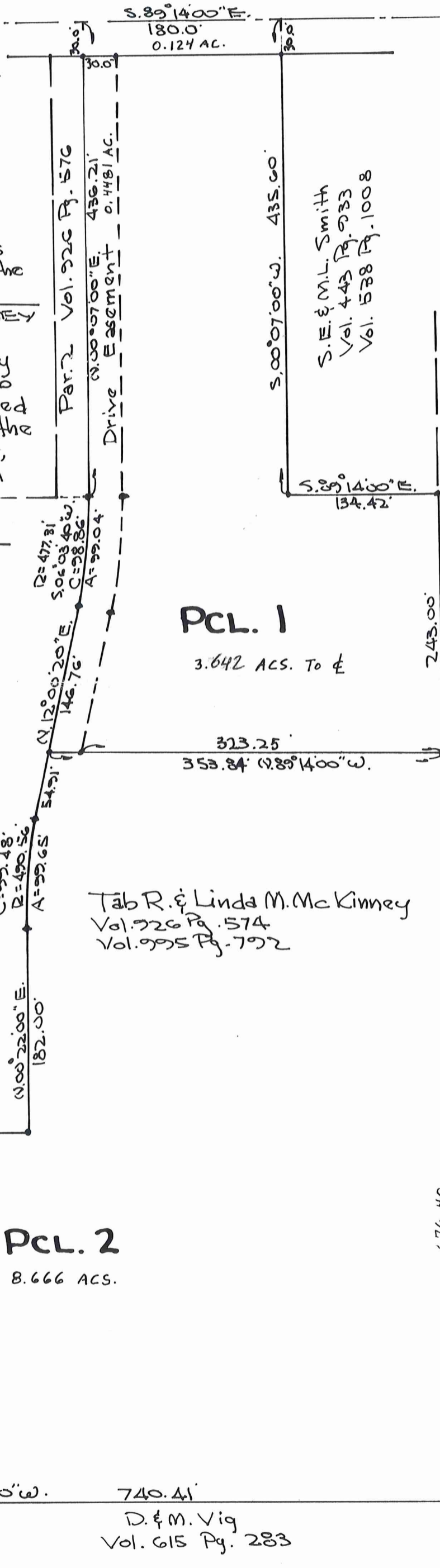


PINEWOOD MEADOWS SUBD. Vol. 10 Pg. 44 (Plats)

R. Smith, Jr. Vol. 926 Pg. 576 (Par. 1)

Tab R. & Linda M. McKinney
Vol. 926 Pg. 574
Vol. 995 Pg. 792

LYMAN ACRES SUBD. Vol. 7 Pg. 25 (Plats)



PCL. 1

3.642 ACS. To E

PCL. 2

8.666 ACS.

G. & E. Criani
Vol. 708 Pg. 789

D. & M. Vig
Vol. 615 Pg. 283

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McKinney
picked up 12-18-1996
11-318780

WALKER & ASSOCIATES

PROFESSIONAL LAND SURVEYORS
9800 Cove Drive, 9H
North Royalton, Ohio 44133
582-5651 · 230-9266

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

TAB AND LINDA MCKINNEY
8227 MULBERRY RD.
8.666 ACRES

R.S. 12/4/1996
GEAUGA COUNTY ENGINEER

Situated in the Township of Chester, County of Geauga and State of Ohio,
being part of Original Lot No. 25, Tract No. 1 within said Township and
further described as follows;

Beginning in the centerline of Mulberry Road at the northeast corner of
land (parcel No. 2) conveyed to R. Smith Jr. by deed recorded in Vol. 926
Page 576 of the Geauga County Records of Deeds;

Thence South South 00 Deg. 07' 00" West along the east line of said
Parcel No. 2 a distance of 436.21 feet to a point of curvature at the northeast
corner of land (Parcel No. 1) conveyed to said R. Smith Jr. by deed recorded in
Vol 926 Page 576 of the Geauga County Records of Deeds;

Thence southerly along the east line of said Parcel No. 1 by the arc of
a curve to the right an arc distance of 99.04 feet to a point of tangency,
said curve having a radius of 477.31 feet with a chord which bears South
06 Deg. 03' 40" West with a chord distance of 98.86 feet;

Thence continuing along the east line of said Parcel No. 1 South 12 Deg.
00' 20" West a distance of 146.76 feet to the Principal Place of beginning
of the land to be described herein;

Thence South 89 Deg. 14' 00" East a distance of 353.84 feet to an iron
pin set in the west line of the Lyman Acres Subdivision as recorded in Vol. 7
Page 25 of the Geauga County Records of Plats;

Thence South 00 Deg. 22' 00" West along the west line of the said Lyman
Acres Subdivision a distance of 676.40 feet to the northeast corner of land
conveyed to D. and M. Vig by deed recored in Vol. 615 Page 283 of the Geauga

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North Royalton, Ohio 44133
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County Records of deeds and an iron pin set;

Thence North 89 Deg. 14' 00" West along the north line of the said Vig land an along the north line of land conveyed to G. and E. Oriani by deed recorded in Vol. 708 Page 789 of the Geauga County Record of Deeds a distance of 740.41 feet to an iron pin set in the east line of Pinewood Meadows Subdivision as recorded in Vol. 10 Page 44 of the Geauga County Records of Plats;

Thence North 00 Deg. 07' 00" East along the east line of said Pinewood Meadows Subdivision a distance of 341.52 feet to the southwest corner of the aforementioned Parcel No. 1 and an iron pin set;

Thence South 89 Deg. 14' 00" East along the south line of said Parcel 1 a distance of 366.90 feet to the southeast corner thereof and an iron pin set;

Thence North 00 Deg. 22' 00" East along the east line of said Parcel 1 a distance of 182.00 feet to a point of curvature and an iron pin set;

Thence continuing along the east line of said Parcel No. 1 by the arc of a curve to the right an arc distance of 99.65 feet to a point of tangency, said curve having a radius of 490.56 feet with a chord which bears North 06 Deg. 11' 10" East a chord distance of 99.48 feet to an iron pin set;

Thence continuing along the east line of said Parcel No. 1 North 12 Deg. 00' 20" East a distance of 54.91 feet to an iron pin set and the principal place of beginning, containing within said bound 8.666 acres of land as calculated and described by John S. Walker, Registered Surveyor No. 5537 dated August 8, 1996;

The land described herein is accessed by and subject to the easement granted in Vol. 921 Page 1251; Vol. 925 Page 56; Vol. 925 Page 59; Vol. 925 Page 62; and Vol. 925 Page 65 of the Geauga County Records;

The land described herein consists of all the land conveyed to McKinney by

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deed Vol 995 Page 792;

Be the same more or less but subject to all legal highways.

WALKER & ASSOCIATES

11-180800

PROFESSIONAL LAND SURVEYORS

9800 Cove Drive, 9H
North Royalton, Ohio 44133
582-5651 · 230-9266TAB AND LINDA MCKINNEY
8239 MULBERRY ROAD
3.642 ACRES

Situated in the Township of Chester, County of Geauga and State of Ohio, being part of Original Lot No. 25, Tract No. 1 within said township and further described as follows;

Beginning in the centerline of Mulberry Road at the northeast corner of land (Parcel No. 2) conveyed to R. Smith Jr. by deed recorded in Vol. 926 Pg. 576 of the Geauga County Records of Deeds;

Thence South 89 deg. 14' 00" East along the centerline of Mulberry Road a distance of 180.00 feet to a point and the northwest corner of land conveyed to S.E. and M.L. Smith by deeds recorded in Vol. 443 Pg. 933 and Vol. 538 Pg. 1008 of the Geauga County Records of Deeds;

Thence South 00 deg. 07' 00" West passing thru an iron pin set on the south line of Mulberry Road and along the west line of the said Smith land a distance of 435.60 feet to the southwest corner thereof to an iron pin set;

Thence South 89 deg. 14' 00" East along the south line of the said Smith land a distance of 134.42 feet to an iron pin set in the west line of Lyman Acres Subdivision as recorded in Vol. 7 Pg. 25 of the Geauga County Records of Plats;

Thence South 00 deg. 22' 00" West along the west line of the said Lyman Acres Subdivision a distance of 243.00 feet to an iron pin set;

Thence North 89 deg. 14' 00" West a distance of 353.84 feet to an iron pin set in the east line of Parcel No. 1 conveyed to said R. Smith Jr. by deed recorded in Vol. 926 Pg. 576 of the Geauga County Records of Deeds;

Thence North 12 deg. 00' 20" East along the east line of said Parcel No. 1 a distance of 146.76 feet to an iron pin set at a point of curvature;

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Thence continuing along the east line of said Parcel No. 1 by the arc of a curve to the left an arc distance of 99.04 feet to a point of tangency, said point of tangency also being the southeast corner of the aforementioned Parcel No. 2, said curve having a radius of 477.31 feet with a chord which bears North 06 deg. 03' 40" East with a chord distance of 98.86 feet to an iron pin set;

Thence North 00 deg. 07' 00" East along the east line of said Parcel 2 passing thru an iron pin set on the south line of Mulberry Road a distance of 436.21 feet to a point on the centerline of Mulberry Road and the place of beginning, containing within said bounds 3.642 acres as calculated and described by John S. Walker, Registered Surveyor NO. 5537 dated Aug. 8, 1996. R/W contains 0.124 acres of land;

The land described herein is subject to the easements granted in Vol. 921 Pg. 1251; Vol. 925 Pg. 56; Vol. 925 Pg. 59; Vol. 925 Pg. 62; and Vol. 925 Pg. 65 of the Geauga County Records.

SURVEY PLAT AND LEGAL
DESCRIPTION APPROVED (as noted)
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R.S. 12 / 4 / 1996
GEAUGA COUNTY ENGINEER