

LOT SPLIT PREPARED FOR STEVEN M. & ROSALIE P. VINY

SITUATED IN THE TOWNSHIP OF RUSSELL, COUNTY OF
GEAUGA AND STATE OF OHIO AND KNOWN AS BEING
PART OF ORIGINAL LOTS 2 AND 3, SECTION 1, TRACT 1
IN SAID RUSSELL TOWNSHIP.

ACCEPTANCE

STEVEN M. & ROSALIE P. VINY, THE UNDERSIGNED OWNERS OF LAND
SHOWN WITHIN THIS PLAT HEREBY ACKNOWLEDGE THIS PLAT AND LOT SPLIT TO
BE THEIR FREE ACT AND DEED.

Steven M. Viny
STEVEN M. VINY

17 Sept 1999
DATE

Rosalie P. Viny
ROSALIE P. VINY

17 Sept 1999
DATE

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED
THE ABOVE NAMED STEVEN M. & ROSALIE P. VINY, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING
INSTRUMENT TO BE THEIR FREE ACT AND DEED IN TESTIMONY WHEREOF, HAVE HEREUNTO SET MY
HAND AND AFFIXED MY OFFICIAL SEAL THIS 17 DAY OF Sept, 1999 AT
Wesleyan, OHIO.

Joseph A. Balog
NOTARY PUBLIC
JOSEPH A. BALOG, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My Commission Has No Expiration Date
Sec. 147.03 R.C.

D=13'06'40''
BRG.=N.06°40'49"W,
T 49.47'
R=430.51' DEED & USED
A=98.52' ACT. 97.93' DEED
C=98.30'

D=13'22'09''
BRG.=N.06°48'33"W,
T 53.97'
R=460.51'
A=107.45'
C=107.21'

D=48'27'29''
BRG.=N.82°57'37"W,
T 234.01'
R=520.00' DEED & USED
A=439.79' ACT. 439.67' DEED
C=426.80'

D=12'07'45''
BRG.=N.52°39'60"W,
T 55.25'
R=520.00'
A=110.08'
C=109.88'

51,459 SQ. FT. OR 1.1813 ACRES FROM
P.P.N. 26-009500
235,140 SQ. FT. OR 5.3981 ACRES FROM
P.P.N. 26-009410
286,599 SQ. FT.
OR 6.5794 ACRES

STEVEN M. & ROSALIE P. VINY
PARCEL 1
DEED VOL. 1201, P. 718 O.R.G.C.
P.P.N. 26-009410

THOMAS T. & ANNE C. TORMEY
DEED VOL. 1232, P. 1175 O.R.G.C.
P.P.N. 26-111670

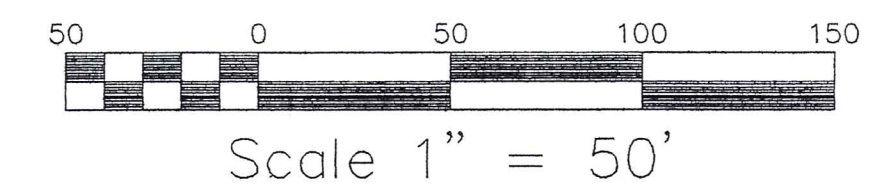
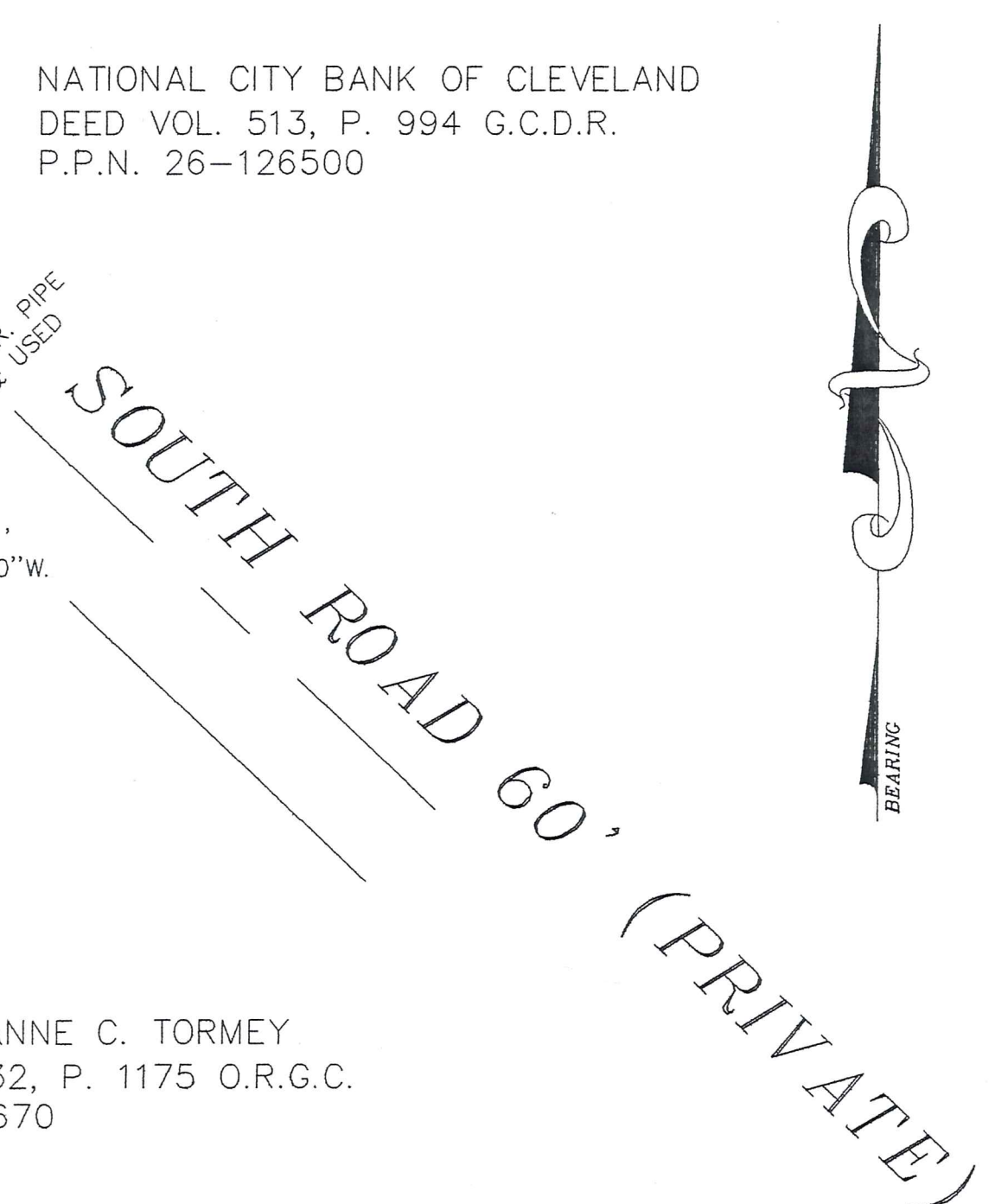
STEVEN M. & ROSALIE P. VINY
PARCEL 2
DEED VOL. 1201, P. 718 O.R.G.C.
P.P.N. 26-009500

209,954 SQ. FT. OR 4.8199 ACRES FROM
P.P.N. 26-009500
7,851 SQ. FT. OR 0.1802 ACRES FROM
P.P.N. 26-009410

217,805 SQ. FT.
OR 5.0001 ACRES

SARAH W. MORTIMER, TR.
DEED VOL. 882, P. 469 O.R.G.C.
P.P.N. 26-117560

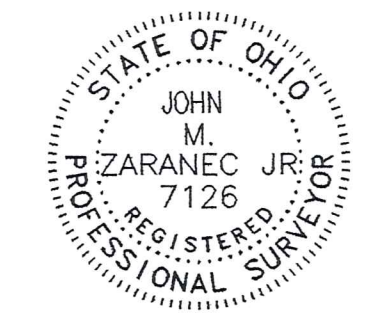
SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.S. 10/12/99
OFFICE OF THE
GEAUGA COUNTY ENGINEER



DISTANCES SHOWN HEREON ARE
IN FEET AND DECIMAL PARTS
THEREOF. BEARINGS ARE TO AN
ASSUMED MERIDIAN AND ARE
SHOWN TO INDICATE ANGLES
ONLY. MONUMENTS WERE
FOUND OR SET AS INDICATED
ON THE PLAT.

I HEREBY STATE THIS TO BE A TRUE AND
ACCURATE SURVEY TO THE BEST OF MY
KNOWLEDGE, INFORMATION AND BELIEF.

John M. Zaranec Jr.
JOHN M. ZARANEC JR. P.S. 7126



© ZARANEC SURVEYING CO.
KNOWLES INDUSTRIAL PARK
16715 WEST PARK CIRCLE DRIVE
CHAGRIN FALLS, OHIO 44023-4550
(440) 543 - 1403

File name: G:\1999\99145\99145
Plot date: 08/26/99 at 17:54
Revised date: 09/03/99 at 13:35

- LEGEND
- = 5/8" IRON PIN SET/CAP
- ACT. = ACTUAL
- OBS. = OBSERVED
- CALC. = CALCULATED
- REC. = RECORD
- FND. = FOUND
- ORIGINAL LOT LINE
- CENTERLINE

D=15'56'14''
BRG.=N.07°50'38"E,
T 100.26'
R=716.21' DEED & USED
A=199.22' ACT. 199.36' DEED
C=198.58'

D=15'15'35''
BRG.=N.07°30'19"E,
T 99.96'
R=746.21'
A=198.74'
C=198.15'

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RUS-00095

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Viny
picked up 10-13-1999



ZARANEC SURVEYING CO.

Professional Land Surveyors

26-009500

**STEVEN M. & ROSALIE P. VINY
LOT SPLIT
5.0001 ACRE PARCEL**

Situated in the Township of Russell, County of Geauga and State of Ohio and known as being part of Lots 2 and 3, Section 1, Tract 1 in Original Russell Township and bounded and described as follows:

Beginning at the intersection of the centerline County Line Road, 60.00 feet wide, and the northerly line of a parcel of land conveyed to Sarah W. Mortimer, Tr. As conveyed by Deed volume 882, Page 469 Official Records of Geauga County;

Thence northeasterly along the centerline of said County Line Road 199.22 feet along the arc of a curve deflecting to the left to a point of tangency therein, said curve having a radius of 716.21 feet and a chord which bears North 07 degrees 50 minutes 38 seconds East, 198.58 feet;

Thence North 00 degrees 07 minutes 29 seconds West along the centerline of said County line Road, 305.69 feet to a point therein;

Thence North 88 degrees 27 minutes 26 seconds East passing through a 5/8 inch iron pin set at its intersection with the easterly line of said County Line Road at 30.01 feet, 130.00 feet to a 5/8 inch iron pin set;

Thence South 00 degrees 07 minutes 29 seconds East, 110.00 feet to a 5/8 inch iron pin set;

Thence North 88 degrees 27 minutes 26 seconds East, 291.50 feet to a 5/8 inch iron pin set;

Thence South 00 degrees 21 minutes 32 seconds East, 182.65 feet to a 5/8 inch iron pin set;

Thence North 88 degrees 27 minutes 26 seconds East, 159.41 feet to a 5/8 inch iron pin set at its intersection with the westerly line of a parcel of land conveyed to Thomas T. & Anne C. Tormey by deed Volume 1232, Page 1175 Official Records of Geauga County;

Thence South 00 degrees 21 minutes 32 seconds East along the westerly line of said parcel of land conveyed to Thomas T. & Anne C. Tormey, 219.04 feet to a 3/4 inch iron pipe found at its intersection with the northerly line of a parcel of land conveyed to Sarah W. Mortimer, Tr. By Deed Volume 882, Page 469 Official Records of Geauga County;

Thence South 89 degrees 24 minutes 05 seconds West along the northerly line of said parcel of land conveyed to Sarah W. Mortimer, Tr., passing through a 5/8 inch "Selee" iron pin found at its intersection with the easterly line of said County Line Road at 578.70 feet, 609.92 feet to the place of beginning and containing 217,805 square feet or 5.0001 acres of land as surveyed by John M. Zaranec, Jr. P.S. 7126 for Zaranec Surveying Co. dated August 26, 1999.

Being 7,851 square feet or 0.1802 acres of land of Parcel 1 of Deed Volume 1201, Page 718 Official Records of Geauga County P.P.N. 26-009410 and 209,954 square feet or 4.8199 acres of land of Parcel 2 of Deed Volume 1201, Page 718 Official Records of Geauga County P.P.N. 26-009500.

The courses used in this description are base on an assumed meridian and are intended to indicate angles only.

(440) 543-1403

Fax: (440) 543-8798

Knowles Industrial Park
16715 W. Park Circle Drive
Chagrin Falls, Ohio 44023

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

R.S.

10/12/99

OFFICE OF THE
GEAUGA COUNTY ENGINEER

John M. Zaranec, Jr.
President



ZARANEC SURVEYING CO.

Professional Land Surveyors

26-009410

**STEVEN M. & ROSALIE P. VINY
LOT SPLIT
6.5794 ACRE PARCEL**

Situated in the Township of Russell, County of Geauga and State of Ohio and known as being part of Lots 2 and 3, Section 1, Tract 1 in Original Russell Township and bounded and described as follows:

Beginning at the intersection of the centerline County Line Road, 60.00 feet wide, and the southerly line of a parcel of land conveyed to National City Bank of Cleveland by Volume 513, Page 994 Geauga County Deed Records;

Thence North 72 degrees 48 minutes 38 seconds East along the southerly line of said parcel of land conveyed to National City Bank of Cleveland, 30.07 feet passing through its intersection with the easterly line of said County Line Road from which point a 5/8 inch "Seele" iron pin found bears North 72 degrees 48 minutes 38 East, 0.16 feet and North 17 degrees 11 minutes 22 seconds West, 0.39 feet, 174.48 feet to a point of curvature therein from which point a 5/8 inch "Seele" iron pin found bears North 72 degrees 48 minutes 38 seconds East, 0.19 feet and North 17 degrees 11 minutes 22 seconds West, 0.37 feet;

Thence southeasterly along the southerly line of said parcel of land conveyed to National City Bank of Cleveland 439.79 feet along the arc of a circle deflecting to the right, to a 1 inch iron pipe found at its intersection with the westerly line of a parcel of land conveyed to Thomas T. & Anne C. Tormey by Volume 1232. Page 1175 Official Records of Geauga County, said curve having a radius of 520.00 feet and a chord which bears South 82 degrees 57 minutes 37 seconds East, 426.80 feet;

Thence South 00 degrees 21 minutes 32 seconds East along the westerly line of said parcel of land conveyed to Thomas T. & Anne C. Tormey, 593.50 feet to a 5/8 inch iron pin set therein;

Thence South 88 degrees 27 minutes 26 seconds West, 159.41 feet to 5/8 inch iron pin set;

Thence North 00 degrees 21 minutes 32 seconds West, 182.65 feet to a 5/8 inch iron pin set;

Thence South 88 degrees 27 minutes 26 seconds West, 291.50 feet to a 5/8 inch iron pin set;

Thence North 00 degrees 07 minutes 29 seconds West, 110.00 feet to a 5/8 inch iron pin set;

Thence South 88 degrees 27 minutes 26 seconds West, 99.99 feet passing through a 5/8 inch iron pin set at its intersection with the easterly line of said County Line Road, 130.00 feet to its intersection with the centerline of said County line Road;

Thence North 00 degrees 07 minutes 29 seconds West along the centerline of said County Line Road, 219.59 feet to a point of curvature therein;

Thence northwesterly 98.52 feet along the centerline of said County Line Road along the arc of a circle deflecting to the left to the place of beginning, said curve having a radius of 430.51 feet and a chord which bears North 06 degrees 40 minutes 49 seconds West, 98.30 feet and containing 286,599 square feet or 6.5794 acres of land as surveyed by John M. Zaranec, Jr. P.S. 7126 for Zaranec Surveying Co. dated August 26, 1999.

Being 235,140 square feet or 5.3981 acres of land of Parcel 1 of Deed Volume 1201, Page 718 Official Records of Geauga County P.P.N. 26-009410 and 51,459 square feet or 1.1813 acres of land of Parcel 2 of Deed Volume 1201, Page 718 Official Records of Geauga County P.P.N. 26-009500.

The courses used in this description are base on an assumed meridian and are intended to indicate angles only.

(440) 543-1403

Fax: (440) 543-8798

Knowles Industrial Park
16715 W. Park Circle Drive
Chagrin Falls, Ohio 44023

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

R.S.

10/12/99

OFFICE OF THE
GEAUGA COUNTY ENGINEER

John M. Zaranec, Jr.
President