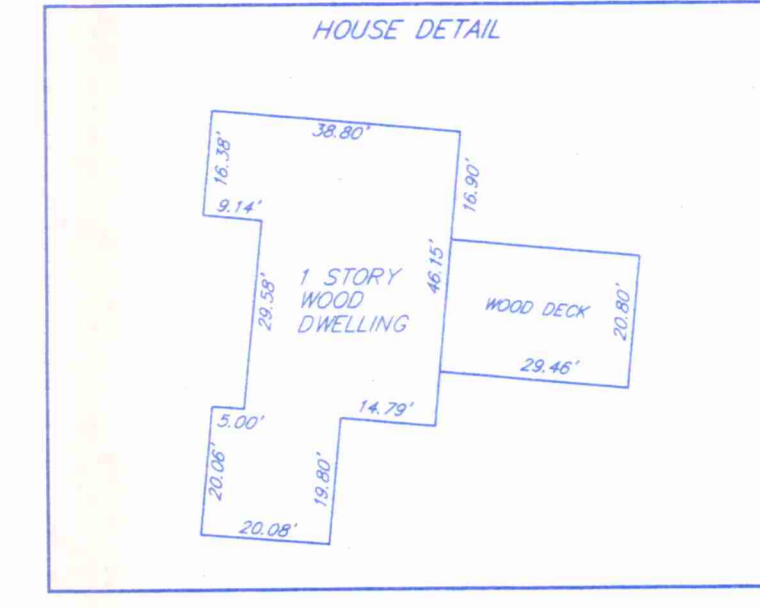


RECEIVED

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

# 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.



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

F. Moss Vol. 686, Pg. 1448

Lot "A" 3,000 Ac. 130,680 S.F.

Lot "B" 13,2198 Ac. 575,854 S.F. Basil Perin Jr. & Grace Perin Vol. 621, Pg. 765

Lot "C" 4,3763 Ac. 190,633 S.F.

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

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

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

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

Sublot 51 A. & G. Tomlin Vol. 836, Pg. 1053

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

SURVEY PLAT & LEGAL DESCRIPTION APPROVED PER R.C. 315.251 R.S. 4.1.199 OFFICE OF THE GEAUGA COUNTY ENGINEER

Curve	Bearing	Chord	Arc	Radius
C1	S 14°17'37" 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	Length
T1	S 33°56'14" E	43.04'
T2	S 01°11'15" E	72.15'
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'

Acreage Table:

Lot "A"	3,000 Ac.	130,680 S.F.
Lot "B"	13,2204 Ac.	575,878 S.F.
Lot "C"	4,3765 Ac.	190,641 S.F.



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 P.S. 6747 Date March 8, 1999

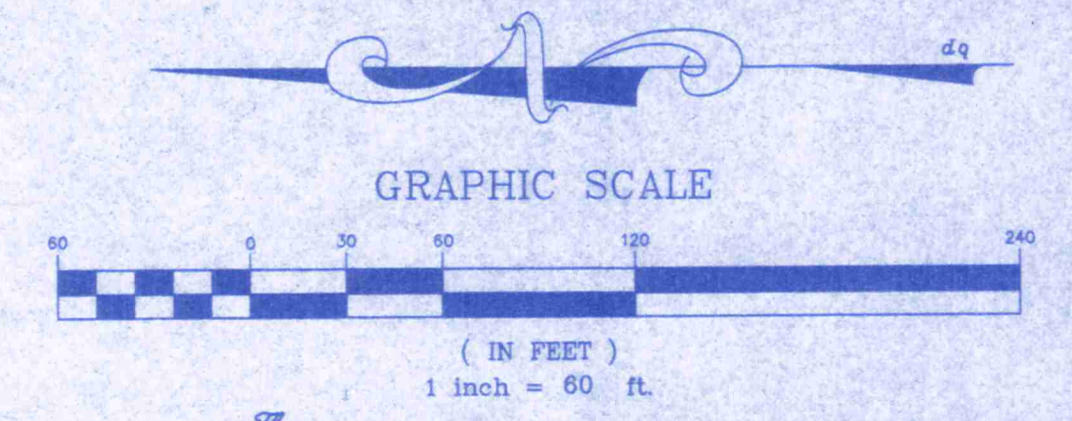
NOTE: All 5/8" iron pins set are capped by Edward B. Dudley, Ohio P.S. No. 6747.

BASIS OF BEARINGS: Centerline bearing (S 82°30'00" E) of Wilson Mills Road as deeded 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	
SANITARY MANHOLE	WATER VALVE	
CURB INLET	UTILITY POLE	
CATCH BASIN	LIGHT POLE	
GAS METER	ELECTRIC METER	
MOMENTUM BOX	TRANSFORMER BOX	
DRILL HOLE	IRON PIN	
IRON PIN		
CENTERLINE		
WATERLINE		
PROPERTY LINE		
RIGHT-OF-WAY LINE		
GAS LINE		
OVERHEAD UTILITY LINE		
ELECTRIC LINE		
SANITARY SEWER		
STORM SEWER		
EASEMENT LINE		
ORIGINAL PROPERTY LINE		
FENCE LINE		
RAILROAD TRACKS		
REC'D RECORD MEAS'D CALC'D OBS'D	VOL. PAGE VOLUME	
EDWARD B. DUDLEY, III	P.S. 6747	CONN. CONNECTION
6747		CHAIN-LINK FENCE
REGISTERED LAND SURVEYOR		ASPH. ASPHALT
		CONC. CONCRETE
		P.P.K. 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

CHE00115  
CHE00115  
A

Perin  
Picked up 4-5-99  
OBSOLETE

QUIT-CLAIM DEED WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that BASIL PERIN, JR. and GRACE PERIN, the Grantors, who claim, title by or through instrument, recorded in Volume 621, Page 765, Geauga County Recorder's Office, for the consideration of TEN DOLLARS NO/100 (\$10.00) received to their full satisfaction of BASIL PERIN, JR. and GRACE PERIN, husband and wife, the Grantees, whose TAX MAILING ADDRESS WILL BE 8899 Wilson Mills Road, Chesterland, Ohio 44026, have, GIVEN, GRANTED, REMISED, RELEASED AND FOREVER QUIT-CLAIMED, and do by these presents absolutely give, grant, remise, release and forever quit-claim unto the BASIL PERIN, JR. and GRACE PERIN, for their joint lives, remainder to the survivor of them, all such right and title as they the said Grantors, have or ought to have in and to the following described premises:

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 07°27'50" West along said easterly line, 30.00 feet to a 3/4" iron pipe found on the southerly line of Wilson Mills Road;

Thence South 82°30'00" East along the southerly line of Wilson Mills Road, 8.54 feet 5/8" iron pin found at an angle point therein;

Thence South 84°39'00" East along the southerly line of Wilson Mills Road, 237.80 feet to a 5/8" iron pin set and the principal point of beginning of the premises herein described;

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°17'37" East, 140.81 feet to a 5/8" iron pin set at a point of tangency;

Thence South 33°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°33'44" East, 67.66 feet to a 5/8" iron pin set at a point of tangency;

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
R.S. 4/1/99  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER

PETERSEN & IBOLD  
ATTORNEYS AT LAW  
VILLAGE STATION  
401 SOUTH STREET  
CHARDON, OHIO 44024-1495  
440/285-3511

Thence South 01°11'15" East, 77.15 feet to a 5/8" iron pin set at 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°52'21" West, 85.56 feet to a 5/8" iron pin set at a point of tangency;

Thence South 34°55'57" West, 26.45 feet to a 5/8" iron pin set;

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;

Thence South 82°37'02" East 110.00 feet to a 5/8" iron pin set on the westerly line 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, 726.14 feet to a 5/8" iron pin found and the southeast corner of lands conveyed to F. Moss by deed recorded in Volume 686, Page 1448 of Geauga County Records;

Thence North 84°39'00" West along southerly line of said lands, 100.15 feet to a 3/4" iron pipe found and the southwesterly corner of land so conveyed;

Thence North 07°22'58" East along westerly line of land so conveyed, 405.58 feet to a 5/8" iron pin found on the southerly line of said Wilson Mills Road;

Thence North 84°39'00" West along the southerly line of Wilson Mills Road, 200.00 feet to the principal point of beginning and containing 3.0000 acres of land as calculated and described by The North Coast Engineering and Surveying Co., Inc. in March 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. and Grace Perin recorded in Volume 621, Page 765 in Geauga County Records.

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

TO HAVE AND TO HOLD THE premises aforesaid, with the appurtenances thereunto belonging to the said Grantees, their heirs

and assigns, so that neither the said Grantors, nor their heirs, nor any other persons claiming title through or under them, shall or will hereafter claim or demand any right or title to the premises, or any part thereof; but they and every one of them shall by these presents be excluded and forever barred.

IN WITNESS WHEREOF, We have hereunto set our hands, this 24th day of March, 1999.

Signed and acknowledged in the presence of:

[Signature]  
HERB DONDOFF  
(Print Name) for both

[Signature]  
BASIL PERIN, JR.

[Signature]  
Diane Dobos  
(Print Name) for both

[Signature]  
GRACE PERIN

\_\_\_\_\_  
(Print Name)

\_\_\_\_\_  
(Print Name)

State of Ohio  
County of LAKE ss.

BEFORE ME, a Notary Public, in and for said County, personally appeared the above-named BASIL PERIN, JR. and GRACE PERIN, who acknowledged that they did sign the foregoing instrument, and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal, at mentor, OHIO, this 24th day of March, 1999.

[Signature]  
NOTARY PUBLIC

Prepared by:  
JERRY PETERSEN  
PETERSEN & IBOLD  
401 South Street  
Chardon, Ohio 44024  
(440) 285-3511

**DIANE DOBOS**  
Notary Public, State of Ohio  
My Commission Expires Jan. 15, 2001  
Recorded in Lake County

**PETERSEN & IBOLD**  
ATTORNEYS AT LAW  
VILLAGE STATION  
401 SOUTH STREET  
CHARDON, OHIO 44024-1495  
440/285-3511

RECEIVED  
MAR 29 1999

B

QUIT-CLAIM DEED WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that BASIL PERIN, JR. and GRACE PERIN, the Grantors, who claim, title by or through instrument, recorded in Volume 621, Page 765, Geauga County Recorder's Office, for the consideration of TEN DOLLARS NO/100 (\$10.00) received to their full satisfaction of BASIL PERIN, JR. and GRACE PERIN, husband and wife, the Grantees, whose TAX MAILING ADDRESS WILL BE 8899 Wilson Mills Road, Chesterland, Ohio 44026, have, GIVEN, GRANTED, REMISED, RELEASED AND FOREVER QUIT-CLAIMED, and do by these presents absolutely give, grant, remise, release and forever quit-claim unto the BASIL PERIN, JR. and GRACE PERIN, for their joint lives, remainder to the survivor of them, all such right and title as they the said Grantors, have or ought to have in and to the following described premises:

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, 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 07°27'50" West along said easterly line, 30.00 feet to a 3/4" iron pipe found on the southerly line of Wilson Mills Road;

Thence South 82°30'00" East along the southerly line of Wilson Mills Road, 8.54 feet to a 5/8" iron pin found at an angle point therein;

Thence South 84°39'00" East along the southerly line of Wilson Mills Road, 51.49 feet to a 5/8" iron pin set and the principal point of beginning of the premises herein described;

Thence South 84°39'00" East along the southerly line of Wilson Mills Road, 186.31 feet to a 5/8" iron pin set;

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°17'37" East, 140.81 feet to a 5/8" iron pin set at a point of tangency;

Thence South 33°56'14" East, 43.04 feet to a 5/8" iron pin set at a point of curvature;

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
R.S.  
4/1/99  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER

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°33'44" East, 67.66 feet to a 5/8" iron pin set at a point of tangency;

Thence South 01°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°52'21" West, 85.56 feet to a 5/8" iron pin set at a point of tangency;

Thence South 34°55'57" West, 26.45 feet to a 5/8" iron pin set;

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;

Thence South 82°37'02" East, 110.00 feet to a 5/8" iron pin set in the westerly line of lands conveyed to J. & A. LaFaver, et al. by deed recorded in Volume 901, Page 108 of Geauga County Records;

Thence South 07°22'58" West along the westerly line of land so conveyed, 588.09 feet to a 5/8" iron pin set in the southerly line of Original Chester Township Lot No. 15 and the northerly line of lands conveyed to J. & C. Domsodi by deed recorded in Volume 975, Page 658 of Geauga County Records;

Thence North 83°16'46" West along the southerly line of Lot No. 15 and the northerly line of land so conveyed to J. & D. Notarian by deed recorded in Volume 944, Page 698 of Geauga County Records and A. & G. Tomc by deed recorded in\* Volume 836, Page 1053 of Geauga County Records, 417.70 feet to a 5/8" iron pin set at the southwest corner of Original Chester Township Lot No. 15 and the southeast corner of Original Chester Township Lot No. 14;

Thence North 83°12'01" West along the southerly line of Original Chester Township Lot No. 14 and the northerly line of land so conveyed to L.E. & C.A. Fowler by deed recorded in Volume 995, Page 42 of Geauga County Records, 130.90 feet to a 5/8" iron pin set at the southeast corner of lands conveyed to L.J. & L.O. Castro by deed recorded in Volume 936, Page 649 of Geauga County Records;

Thence North 07°27'50" <sup>E</sup> along the easterly line of land so conveyed, 515.05 feet to a 5/8" iron pin set;

Thence South 82°32'10" East, 377.84 feet to a 5/8" iron pin set;

Thence North 07°22'58" East, 374.95 feet to a point;

Thence North 82°32'10" West, 317.31 feet to a 5/8" iron pin set;

Thence North 07°27'50" East, 818.80 feet to the principal point of beginning and containing 13.2198 acres of land as calculated and described by The North Coast Engineering and Surveying Co., Inc. in March 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. and Grace Perin recorded in Volume 621, Page 765 in Geauga County Records.

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

TO HAVE AND TO HOLD THE premises aforesaid, with the appurtenances thereunto belonging to the said Grantees, their heirs and assigns, so that neither the said Grantors, nor their heirs, nor any other persons claiming title through or under them, shall or will hereafter claim or demand any right or title to the premises, or any part thereof; but they and every one of them shall by these presents be excluded and forever barred.

IN WITNESS WHEREOF, We have hereunto set our hands, this 24th day of March, 1999.

Signed and acknowledged in the presence of:

Diane Dobos

DIANE Dobos  
(Print Name) For both

[Signature]

HERB DON DOBOS  
(Print Name) for both

\_\_\_\_\_  
(Print Name)

\_\_\_\_\_  
(Print Name)

State of Ohio  
County of LAKE ss.

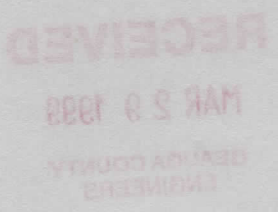
BEFORE ME, a Notary Public, in and for said County, personally appeared the above-named BASIL PERIN, JR. and GRACE PERIN, who acknowledged that they did sign the foregoing instrument, and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal, at MENTOR, OHIO, this 24th day of MARCH, 1999.

Diane Dobos  
NOTARY PUBLIC

Prepared by:  
JERRY PETERSEN  
PETERSEN & IBOLD  
401 South Street  
Chardon, Ohio 44024  
(440) 285-3511

**DIANE DOBOS**  
Notary Public, State of Ohio  
My Commission Expires Jan. 15, 2001  
Recorded in Lake County



CTE 00115  
R

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that BASIL PERIN, JR. and GRACE PERIN, husband and wife, the Grantors, who claim title by or through instrument, recorded in Volume 621, Page 765, Geauga County Recorder's Office, for the divers good causes and considerations thereunto moving, and especially for the sum of TEN DOLLARS NO/100 (\$10.00) received to their full satisfaction of RAYMOND PERIN and WENDY PERIN, husband and wife, the Grantees, whose TAX MAILING ADDRESS will be \_\_\_\_\_, do give, grant, bargain, sell and convey, pursuant to O.R.C. Section 5302.17, unto RAYMOND PERIN and WENDY PERIN, for their joint lives, remainder to the survivor of them, the following described premises:

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, 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 07°27'50" West along said easterly line, 30.00 feet to a 3/4" iron pipe found on the southerly line of Wilson Mills Road and the principal point of beginning of the premises herein described:

Thence South 82°30'00" East, 8.54 feet to a 5/8" iron pin found at an angle point therein;

Thence South 84°39'00" East, 51.49 feet to a 5/8" iron pin set;

Thence South 07°27'50" West, 818.80 feet to a 5/8" iron pin set;

Thence South 82°32'10" East, 317.31 feet to a point;

Thence South 07°22'58" West, 374.95 feet to a 5/8" iron pin set;

Thence North 82°32'10" West, 377.84 feet to a 5/8" iron pin set in the easterly line of lands conveyed to L. J. & L. O. Castro by deed recorded in Volume 936, Page 649 of Geauga County Records;

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
R.S.  
41199  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER

PETERSEN & IBOLD  
ATTORNEYS AT LAW  
VILLAGE STATION  
401 SOUTH STREET  
CHARDON, OHIO 44024-1495  
440/285-3511

Thence North 07°27'50" East along the easterly line of land so conveyed and land conveyed to R. T. Saenz by deed recorded in Volume 1031, Page 895 of Geauga County Records, 1191.86 feet to the principal point of beginning and containing 4.3763 acres of land as calculated and described by The North Coast Engineering and Surveying Co., Inc. in March 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°32'00" East) of Wilson Mills Road as deeded to Basil Perin, Jr. & Grace Perin in Volume 621, Page 765 of Geauga County Records.

And the said Grantors, BASIS PERIN, JR. and GRACE PERIN, do for themselves and their successors and assigns, hereby covenant with the said Grantees, their heirs and assigns, that at and until the ensembling of these presents, they are well seized of the above-described premises, as a good and indefeasible estate in fee simple, and have good right to bargain and sell the same in manner and form as above written, and that the same are free from all encumbrances whatsoever, except zoning ordinances, if any; except easements and restrictions of record, if any; and except taxes and assessments which shall be prorated as of the date of transfer and thereafter assumed by Grantees herein, and that they will warrant and defend said premises, with the appurtenances thereunto belonging, to the said Grantees, their heirs and assigns, against all lawful claims and demands whatsoever except as hereinbefore provided.

RECEIVED  
MAR 28 1999  
DEPT. OF PUBLIC SAFETY  
CHARDON, OHIO

IN WITNESS WHEREOF, We have hereunto set our hands, the \_\_\_\_\_ day of \_\_\_\_\_, 1999.

Signed and acknowledged in the presence of:

[Signature]  
\_\_\_\_\_

Basil Perin  
BASIL PERIN, JR.

HOND DONDONKE  
(Print Name) For both

[Signature]  
\_\_\_\_\_

Diane Dobos  
(Print Name) For both

Grace Perin  
GRACE PERIN

\_\_\_\_\_  
(Print Name)

\_\_\_\_\_  
(Print Name)

State of Ohio  
County of LAKE ss.

BEFORE ME, a Notary Public, in and for said County and State, personally appeared the above-named BASIL PERIN, JR. and GRACE PERIN, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Mentor, OHIO, Ohio, this 24th day of March, 1999.

[Signature]  
NOTARY PUBLIC

This Instrument Prepared by:  
JERRY PETERSEN  
PETERSEN & IBOLD  
401 South Street  
Chardon, Ohio 44024  
(440) 285-3511

**DIANE DOBOS**  
Notary Public, State of Ohio  
My Commission Expires Jan. 15, 2001  
Recorded in Lake County