

Plat of Lot Split of Bruening Property P.P.N. 30-040400 Thompson Township, Geauga County, Ohio

Situated in the Township of Thompson, County of Geauga and State of Ohio and known as being part of Original Lot No. 21 in said Township.

OWNERS ACCEPTANCE

I, (We) the undersigned owner(s) of the land shown hereon, do hereby accept this Plat of Lot Split of the same.

Owner's Name _____ Owner's Name _____

NOTARY

State of Ohio }
County of Cuyahoga }

Before me a Notary Public in and for said County and State, personally appeared the above named Owner(s) who acknowledged that he did sign the foregoing instrument and that it was his own free act and deed.

In witness whereof, I have hereunto set my hand and official seal at Cleveland, Ohio, this _____ day of _____, 2000.

Notary Public _____

My Commission expires _____

NOTE:
All 5/8" iron pins set are capped by Edward B. Dudley, Ohio P.S. No. 6747.

BASIS OF BEARINGS:
Centerline bearing (N 33°44'35" W) of Madison Road as shown in the deed to Sidco, an Ohio partnership in Volume 513, Page 1033 of Geauga County Records.

DEED OF REFERENCE:
David J. & Deborah J. Bruening, Volume 910, Page 861 of Geauga County Records.

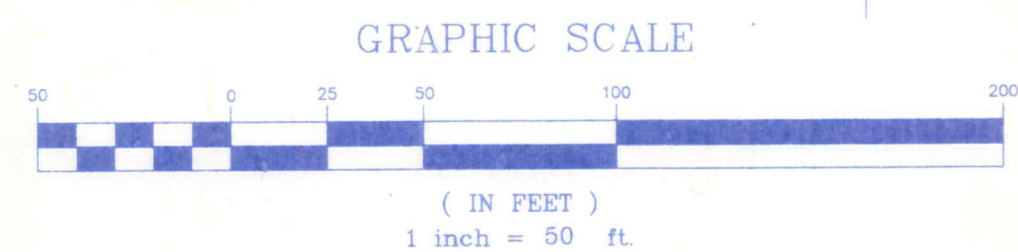
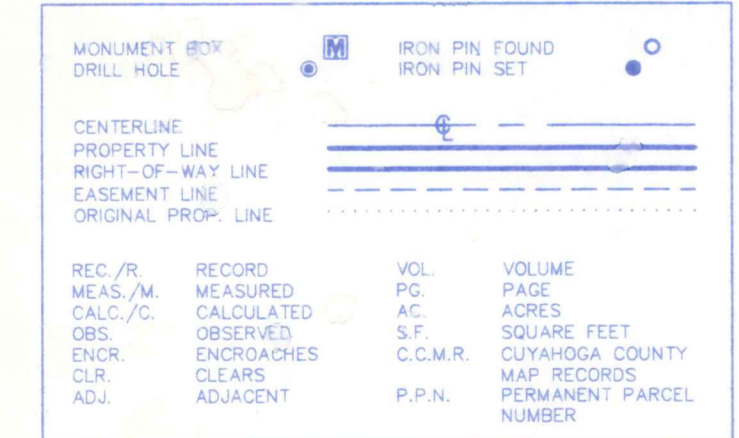
I hereby certify that I have surveyed the subject premises and prepared this drawing in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code.

Edward B. Dudley, P.S. No. 6747
November 9, 2000
Date



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 316.261
R.J. 11/9/2000
OFFICE OF THE
GEAUGA COUNTY ENGINEER

LEGEND



The NORTH COAST
Engineering & Surveying Co., Inc.
2530 Superior Ave., Suite 703 Clev., Ohio 44114
Tel. (216) 241-7070 Fax (216) 241-7071

P.P.N. 30-068300
Robert C. & Paulann Sidley
Vol. 469, Pg. 434

Remainder Lot:
9.6097 Acres

ACREAGE TABLE:

Total Area	11.3700 Ac.
Exception Parcel Area	-0.6567 Ac.
New Lot Area	-1.1036 Ac.
Gross Area: Rem. Lot	9.6097 Ac.
Gross Area: Rem. Lot	9.6097 Ac.
Area in R/W	-0.4576 Ac.
Net Area: Rem. Lot	9.1521 Ac.

P.P.N. 30-040400
David J. & Deborah J. Bruening
Vol. 910, Pg. 861

New Lot Area:
Gross Area: 1.1036 Ac.
Area in R/W: 0.1033 Ac.
Net Area: 1.0003 Ac.
(43,573 S.F.)

P.P.N. 30-066600
R.W. Sidley, Inc.
Vol. 400, Pg. 673

P.P.N. 30-066100
Sidco, an Ohio Corporation
Vol. 513, Pg. 1033

P.P.N. 30-010600
R.W. Sidley, Inc.
Vol. 400, Pg. 673
(Exception to Parcel 1)

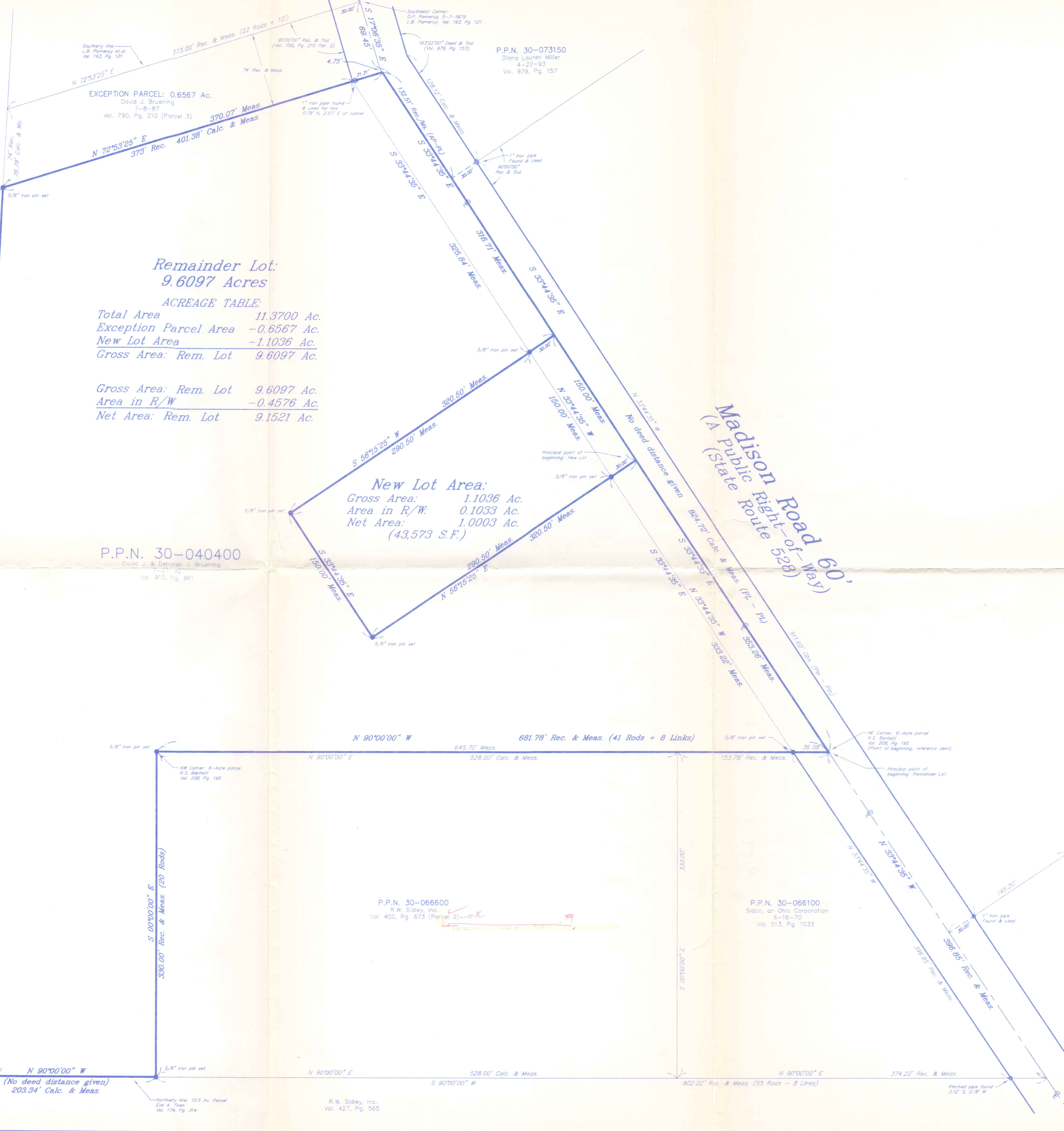
R.W. Sidley, Inc.
Vol. 427, Pg. 565

Northerly line 10.5 Ac. Parcel
Evid. & Town
Vol. 174, Pg. 314

(No deed distance given) 894.93' Calc. & Meas.

N 02°56'56" E

Easterly line
G. Brounce
Vol. 243, Pg. 125



THO-00018
THO 00018

Bruening
picked up 11-28-2000

**LEGAL DESCRIPTION
OF
NEW LOT**

Situated in the Township of Thompson, County of Geauga and State of Ohio and being a part of Lot No. 21 and further bounded and described as follows;

Beginning at the intersection of the centerline of Madison Road, (60.00 feet wide) (State Route 528) and the southeasterly corner of land conveyed to Sidco, an Ohio corporation by deed recorded in Volume 513, Page 1033 of Geauga County Records;

Thence North 33° 44' 35" West along the centerline of Madison Road, 396.85 feet to southeasterly corner of land conveyed to David J. Bruening by deed recorded in Volume 910, Page 861 of Geauga County Records;

Thence North 33° 44' 35" West continuing along the centerline of Madison Road, 353.26 feet to the principal point of beginning of the premises herein described;

Thence North 33° 44' 35" West continuing along the centerline of Madison Road, 150.00 feet to a point;

Thence South 56° 15' 25" West passing through a 5/8" iron pin set at 30.00 feet, 320.50 feet to a 5/8" iron pin set;

Thence South 33° 44' 35" East, parallel with the centerline of Madison Road, 150.00 feet to a 5/8" iron pin set;

Thence North 56° 15' 25" East passing through a 5/8" iron pin set at 290.50 feet, 320.50 feet to the centerline of Madison Road and the principal place of beginning and containing 1.1036 acres of land of which 0.1033 acres is within the right-of-way of Madison Road as described and surveyed by E.B. Dudley, P.L.S. No. 6747 of The North Coast Engineering and Surveying Co., Inc. in November of 2000, be the same more or less, but subject to all legal highways.

Note: All 5/8" iron pins set and capped by E.B.Dudley, P.L.S. No. 6747

Deed of Reference: David J. and Deborah J. Bruening.
Volume 910, Page 861

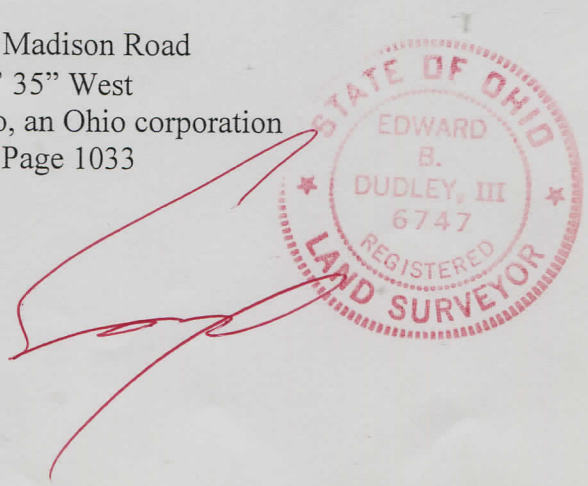
Basis of Bearings: Centerline of Madison Road
North 33° 44' 35" West
Deed to Sidco, an Ohio corporation
Volume 513, Page 1033

20-113bn11-2-00

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

Res. 11/28/2000

OFFICE OF THE
GEAUGA COUNTY ENGINEER



**LEGAL DESCRIPTION
OF
REMAINDER LOT**

Situated in the Township of Thompson, County of Geauga and State of Ohio and being a part of Lot No. 21 and further bounded and described as follows;

Beginning at the intersection of the centerline of Madison Road, (60.00 feet wide) (State Route 528) and the southeasterly line of land conveyed to Sidco, an Ohio corporation by deed recorded in Volume 513, Page 1033 of Geauga County Records;

Thence North $33^{\circ} 44' 35''$ West along the centerline of Madison Road, 396.85 feet to a point at the northeast corner of land conveyed to Sidco, an Ohio Corporation by deed recorded in Volume 513, Page 1033 of Geauga County Records and the principal point of beginning of the premises herein described;

Thence North $90^{\circ} 00' 00''$ West along the northerly line of land so conveyed, and the northerly line of land conveyed to R.W. Sidley, Inc. by deed recorded in Volume 400, Page 673 (Parcel 2), passing through a $5/8''$ iron pin set at 36.08 feet, 681.78 feet to a $5/8''$ iron pin set at the northwesterly corner thereof;

Thence South $00^{\circ} 00' 00''$ East along the westerly line of land so conveyed, 330.00 feet to a $5/8''$ iron pin set on the northerly line of land conveyed to R.W. Sidley Inc. by deed recorded in Volume 427, Page 565 of Geauga County Records;

Thence North $90^{\circ} 00' 00''$ West along the northerly line of land so conveyed, 203.34 feet to a $5/8''$ iron pin set on the easterly line of land conveyed to Robert and Paulann Sidley by deed recorded in Volume 469, Page 434 of Geauga County Records;

Thence North $02^{\circ} 56' 56''$ East along the easterly line of land so conveyed, 894.93 feet to a $5/8''$ iron pin set at the southwest corner of land conveyed to David J. Bruening, Jr. by deed recorded in Volume 790, Page 210 (Parcel 3) of Geauga County Records;

Thence North $72^{\circ} 53' 25''$ East along the southerly line of land so conveyed, , passing through a 1" iron pipe found (0.79 feet north and 2.57 feet east), at 370.07 feet , 401.38 feet to the centerline of aforesaid Madison Road;

Thence South $33^{\circ} 44' 35''$ East along the centerline of Madison Road, 316.71 feet to a point;

Thence South $56^{\circ} 15' 25''$ West passing through a $5/8''$ iron pin set at 30.00 feet, 320.50 feet to a $5/8''$ iron pin set;

Thence South $33^{\circ} 44' 35''$ East, parallel with the centerline of Madison Road, 150.00 feet to a $5/8''$ iron pin set;

170 00018

Thence North 56° 15' 25" East passing through a 5/8" iron pin set at 290.50 feet, 320.50 feet to a 5/8" iron pin set on the centerline of Madison Road;

Thence South 33° 44' 35" East continuing along the centerline of Madison Road, 353.26 feet to the principal place of beginning and containing 9.6097 acres of land of which 0.4576 acres of land are within the right-of-way of Madison Road, as described and surveyed by E.B.Dudley, P.L.S. No. 6747 of The North Coast Engineering and Surveying Co., Inc. in November of 2000, be the same more or less, but subject to all legal highways.

Note: All 5/8" iron pins set and capped by E.B.Dudley, P.L.S. No. 6747.

Deed of Reference: David J. and Deborah J. Bruening.
Volume 910, Page 861

Basis of Bearings: Centerline of Madison Road
North 33° 44' 35" West
Deed to Sidco, an Ohio corporation
Volume 513, Page 1033

20-113bn11-2-00

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

R.S. 11/28/2000
OFFICE OF THE
GEAUGA COUNTY ENGINEER

