

CURVE TABLE

- A CH=202.39'  
A=202.44  
S 2°08'20"E
- B CH=197.29'  
A=197.344  
S 2°08'20"E

SURVEY OF LANDS  
FOR  
WALTER VLAH  
DEED VOLUME 811 PAGE 846-852

SURVEY PLAT AND LEGAL  
DESCRIPTION APPROVED  
PER R.C. 315.251  
R.S. 4/18/1997 (Revised)  
GEAUGA COUNTY ENGINEER

WALTER VLAH

13023 COUNTY LINE ROAD  
CHESTERLAND, OHIO  
COUNTY OF GEAUGA  
TOWNSHIP OF CHESTER  
STATE OF OHIO

PART OF LOT NO. 11  
TRACT NO. 3

THE BEARINGS USED IN THIS PLAT ARE REFERRED TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY. THE BASIS OF BEARINGS IS THE CENTERLINE OF COUNTY LINE RD. (S 00°00'30" W) AS DESCRIBED IN RECORDED PLAT VOLUME 6 PAGE 1, COUNTY LINE ESTATES SUBDIVISION OF GEAUGA COUNTY RECORDS.

NOTE: ALL IRON PINS REFERRED TO IN THIS DESCRIPTION AS BEING SET ARE 5/8" DIAMETER X 30" LENGTH STEEL REBAR WITH A PLASTIC CAP WITH THE NAME BOCK & CLARK STAMPED ON THE TOP.

SURVEYOR'S STATEMENT

DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY. MONUMENTS WERE FOUND OR SET AT POINTS INDICATED HEREON.



DRAWN BY: TJO  
DATE OF SURVEY: 3-20-95  
PROJECT NUMBER: 1082

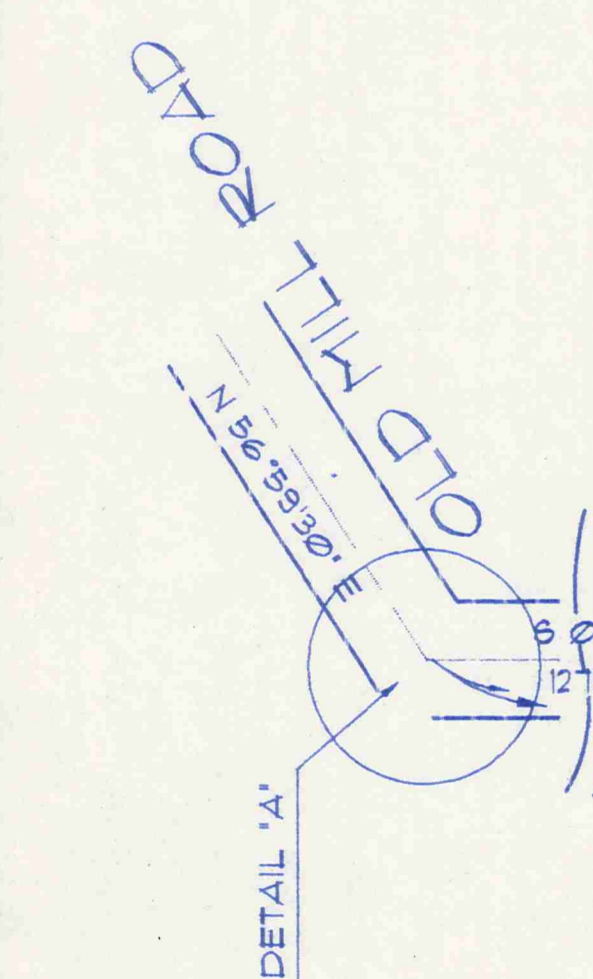
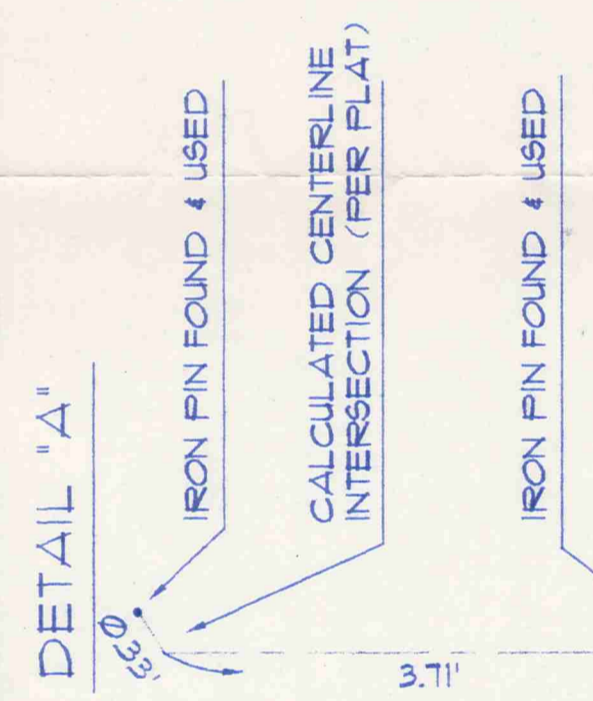
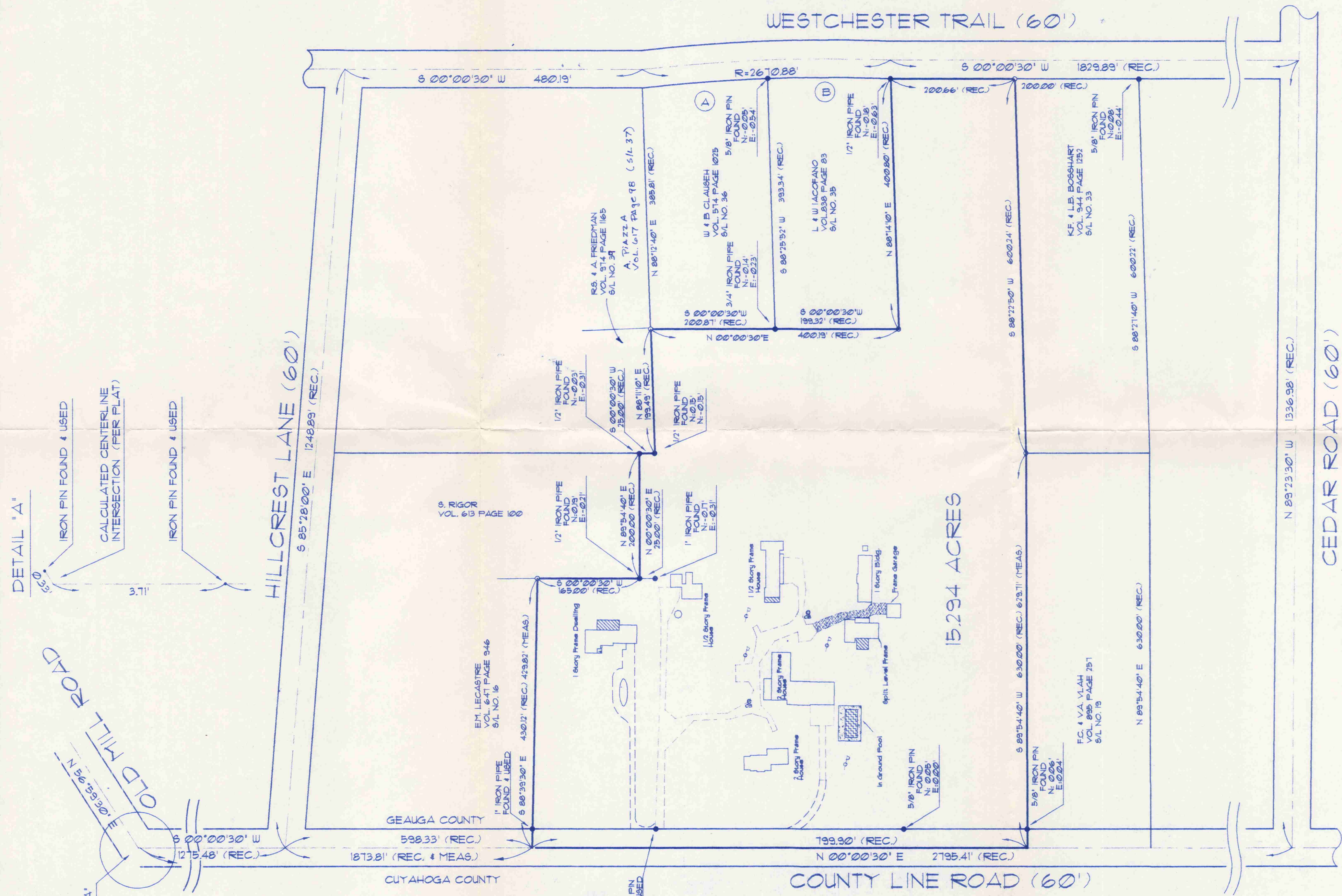
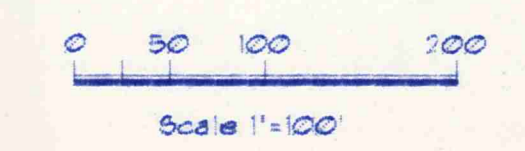


TABLE OF ABBREVIATIONS

RD	ROAD	C/L	CENTERLINE
BLVD	BOLIVARD	R/O/W	RIGHT-OF-WAY
AVE	AVENUE	P/L	PROPERTY LINE
WY	WATER VALVE	ELEC	ELECTRIC
GV	GAS VALVE	REC	RECORD
CONC	CONCRETE	N	NORTH
S/L	SUBLOT	S	SOUTH
CB	CATCH BASIN	E	EAST
DB	DOWNSPOUT	W	WEST
ATH	AUTOMATIC TELLER MACHINE	D	DEGREES
		M	MINUTES OR FEET
		I	INCHES

LEGEND

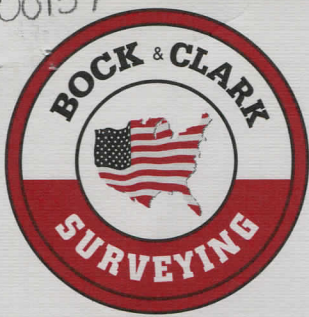
●	IRON PIN FOUND	□	RR SPIKE SET
■	R.R. SPIKE FOUND	○	DRILL HOLE SET
◆	PK NAIL FOUND	△	BREAK POINT
⊞	STONE FOUND	—	FENCE LINE
●	FENCE FOOT PD. & USED	○	5/8" X 30" LENGTH REBAR CAPPED SET "BOCK & CLARK"
⊞	IGN	⊞	GAS VALVE
⊞	CATCH BASIN	⊞	WATER VALVE
⊞	POWER POLE	⊞	FIRE HYDRANT
⊞	LIGHT POLE	⊞	CONCRETE PARKING STOP
⊞	DOWNSPOUT	⊞	PARKING METER
		⊞	WATER METER



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BOCK & CLARK'S NATIONAL SURVEYORS NETWORK  
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Picked up 4-21-1997

*Description prepared for:* **Walter Vlah**

**15.294 Acres inclusive**  
**14.743 Acres exclusive**

Situated in the Township of Chester, County of Geauga, and State of Ohio and known as being part of Lot No. 11, Tract No. 3 in said township and being further bounded and described as follows, Beginning at a 1" iron pin found in the centerline of County Line Road (60') said road being the dividing line between Geauga County to the East and Cuyahoga County to the West, said pin being 3.71 feet, South 00 degrees 00' 30" West of the calculated centerline intersection of County Line Road and Old Mill Road (60) , said point also being the **Place of Beginning**, Thence **South 00 degrees 00' 30" West** along the centerline of County Line Road a distance of **1873.81** feet to a point in the centerline of County Line Road said point being the **True Point of Beginning** of the parcel herein described

Thence **South 88 degrees 39' 30" East** along the southerly line of land now or formerly owned by E.M. Lecastre as recorded in Deed Volume 647 Page 946, passing through the easterly margin of County Line Road at 30.00 feet as witnessed by a 1 " iron pipe found, a total distance of **430.12** feet to a iron pin set:

Thence **South 00 degrees 00' 30" West** along the westerly line of land now or formerly owned by S. Rigor, as recorded in Deed Volume 613 Page 100, a distance of **165.00** feet to an iron pipe found at N:0.19', E:-0.21':

Thence **North 89 degrees 54' 40" East** along the southerly line of land now or formerly owned by Rigor, a distance of **200.00** feet to a 1/2" iron pipe found at N:-0.03' E:-0.31':

Thence **South 00 degrees 00' 30" West** along the westerly line of land now or formerly owned by R.S. & A. Friedman as recorded in Deed Volume 974 Page 1165, a distance of **25.00** feet to a 1/2" iron pipe found at N:0.15' E:0.15':

Thence **North 88 degrees 11' 10" East** along the southerly line of land now or formerly owned by Friedman. a distance of **199.49** feet to an iron pin set, at the southwest corner of land now or formerly owned by A. Piazza as recorded in Deed Volume 617 Page 98 :

Thence **South 00 degrees 00' 30" West** along the westerly line of land now or formerly owned by W&B Clauseh as recorded in Deed Volume 574 Page 1025, L&W Iacofano as recorded in Deed Volume 838 Page 83, a distance of **400.19** feet to an iron pin set, at the southwest corner thereof:

Thence **North 88 degrees 14' 10" East** along the southerly line of land now or formerly owned by Iacofano, a distance of **400.80** feet to the west margin of Westchester Trail (60') to a 1/2" iron pipe found at N:-0.18',E:-0.63':

Thence **South 00 degrees 00' 30" West** a distance of **200.66** feet along the westerly margin of Westchester Trail to an iron pin set at the northeast corner of K.F. & L.B. Bosshart as recorded in Deed Volume 944 Page 1252 in Geauga County Records:

Thence **South 88 degrees 22' 50" West** along the northerly line of land now or formerly owned by K.F. & L.B. Bosshart as recorded in Deed Volume 944 Page 1252, a distance of **600.24** feet to an iron pin set to the northwest corner thereof:

Thence **South 89 degrees 54' 40" West** along the northerly line of land now or formerly owned by F.C. & V.A. Vlah as recorded in Deed Volume 895 page 257, a distance of **630.00** feet to the centerline of County Line Road , passing through a point in the easterly margin of County Line Road 30.00 feet therefrom as witnessed by a 5/8" iron pin found at N:0.06', E:0.04 ' ,

Thence **North 00 degrees 00' 30" East** along the centerline of County Line Road a distance of **799.90** feet to the **Place of Beginning** and containing within said bounds **15.294** acres of land, be the same, more or less, as surveyed and described by Kevin J. Clark, Ohio Registered Professional Surveyor No. 6498, for and on behalf of Bock and Clark under Project No. 10822 dated April 11, 1995.

The Bearings used in this description are referred to an assumed meridian and are used to denote angles only. The basis of bearings is the centerline of County Line Road (North 00 degrees 00' 30" East) per plat recorded as Volume 6 Page 1 in GCDR.

All iron pins referred to in this description as being set are 5/8" diameter x 30" length steel rebar with a plastic cap bearing the name Bock & Clark stamped on top.

The intent of this description is to describe all of that land now recorded in Deed Volume 871 Pages 846-852 in Geauga County Records.

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

*Res. 4/18/1997 (Revised)*

GEAUGA COUNTY ENGINEER

