

PEKIN RD. (60')  
N 85°38'59" W, 1013.74' O  
777.57' O

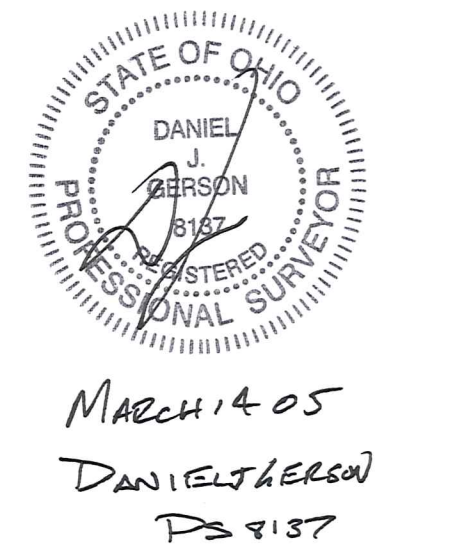
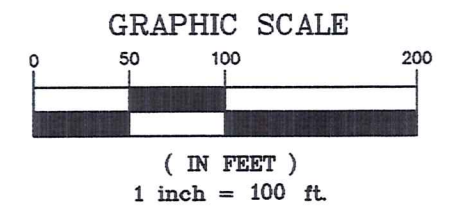
PEKIN RD. (60')  
(BASIS OF BEARING)  
N 86°33'40" W  
417.62'

| CURVE | LENGTH  | RADIUS   | DELTA      | CHORD   | BEARING     | TANGENT |
|-------|---------|----------|------------|---------|-------------|---------|
| CA    | 101.32' | 250.00'  | 23°13'14"  | 106.63' | N29°28'10"E | 51.96'  |
| CB    | 614.59' | 650.00'  | 54°10'28"  | 591.95' | S13°59'33"W | 332.44' |
| CC    | 288.56' | 1000.00' | 16°32'00"  | 287.56' | N04°49'40"W | 143.29' |
| CD    | 288.56' | 750.00'  | 21°36'41"  | 288.63' | N14°14'40"E | 143.15' |
| CE    | 54.67'  | 30.00'   | 104°25'13" | 47.42'  | N34°21'03"W | 38.69'  |
| CF    | 89.16'  | 220.00'  | 23°13'14"  | 88.53'  | N29°28'10"E | 45.20'  |
| CG    | 563.99' | 680.00'  | 49°10'26"  | 553.45' | S17°04'00"W | 389.94' |
| CH    | 279.51' | 970.00'  | 16°32'00"  | 278.94' | N04°49'40"W | 140.93' |
| CI    | 279.51' | 720.00'  | 21°36'41"  | 283.97' | N14°14'40"E | 137.48' |
| CJ    | 41.89'  | 40.00'   | 60°00'00"  | 40.00'  | N83°03'01"E | 23.09'  |
| CK    | 131.02' | 100.00'  | 75°04'01"  | 121.84' | S47°31'00"W | 76.83'  |
| CL    | 111.72' | 100.00'  | 64°00'37"  | 106.00' | S22°01'19"E | 62.50'  |
| CM    | 111.72' | 100.00'  | 64°00'37"  | 106.00' | S36°01'54"E | 62.50'  |
| CN    | 163.44' | 100.00'  | 96°54'45"  | 149.69' | N13°30'23"E | 112.86' |
| CO    | 10.26'  | 40.00'   | 14°41'36"  | 10.23'  | N27°36'11"W | 5.16'   |
| CP    | 31.63'  | 40.00'   | 45°18'24"  | 30.81'  | N02°23'49"E | 16.67'  |
| CQ    | 44.21'  | 780.00'  | 10°14'59"  | 44.29'  | N83°28'38"E | 29.11'  |
| CR    | 250.00' | 780.00'  | 18°21'50"  | 248.93' | N12°37'15"E | 126.08' |
| CS    | 247.45' | 1030.00' | 13°45'56"  | 246.87' | N03°26'38"W | 124.33' |
| CT    | 49.76'  | 1030.00' | 02°46'05"  | 49.75'  | N11°42'39"W | 24.89'  |
| CU    | 291.19' | 620.00'  | 26°54'34"  | 288.52' | S00°21'37"W | 148.33' |
| CV    | 235.03' | 620.00'  | 27°15'33"  | 232.26' | S27°26'51"W | 150.96' |
| CW    | 113.46' | 2800.00' | 23°13'14"  | 112.70' | N29°28'10"E | 57.53'  |
| CX    | 39.37'  | 30.00'   | 78°34'47"  | 36.77'  | S55°38'57"W | 23.26'  |
| CY    | 588.27' | 680.00'  | 49°18'50"  | 567.37' | N16°25'22"E | 312.15' |
| CZ    | 57.69'  | 680.00'  | 04°31'38"  | 57.67'  | S10°39'52"E | 28.86'  |

ASSUMED MERIDIAN; BASIS OF BEARING IS THE CENTERLINE OF PEKIN ROAD BEING N86°33'40"W AS PER THE DEDICATION PLAT OF MEMORY LANE, PLAT VOL. 13-55

SURVEY PLAT & LEGAL DESCRIPTION APPROVED PER R.C. 315.251  
R.S. 315105  
OFFICE OF THE REVISOR  
GEAUGA COUNTY ENGINEER

LEGEND  
IP IRON PIN  
IPP IRON PIPE  
FD FOUND  
R RECORD  
M MEASURED  
O OBSERVED  
CAPPED 5/8" IP SET & CONCRETE ENCASED  
5/8" IRON PIN SET



SPRING VALLEY DR. (60')

MEMORY LANE (60')

150.00' R & M

S 3°53'49" W 618.31' O, 625.40' R

150.02' O  
1200.66' O

BRYAN D., KEVIN J. & HEATHER L. PITORAK VOL. 1663 - PG. 421

LESLIE A. OTTEN VOL. 1640 - PG. 616

BRYAN D., KEVIN J. & HEATHER L. PITORAK VOL. 1663 - PG. 421

ROBERT DAWSON MORGAN VOL. 1342 - PG. 830

LARRY J. & LORETTA M. PITORAK VOL. 1710 - PG. 2595 INST# 200300681462

ORIGINAL - 47.655 ACRES  
SPLIT PARCEL - 5.413 ACRES  
BALANCE - 42.242 ACRES

SPLIT PARCEL 5.413 ACRES

RETRIEVER RUN (60')

HEATHER HOLLOW SUBDIVISION VOL. 37 - PG. 103

S/L 1 130,783 sq. ft. 3.128 Acres

S/L 2 130,709 sq. ft. 3.001 Acres

S/L 3 130,897 sq. ft. 3.007 Acres

S/L 4 135,124 sq. ft. 3.102 Acres

S/L 5 135,124 sq. ft. 3.102 Acres

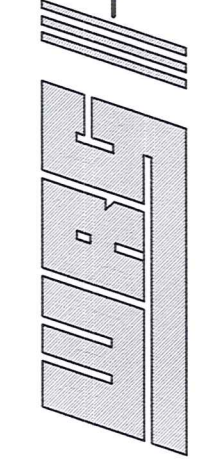
S/L 6 130,759 sq. ft. 3.002 Acres

S/L 7 130,760 sq. ft. 3.002 Acres

S/L 8 154,008 sq. ft. 3.536 Acres

|            |   |
|------------|---|
| SHEET NO.  | 1-11-05   |
|            | DWG. NO.  |
| TITLE      | PLAT OF SURVEY/LOT SPLIT "A"  |
|            | PART OF ORIGINAL LOT No's 1,2,3 SECTION 15 TRACT 1 RUSSELL TWP-GEAUGA COUNTY-OHIO |
| DATE       | 2/25/05   |
| REVISIONS  |   |
| CHECKED BY | DJG   |
| DRAWN BY   | IJR   |
| SCALE      | 1" = 100'   |

WILLIAM R. GRAY ASSOCIATES, INC.  
9472 HAMILTON DRIVE, MENTOR, OHIO 44060  
(440) 350-0861



RUS-00073

Pitorak  
Picked up 11-18-05

RUS00073

**WM. R. GRAY ASSOCIATES, INC**

TERRENCE G. GERSON P.E., P.S.  
DANIEL J. GERSON, P.E., P.S.

9472 Hamilton Drive  
Mentor, Ohio 44060  
PHONE: (440) 350-0861  
FAX NO: (440) 350-9451

01/13/05  
REVISED 02/28/05

**5.413 ACRE SPLIT PARCEL**

The intent of this legal description is to described a 5.413 acre parcel of land which is to be split from a 47.655 acre parcel of land owned by Larry J. & Lorreta M. Pitorak.

Situated in the Township of Russell, County of Geauga, State of Ohio and being known as part of Original Township Lot No. 2 and 3, Section 15, Tract 1 and being further bounded and described as follows:

Beginning at a point in the centerline of Pekin Road (60' wide) at the northeast corner of a parcel of land conveyed to Gerald E. Dixon as recorded in Volume 1253, Page 85 of Geauga County Official Records;

Thence, S 86°33'40"E along the centerline of Pekin Road a distance of 417.62 feet to a point;

Thence, S 03°26'20" W a distance of 30.00 feet to a 5/8" iron pin set in concrete lying at the intersection of the southerly right-of-way of Pekin Road and the westerly right-of-way of Retriever Run (60' wide) as per dedication plat of Heather Hollow Subdivision; Plat 37-103;

Thence, 54.67 feet along the westerly right-of-way of Retriever Run, along the arc of a curve deflecting to the right, said curve having a radius of 30.00 feet, a delta angle of 104°25'13", and a chord of 47.42 feet that bears S 34°21'03" E to a 5/8" iron pin set in concrete;

Thence, S 17°51'33" W along the westerly right-of-way of Retriever Run, a distance of 22.62 feet to a 5/8" iron pin set in concrete;

Thence, 89.16 feet along the westerly right-of-way of Retriever Run, along the arc of a curve deflecting to the right, said curve having a radius of 220.00 feet, a delta angle of 23°13'14", and a chord of 88.55 feet that bears S 29°28'10" W to a 5/8" iron pin set in concrete at a point of reverse curvature;

Thence, 585.27 feet along the westerly right-of-way of Retriever Run, along the arc of a curve deflecting to the left, said curve having a radius of 680.00 feet, a delta angle of 49°18'50", and a chord of 567.37 feet that bears S 16°25'22" W to a 5/8" iron pin set;

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5.413 ACRE SPLIT PARCEL; pg. 2

Thence, N 86°38'27" W a distance of 273.70 feet to a 5/8" iron pin set on the east line of said Dixon parcel;

Thence, N 03°21'33" E, along said Dixon east line, passing through a 3/4" iron pipe found at a distance of 692.19 feet lying in the southerly right-of-way of Pekin Road, a total distance of 722.19 feet to the Place of Beginning and containing 5.413 acres of land as surveyed and described by Daniel J. Gerson, P.S. #8137 on January 13, 2005, for William R. Gray Associates, Inc., Professional Engineers and surveyors.. Be the same, more or less, but subject to all legal highways and easements

The basis of bearing for this description is the centerline of Pekin Road being N 86°33'40"W as per the dedication plat of Memory Lane; Plat 13-55.

All iron pins described as being set are 5/8 inch diameter x 30 inches long and are capped with a plastic surveyor cap bearing the name and registration number of Daniel J. Gerson, P.S. No. 8137.

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

*R.S.* *3/15/05*  
OFFICE OF THE *Revised*  
GEAUGA COUNTY ENGINEER



MARCH 14, 05

MAR 12 2005

**WM. R. GRAY ASSOCIATES, INC**

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TERRENCE G. GERSON P.E., P.S.  
DANIEL J. GERSON, P.E., P.S.

9472 Hamilton Drive  
Mentor, Ohio 44060  
PHONE: (440) 350-0861  
FAX NO: (440) 350-9451

01/13/05  
REVISED 02/28/05

**42.242 ACRE RESIDUAL PARCEL**

The intent of this legal description is to describe the balance of land to be owned by Larry J. & Loretta M. Pitorak after a split of 5.413 acres.

Situated in the Township of Russell, County of Geauga, State of Ohio and being known as part of Original Township Lot No. 1,2 and 3, Section 15, Tract 1 and being further bounded and described as follows:

Beginning at a point in the centerline of Pekin Road (60' wide) at the northeast corner of a parcel of land conveyed to Gerald E. Dixon as recorded in Volume 1253, Page 85 of Geauga County Official Records;

Thence, S 86°33'40"E along the centerline of Pekin Road a distance of 417.62 feet to a point;

Thence, S 03°26'20" W a distance of 30.00 feet to a 5/8" iron pin set in concrete lying at the intersection of the southerly right-of-way of Pekin Road and the westerly right-of-way of Retriever Run (60' wide) as per dedication plat of Heather Hollow Subdivision; Plat 37-103;

Thence, 54.67 feet along the westerly right-of-way of Retriever Run, along the arc of a curve deflecting to the right, said curve having a radius of 30.00 feet, a delta angle of 104°25'13", and a chord of 47.42 feet that bears S 34°21'03" E to a 5/8" iron pin set in concrete;

Thence, S 17°51'33" W along the westerly right-of-way of Retriever Run, a distance of 22.62 feet to a 5/8" iron pin set in concrete;

Thence, 89.16 feet along the westerly right-of-way of Retriever Run, along the arc of a curve deflecting to the right, said curve having a radius of 220.00 feet, a delta angle of 23°13'14", and a chord of 88.55 feet that bears S 29°28'10" W to a 5/8" iron pin set in concrete at a point of reverse curvature;

Thence, 585.27 feet along the westerly right-of-way of Retriever Run, along the arc of a curve deflecting to the left, said curve having a radius of 680.00 feet, a delta angle of 49°18'50", and a chord of 567.37 feet that bears S 16°25'22" W to a 5/8" iron pin set, said point also being the Principal Place of Beginning of the parcel herein intended to be described;

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## 42.242 ACRE RESIDUAL PARCEL; pg. 2

Thence, 57.69 feet along the westerly right-of-way of Retriever Run, along the arc of a curve deflecting to the left, said curve having a radius of 680.00 feet, a delta angle of  $04^{\circ}51'38''$ , and a chord of 57.67 feet that bears  $S 10^{\circ}39'52'' E$  to a  $5/8''$  iron pin set in concrete at a point of reverse curvature;

Thence, 279.91 feet along the westerly right-of-way of Retriever Run, along the arc of a curve deflecting to the right, said curve having a radius of 970.00 feet, a delta angle of  $16^{\circ}32'00''$ , and a chord of 278.94 feet that bears  $S 04^{\circ}49'40'' E$  to a  $5/8''$  iron pin set in concrete;

Thence,  $S 03^{\circ}26'20'' W$  continuing along the westerly right-of-way of Retriever Run, a distance of 376.41 feet to a  $5/8''$  iron pin set in concrete at the northeast corner of subplot no. 14 of the Heather Hollow Subdivision;

Thence,  $N 86^{\circ}33'40'' W$  along the northerly line of subplot no. 14 a distance of 427.80 feet to a  $5/8''$  iron pin set in concrete;

Thence,  $S 62^{\circ}07'06'' W$  along a northerly line of subplot no. 14 a distance of 45.89 feet to a  $5/8''$  iron pin set in concrete;

Thence,  $S 03^{\circ}26'20'' W$  along a west line of subplot no. 14 and 13 and its prolongation a distance of 583.69 feet to a point, said point being a northerly corner of subplot no. 12 of said Heather Hollow Subdivision;

Thence,  $N 86^{\circ}33'40'' W$  along a northerly line of subplot no. 12, passing through  $5/8''$  iron pin found (0.05' south) at a distance of 79.96 feet, a total distance of 299.21 feet to a  $5/8''$  iron pin found at the northeast corner of a parcel of land conveyed to Robert Dawson Morgan as recorded in Volume 1342, Page 830 of Geauga County Official Records;

Thence,  $N 86^{\circ}41'22'' W$  along a northerly line of said Morgan property, passing through  $5/8''$  iron pins found at a distance of 582.88 feet and 838.67 feet, a total distance of 965.24 feet to a  $5/8''$  iron pin found (0.76' west) lying in the northerly line of said Morgan property and being the southeast corner of a parcel of land conveyed to Bryan D., Kevin J., and Heather L. Pitorak as recorded in Volume 1663, Page 421 of Geauga Count Official Records (Parcel 26-182800);

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### 42.242 ACRE RESIDUAL PARCEL; pg. 3

Thence, N 03°53'49" E, along the east line of said Pitorak parcel, passing through a 5/8" iron pin found (w/D.Gerson cap) at a distance of 604.03 feet at the northeast corner of said Pitorak parcel and being the southeast corner of a parcel of land conveyed to Bryan D., Kevin J., and Heather L. Pitorak as recorded in Volume 1663, Page 421 of Geauga County Official Records (Parcel 26-214042) a total distance of 605.82 feet to a 5/8" iron pin found (0.30' west) at the northeast corner of said Pitorak parcel (Parcel 26-214042);

Thence, N 86°06'11" W, along the northerly line of said Pitorak property (Parcel 26-214042) a distance of 394.29 feet to a 5/8" iron pin found (1.21' south, 0.26' east) at the intersection of the southerly right-of-way of Memory Lane (60' wide) and the easterly right-of-way of Spring Valley Drive (60' wide);

Thence, N 03°57'05" E along the easterly right-of-way of Memory Lane a distance of 60.00 feet to a 5/8" iron pin found (w/D.Gerson cap) at the southwest corner of subplot no. 10 of Spring Valley Acres Subdivision as recorded in Volume 8, Page 10 of Geauga County Plat Records;

Thence, S 86°06'11" E along the southerly line of said subplot no. 10 a distance of 349.82 feet to a 5/8" iron pin found (bent)(0.23' south, 1.12' east) at the southeast corner of said subplot no. 10;

Thence, N 03°58'28" E along the easterly line of subplot no. 10,11,12 a distance of 527.00 feet to a 5/8" iron pin found (0.07' south) lying in the easterly line of subplot no. 12 of the aforementioned Spring Valley Acres Subdivision and being the southwest corner of a parcel of land conveyed to Jay Louis McKenna as recorded in Volume 733, Page 1200 of Geauga County Official Records;

Thence, S 86°33'40" E along the southerly line of said McKenna property and along a parcel of land conveyed to Harry K. Kiefer and Mary Jane McGinty as recorded in Volume 709, Page 726 of Geauga County Official Records, a distance of 800.00 feet to a 5/8" iron pin found (0.60' north, 0.30' west) at the southeast corner of said Kiefer and McGinty parcel, said point also lying in the westerly line of a parcel of land conveyed to Jaqueline A. Adams as recorded in Volume 683, Page 1082 of Geauga County Official Records;

Thence, S 03°58'28" W, along the westerly line of said Adams parcel a distance of 24.44 feet to a 5/8" iron pin found (0.56' north, 0.45' west) at the southwest corner of said Adams parcel;

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42.242 ACRE RESIDUAL PARCEL; pg. 4

Thence, S 86°33'40" E, along the southerly line of said Adams parcel and continuing along the southerly line of a parcel of land conveyed to Gerald E. Dixon as recorded in Volume 1253, Page 85 of Geauga County Official Records, a distance of 638.19 feet to a 5/8" iron pin found (0.29' north, 0.15' west) at the southeast corner of said Dixon parcel;

Thence, N 03°21'33" E, along the easterly line of said Dixon property, a distance of 149.00 feet to a 5/8" iron pin set;

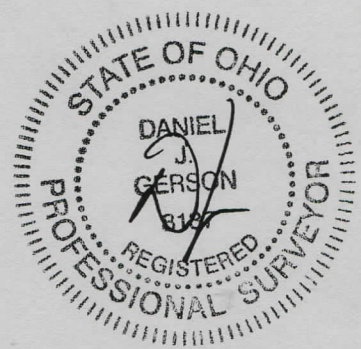
Thence, S 86°38'27" E, a distance of 273.70 feet to the Place of Beginning and containing 42.242 acres of land as surveyed and described by Daniel J. Gerson, P.S. #8137 on January 13, 2005, for William R. Gray Associates, Inc., Professional Engineers and surveyors.. Be the same, more or less, but subject to all legal highways and easements

The basis of bearing for this description is the centerline of Pekin Road being N 86°33'40"W as per the dedication plat of Memory Lane; Plat 13-55.

All iron pins described as being set are 5/8 inch diameter x 30 inches long and are capped with a plastic surveyor cap bearing the name and registration number of Daniel J. Gerson, P.S. No. 8137.

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

P.S. 3/15/05  
OFFICE OF THE Revised  
GEAUGA COUNTY ENGINEER



MARCH 14, 05

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