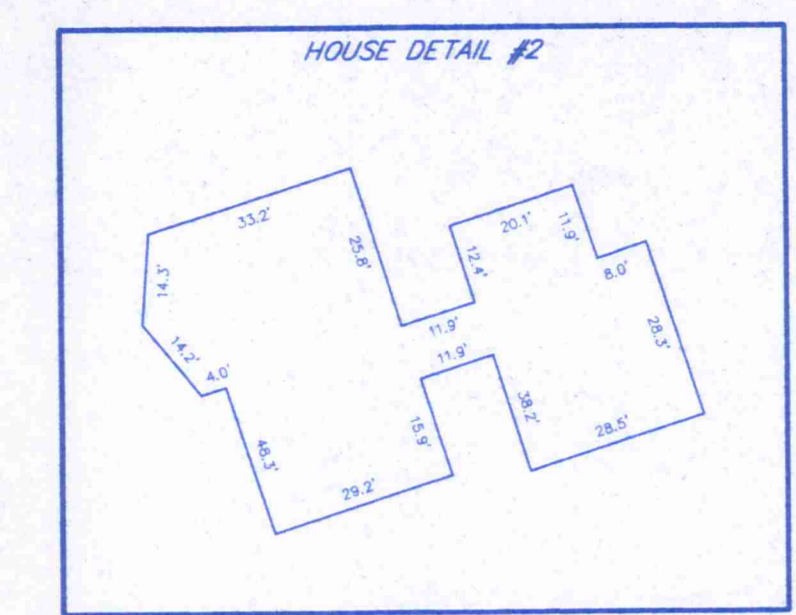
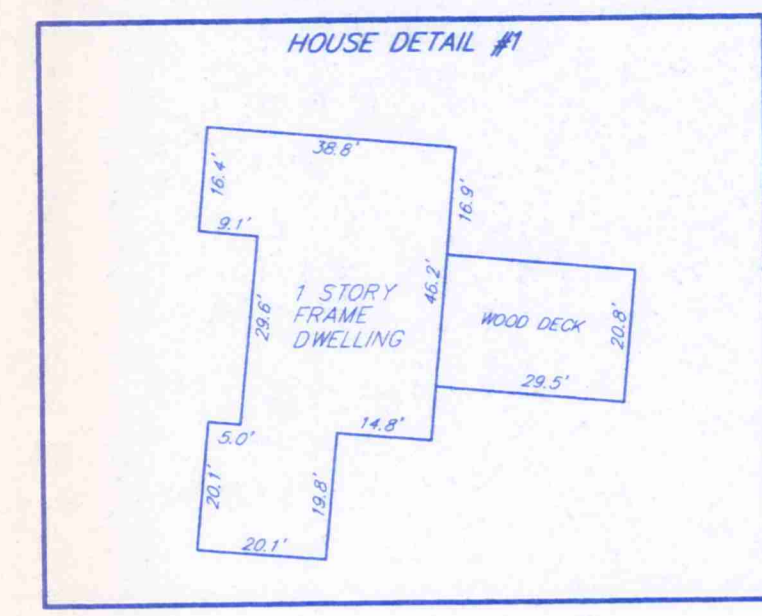
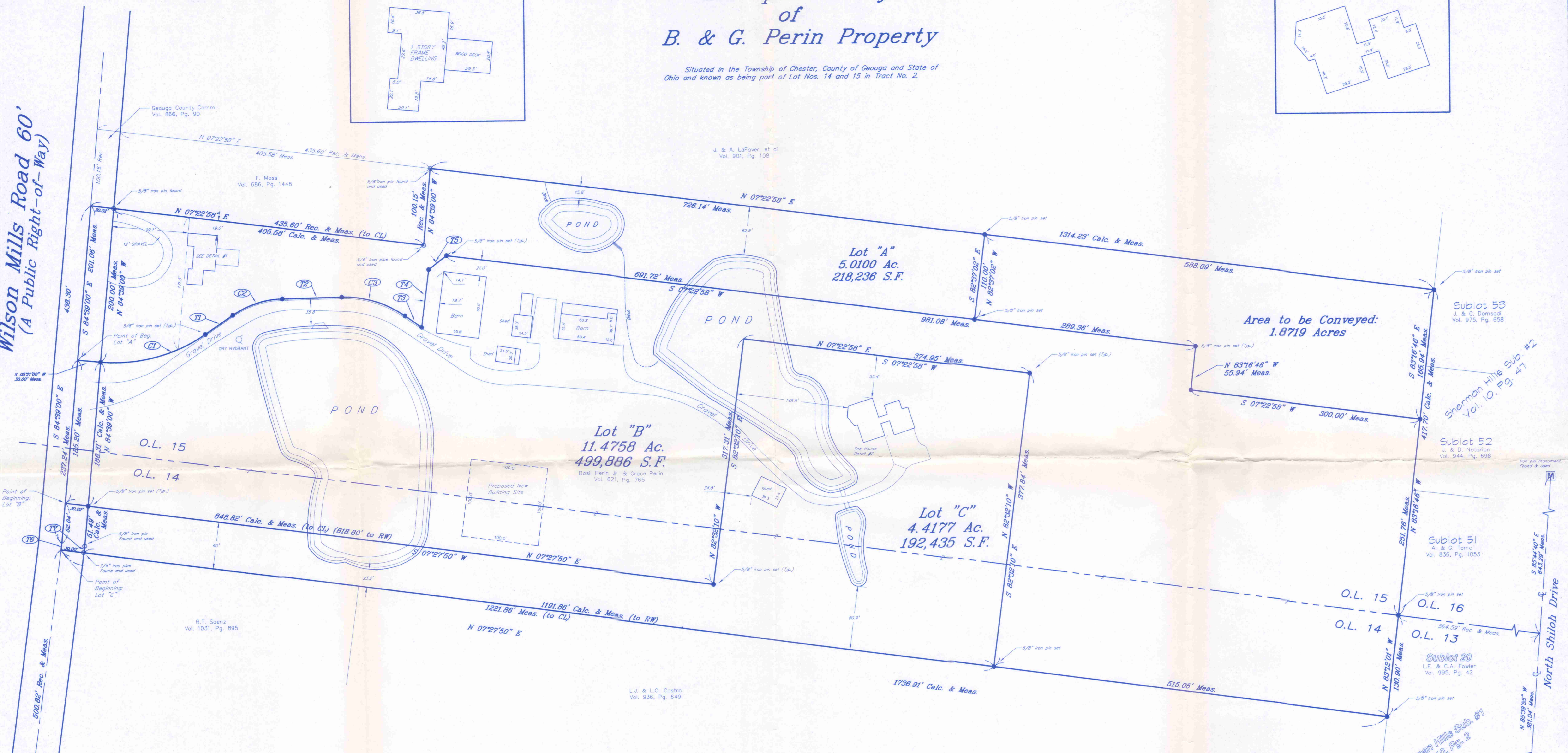


# Lot Split Survey of B. & G. Perin Property

Situated in the Township of Chester, County of Geauga and State of Ohio and known as being part of Lot Nos. 14 and 15 in Tract No. 2.



Wilson Mills Road 60'  
(A Public Right-of-Way)



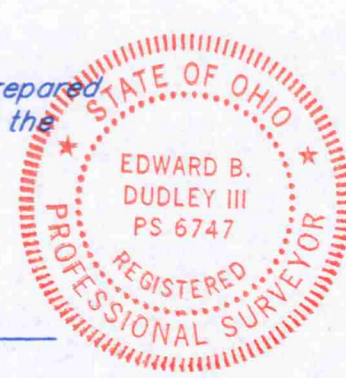
Curve	Bearing	Chord	Arc	Radius
C1	S 147°37' E	140.81'	143.61'	209.43'
C2	S 17°33'44" E	67.66'	68.59'	120.00'
C3	S 16°52'21" W	85.56'	87.00'	138.00'

Tangent	Bearing	Distance
T1	S 33°56'14" E	43.04'
T2	S 01°11'15" E	77.15'
T3	S 34°55'57" W	26.45'
T4	S 82°37'02" E	75.14'
T5	S 37°37'02" E	29.28'
T6	S 82°30'00" E	8.00'
T7	S 82°30'00" E	8.54'

I hereby certify that I have surveyed the subject premises and prepared this drawing in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code.

*Edward B. Dudley*  
Edward B. Dudley  
P.S. 6747  
July 10, 2000  
Date



NOTE:  
All 5/8" iron pins set are capped by Edward B. Dudley, Ohio P.S. No. 6747.

BASIS OF BEARINGS:  
Centerline bearing (S 82°30'00" E) of Wilson Mills Road as deduced to Basil Perin, Jr. & Grace Perin in Volume 621, Page 765 of Geauga County Records.

DEED OF REFERENCE:  
Basil Perin, Jr. and Grace Perin, Volume 621, Page 765 of Geauga County Records.

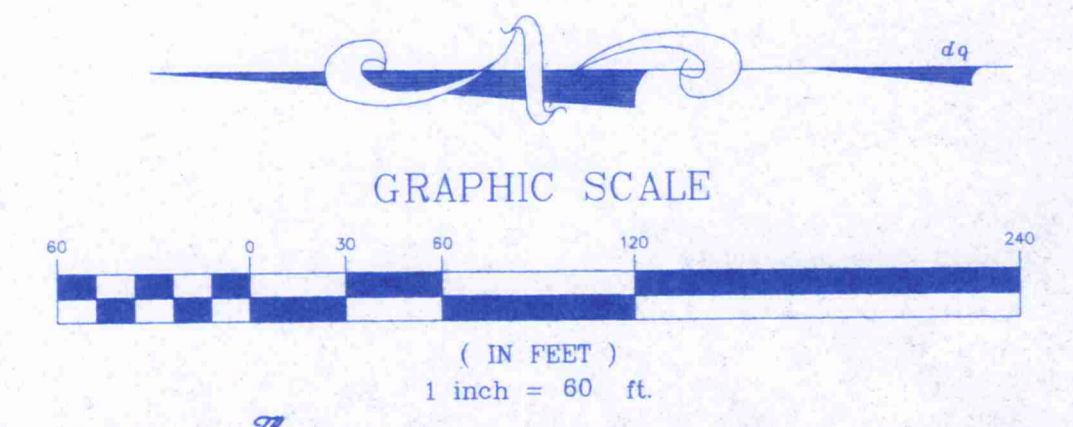
**LEGEND**

STORM MANHOLE	WATER METER MANHOLE	WATER VALVE
SANITARY MANHOLE	HYDRANT	UTILITY POLE
CURB W/LET	WATER VALVE	LIGHT POLE
CATCH BASIN	UTILITY POLE	ELECTRIC METER
GAS METER	MONUMENT BOX	TRANSFORMER BOX
MONUMENT BOX	DRILL HOLE	IRON PIN
DRILL HOLE	IRON PIN	

CENTERLINE  
WATERLINE  
PROPERTY LINE  
RIGHT-OF-WAY LINE  
GAS LINE  
OVERHEAD UTILITY LINE  
ELECTRIC LINE  
SANITARY SEWER  
STORM SEWER  
EASEMENT LINE  
ORIGINAL PROP. LINE  
RAILROAD TRACKS

REC./P. MEAS./M. RECORD MEASURED  
CALC./C. CALCULATED  
OBS. OBSERVED  
ENCL. ENCLOSURES  
CUL. CULVERTS  
ADJ. ADJACENT  
ASP. ASPHALT  
CONC. CONCRETE

VOL. PAGE  
P.L. CONNECTION  
CON. CONNECTION  
AC. ACRES  
S.F. SQUARE FEET  
C.M.R. CUMULATIVE SQUARE METER RECORDS  
P.P.N. PERMANENT PARCEL NUMBER



**The NORTH COAST**  
Engineering & Surveying Co., Inc.  
2570 Superior Ave., Suite 501 Clev., Ohio 44114  
Tel. (216) 241-7070 Fax (216) 241-7071

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
*OK REVISED 7/11/00*  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER

W. Mandafino  
Vol. 871, Pg. 625

R.T. Soenz  
Vol. 1031, Pg. 895

L.J. & L.O. Castro  
Vol. 936, Pg. 649

J. & A. LaFaver, et al  
Vol. 901, Pg. 108

F. Moss  
Vol. 686, Pg. 1448

Geauga County Comm.  
Vol. 866, Pg. 90

Sublot 53  
J. & C. Dismoadi  
Vol. 975, Pg. 658

Area to be Conveyed:  
1.8719 Acres  
N 83°16'46" W  
55.94' Meas.  
S 07°22'58" W  
300.00' Meas.

Sublot 52  
J. & D. Notarian  
Vol. 944, Pg. 698

Sublot 51  
L.E. & C.A. Fowler  
Vol. 995, Pg. 42

Sublot 20  
L.E. & C.A. Fowler  
Vol. 995, Pg. 42

Sublot 20  
L.E. & C.A. Fowler  
Vol. 995, Pg. 42

iron pin monument  
Found & used

iron pin monument  
Found & used

CHE00111

CHE00111

PERIN

picked up 7/11/00

THE **NORTH COAST** ENGINEERING AND SURVEYING CO., INC.

2530 SUPERIOR AVE., SUITE 703  
CLEVELAND, OHIO 44114  
TEL (216) 241-7070  
FAX (216) 241-7071

**LEGAL DESCRIPTION  
PARCEL TO BE CONVEYED**

Situated in the Township of Chester, County of Geauga and State of Ohio and known as being part of Original Chester Township Lot No. 15 in Tract No. 2, bounded and described as follows:

Beginning on the centerline of Wilson Mills Road (60 feet wide) at the northeasterly corner of land conveyed to R.T. Saenz by deed recorded in Volume 1031, Page 895 of Geauga County Records;

Thence South  $82^{\circ} 30' 00''$  East along the centerline of Wilson Mills Road, 8.00 feet to an angle point therein;

Thence South  $84^{\circ} 39' 00''$  East continuing along the centerline of Wilson Mills Road, 237.24 feet to a point;

Thence South  $05^{\circ} 21' 00''$  West, 30.00 feet to a  $5/8''$  iron pin set on the southerly line of Wilson Mills Road;

Thence along a curved line deflecting to the left, an arc of 143.61 feet, said curve having a radius of 209.43 feet and a chord that bears South  $14^{\circ} 17' 37''$  East, 140.81 feet to a  $5/8''$  iron pin set at a point of tangency;

Thence South  $33^{\circ} 56' 14''$  East, 43.04 feet to a  $5/8''$  iron pin set at a point of curvature;

Thence along said curved line deflecting to the right, an arc of 68.59 feet, said curve having a radius of 120.00 feet and a chord that bears South  $17^{\circ} 33' 44''$  East, 67.66 feet to a  $5/8''$  iron pin set at a point of tangency;

Thence South  $01^{\circ} 11' 15''$  East, 77.15 feet to a  $5/8''$  iron pin set at a point of curvature;

Thence along said curved line deflecting to the right, an arc of 87.00 feet, said curve having a radius of 138.00 feet and a chord that bears South  $16^{\circ} 52' 21''$  West, 85.56 feet to a  $5/8''$  iron pin set at a point of tangency;

Thence South  $34^{\circ} 55' 57''$  West, 26.45 feet to a  $5/8''$  iron pin set;

CHE 00111

Thence South 82° 37' 02" East, 75.14 feet to a 5/8" iron pin set;

Thence South 37° 37' 02" East, 29.28 feet to a 5/8" iron pin set;

Thence South 07° 22' 58" West, 691.72 feet to a 5/8" iron pin set and the principal point of beginning of the premises herein described;

Thence South 07° 22' 58" West, 289.36 feet to a 5/8" iron pin set;

Thence North 83° 16' 46" West, 55.94 feet to a 5/8" iron pin set;

Thence South 07° 22' 58" West, 300.00 feet to a 5/8" iron pin set on the southerly line of Original Chester Township Lot No. 15 and the northerly line of lands conveyed to J. & D. Notarian by deed recorded in Volume 944, Page 698 of Geauga County Records;

Thence South 83° 16' 46" East along the northerly line of said Notarian lands and the northerly line of land conveyed to J. & C. Domsodi by deed recorded in Volume 975, Page 658 of Geauga County Records, 165.94 feet to the southwesterly corner of lands conveyed to J. & A. LaFaver, et. al. by deed recorded in Volume 901, Page 108 of Geauga County Records;

Thence North 07° 22' 58" East along the westerly line of land so conveyed, 588.09 feet to a 5/8" iron pin set;

Thence North 82° 37' 02" West, 110.00 feet to the principal point of beginning and containing 1.8719 acres of land as calculated and described by The North Coast Engineering and Surveying Co., Inc. in August of 1999, be the same more or less, but subject to all legal highways.

NOTE:

All 5/8" X 30" iron pins set are capped by E. B. Dudley, PLS No. 6747.

DEED OF REFERENCE:

Basil Perin, Jr. & Grace Perin recorded in Volume 621, Page 765 in Geauga County Records.

BASIS OF REFERENCE:

Centerline bearing (South 82 Degrees 30' 00" East) of Wilson Mills Road as deeded to Basil Perin, Jr. & Grace Perin in Volume 621, Page 765 of Geauga County Records.

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

QK REVISED 711100  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER

