

# BOUNDARY SURVEY & LOT SPLIT

FOR

## JAMES F. MISIC

SITUATED IN THE TOWNSHIP OF CHESTER, COUNTY OF GEauga AND STATE OF OHIO AND KNOWN AS BEING PART OF LOT 30, TRACT NO. 1

DECEMBER, 2006

REVISED AUGUST, 2008

REVISED OCTOBER, 2008

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THIS MAP IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733.37 OF THE OHIO ADMINISTRATIVE CODE. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF, BEARINGS ARE TO AN ASSUMED MERIDIAN AND INTENDED TO INDICATE ANGLES ONLY, ALL OF WHICH I DECLARE TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.

JOSEPH GUTOSKEY, P.S. No. 7567

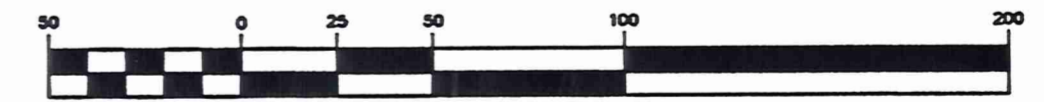
DATE



5/8" IRON PIN SET I.D. GUTOSKEY P.S. 7567



GRAPHIC SCALE



( IN FEET )  
1 inch = 50 ft.

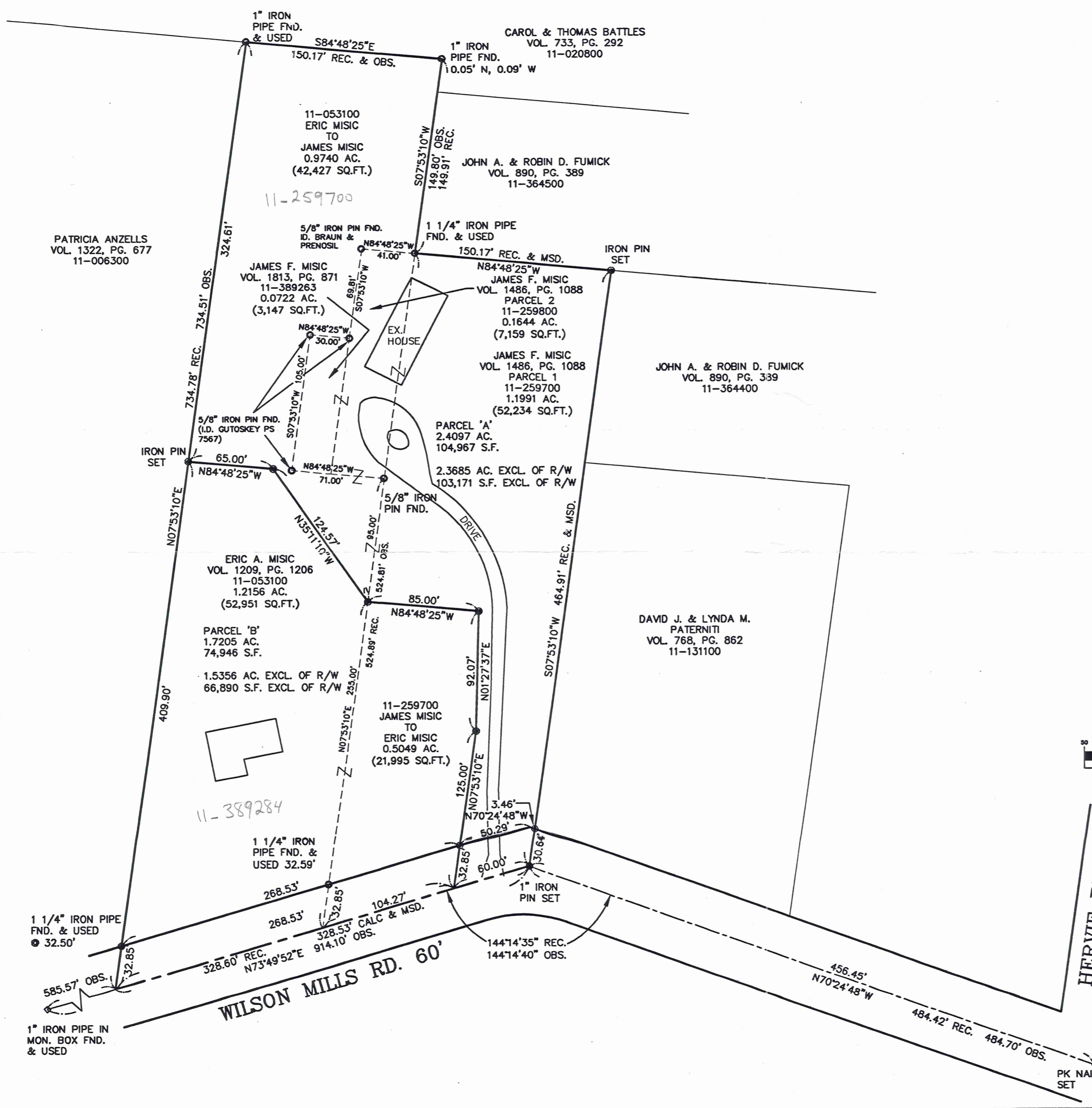
SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
*PAK 10/17/08*  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER



### GUTOSKEY & ASSOCIATES INC.

Civil Engineers, Surveyors & Land Planners  
17078 MUNN ROAD, SUITE 3 Tel (440) 543-6900  
CHAGRIN FALLS, OHIO 44023 Fax (440) 543-7176

CONTRACT NO.  
06-2193



PATRICIA ANZELLS  
VOL. 1322, PG. 677  
11-006300

11-053100  
ERIC MISIC  
TO  
JAMES MISIC  
0.9740 AC.  
(42,427 SQ.FT.)

JOHN A. & ROBIN D. FUMICK  
VOL. 890, PG. 389  
11-364500

JAMES F. MISIC  
VOL. 1813, PG. 871  
11-389263  
0.0722 AC.  
(3,147 SQ.FT.)

JAMES F. MISIC  
VOL. 1486, PG. 1088  
PARCEL 2  
11-259800  
0.1644 AC.  
(7,159 SQ.FT.)

JAMES F. MISIC  
VOL. 1486, PG. 1088  
PARCEL 1  
11-259700  
1.1991 AC.  
(52,234 SQ.FT.)

JOHN A. & ROBIN D. FUMICK  
VOL. 890, PG. 339  
11-364400

PARCEL 'A'  
2.4097 AC.  
104,967 S.F.

2.3685 AC. EXCL. OF R/W  
103,171 S.F. EXCL. OF R/W

ERIC A. MISIC  
VOL. 1209, PG. 1206  
11-053100  
1.2156 AC.  
(52,951 SQ.FT.)

PARCEL 'B'  
1.7205 AC.  
74,946 S.F.  
1.5356 AC. EXCL. OF R/W  
66,890 S.F. EXCL. OF R/W

11-259700  
JAMES MISIC  
TO  
ERIC MISIC  
0.5049 AC.  
(21,995 SQ.FT.)

DAVID J. & LYNDIA M.  
PATERNITI  
VOL. 768, PG. 862  
11-131100



# Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

Joseph Gutoskey, P.E., P.S.

## Legal Description Parcel to be conveyed to Eric Misic 0.5049 Acres

Situated in the Township of Chester, County of Geauga and State of Ohio and known as being part of Lot No. 30, Tract No. 1 within said Township and is further bounded and described as follows;

Beginning at a 1 inch iron pin found in a monument box distant **South 70° 24'48" East, 28.25 feet** from a PK nail set at the intersection of the centerline of Wilson Mills Road (60 feet wide) and the centerline of Hervie Road (60 feet wide);

Thence **North 70°24'48" West**, along the centerline of said Wilson Mills, **484.70 feet** to a 1" iron pin set at the southwest corner of a parcel of land conveyed to David J. & Lynda M. Paterniti by deed recorded in Volume 768, Page 862 of Geauga County Records, the southeast corner of a parcel of land conveyed to James F. Misic by deed recorded in Volume 1486, Page 1088 of Geauga County Records and an angle point in the centerline of said Wilson Mills Road;

Thence **South 73°49'52" West**, along said centerline, **60.00 feet** to a point and the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence **South 73°49'52" West**, continuing along said centerline, **104.27 feet** to a point at the southeast corner of a parcel of land conveyed to Eric A. Misic by deed recorded in Volume 1209, Page 1206 of Geauga County Records

Course II Thence **North 07°53'10" East**, (passing over a 1-1/4" iron pipe found at 32.59 feet) along said Eric Misic's east line, **255.00 feet** to a 5/8" iron pin set;

Course III Thence **South 84°48'25" East, 85.00 feet** to a 5/8" iron pin set;

Course IV Thence **South 01°27'37" West, 92.07 feet** to a 5/8" iron pin set;

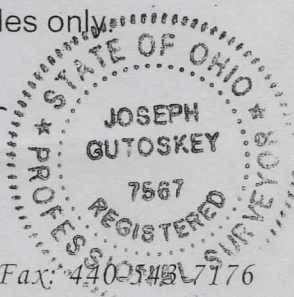
Course V Thence **South 07°53'10" West**, (passing over a 5/8" iron pin set at 92.15 feet) **125.00 feet** to the Principal Place of Beginning and containing 0.5049 Acres (21,995 square feet) of land as described in September, 2008 based on a boundary survey completed in December, 2006 by Joseph Gutoskey, PS 7567, be the same more or less, but subject to all legal highways. Bearings used herein are to an assumed meridian and are intended to indicate angles only.

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

*PAK* *10/17/08*

OFFICE OF THE  
GEAUGA COUNTY ENGINEER

*Joseph Gutoskey*  
*9/25/08*





# Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

Joseph Gutoskey, P.E., P.S.

## Legal Description Parcel to be conveyed to James Misic 0.9740 Acres

Situated in the Township of Chester, County of Geauga and State of Ohio and known as being part of Lot No. 30, Tract No. 1 within said Township and is further bounded and described as follows;

Beginning at a 1 inch iron pin found in a monument box distant **South 70° 24'48" East, 28.25 feet** from a PK nail set at the intersection of the centerline of Wilson Mills Road (60 feet wide) and the centerline of Hervie Road (60 feet wide);

Thence **North 70°24'48" West**, along the centerline of said Wilson Mills, **484.70 feet** to a 1" iron pin set at the southwest corner of a parcel of land conveyed to David J. & Lynda M. Paterniti by deed recorded in Volume 768, Page 862 of Geauga County Records, the southeast corner of a parcel of land conveyed to James F. Misic by deed recorded in Volume 1486, Page 1088 of Geauga County Records and an angle point in the centerline of said Wilson Mills Road;

Thence **South 73°49'52" West**, along said centerline, **60.00 feet** to a point;

Thence **North 07°53'10" East**, (passing over a 5/8" iron pin set at 32.85 feet), **125.00 feet** to a 5/8" iron pin set;

Thence **North 01°27'37" East**, **92.07 feet** to a 5/8" iron pin set;

Thence **North 84°48'25" West**, **85.00 feet** to a 5/8" iron pin set in the east line of a parcel of land conveyed to Eric A. Misic by deed recorded in Volume 1209, Page 1206 of Geauga County Records and the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence **North 35°11'10" West**, **124.57 feet** to a 5/8" iron pin set;

Course II Thence **North 84°48'25" West**, **65.00 feet** to a 5/8" iron pin set in the west line of said Eric A. Misic and the east line of a parcel of land conveyed to Patricia Anzells by deed recorded in Volume 1322, Page 677 of Geauga County Records;

Course III Thence **North 07°53'10" East**, along the east line of said Anzells and the west line of said Eric A. Misic, **324.61 feet** to a 1" iron pipe found in the south line of a parcel of land conveyed to Thomas & Carol Battles by deed recorded in Volume 733, Page 292 of Geauga County Records and the northeast corner of said Anzells;

Course IV Thence **South 84°48'25" East**, along the south line of said Battles and the north line of said Eric A. Mistic, **150.17 feet** to a point at said Eric Mistic's northeast corner (witness a 1" iron pipe found 0.05 feet North and 0.09 feet West);

Course V Thence **South 07°53'10" West**, along the east line of said Eric A. Mistic, the west line of said Battles, and the west line of a parcel of land conveyed to John A. and Robin D. Fumick (parcel 11-364500) by deed recorded in Volume 890, Page 389 of Geauga County Records, **149.80 feet** to a 1-1/4" iron pipe found at said James F. Mistic's northwest corner;

Course VI Thence **North 84°48'25" West**, along the north line of said James F. Mistic (Parcel 2) and the south line of said Eric A. Mistic, **41.00 feet** to a 5/8" iron pin found (ID Braun & Prenosil);

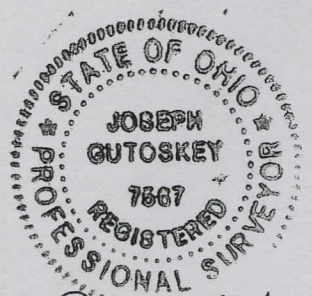
Course VII Thence **South 07°53'10" West**, along the east line of said Eric A. Mistic and the west line of said James F. Mistic (Parcel 2), **69.81 feet** to a 5/8" iron pin found (ID Gutoskey PS 7567) at the northeast corner of a parcel of land conveyed to James F. Mistic by deed recorded in Volume 1813, Page 871 of Geauga County Records;

Course VIII Thence **North 84°48'25" West**, along the north line of said James F. Mistic and the south line of said Eric A. Mistic, **30.00 feet** to a 5/8" iron pin found (ID Gutoskey PS 7567) at said James F. Mistic's northwest corner;

Course IX Thence **South 07°53'10" West**, along the east line of said Eric A. Mistic and the west line of said James F. Mistic, **105.00 feet** to a 5/8 inch iron pin found (ID Gutoskey PS 7567) at said James F. Mistic's southwest corner;

Course X Thence **South 84°48'25" East**, along the north line of said Eric A. Mistic and the south line of said James F. Mistic, **71.00 feet** to a 5/8 inch iron pin found in the east line of said Eric A. Mistic and the west line of said James F. Mistic;

Course XI Thence **South 07°53'10" West**, along the east line of said Eric A. Mistic and the west line of said James F. Mistic, **95.00 feet** to the Principal Place of Beginning and containing 0.9740 Acres (42,427 square feet) of land as described in September, 2008 based on a boundary survey completed in December, 2006 by Joseph Gutoskey, PS 7567, be the same more or less, but subject to all legal highways. Bearings used herein are to an assumed meridian and are intended to indicate angles only.



*Joseph Gutoskey*  
*10/17/08*

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

*PAK* *10/17/08*

OFFICE OF THE  
GEAUGA COUNTY ENGINEER



# Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

(08-116)  
11-389284  
Vol. 1860-Pg. 1764

Joseph Gutoskey, P.E., P.S.

## Legal Description Parcel 'B' 1.7205 Acres

Situated in the Township of Chester, County of Geauga and State of Ohio and known as being part of Lot No. 30, Tract No. 1 within said Township and is further bounded and described as follows;

Beginning at a 1 inch iron pin found in a monument box distant **South 70° 24'48" East, 28.25 feet** from a PK nail set at the intersection of the centerline of Wilson Mills Road (60 feet wide) and the centerline of Hervie Road (60 feet wide);

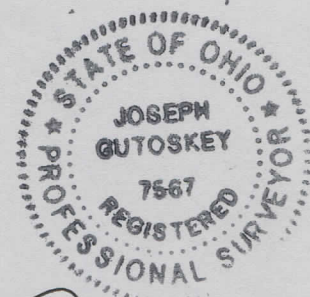
Thence **North 70°24'48" West**, along the centerline of said Wilson Mills, **484.70 feet** to a 1" iron pin set at the southwest corner of a parcel of land conveyed to David J. & Lynda M. Paterniti by deed recorded in Volume 768, Page 862 of Geauga County Records, the southeast corner of a parcel of land conveyed to James F. Misic by deed recorded in Volume 1486, Page 1088 of Geauga County Records and an angle point in the centerline of said Wilson Mills Road;

Thence **South 73°49'52" West**, along said centerline, **60.00 feet** to a point and the Principal Place of Beginning of the parcel of land herein intended to be described;

- Course I Thence continuing **South 73°49'52" West**, along said centerline, **268.53 feet** to a point at the southwest corner of a parcel of land conveyed to Eric A. Misic by deed recorded in Volume 1209, Page 1206 of Geauga County Records and the southeast corner of a parcel of land conveyed to Patricia Anzells by deed recorded in Volume 1322, Page 677 of Geauga County Records;
- Course II Thence **North 07°53'10" East**, along the east line of said Anzells and the west line of said Eric A. Misic, (passing over a 1-1/4" iron pipe found at 32.50 feet), **409.90 feet** to a 5/8" iron pin set;
- Course III Thence **South 84°48'25" East**, **65.00 feet** to a 5/8" iron pin set;
- Course IV Thence **South 35°11'10" East**, **124.57 feet** to a 5/8" iron pin set;
- Course V Thence **South 84°48'25" East**, **85.00 feet** to a 5/8" iron pin set;
- Course VI Thence **South 01°27'37" West**, **92.07 feet** to a 5/8" iron pin set;
- Course VII Thence **South 07°53'10" West**, (passing over a 5/8" iron pin set at 92.15 feet) **125.00 feet** to the Principal Place of Beginning and containing 1.7205 Acres (74,946 square feet) (1.5356 Acres (66,890 square feet) exclusive of right-of-way) of land as described

in September, 2008 based on a boundary survey completed in December, 2006 by Joseph Gutoskey, PS 7567, be the same more or less, but subject to all legal highways. Bearings used herein are to an assumed meridian and are intended to indicate angles only.

Parcel 11-053100            1.2156 Acres  
Parcel 11-259700            0.5049 Acres



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

PAK            10/17/08  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER

*Joseph Gutoskey PS*  
10/15/08

RECEIVED  
OCT 18 2008  
Geauga County Engineer



# Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

## Legal Description Parcel 'A' 2.4097 Acres

Situated in the Township of Chester, County of Geauga and State of Ohio and known as being part of Lot No. 30, Tract No. 1 within said Township and is further bounded and described as follows;

Beginning at a 1 inch iron pin found in a monument box distant **South 70° 24'48" East, 28.25 feet** from a PK nail set at the intersection of the centerline of Wilson Mills Road (60 feet wide) and the centerline of Hervie Road (60 feet wide);

Thence **North 70°24'48" West**, along the centerline of said Wilson Mills, **484.70 feet** to a 1" iron pin set at the southwest corner of a parcel of land conveyed to David J. & Lynda M. Paterniti by deed recorded in Volume 768, Page 862 of Geauga County Records, the southeast corner of a parcel of land conveyed to James F. Misic by deed recorded in Volume 1486, Page 1088 of Geauga County Records and an angle point in the centerline of said Wilson Mills Road and the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence **South 73°49'52" West**, along said centerline, **60.00 feet** to a point;

Course II Thence **North 07°53'10" East**, (passing over a 5/8" iron pin set at 32.85 feet), **125.00 feet** to a 5/8" iron pin set;

Course III Thence **North 01°27'37" East**, **92.07 feet** to a 5/8" iron pin set;

Course IV Thence **North 84°48'25" West**, **85.00 feet** to a 5/8" iron pin set;

Course V Thence **North 35°11'10" West**, **124.57 feet** to a 5/8" iron pin set;

Course VI Thence **North 84°48'25" West**, **65.00 feet** to a 5/8" iron pin set in the west line of a parcel of land conveyed to Eric A. Misic by deed recorded in Volume 1209, Page 1206 of Geauga County Records and the east line of a parcel of land conveyed to Patricia Anzells by deed recorded in Volume 1322, Page 677 of Geauga County Records;

Course VII Thence **North 07°53'10" East**, along the east line of said Anzells and the west line of said Eric A. Misic, **324.61 feet** to a 1" iron pipe found in the south line of a parcel of land conveyed to Thomas & Carol Battles by deed recorded in Volume 733, Page 292 of Geauga County Records and the northeast corner of said Anzells;

Course VIII Thence **South 84°48'25" East**, along the south line of said Battles and the north line of said Eric A. Mistic, **150.17 feet** to a point at said Eric Mistic's northeast corner (witness a 1" iron pipe found 0.05 feet North and 0.09 feet West);

Course IX Thence **South 07°53'10" West**, along the east line of said Eric A. Mistic, the west line of said Battles, and the west line of a parcel of land conveyed to John A. and Robin D. Fumick (parcel 11-364500) by deed recorded in Volume 890, Page 389 of Geauga County Records, **149.80 feet** to a 1-1/4" iron pipe found at said James F. Mistic's northwest corner;

Course X Thence **South 84°48'25" East**, along the northerly line of said James F. Mistic and the southerly line of said Fumick, **150.17 feet** to a 5/8" iron pin set at said Mistic's northeast corner and also being the northwest corner of a parcel land conveyed to John A. and Robin D. Fumick (parcel 11-364400) by deed recorded in Volume 890, Page 389 of Geauga County Records;

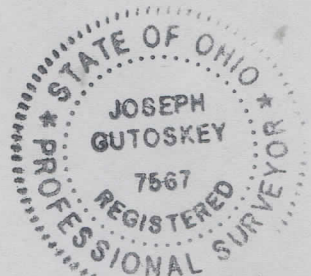
Course XI Thence **South 07°53'10" West**, along the east line of said James F. Mistic and the west line of said Fumick and Paterniti (passing over a 5/8" iron pin set at 434.27 feet) **464.91 feet** to the Principal Place of Beginning and containing 2.4097 Acres (104,967 square feet) (2.3685 Acres (103,171 square feet) exclusive of right-of-way) of land as described in September, 2008 based on a boundary survey completed in December, 2006 by Joseph Gutoskey, PS 7567, be the same more or less, but subject to all legal highways. Bearings used herein are to an assumed meridian and are intended to indicate angles only.

Parcel 11-053100	0.9740 Acres
Parcel 11-389263	0.0722 Acres
Parcel 11-259800	0.1644 Acres
Parcel 11-259700	1.1991 Acres

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

*PAK* *10/12/08*

OFFICE OF THE  
GEAUGA COUNTY ENGINEER



*Joseph Gutoskey PS*  
*10/15/08*

RECEIVED  
OCT 18 2008