

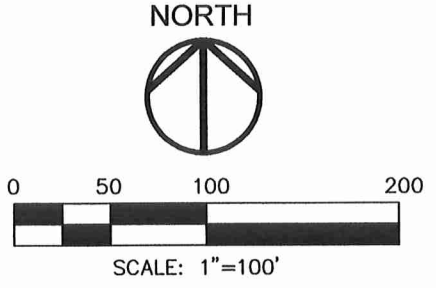
# BOUNDARY SURVEY

with

## LOT SPLIT TO ADJACENT OWNER

FROM: CHARLES E. SMIRZ, TO: LINDA L. GRIMM, TRUSTEE

11460 RUST DRIVE, CHESTERLAND, OHIO 44026  
P.P.# 11-047050, VOL. 1864, PG. 3364  
SITUATED IN THE TOWNSHIP OF CHESTER, COUNTY OF GEAUGA, STATE OF OHIO  
AND KNOWN AS BEING PART OF ORIGINAL LOT No. 17, TRACT No. 1 IN CHESTER TOWNSHIP

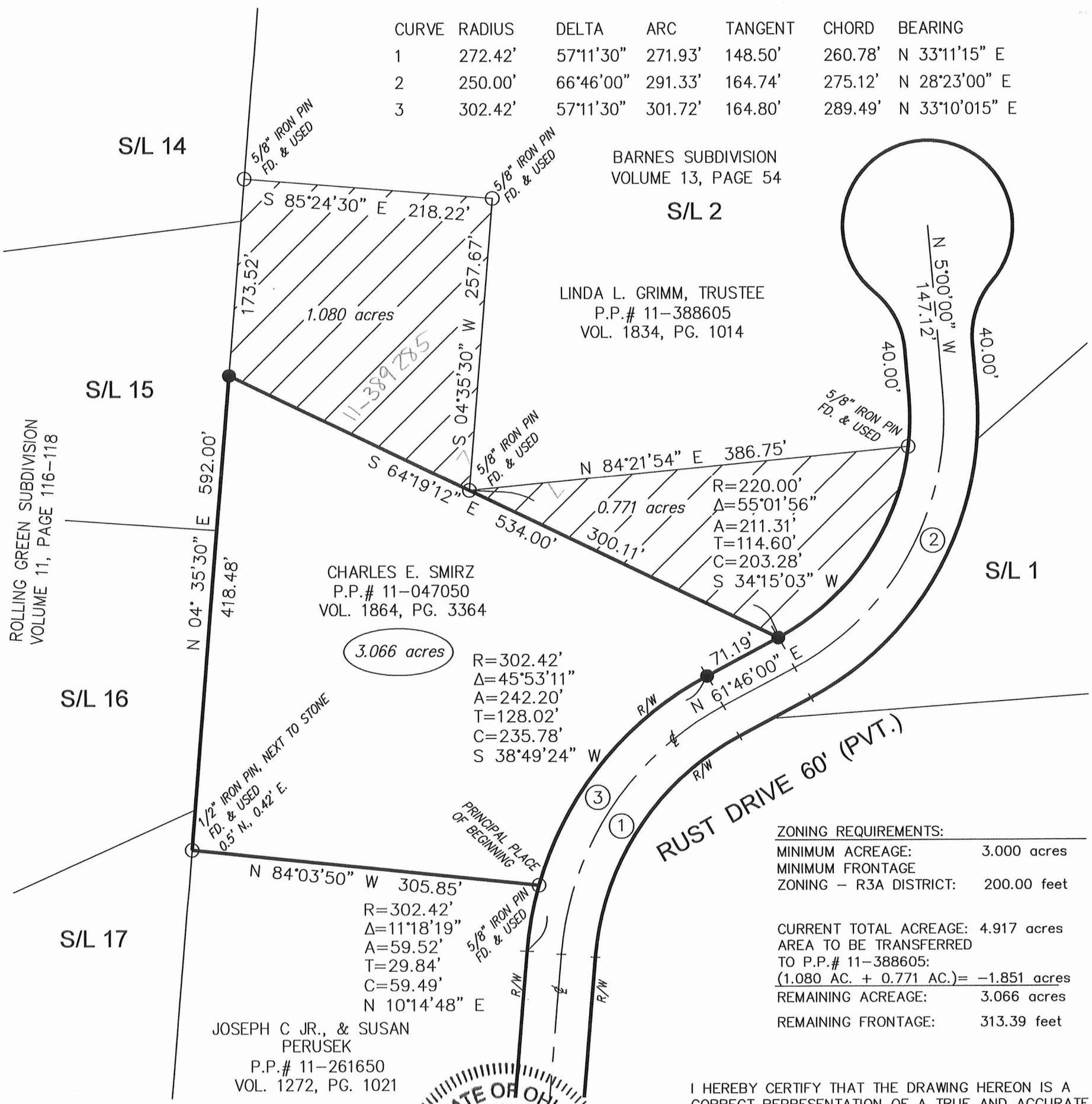


SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251

*R.S.* *09/15/09*  
OFFICE OF THE *Revised*  
GEAUGA COUNTY ENGINEER  
*(1.851 ± 3.066 Ac. only)*

- LEGEND:**
- 5/8" x 30" CAPPED IRON PIN SET W/ YELLOW CAP INSCRIBED "HOOVLER 8259"
  - IRON PIN OR IRON PIPE FOUND
  - PROPERTY TO BE TRANSFERRED TO LINDA L. GRIMM, TRUSTEE P.P.#11-388605

CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
1	272.42'	57°11'30"	271.93'	148.50'	260.78'	N 33°11'15" E
2	250.00'	66°46'00"	291.33'	164.74'	275.12'	N 28°23'00" E
3	302.42'	57°11'30"	301.72'	164.80'	289.49'	N 33°10'015" E



**BASIS OF BEARINGS:**  
CENTERLINE OF RUST DRIVE AS RECORDED IN THE BARNES SUBDIVISION, VOLUME 13, PAGE 54, OF THE GEAUGA COUNTY PLAT RECORDS. CENTERLINE IS N 61°46'00" E.



NORMAN R. HOOVLER, P.S.  
652 2nd STREET, #3  
FAIRPORT HARBOR, OHIO 44077-5787  
PHONE: 440.853.8218

I HEREBY CERTIFY THAT THE DRAWING HEREON IS A CORRECT REPRESENTATION OF A TRUE AND ACCURATE SURVEY MADE OF THE PREMISES SHOWN HEREON. THE PERIMETER WAS ESTABLISHED BY ACCURATE FIELD MEASUREMENTS. DIMENSIONS SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF, AND MONUMENTS WERE FOUND OR SET AS INDICATED.

*Norm Hoovler 09/15/09*  
NORMAN R. HOOVLER  
REG. SURVEYOR No. 8259

PERTINENT DOCUMENTS USED AS SHOWN, ALONG WITH THE GEAUGA COUNTY ENGINEER'S OFFICE MAP RECORDS.

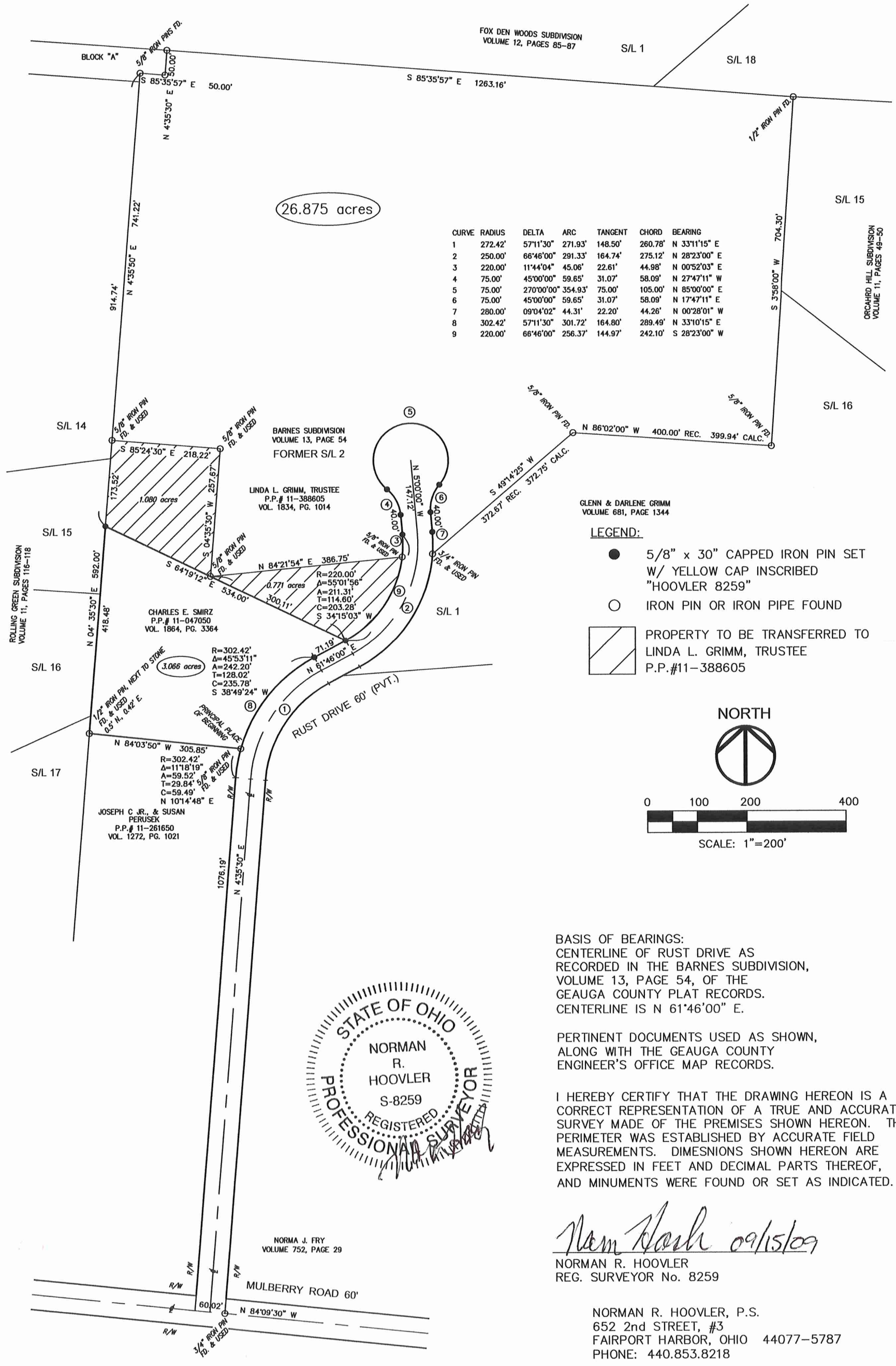
# BOUNDARY SURVEY

with

## LOT SPLIT TO ADJACENT OWNER

FROM: CHARLES E. SMIRZ, TO: LINDA L. GRIMM, TRUSTEE

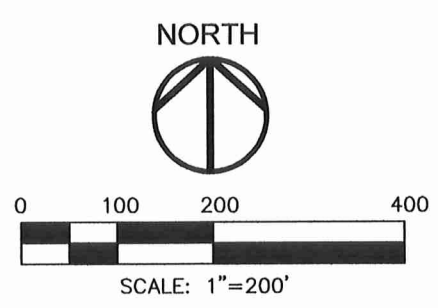
11400 RUST DRIVE, CHESTERLAND, OHIO 44026  
P.P.# 11-388605, VOL. 1834, PG. 1014  
SITUATED IN THE TOWNSHIP OF CHESTER, COUNTY OF GEAUGA, STATE OF OHIO  
AND KNOWN AS BEING PART OF ORIGINAL LOT No. 17, TRACT No. 1 IN CHESTER TOWNSHIP



GLENN & DARLENE GRIMM  
VOLUME 681, PAGE 1344

**LEGEND:**

- 5/8" x 30" CAPPED IRON PIN SET  
W/ YELLOW CAP INSCRIBED  
"HOOVLER 8259"
- IRON PIN OR IRON PIPE FOUND
- PROPERTY TO BE TRANSFERRED TO  
LINDA L. GRIMM, TRUSTEE  
P.P.#11-388605



**BASIS OF BEARINGS:**  
CENTERLINE OF RUST DRIVE AS  
RECORDED IN THE BARNES SUBDIVISION,  
VOLUME 13, PAGE 54, OF THE  
GEAUGA COUNTY PLAT RECORDS.  
CENTERLINE IS N 61°46'00" E.

PERTINENT DOCUMENTS USED AS SHOWN,  
ALONG WITH THE GEAUGA COUNTY  
ENGINEER'S OFFICE MAP RECORDS.

I HEREBY CERTIFY THAT THE DRAWING HEREON IS A  
CORRECT REPRESENTATION OF A TRUE AND ACCURATE  
SURVEY MADE OF THE PREMISES SHOWN HEREON. THE  
PERIMETER WAS ESTABLISHED BY ACCURATE FIELD  
MEASUREMENTS. DIMENSIONS SHOWN HEREON ARE  
EXPRESSED IN FEET AND DECIMAL PARTS THEREOF,  
AND MINUMENTS WERE FOUND OR SET AS INDICATED.



*Norm Hoovler 09/15/09*  
NORMAN R. HOOVLER  
REG. SURVEYOR No. 8259

NORMAN R. HOOVLER, P.S.  
652 2nd STREET, #3  
FAIRPORT HARBOR, OHIO 44077-5787  
PHONE: 440.853.8218

CHE00182  
CHE00182

(CHE 00182)

Grimm - Smirz (09-068)  
Picked up 9-15-09

**LEGAL DESCRIPTION  
FOR  
CHARLES E. SMIRZ, P.P. # 11-047050**

Situated in the Township of Chester, County of Geauga, and State of Ohio and known as being a part of Original Lot No. 17, Tract No. 1, in said township, bounded and described as follows:

Beginning at a  $\frac{3}{4}$ " iron pin found at the centerline of Mulberry Road, (60 feet wide,) and at the southwest corner of land conveyed to Norma J. Fry by deed recorded in Volume 752, Page 29 in the Geauga County Deed Records;

Thence North  $84^{\circ} 09'30''$  West, along the centerline of said Mulberry Road, a distance of 60.02 feet to a point;

Thence North  $4^{\circ} 35'30''$  East, along the westerly right-of-way line of Rust Drive, (Private,) 60' R/W, a distance of 1076.19 feet to a point of curvature;

Thence Northerly along the westerly right-of-way line of Rust Drive, (Private,) 60' R/W, along the arc of a curve deflecting to the right whose radius is 302.42 feet, delta is  $11^{\circ} 18'19''$ , tangent is 29.84 feet, delta is  $11^{\circ} 18'19''$ , and whose chord bears North  $10^{\circ} 14'48''$  East, a distance of 59.49 feet, and an arc distance of 59.52 feet to a point, to a  $\frac{5}{8}$ " iron pin found, and said pin being The Principal Place of Beginning of land herein described;

Thence North  $84^{\circ} 03'50''$  West, along the northerly line of Joseph C. Jr. & Susan Perusek, Volume 1272, Page 1021, in the Geauga County Deed Records, a distance of 305.85 feet to a  $\frac{1}{2}$ " iron pin found, (0.50' North, 0.42' East,) and being the easterly line of Rolling Green Subdivision, Volume 11, Pages 116-118 of the Geauga County Plat Records;

Thence North  $4^{\circ} 35'30''$  East, along the East line of said Rolling Green Subdivision, a distance of 418.48 feet, to a  $\frac{5}{8}$ " iron pin set, located 173.52 feet from a  $\frac{5}{8}$ " iron pin found, on the southwest corner of Barnes Subdivision, Volume 13, Page 54, (control point;)

Thence South  $64^{\circ} 19'12''$  East, a distance of 534.00 feet, to a  $\frac{5}{8}$ " iron pin set, in the Westerly right-of-way line of Rust Drive;

Thence South  $61^{\circ} 46'00''$  West, continuing along said westerly right-of-way line, a distance of 71.19 feet, to a  $\frac{5}{8}$ " iron pin set, and being the point of curvature;

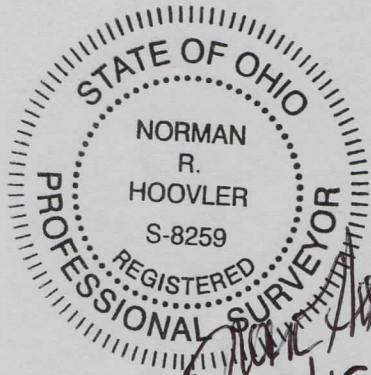
Thence Southwesterly, continuing along said right-of-way line, along the arc of a curve deflecting to the left, whose radius is 302.42 feet, and whose chord bears South 38° 49' 24" West, for a distance of 235.78 feet, tangent is 128.02 feet, the delta is 45° 53' 11, and an arc distance of 242.20 feet, to an iron pin found, and being the Principal Place of Beginning and containing 3.066 acres of land, as calculated and described in September 2009, by Norman R. Hoovler, Professional Surveyor, No. 8259, be the same more or less, but subject to all legal highways.

Basis of Bearings: The centerline of Rust Drive, Private, (60' R/W,) as recorded in Volume 13, Page 54, of The Geauga County Plat Records. Bearing of centerline is North 61° 46'00" East. Iron pins called for as set are 5/8" iron pins, thirty (30) inches in length, and capped with a yellow plastic plug inscribed "HOOVLER 8259."

Permanent Parcel No. 11-047050

Prior Instrument Reference: Volume 1864, Pages 3364-3365

\*\*\*\*\* END OF DESCRIPTION \*\*\*\*\*



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

R.S. 09/15/09  
OFFICE OF THE *Revised*  
GEAUGA COUNTY ENGINEER

*Norman R. Hoovler*  
*09/15/09*

RECEIVED  
SEP 17 2009  
Gaugua County Engineer

**LEGAL DESCRIPTION  
FOR  
AREA TO BE SPLIT FROM, P.P. # 11-047050**

Situated in the Township of Chester, County of Geauga, and State of Ohio and known as being a part of Original Lot No. 17, Tract No. 1, in said township, bounded and described as follows:

Beginning at a  $\frac{3}{4}$ " iron pin found at the centerline of Mulberry Road, (60 feet wide,) and at the southwest corner of land conveyed to Norma J. Fry by deed recorded in Volume 752, Page 29 in the Geauga County Deed Records;

Thence North  $84^{\circ} 09'30''$  West, along the centerline of said Mulberry Road, a distance of 60.02 feet to a point;

Thence North  $4^{\circ} 35'30''$  East, along the westerly line of Rust Drive, (Private,) 60' R/W, a distance of 1076.19 feet to a point of curvature;

Thence Northerly along the westerly line of Rust Drive, (Private,) 60' R/W, along the arc of a curve deflecting to the right whose radius is 302.42 feet, delta is  $57^{\circ} 11'30''$ , tangent is 164.80 feet and whose chord bears North  $33^{\circ} 10'15''$  East, a distance of 289.49 feet, and an arc distance of 301.72 feet to a  $\frac{5}{8}$ " iron pin set;

Thence North  $61^{\circ} 46'00''$  East, continuing along said westerly right-of-way line, of Rust Drive, Private, a 60' R/W, a distance of 71.19 feet, to a  $\frac{5}{8}$ " iron pin set, and said pin being The Principal Place of Beginning of land herein described;

Thence North  $64^{\circ} 19'12''$  West, passing through a  $\frac{5}{8}$ " iron pin found at 300.11 feet, a total distance of 534.00 feet, to a  $\frac{5}{8}$ " iron pin set, and being the East line of land conveyed to Rolling Green Subdivision, as recorded in Volume 11, Pages 116-118, of the Geauga County Plat Records;

Thence North  $04^{\circ} 35'30''$  East, along the east line of Rolling Green Subdivision, to an  $\frac{5}{8}$ " iron pin found at 173.52 feet, and being the southwesterly corner of the subplot 12 in Barnes Subdivision, (control point,) as recorded in Volume 13, Page 54, of the Geauga County Plat Records, conveyed to Linda L. Grimm, Trustee, Volume 1834, Page 1014, as recorded in the Geauga County Record of Deeds;

Thence continuing along a southerly line of said subdivision, conveyed to Grimm, South  $85^{\circ} 24'30''$  East, a distance of 218.22 feet, to a  $\frac{5}{8}$ " iron pin found;

Thence South 4° 35'30" West, continuing along said southerly line of subdivision, conveyed to Grimm, a distance of 257.67 feet, to a 5/8" iron pin found;

Thence North 84° 21'54" East, continuing along said southerly line of subdivision, conveyed to Grimm, a distance of 386.75 feet, to a 5/8" iron pin found, in the westerly right-of-way line of Rust Drive, Private, (60 feet wide);

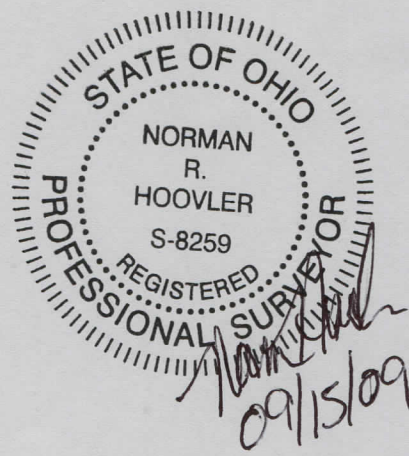
Thence Southerly, continuing along said right-of-way line, along the arc of a curve deflecting to the right, whose radius is 220.00 feet, and whose chord bears South 34° 15' 03" West, for a distance of 203.28 feet, delta is 55° 01'56", tangent is 114.60 feet, and an arc distance of 211.31 feet, to a 5/8" iron pin set, and being the Principal Place of Beginning and containing 1.851 acres of land, as calculated and described in September 2009, by Norman R. Hoovler, Professional Surveyor, No. 8259, be the same more or less, but subject to all legal highways.

Basis of Bearings: The centerline of Rust Drive, Private, (60' R/W,) as recorded in Volume 13, Page 54, of The Geauga County Plat Records. Bearing of centerline is North 61° 46'00" East. Iron pins called for as set are 5/8" iron pins, thirty (30) inches in length, and capped with a yellow plastic plug inscribed "HOOVLER 8259."

Permanent Parcel No.: 11-047050

Prior Instrument Reference: Volume 1864, Page 3364-3365

\*\*\*\*\* END OF DESCRIPTION \*\*\*\*\*



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APPROVED PER R.C. 315.251  
R.S. 09/15/09  
OFFICE OF THE Revised  
GEAUGA COUNTY ENGINEER

RECEIVED  
SEP 15 2009  
Gaugua County Engineer