

25.00' MSD.

LOT 21 - TRACT 1
LOT 2 - TRACT 2

2" IRON PIPE USED

LOT SPLIT PLAT

710.55' OBS.

1-1/2" IRON PIPE USED

Tripodo Home Builders & Design, Inc.

Being known as part of Original Chester Township
Lot No. 2 of Tract 2. Situated in the

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

R.S. 9/20/2000
OFFICE OF THE REVISOR
GEAUGA COUNTY ENGINEER

TOWNSHIP OF CHESTER
COUNTY OF GEAUGA - STATE OF OHIO

by
McSTEEN & ASSOCIATES, INC.
ENGINEERS & SURVEYORS
27900 CHAGRIN BOULEVARD
WOODMERE, OHIO 44122
(216) 831 - 1112



Bearings shown hereon are to an assumed meridian and are used to denote angles only. Distances are given in feet and decimal parts thereof. All iron pins shown as set are 30" long 1/2" rebar with an identification cap stamped "McSteen 7104".

[Signature]
6-1-1999
Revised 08-23-2000
Revised 09-19-2000
TIMOTHY J. FELLER REG. PROF. SURVEYOR # 7104
Job No. 99-071 / 00-266

JOE E. BRIGHT & DOLORES MAE BRIGHT
VOL. 509, PG. 891

CUYAHOGA COUNTY
GEAUGA COUNTY

1" IRON PIPE USED
5.00' W

N 85°49'48" W

708.96' OBS. 704.45' DEED

5/8" IRON PIN USED
0.35' W

5/8" IRON PIN FOUND
4.42' E

LOT 1
AREA
3.2530 ACRES

200.00'

200.01'

1/2" IRON PIN SET No. 7104

708.06'
N 85°49'48" W

1/2" IRON PIN SET No. 7104

CHESTER ASSOCIATES
VOL. 631, PG. 132

COUNTY LINE ROAD 60'

30.00'

468.16' OBS. 468.60' DEED
S 04°35'00" W
288.16'

267.35'
467.36' ACT. 468.60' DEED
S 04°30'25" W

LOT 2
AREA
4.3485 ACRES

1" IRON PIPE USED
6.45' W

S 85°53'48" E

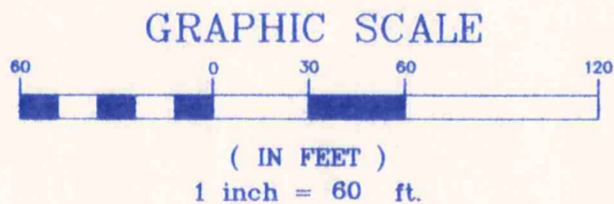
706.87' OBS. 704.00' DEED

1" IRON PIPE USED
0.30' W

FRANK J. CALO & CHRISTINE R. CALO
VOL. 585, PG. 884

SHANNON G. & JOYCE A. BLACK
VOL. 971, PG. 474

661.91' OBS. 662.2' DEED



11-0478310

1" IRON PIPE IN MON. BOX

704.20' DEED & USED

25.00' MSD.

1" IRON PIPE USED

WILSON MILLS ROAD 60'

LOT 2 - TRACT 2
LOT 3 - TRACT 2

NOTE:
This survey is in accordance with the minimum standards for boundary surveys in the State of Ohio as adopted 5-1-80 of the Revised Code Chapter 4733-37.

CHE00148

(CHE)
20148

Tripodo
Picked up 9-21-2000

McSteen & Associates, Inc.

SURVEYORS AND ENGINEERS

LOTS
SUBDIVISIONS
TOPOGRAPHY
CONSTRUCTION

Terrence W. Feller, P.E
Timothy J. Feller, P.S.

27900 CHAGRIN BLVD
CLEVELAND, OHIO 44122
PHONE 216-831-1112
FAX 216-831-5416

Lot 1
County Line Road
Chester Township
September 19, 2000
Tripodo Home Builders & Design, Inc.

Situated in the Township of Chester, County of Geauga and State of Ohio: and known as being part of that land conveyed to Tripodo Home Builders & Design, Inc. by deed recorded in Volume 1224, Page 971 of Geauga County Deed Records of part of Original Lot No. 2, Tract 2 in said Township and part and being further bounded and described as follows;

Beginning at a 1" iron pipe found in a monument box at the intersection of the centerlines of County Line Road and Wilson Mills Road, thence North 4°35'00" East along the centerline of said County Line Road, a distance of 930.07 feet to a point and the Principal Place of Beginning of the parcel of land herein described;

Course No. 1 : thence North 04°35'00" East continuing along the said center line of County Line Road, a distance of 200.00 feet to the Southwest corner of land conveyed to Joe E. Bright and Dolores Mae Bright by deed recorded in Volume 509, Page 891 of Geauga County Deed Records;

Course No. 2 : thence South 85°49'48" East, passing through a 1" iron pipe found, at a distance of 25.00 feet, a total distance of 708.96 feet to a point on the Westerly line of land conveyed to Chester Associates by deed recorded in Volume 631, Page 132 of Geauga County Deed Records, passing thru a 5/8" iron pin used at 708.61 feet;

Course No. 3 : thence South 04°50'25" West along the Westerly line of said land conveyed to Chester Associates, a distance of 200.01 feet to a 1/2" iron pin set (R.L.S. No. 7104);

Course No. 4 : thence North 85°49'48" West, passing through a 1/2" ^{ITEM} pin set (R.L.S. No. 7104) set at a distance of 30.00 feet from the centerline of said County Line Road, a total distance of 708.06 feet to the place of beginning and containing 3.2530 acres of land according to a survey prepared by Timothy J. Feller (R.L.S. No. 7104) of McSteen & Associates, Inc. in May of 1999 be the same more or less but subject to all legal highways and easements

Basis of Bearings for this description are based on the center line of County Line Road as described in a deed conveying land to Tripodo Home Builders & Design, Inc. and recorded in Volume 1224, Page 971 of Geauga County Deed Records.

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

R.S. 9/29/2000
OFFICE OF THE Revised
GEAUGA COUNTY ENGINEER

McSteen & Associates, Inc.

SURVEYORS AND ENGINEERS

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CLEVELAND, OHIO 44122
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LOTS
SUBDIVISIONS
TOPOGRAPHY
CONSTRUCTION

Lot 2
County Line Road
Chester Township
September 19, 2000
Tripodo Home Builders & Design, Inc.

Situated in the Township of Chester, County of Geauga and State of Ohio: and known as being part of that land conveyed to Tripodo Home Builders & Design, Inc. by deed recorded in Volume 1224, Page 971 of Geauga County Deed Records of part of Original Lot No. 2, Tract 2 in said Township and being further bounded and described as follows;

Beginning at a 1" iron pipe found in a monument box at the intersection of the centerlines of County Line Road and Wilson Mills Road, thence North 4°35'00" East along the centerline of said County Line Road, a distance of 661.91 feet to the Northwesterly corner of land conveyed to Frank J. and Christine R. Calo by deed recorded in Volume 585, Page 884 of Geauga County Deed Records and the Principal Place of Beginning of the parcel of land herein described;

Course No. 1 : thence North 04°35'00" East continuing along the said center line of County Line Road, a distance of 268.16 feet to a point;

Course No. 2 : thence South 85°49'48" East, passing through a 1/2" iron pin set (R.L.S. No. 7104) at a distance of 30.00 feet, a total distance of 708.06 feet to a point In the Westerly line of land conveyed to Chester Associates by deed recorded in Volume 631, Page 132 of Geauga County Deed Records

Course No. 3 : thence South 04°50'25" West along the Westerly line of said land conveyed to Chester Associates and Shannon G. and Joyce A. Black by deed recorded in Volume 971, Page 474 of Geauga County Deed Records, a distance of 267.35 feet to the Northeast corner of said land conveyed to Frank J. and Christine R. Calo as referenced by a 1" iron pipe found 0.30 feet West;

Course No. 4 : thence North 85°53'48" West along the Northerly line of said land conveyed to Frank J. and Christine R. Calo, passing through a 1" iron pipe found at a distance of 23.55 feet from the centerline of said County Line Road, a total distance of 706.87 feet to the place of beginning and containing 4.3485 acres of land according to a survey prepared by Timothy J. Feller (R.L.S. No. 7104) of McSteen & Associates, Inc. in May of 1999 be the same more or less but subject to all legal highways and easements

Basis of Bearings for this description are based on the center line of County Line Road as described in a deed conveying land to Tripodo Home Builders & Design, Inc. and recorded in Volume 1224, Page 971 of Geauga County Deed Records.

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