

# PLAT OF SURVEY

FOR

ANTHONY & CAROLINE VELLA  
23408 EMERY ROAD.  
WARRENSVILLE HEIGHTS, OHIO

OF:

A 25.276 ACRE PARCEL OF LAND, AS RECORDED IN VOL. 516 AND PAGE 660, GAUGA COUNTY RECORD OF DEEDS. KNOWN AS BEING PART OF LOT NO 8, TRACT NO. 3, LOCATED IN THE TOWNSHIP OF CHESTER, COUNTY OF GAUGA AND THE STATE OF OHIO. ALSO SHOWN IS THE DIVISION OF THE ABOVE MENTIONED 25.276 ACRE PARCEL OF LAND INTO FOUR SEPERATE PARCELS AS NUMBERED HEREON.

JOSEPH A. LEVSTEK, OHIO REGISTERED SURVEYOR NO. 4969

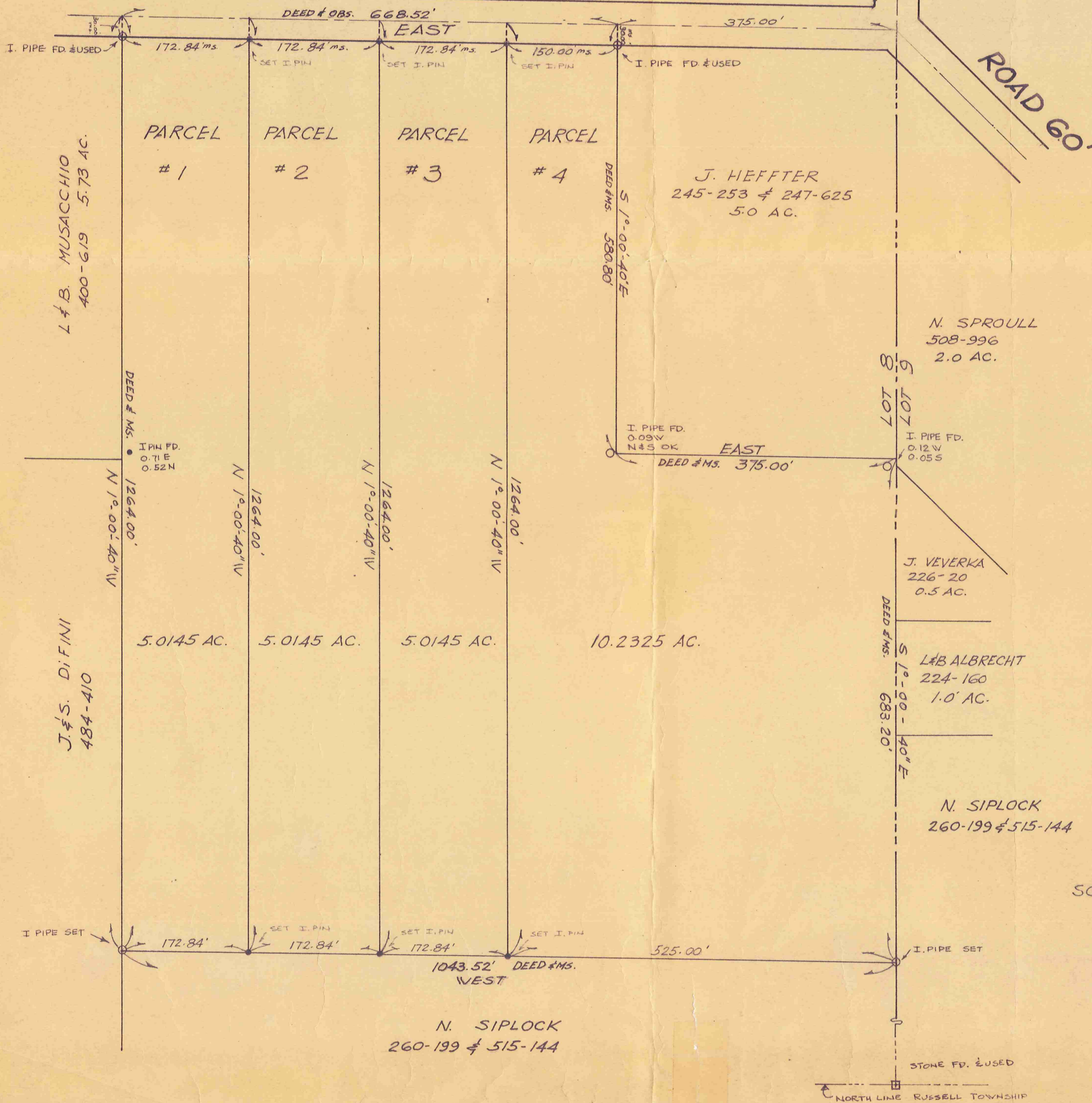
DECEMBER 15, 1970

**SURVEY PLAT AND LEGAL DESCRIPTION APPROVED PER R.C. 316.251**

*R.S. 5/17/1996*  
**GAUGA COUNTY ENGINEER**

## CEDAR ROAD 60'

SPERRY ROAD 60'



SCALE 1" = 100 FT.



NORTH LINE RUSSELL TOWNSHIP

CHE 00153  
CHE 00153

vella  
picked up 5/17/1996

Parcel No. 1

Being part of Lot No. 8, Tract No. 3, situated in the Township of Chester, County of Geauga and the State of Ohio and is bounded and described as follows:

Beginning at a point in the intersection of Cedar Road (60 feet wide) and Sperry Road (60 feet wide) said point also being known as the northeasterly corner of Lot. No. 8, thence due west along the centerline of Cedar Road a distance of 870.68 feet to the principal place of beginning:

Course No. I

Thence S 1°-00'-40" E (passing through an iron pin stake at 30.00 feet) and parallel to East lot line No. 8 a distance of 1264.00 feet to an iron pin stake.

Course No. II

Thence due west along the north line of land now or formerly owned by N. Siplock as recorded in Vol. No. 260, page 199, Geauga County Record of Deeds, a distance of 172.84 feet to an iron pipe stake, said pipe stake is also the northwesterly corner of land owned by N. Siplock as mentioned above, and the easterly line of land now or formerly owned by J. & S. Difini as recorded in Vol. 484, page 410, Geauga County Record of Deeds.

Course No. III

Thence N 1°-00'-40"W along the east line of J. & S. Difini, as mentioned above, and the easterly line of land now or formerly owned by L. and B. Musacchio as recorded in Vol. No. 400, Page 619, Geauga County Record, of Deeds, a distance of 1234.00 feet to an iron pipe stake, continuing N. 1°-00'-40"W, a distance of 30.00 feet to the centerline of Cedar Road.

Course No. IV

Thence due East along the centerline of Cedar Road, a distance of 172.84 feet to the principal place of beginning, containing 5.0145 acres of land, according to a survey of January 15, 1971 by Joseph A. Levstek, Registered Surveyor, No. 4969, State of Ohio, be the same more or less but subject to all legal highways.

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Parcel No. 2

Being part of Lot. No. 8, Tract No. 3, situated in the Township of Chester, County of Geauga and the State of Ohio and is bounded and described as follows:

Beginning at a point in the intersection of Cedar Road (60 feet wide) and Sperry Road (60 feet wide) said point also being known as the northeasterly corner of Lot. No. 8, thence due west along the centerline of Cedar Road a distance of 697.84 feet to the principal place of beginning.

Course No. I

Thence S 1°-00'-40"E (passing through an iron pin stake at 30.00 feet) and parallel to East lot line No. 8 a distance of 1264.00 feet to an iron pin stake.

Course No. II

Thence due west along the north line of land now or formerly owned by N. Siplock as recorded in Volume 260, page 199, Geauga County Record of Deeds, a distance of 172.84 feet to an iron pin stake.

Course No. III

Thence N 1°-00'-40"W, passing through an iron pin stake on the south line of Cedar Road 1234.00 feet, continuing N 1°-00'-40"W, a distance of 30.00 feet to the centerline of Cedar Road.

Course No. IV

Thence due East along the centerline of Cedar Road, a distance of 172.84 feet to the principal place of beginning, containing 5.0145 acres of land, according to a Survey of January 15, 1971, by Joseph A. Levstek, Registered Surveyor, No. 4969, State of Ohio, be the same more or less but subject to all legal highways.

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