

EVANS REMAINDER PARCEL SYNOPSIS

CUTTS ROAD WAS DEDICATED IN VOLUME B PAGE 427 OF THE GEauga COUNTY ORIGINAL ROAD RECORDS DATED JAN. 2ND 1830. THE CENTERLINE OF THE ROAD FOLLOWED THE ORIGINAL LOT LINE BETWEEN O.L. 22 & 27 ADJOINING PARCELS ARE TIED TO THE CENTER OF THE ROAD.

IN 1929 F.R. ZETHMAYER SURVEYED A SPLIT FROM A PARCEL OWNED BY ROBERT Q. LEWIS DEED VOL. 0182 PG. 0138 ON THE WEST SIDE OF THE ROAD. THIS IS THE OLDEST PROPERTY SURVEY THAT COULD BE LOCATED IN THE DEEDS OF RECORD ON THE ROAD. THE SURVEY WAS RECORDED IN DEED VOL. 0182 PG. 0339. (FIELD NOTES IN THE FILES OF THE COUNTY ENGINEER) (CURRENTLY THIS PROPERTY IS P.P.N. 15-00880) IN THE NAME OF IMRE KARETKA & ANIKO PRISKO KARETKA DEED VOL. 1308 PG. 0838). THIS SURVEY HAD SPECIFIC TIES TO THE CENTERLINE OF THE ROAD AND THE LOT LINE.

THROUGH THE PROCESS OF PERFORMING A RETRACEMENT SURVEY OF CUTTS ROAD, THE 1929 F.R. ZETHMAYER SURVEY WAS ALSO RETRACED TO AID IN THE RE-ESTABLISHMENT OF THE ROAD CENTERLINE. IRON PIPE MONUMENTS, CONSISTENT WITH THOSE USED BY F.R. ZETHMAYER, WERE FOUND AT 3 OF THE 4 PROPERTY CORNERS. THESE IRON PIPE MONUMENTS APPEAR TO BE THE MONUMENTS CALLED FOR IN THE DESCRIPTION PREPARED BY F.R. ZETHMAYER IN 1929.

IN THE 1930'S AND INTO 1940'S IMPROVEMENTS WERE MADE TO THE ROAD. EVIDENCE OF THIS ROAD WORK EXISTS IN THE ROAD FILES OF THE GEAGA COUNTY ENGINEER, AND CAN BE VIEWED ON THE 1937 AERIAL PHOTO. THROUGH THESE DOCUMENTS IT CAN BE DETERMINED THE TRAVELED ROAD PHYSICALLY EXISTED EAST OF THE ROAD RIGHT OF WAY AS IT WAS LAID OUT IN THE 1830 DOCUMENT. THE TRAVELED ROAD DOES NOT FOLLOW THE LOT LINE OR THE PROPERTY LINES IN THIS GENERAL LOCATION.

WHEN THE 'ANDREW R. & MARGARET K. EVANS SURVEY' WAS PLATED IN 1952, AND RECORDED IN VOL. 05 PG. 23-24 OF THE GEAGA COUNTY RECORDERS PLATS, THE PLAT SHOWS THE PROPERTIES FOLLOWING THE TRAVELED ROAD, RATHER THAN THE DEDICATED 1830 LEGAL ROAD WAY. AT THIS POINT IN TIME THE SUBDIVISION PLAT INADEQUATELY CREATES A REMAINDER PARCEL. THE REMAINDER PARCEL IS IN THE NAME OF ANDREW R. & MARGARET K. EVANS. THIS IS NOW REFERRED TO AS THE 'EVANS REMAINDER PARCEL', AND THE SUBJECT OF THIS SYNOPSIS.

THE ANDREW R. & MARGARET K. EVANS DEED, RECORDED AUGUST 10TH 1951, IN VOL. 0245 PG. 0451 OF THE GEAGA COUNTY RECORDS OF DEEDS, IS THE LEGAL DESCRIPTION FOR THE PARCEL PRIOR TO THE 1952 'ANDREW R. & MARGARET K. EVANS SURVEY' SUBDIVISION PLAT, AND CONTAINS THE CALL 'THENCE SOUTHERLY ALONG THE CENTERLINE OF SAID CUTTS ROAD TO THE PLACE OF BEGINNING'. THIS CENTERLINE REFERENCE IS TO THE 1830 DEDICATION, WHICH CALLS THE ORIGINAL LOT LINES 22 & 27

THE DEED INSTRUMENT PRIOR TO THE 1951 AFORE MENTIONED EVANS IS THAT OF NORRIS L. RHODES AND IRENE RHODES, RECORDED SEPTEMBER 12TH 1844, IN VOL. 0220 PG. 0280 OF THE GEAGA COUNTY RECORDS OF DEEDS. THIS DEED CONTAINS THE CALL 'BOUND...ON THE SOUTH AND THE WEST BY THE HIGHWAY'

THE DEED INSTRUMENT PRIOR TO THE 1844 RHODES DEED, RECORDED IN VOL. 0220 PG. 0280, IS THAT OF ANTONIO ALBANESE AND FILOMENA ALBANESE, RECORDED OCTOBER 7TH 1828, IN VOL. 0173 PG. 0237 OF THE GEAGA COUNTY RECORDS OF DEEDS. THIS DEED CONTAINS THE CALL 'BOUND...ON THE SOUTH AND THE WEST BY THE HIGHWAY'. THIS DEED WAS IN PLACE PRIOR TO THE ROAD IMPROVEMENTS AND IN EFFECT AT THE TIME ZETHMAYER PERFORMED HIS 1929 SURVEY.

BASED ON ALL AVAILABLE EVIDENCE AND DOCUMENTATION; HAVING SEARCHED FOR AND UNABLE TO DISCOVER ANY PROOF THAT THE 'EVANS REMAINDER PARCEL' HAS EVER BEEN CONVEYED OUT OF THE EVANS NAME; CONSIDERING THE FACT THAT THERE HAS BEEN NO ACTION TAKEN IN THE 1930'S OR 1940'S TO RE-ESTABLISH CUTTS ROAD; IT IS THE OPINION OF THE GEAGA COUNTY ENGINEERS OFFICE THAT A REMAINDER PARCEL EXISTS IN THE NAME OF ANDREW R. AND MARGARET K. EVANS PER DEED VOL. 0245 PG. 0451 AS SURVEYED AND DESCRIBED PER THIS PLAT OF SURVEY. THE PARCEL IS ALSO DESCRIBED IN AN AFFIDAVIT OF FACT TO BE FILED FOR RECORDING AT THE GEAGA COUNTY RECORDERS OFFICE.

1 1/4" IRON PIPE @99.90' FOUND. & USED IRON PIPE F.R. ZETHMAYER MARCH 1929 DEED

ANDREW R. & MARGARET K. EVANS SURVEY
GEAGA COUNTY RECORDERS PLATS
VOL. 05 PAGES 23-24 JULY 16TH 1952

O.L. 28
O.L. 27

O.L. 23
O.L. 22

15-052300
JODI D & TIMOTHY ALBRIGHT
9936 CUTTS RD
VOL. 1392 PG. 0017

1" IRON PIPE FOUND. & USED IRON PIPE

1/2" IRON PIN FOUND & USED

PORTION OF SUBLT 11
15-094300
RONALD A & LUCILLE M SHISSLER
10009 CUTTS RD
VOL. 0957 PG. 0664

RE-ESTABLISHMENT PLAT FOR:
CUTTS ROAD TR-0072 SECTION A
GEAGA COUNTY RECORDERS PLATS
VOL. 42 PAGES 036-041 APRIL 4TH 2016

ANDREW R & MARGARET K EVANS
15-102623
VOL. 245 PG. 451

PORTION OF SUBLT 11
15-034300
MICHAEL A & RICHARD W KEMSKI
10035 CUTTS RD
VOL. 1989 PG. 2598

SUBLT 10
15-004760
BRANDON M BOKAL
10051 CUTTS RD
VOL. 2026 PG. 1708

SUBLT 9
15-004750
BRANDON M BOKAL
10065 CUTTS RD
VOL. 2026 PG. 1708

SUBLT 8
15-004740
BRANDON M BOKAL
10077 CUTTS RD
VOL. 2026 PG. 1708

S 01°09'45" E 609.75' OBS. & USED
S 05°43'00" W 609.95' DEED F.R. ZETHMAYER MARCH 1929

1 1/4" IRON PIPE FOUND. & USED IRON PIPE F.R. ZETHMAYER MARCH 1929 DEED

N 05°37'17" E 207.92' OBS. & USED
N 12°32'30" E 208.2' DEED F.R. ZETHMAYER MARCH 1929

15-101907
GEORGE R & AIMEE L. DEAK
10060 CUTTS RD
VOL. 2034 PG. 0537

15-008800
IMRE KARETKA & ANIKO PRISKO KARETKA
10034 CUTTS RD
VOL. 1308 PG. 0838

4.907 ACRES EXCLUSIVE OF R/W
0.412 IN R/W
5.319 ACRES TOTAL (5.32 PER DEED)

1 1/4" IRON PIPE @ 30.15' FOUND. & USED IRON PIPE F.R. ZETHMAYER MARCH 1929 DEED

HOUSE
SHED
EAST PROPERTY LINE CENTERLINE OF ROAD ALSO LOT LINE BETWEEN O.L. 27 & O.L. 22 BOND TRACT PER DEED OF REC. AND ORIGINAL ROAD RECORD VOLUME B PAGE 427 JANUARY 2ND 1830

5/8" IRON PIN FOUND. CAPPED ILLEGIBLE

15-101855
SCOTT A HILDENBRAND SR
10082 CUTTS RD
VOL. 1793 PG. 1895

5/8" IRON PIN FOUND. CAPPED "KOSIE"

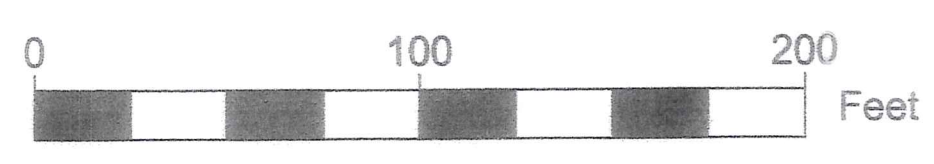
I DO HEREBY CERTIFY THE SURVEY AND THE PREPARATION OF THIS SAID PLAT WAS COMPLETED UNDER MY SUPERVISION IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. DIMENSIONS SHOWN ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF.
I CERTIFY THE ABOVE TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. AS SURVEYED JUNE 2017

ATTEST
[Signature]
7/27/2017 DATE



SURVEY PLAT & LEGAL DESCRIPTION APPROVED PER R.C. 315.231
[Signature] 07/28/17
GEAGA COUNTY AUDITOR TAX MAP DEPT.

SEAL:



NOTE: THE EVANS PARCEL CORNERS ARE TIED TO REFERENCE MONUMENTS SINCE THE ENTIRE PROPERTY IS WITHIN THE PUBLIC RIGHT-OF-WAY AND UNDER PORTIONS OF THE TRAVELED ROADWAY

S 88°57'11" W 6.33' CALC. & USED
N 02°34'43" W 159.36' CALC. & USED
N 84°42'52" W 1.25' FROM 1" IRON PIN MONUMENT ON THE CENTERLINE OF ROAD TO PROPERTY CORNER
S 01°09'45" E 520.29' CALC. & USED
0.294 ACRES ALL WITHIN R/W
N 14°20'43" W 208.22' CALC. & USED
N 18°53'17" E 168.44' CALC. & USED
N 89°53'01" W 1.60' FROM 1" IRON PIN MONUMENT ON THE CENTERLINE OF ROAD TO PROPERTY CORNER
N 14°16'12" W 3.34' FROM 1" IRON PIN MONUMENT ON THE CENTERLINE OF ROAD TO PROPERTY CORNER
T.P.O.B.
P.O.B.

GEAGA COUNTY ENGINEER'S LEDGEND

- SPIKE METAL
- SPIKE RAILROAD
- BOLT
- ⊙ MAGNETIC NAIL
- ⊗ DRILL HOLE
- ⊙ IRON PIN ROAD MONUMENT
- ⊙ CONCRETE R/W MONUMENT (STATE)
- ⊙ ELEVATION MONUMENT
- ⊙ IRON PIN FOUND
- ⊙ IRON PIN FOUND WITH CAP
- ⊙ IRON PIPE FOUND
- ⊙ IRON PIPE FOUND WITH CAP
- ⊙ IRON PIN SET
- ⊙ IRON PIN SET WITH CAP
- ⊙ NATIONAL GEODETIC SURVEY MONUMENT
- ⊙ MONUMENT BOX

PROPERTY SURVEY PLAT CUTTS ROAD
SITUATED IN THE TOWNSHIP OF HAMB DEN
BEING PART OF O.L. 22 & 27 BOND TRACT

PREPARED BY:
GEAGA COUNTY ENGINEER'S OFFICE
JOE CATTELL P.E., P.S. COUNTY ENGINEER
12665 MERRITT ROAD
CHARDON, OHIO 44024
PHONE: (440) 279 - 1800

DRAWN BY PAK CHECKED BY AWH Date: 06-28-17 SHEET 1 OF 1

HAM 00275

HAM00275

EVANS + KARETKA
(17-105)

picked up 7/28/17

VOL. 2036 pg 1060

pn# 15-102623

EXHIBIT A

PROPERTY DESCRIPTION FOR ANDREW R. & MARGARET K. EVANS

Situated in the Township of Hambden, County of Geauga in the State of Ohio, also being part of Original Lot 22 of the Bond Tract within said Township, and being Range VII Township 9 of the Connecticut Western Reserve and further described as follows:

BEGINNING at a 1" inch iron pin monument found in the centerline of Cutts Road (60 foot wide). Said monument CL Sta. 19+40.85 per the Re-Establishment Plat for Cutts Road as recorded in the Geauga County Plat of Records Vol. 42, Pgs. 36-41. Thence North $14^{\circ} 16' 12''$ West a distance of 3.34' feet to a point on the westerly line of land conveyed to Brandon M. Bokal, by deed recorded in Vol. 2026, Pg. 1708 (P.P.N. 15-004760) of the Geauga County Deeds of Record, said Bokal property also being Sublot 10 of the "**Andrew R. & Margaret K. Evans Survey**" recorded in the Geauga County Plats of Record Vol. 05 Pg. 023-024, said point being the **TRUE POINT OF BEGINNING** for the parcel herein described.

COURSE I : Thence, North $18^{\circ} 53' 17''$ East along the westerly line of the afore mentioned Bokal parcel and continuing along the westerly line of land conveyed to Michael A. & Richard W. Kemski, by deed recorded in Vol. 1989 Pg. 2598 (P.P.N. 15-034300) of the Geauga County Deeds of Record also being a portion of Sublot 11 of the afore mentioned Evan's plat, and the westerly line of land conveyed to Ronald A. & Lucille M. Shissler, by deed recorded in Vol. 0957 Pg. 0664 (P.P.N. 15-094300) of the Geauga County Deeds of Record, also a portion of Sublot 11 of the afore mentioned plat, a distance of 168.44 feet to a point. Said point being located North $89^{\circ} 53' 01''$ West a distance of 1.60 feet from a 1" inch iron pin monument found in the centerline of Cutts Road as shown on said Re-establishment Plat.

COURSE II : Thence, North $14^{\circ} 20' 43''$ West along the westerly line of the afore mentioned Shissler parcel, a distance of 208.22 feet to a point. Said point is North $84^{\circ} 42' 52''$ West a distance of 1.25 feet from a 1" inch iron pin monument found in the centerline of Cutts Road as shown on said Re-establishment Plat.

COURSE III : Thence, North $02^{\circ} 34' 43''$ West along the westerly line of the afore mentioned Shissler parcel, a distance of 159.36 feet to a point on the north line of Original Lot 22 of the Bond Tract.

COURSE IV : Thence, South $88^{\circ} 57' 11''$ West along the north line of Original Lot 22 of the Bond Tract distance of 6.33 feet to a point, said point being the northwest corner of Original Lot 22 of the Bond Tract and also the easterly line of land conveyed to Jodi D. & Timothy Albright, by deed recorded in Vol. 1392 Pg. 0017 (P.P.N. 15-052300) of the Geauga County Deeds of Record.

COURSE V : Thence, South $01^{\circ} 09' 45''$ East along the easterly line of the afore mentioned Albright parcel, and the easterly line of land conveyed to Imre Karetka & Aniko Prisko Karetka, by deed recorded in Vol. 1308 Pg. 0838 (P.P.N. 15-008800) of the Geauga County Deeds of Record, also being the line between Original Lot 22 and 27 of the Bond tract and also being the centerline of Cutts Road recorded in Geauga County Engineer's Road Records Vol. B Page 427, a distance of 520.29 feet to a point, said point also being the **TRUE POINT OF BEGINNING**, containing 0.294 acres of land, 0.294 acres within the road right of way.

This description is survey based on information available to the Geauga County Engineers Office, June 28, 2017, and is subject to all legal highways.

Bearings used are to an assumed meridian and used to denote angles only.

HAM00275

EVANS + KARETKA
(17-105)
Picked up 7/28/17
VOL. 2036 pg 1060
PN# 15-102623

The above described area being Auditor's Parcel No **15-102623** as originally conveyed to **Andrew R. & Margaret K. Evans** by Vol. 0245 Pg. 0451 of the Geauga County Deeds of Records. This survey is intended to describe a remainder parcel that was created when the "**Andrew R. & Margaret K. Evans Survey**" recorded in Geauga County Plats of Record Vol. 05 Pg. 023-024 was filed. Corners are referenced to existing roadway monuments. The entire parcel is within the public roadway, under portions of existing pavement.

I do hereby certify the survey and preparation of said description was completed under my supervision in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code. Dimensions shown are expressed in feet and decimal parts thereof.

I certify the above to be correct to the best of my knowledge and belief.
As surveyed June 2017

Attest _____
[Signature]
7/27/2017 DATE



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
[Signature] 07/28/17
GEAUGA COUNTY AUDITOR
TAX MAP DEPT. *[Signature]*

RECEIVED
AUG 08 2017
Gauga County Auditor
Tax Map Dept.

EXHIBIT A

**PROPERTY DESCRIPTION FOR
IMRE KARETKA & ANIKO PRISKO KARETKA**

Situated in the Township of Hambden, County of Geauga in the State of Ohio, and being part of Original Lot 27, Bond Tract within said Township, and being Range VII Township 9 of the Connecticut Western Reserve and further described as follows:

BEGINNING at a 1" inch iron pin monument found in the centerline of Cutts Road (60 foot wide). Said monument CL Sta. 19+40.85 per the Re-Establishment Plat for Cutts Road as recorded in the Geauga County Plat of Records Vol. 42, Pgs. 36-41 Thence South 00° 44'56" East a distance of 104.82' feet to a point on the northerly line of land conveyed to George R. & Aimee L. Deak, by deed recorded in Vol. 2034, Pg. 0537 (P.P.N. 15-101907) of the Geauga County Deeds of Record, said point being the **TRUE POINT OF BEGINNING** for the parcel herein described.

COURSE I : Thence, South 89° 26'37" West along a northerly line of the afore mentioned Deak parcel, passing through a 1 1/4" iron pipe found and used at 30.15, thence continuing a distance of 585.94 feet observed and used to a 5/8" iron pin capped "Temple" found and used.

COURSE II : Thence, North 05° 37'17" East along an easterly line of the afore mentioned Deak parcel, a distance of 207.92 feet observed and used to a 1 1/4" iron pipe found and used at a northeasterly corner of the afore mentioned Deak parcel also being a southerly corner of lands conveyed to Jodi D. & Timothy Albright, by deed recorded in Vol. 1392, Pg. 0017 (P.P.N. 15-052300) of the Geauga County Deeds of Record.

COURSE III : Thence, North 53° 33'45" East along the southerly line of the afore mentioned Albright parcel, passing through a 1 1/4" iron pipe found and used at a distance of 587.69 feet at total distance of 687.59 feet to a point on the centerline of Cutts Road also being the east line of Original Lot 27 of the Bond Tract.

COURSE IV : Thence, South 01° 09'45" East along the east line of Original Lot 27 of the Bond Tract also being the centerline of Cutts Road distance of 609.75 feet to a point, said point which is the North East corner of the aforementioned Deak, said point also being the **TRUE POINT OF BEGINNING**, containing 5.319 acres of land, 0.412 acres within the road right of way.

This description is survey based on information available to the Geauga County Engineers Office, June 28, 2017, and is subject to all legal highways. Bearings used are to an assumed meridian and used to denote angles only.

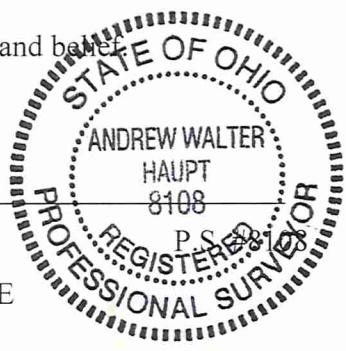
The above described area being of Auditor's Parcel No **15-008800** and is conveyed to **Imre Karetka & Aniko Prisko Karetka** by Vol. 1308 Pg. 0838 of the Geauga County Deeds of Records.

I do herby certify the survey and preparation of said description was completed under my supervision in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code. Dimensions shown are expressed in feet and decimal parts thereof.

I certify the above to be correct to the best of my knowledge and belief
As surveyed June 2017

Attest _____
[Signature]

7/27/2017 DATE



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

[Signature] 07/28/17
**GEAUGA COUNTY AUDITOR
TAX MAP DEPT.**