

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.



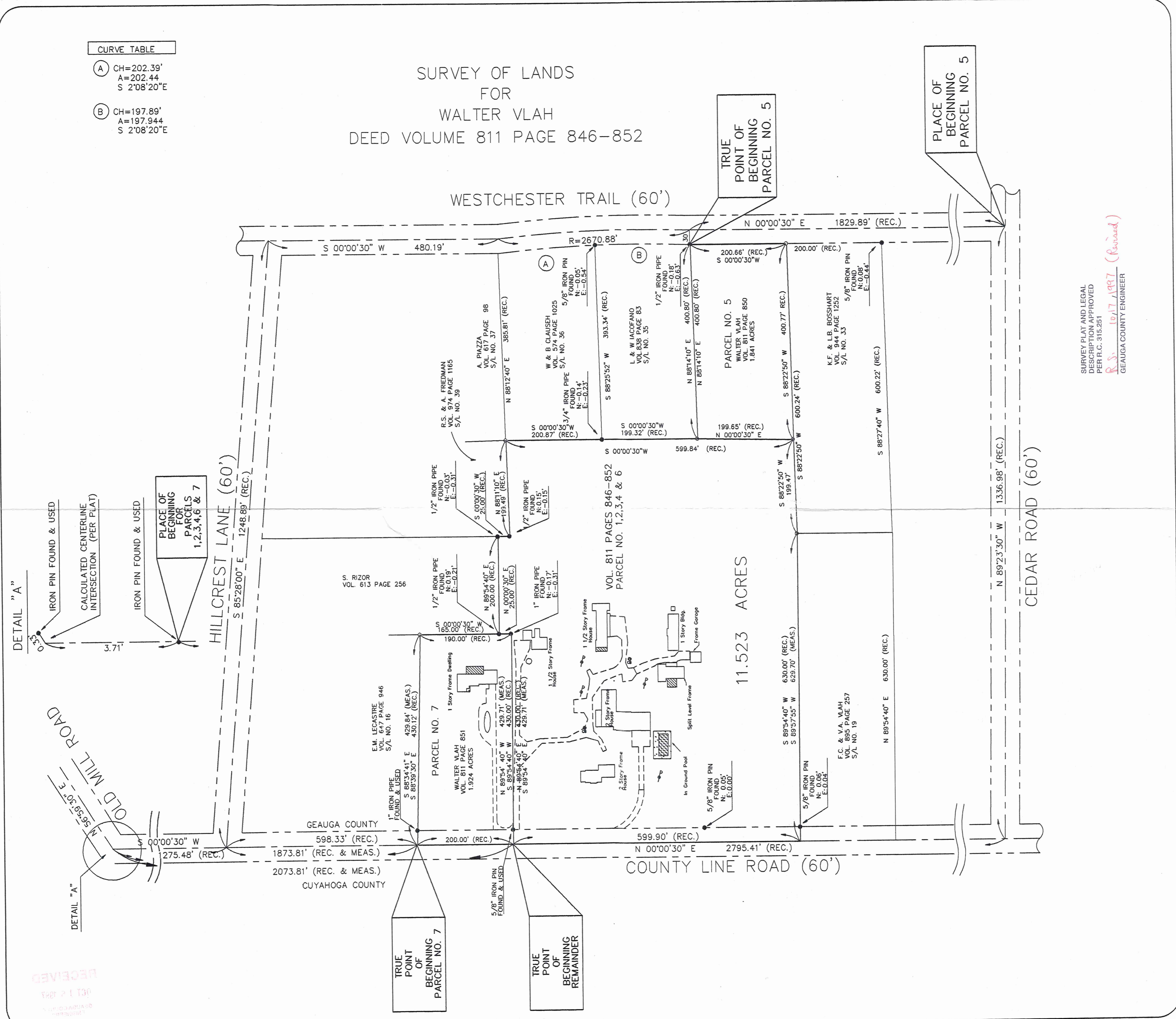
KEVIN J. CLARK, P.E., P.S.
REGISTERED SURVEYOR #6498

DATE OF LAST REVISION: OCTOBER 8, 1997
DATE OF SURVEY: MARCH 20, 1995
PROJECT NUMBER: 1082

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

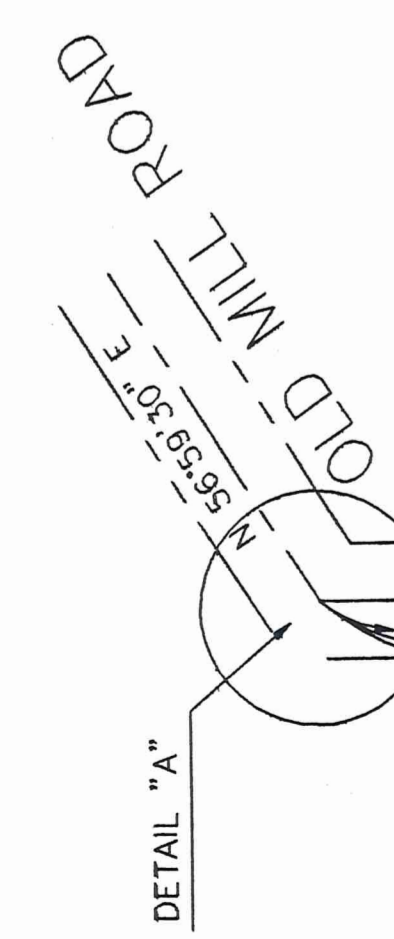
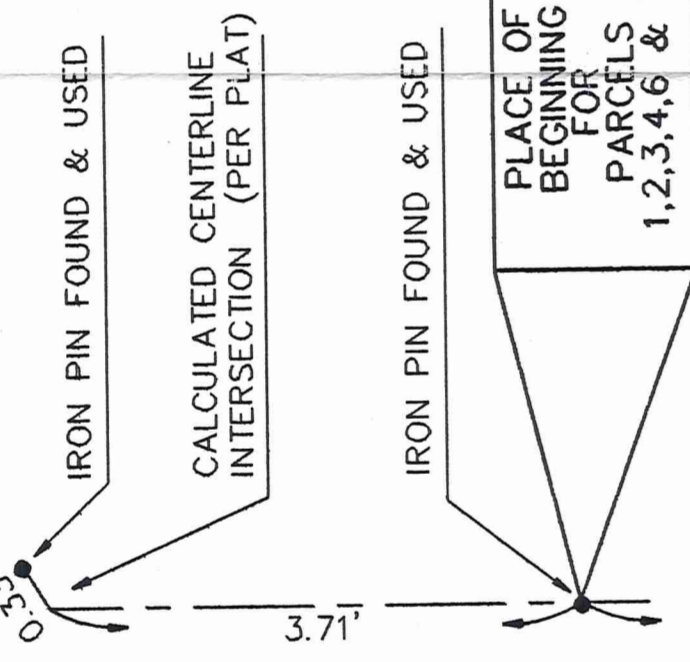
CURVE TABLE

- (A) CH=202.39'
A=202.44
S 2°08'20"E
- (B) CH=197.89'
A=197.944
S 2°08'20"E



SURVEY PLAT AND LEGAL DESCRIPTION APPROVED
PER R.C. 315.251
10/17/1997 (Revised)
GEAUGA COUNTY ENGINEER

DETAIL "A"



TRUE POINT OF BEGINNING PARCEL NO. 7

TRUE POINT OF BEGINNING REMAINDER

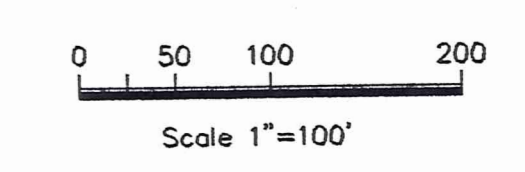
11.523 ACRES

TABLE OF ABBREVIATIONS

RD	ROAD	C/L	CENTERLINE
BLVD	BOULEVARD	R/W	RIGHT-OF-WAY
AVE	AVENUE	P/L	PROPERTY LINE
WV	WATER VALVE	ELEC	ELECTRIC
GV	GAS VALVE	REC	RECORD
CONC	CONCRETE	N	NORTH
S/L	SUBLOT	S	SOUTH
CB	CATCH BASIN	E	EAST
DS	DOWNSPOUT	W	WEST
ATM	AUTOMATIC TELLER MACHINE	°	DEGREES
		'	MINUTES OR FEET
		"	SECONDS OR INCHES

LEGEND

●	IRON PIN FOUND	□	R.R SPIKE SET
■	R. R. SPIKE FOUND	⊗	DRILL HOLE SET
×	P.K. NAIL FOUND	△	BREAK POINT
⊠	STONE FOUND	—	FENCE LINE
●	FENCE POST FD. & USED	○	5/8" DIA. X 30" LENGTH REBAR SET CAPPED "BOCK & CLARK"
⊕	SIGN	⊗	GAS VALVE
⊕	CATCH BASIN	⊕	WATER VALVE
⊕	POWER POLE	⊕	FIRE HYDRANT
⊕	LIGHT POLE	⊕	CONCRETE PARKING STOP
⊕	DOWNSPOUT	⊕	PARKING METER
		⊕	WATER METER



BOCK & CLARK'S NATIONAL SURVEYORS NETWORK
ENGINEERS & SURVEYORS (800-787-8396) (FAX: 216-350-9074)
8 NORTH STATE STREET, SUITE 102, PAINESVILLE, OHIO 44077

Description prepared for:
Walter Vlah
1.841 Acres

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 the centerline intersection of Cedar Road (60') and Westchester Trail (60'), said point also being the Place of Beginning, Thence North 00 degrees 00' 30" East along the centerline of Westchester Trail a distance of 1829.89 feet to a point in the centerline of Westchester Trail, Thence South 88 degrees 14' 10" West a distance of 30.00 feet to a point in the westerly right of way of Westchester Trail said point being the True Point of Beginning of the parcel herein described, as witnessed by a 1/2" iron pipe found:

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 **400.77 feet** to an iron pin set in the easterly line of land now or formerly owned by Walter Vlah as recorded in Deed Volume 811 page 846-852 in Geauga County Records:

Thence **North 00 degrees 00' 30" East** along the easterly line of land now or formerly owned by Vlah a distance of **199.65 feet** to an iron pin set in the southerly line of land now or formerly owned by L & W Iacofano as recorded in Deed Volume 838 page 83 in Geauga County Records:

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 True Point of Beginning and containing within said bounds **1.841 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 Parcel No. 5 of that land now recorded in Deed Volume 811 Pages 846-852 in Geauga County Records.

SURVEY PLAT AND LEGAL
DESCRIPTION APPROVED
PER R.C. 315.251
R.S. 10/17/1997 (Revised)
GEAUGA COUNTY ENGINEER



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GEAUGA COUNTY
ENGINEERS

Description prepared for:
Walter Vlah
1.924 Acres inclusive

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 34' 41" 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 **429.84 feet** to an iron pin set:

Thence **South 00 degrees 00' 30" West** along the westerly line of land now or formerly owned by S. Rizor, as recorded in Deed Volume 613 Page 256, and a westerly line of land now or formerly owned by Walter Vlah as recorded in Deed Book 811 Pages 846-852, a distance of **190.00 feet** to a 1" iron pipe found at N:-0.17', E:-0.31':

Thence **North 89 degrees 54' 40" West** along the northerly line of land now or formerly owned by Vlah, a distance of **429.71 feet** to a point in the centerline of County Line Road, passing through a 5/8" iron pin found 30.00 feet therefrom.

Thence **North 00 degrees 00' 30" East** along the centerline of County Line Road a distance of **200.00 feet** to the True Point of Beginning and containing within said bounds **1.924 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 Parcel No. 7 of that land now recorded in Deed Volume 811 Pages 846-852 in Geauga County Records.

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

R.S. 10/17/1997 (Revised)
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SURVEY PLAT AND LEGAL
DESCRIPTION APPROVED
PER R.C. 315.251

R.S. 10/17/1997 (Revised)
GEAUGA COUNTY ENGINEER

Description prepared for:
Walter Vlah
11.523 Acres inclusive

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 2073.81 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 89 degrees 54' 40" East** along the southerly line of land now or formerly owned by Walter Vlah as recorded in Deed Volume 811 Page 851, passing through the easterly margin of County Line Road at 30.00 feet as witnessed by a 5/8 " iron pin found, a total distance of **429.71 feet** to a 1" iron pipe found at N:-0.17' E:-0.31':

Thence **North 00 degrees 00' 30" East** along the westerly line of land now or formerly owned by Vlah and to a point in the southerly line of land now or formerly owned by S. Rizor as recorded in Deed Volume 613 page 256, a distance of **25.00 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 Rizor, 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', at the southwest corner thereof:

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 and Walter Vlah as recorded in Deed Volume 811 page 850 in Geauga County Records, a distance of **599.84 feet** to an iron pin set in the northerly line of land now or formerly owned by 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, a distance of **199.47 feet** to an iron pin set to the northwest corner thereof:

Thence **South 89 degrees 57' 55" 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 **629.70 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 **599.90 feet** to the Place of Beginning and containing within said bounds **11.523 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

CHE 00158

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 a part of that land now recorded in Deed Volume 811 Pages 846-852 in Geauga County Records.



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