

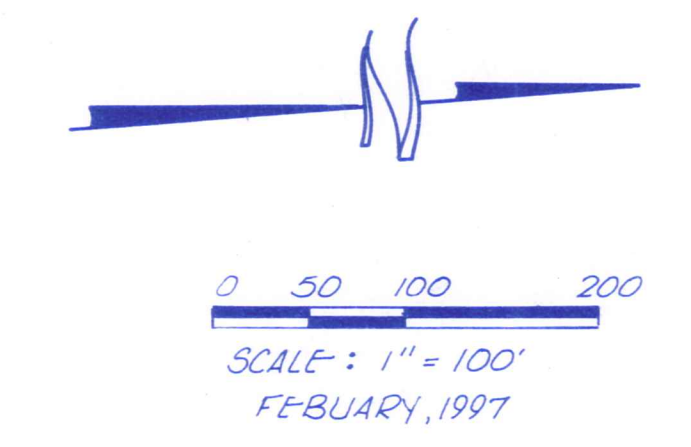
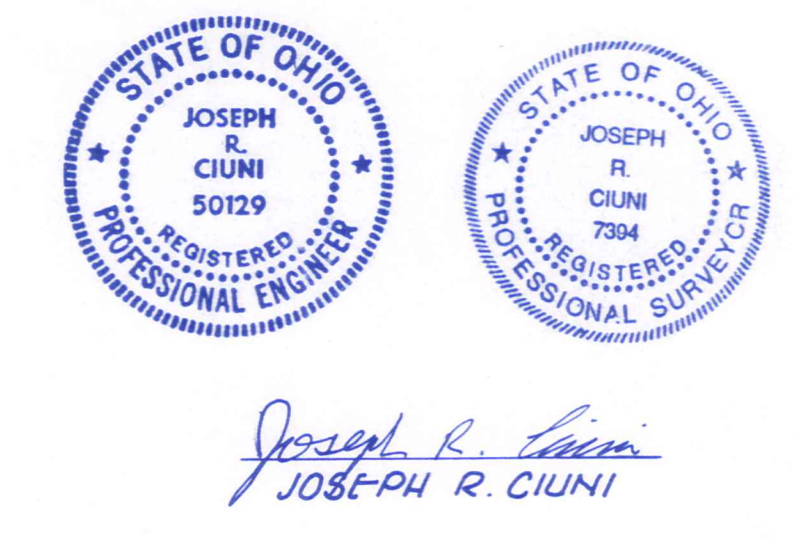
LOT SPLIT MAP

AS REQUESTED BY

JAMES M. & JOYCE E. SCIARETTA

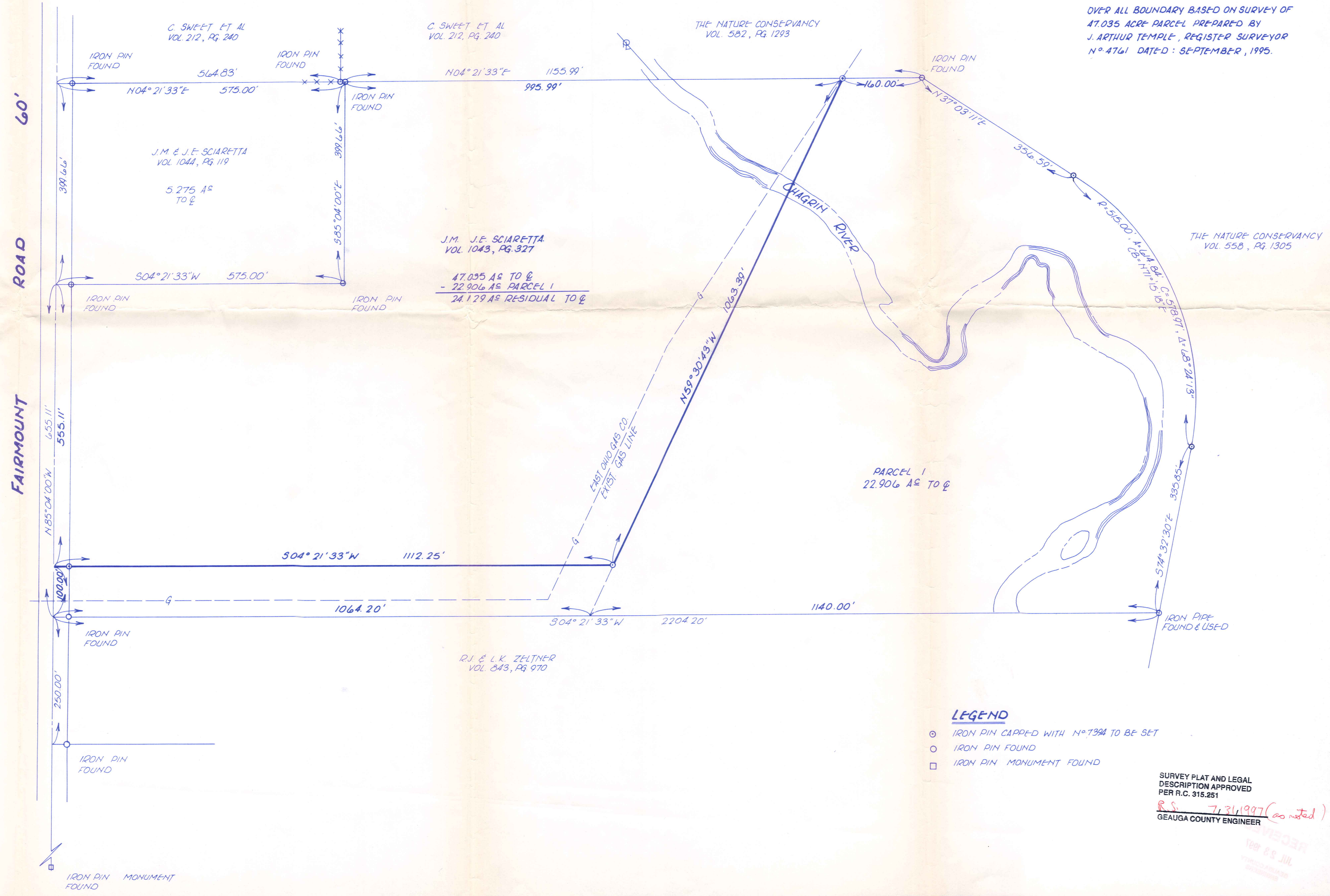
SITUATED IN RUSSELL TOWNSHIP, COUNTY OF
GEAUGA, AND STATE OF OHIO, AND KNOWN AS
BEING A PART OF SECTION NO. 4, TRACT NO. 1.

PREPARED BY: **CIUNI & LYNN ASSOC.**
4401 ROCKSIDE ROAD
SUITE 301
CLEVELAND, OHIO 44131



NOTE:
BEARINGS SHOWN HEREON ARE BASED ON
AN ASSUMED MERIDIAN AND ARE USED TO
INDICATE ANGLES ONLY.

OVER ALL BOUNDARY BASED ON SURVEY OF
47.035 ACRE PARCEL PREPARED BY
J. ARTHUR TEMPLE, REGISTER SURVEYOR
NO. 4761 DATED: SEPTEMBER, 1995.



RUS-00083

RUS00083

SCIARETTA
 picked up 7-31-1997
 Rev #26-214054

LEGAL DESCRIPTION
 FOR
 JAMES M. & JOYCE E. SCIARETTA
 PARCEL 1
 22.906 ACRES

Situated in the Township of Russell, County of geauga and State of Ohio being part of Section No. 4, Tract No. 1 within said Township and further described as follows:

Beginning in the centerline of Fairmount Road (60 feet wide) at a point which is distant South $85^{\circ} 04' 00''$ East, 954.77 feet along said centerline from the southeasterly corner of land conveyed to C. Sweet, et al., by deed recorded in Vol. 212, Page 240 of the Geauga County Records of Deeds, said point being the Principal Place of Beginning;

Thence North $04^{\circ} 21' 33''$ East along a line parallel to the easterly line of the said Sweet parcel passing through an iron pin set at 30.00 feet, a distance of 1112.25 feet to an iron pin set;

Thence North $59^{\circ} 30' 43''$ West a distance of 1063.39 feet to an iron pin set on the easterly line of land conveyed to The Nature Conservancy by deed recorded in Vol. 582, Page 1293, of Geauga County Deed Records;

Thence North $04^{\circ} 21' 33''$ East along the easterly line of the said Conservancy parcel, a distance of 160.00 feet to an iron pin found on the southerly line of a parcel of land conveyed to The Nature Conservancy by deed recorded in Vol. 558, Page 1305 of the Geauga County Deed Records, said southerly line also being the southerly line of the Cleveland and Eastern Traction Company right-of-way;

Thence North $37^{\circ} 03' 11''$ East along the southerly line of land so conveyed to The Nature Conservancy and the southerly line of said Traction Company right-of-way, a distance of 356.59 feet to an iron pin set at a point of curvature;

Thence continuing along said southerly lines and along the arc of a curve deflecting to the right, and having a radius of 515.00 feet, a central angle of $68^{\circ} 24' 13''$, a chord which bears North $71^{\circ} 15' 18''$ East, 578.97 feet, a distance of 614.84 feet to an iron pin set at a point of tangency;

Thence continuing along the southerly line of land so conveyed to The Nature Conservancy and the southerly line of said Traction Company right-of-way South $74^{\circ} 32' 30''$ East a distance of 335.85 feet to an iron pipe found at the northwesterly corner of land conveyed to R.J. and L.K. Zelmer by deed recorded in Vol. 843, Page 970 of the Geauga County Deed Records;

Thence South $04^{\circ} 21' 33''$ West along the westerly line of the said Zelmer parcel, a distance of 2204.20 feet to the centerline of Fairmount Road and passing through an iron pin found 30.00 feet therefrom;

JUL 1 8 1997

RMS 00083

Parcel 1
22.906 Acres
Page 2

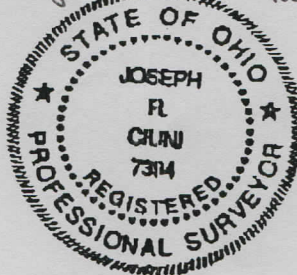
Thence North 85° 04' 00" West along the centerline of Fairmount Road a distance of 100.00 feet to the Principal Place of Beginning, containing 22.906 acres of land being the same more or less but subject to all legal highways and easements of record.

Bearings shown herein are based on an assumed meridian and are used to indicate angles only.

This parcel of land is a part of lands conveyed to James M. and Joyce E. Sciarretta as recorded in Volume 1043, Page 327 of the Geauga County Deed Records.

*6.06 acres taken out of permanent parcel # 26-208000 (7.18 Ac.)
16.846 acres taken out of permanent parcel # 26-214054 (34.98 Ac.)*

Prepared by:
Joseph R. Ciuni
Registered Surveyor #7394
Project No. C97034
February 20, 1997
Revised July 29, 1997



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

R.S. 7/31/1997 (Revised)
GEAUGA COUNTY ENGINEER

RECEIVED
JUL 21 1997
COUNTY ENGINEER

LEGAL DESCRIPTION FOR
JAMES M. & JOYCE E. SCIARETTA
RESIDUAL LAND
24.129 ACRES

Situated in the Township of Russell, County of Geauga and State of Ohio being part of Section No. 4, Tract No. 1 within said Township and further described as follows:

Beginning in the centerline of Fairmount Road (60 feet wide) at a point which is south 85° 04' 00" East along said centerline a distance of 399.66 feet from the southeasterly corner of land conveyed to C. Sweet, et al., by deed recorded in Vol. 212, Page 240 of the Geauga County Records of Deeds, said point being the principle place of beginning;

Thence North 04° 21' 33" East along a line parallel to the easterly line of the said Sweet parcel, passing through an iron pin found at 30.00 feet, a distance of 575.00 feet to an iron pin found;

Thence North 85° 04' 00" West along a line parallel to the centerline of Fairmount Road a distance of 399.66 feet to an iron pin found on the easterly line of the aforementioned Sweet parcel;

Thence North 04° 21' 33" East along the easterly line of the said Sweet parcel and along the easterly line of land conveyed to The Nature Conservancy by deed record in Vol. 582, Page 1293 of the Geauga County Records of Deeds a distance of 995.99 feet to an iron pin set;

Thence South 59° 30' 43" East a distance of 1063.39 feet to an iron pin set;

Thence South 04° 21' 33" West along a line parallel to the westerly line or land conveyed to R.J. and L.K. Zeltner by deed recorded in Vol. 843, Page 970 of the Geauga County Records of Deeds a distance of 1112.25 feet to the centerline of Fairmount Road, passing through an iron pin set at 30.00 feet therefrom;

Thence North 85° 04' 00" West along the centerline of Fairmount Road a distance of 555.11 feet to the principle place of beginning, containing 24.129 acres of land being the same more or less but subject to legal highways and easements of record.

Prepared by
CIUNI & LYNN ASSOCIATES
Project No. C97034
February 20, 1997

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

R.S. 8.1.1997 (as noted)
GEAUGA COUNTY ENGINEER