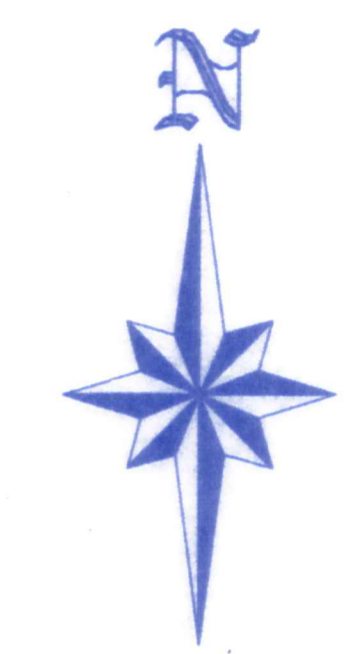


# LOT SPLIT PLAT OF P.P.N.'s 30-012441 & 30-095736 FOR THE CIANFAGLIONE FAMILY LIMITED PARTNERSHIP

BEING A PART OF ORIGINAL LOT NO. 19 IN THOMPSON TOWNSHIP  
COUNTY OF GEAGA, AND STATE OF OHIO

MAY 2000



THIS PLAT REPRESENTS A SURVEY WHICH MEETS THE MINIMUM STANDARDS FOR A BOUNDARY SURVEY IN THE STATE OF OHIO AS SPECIFIED IN THE ADMINISTRATION CODE CHAPTER 4733-31. DIMENSIONS SHOWN ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF AND MONUMENTS WERE FOUND OR SET AS INDICATED HEREON.



*Bruce R. Landeg* 5/5/2000  
 BRUCE R. LANDEG DATE  
 P.S. No. 7985

- SURVEY LEGEND:**
- = 5/8" DIAMETER IRON PIN FOUND
  - = 1" DIAMETER IRON PIPE FOUND (OR DIAMETER AS NOTED)
  - = 5/8" DIAMETER IRON PIN SET W/ ORANGE CAP MARKED "GREENLAND"

SURVEY PLAT & LEGAL DESCRIPTION  
 APPROVED PER R.C. 315.251  
*R.S.* 5/24/2000  
 OFFICE OF THE  
 GEAGA COUNTY ENGINEER

Rev.	Description	Date	By	CHKD
1	AS PER GEAGA COUNTY ENGINEER REVIEW	5-14-00	JFF	

**LOT SPLIT PLAT**  
**THE CIANFAGLIONE FAMILY LIMITED PARTNERSHIP**  
**OF P.P.N.'s 30-012441 & 30-095736**  
 TWP. OF THOMPSON - GEAGA COUNTY - OHIO

Drawn By: JFF  
 Checked By:  
 Approved By:  
 Date: MAY 2000

**Greenland Consulting, Inc.**  
 Planning - Surveying - Engineering  
 6520 Poplar Road Member, OH 44060  
 Phone: (440) 205-8167 Fax: (440) 205-1923  
 E-Mail: Green-land@Auno.com

Scale: Horiz. 1" = 200'	Vert. 1" = NA
Sheet No. 1	Of 1
Filename: 99-12308	

THO-00025

THO 00025

CIAFAGLIONE

Picked up 5-24-2000  
#30-095080  
Vol. 1298-Pg. 559


**Greenland Consulting, Inc.**

*Planning - Surveying - Engineering*

6520 Hopkins Road Mentor, OH 44060

Phone: (440) 205-8167 Fax: (440) 205-1923

E-Mail: [Green-land@Juno.com](mailto:Green-land@Juno.com)



**LEGAL DESCRIPTION FOR THE CIANFAGLIONE FAMILY LIMITED PARTNERSHIP OF "AREA No. 1" SPLIT FROM P.P.N.'s 30-012441 & 30-095736 CONTAINING 4.003 ACRES IN THE TOWNSHIP OF THOMPSON, GEAUGA COUNTY, OHIO**

Situated in the Township of Thompson, County of Geauga, and State of Ohio and being a part of Lot No. 19 within said Township and further bounded and described as follows:

BEGINNING at an 5/8" iron pin found in a monument box at the intersection of the centerline of State Route 528 (A.K.A. Madison Road - 60' wide) and the Lake County / Geauga County Line;

Thence South 05° 12' 48" West along the centerline of said State Route 528 a distance of 1327.05 feet to a point;

Thence South 88° 37' 18" West along the northerly line of lands conveyed to Arthur Pietrzyk by deed recorded in Vol. 749, Pg. 141 of the Geauga County Records of Deeds, a distance of 490.00 feet to a 1" diameter iron pipe found, said point being the Principal Place of Beginning of the premises herein intended to be described;

Course I Thence South 88° 37' 18" West a distance of 450.48 feet to a 5/8" diameter capped iron pin set;

Course II Thence South 05° 12' 48" West a distance of 692.02 feet to a 5/8" diameter capped iron pin set;

Course III Thence South 84° 47' 12" East a distance of 116.50 feet to a 1" diameter iron pipe found at the southwest corner of lands conveyed to said Arthur Pietrzyk;

Course IV Thence North 05° 12' 48" East a distance of 443.73 feet to a 1" diameter iron pipe found at a corner of lands conveyed to said Arthur Pietrzyk;

Course V Thence South 84° 47' 12" East a distance of 331.00 feet to a 1" diameter iron pipe found at a corner of lands conveyed to said Arthur Pietrzyk;

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Legal Description For The Cianfaglione Family Limited Partnership of "Area No. 1" Split From  
P.P.N.'S 30-012441 & 30-095736  
Containing 4.003 Acres in The Township of Thompson, Geauga County, Ohio

Course VI Thence North 05° 12' 48" East along said Pietrzyk lands, a distance of 300.00 feet to the Principal Place of Beginning and containing 4.003 acres of land as calculated and described by Bruce R. Landeg, Registered Surveyor No. 7985, in April of 2000 and subject to all legal highways. Bearings used herein refer to an assumed meridian and are intended to indicate angles only.

Deed of Record: Vol. 1146, Pg. 628  
P:\SDSKPROJ\99-123\doc\lotsplit.doc  
05/23/00 11:23 AM

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

R.S. 5/24/2000  
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GEAUGA COUNTY  
ENGINEER

**Greenland Consulting, Inc.**

*Planning - Surveying - Engineering*

6520 Hopkins Road Mentor, OH 44060

Phone: (440) 205-8167 Fax: (440) 205-1923

E-Mail: [Green-land@Juno.com](mailto:Green-land@Juno.com)



**LEGAL DESCRIPTION FOR THE CIANFAGLIONE FAMILY LIMITED PARTNERSHIP OF THE RESIDUAL LANDS CREATED FROM THE LOT SPLIT OF P.P.N.'s 30-012441 & 30-095736 CONTAINING 97.383 ACRES IN THE TOWNSHIP OF THOMPSON, GEAUGA COUNTY, OHIO**

Situated in the Township of Thompson, County of Geauga, and State of Ohio and being a part of Lot No. 19 within said Township and further bounded and described as follows:

BEGINNING at a point at the intersection of the centerline of State Route 528 (A.K.A. Madison Road - 60' wide) and the centerline of Moseley Road (60' wide);

Thence North 89° 15' 31" West along centerline of said Moseley Road a distance of 1419.21 feet to a point at the intersection of the centerline line of said Moseley Road and the southwestern corner of lands conveyed to Andrew Cianfaglione Builders, Inc. by deed recorded in the lands left in Vol. 1022, Pg. 703 of the Geauga County Records of Deeds, said point being the Principal Place of Beginning of the premises herein intended to be described;

Course I Thence North 00° 14' 55" West, passing through a 5/8" diameter iron pin found at a distance of 30.00 feet (marking the northerly sideline of said Moseley Road) and continuing a total distance of 466.04 feet along the westerly line of lands conveyed to said Andrew Cianfaglione Builders, Inc. to a 5/8" diameter iron pin found at the northwest corner thereof.

Course II Thence South 89° 15' 31" East distance of 689.22 feet along the northerly line of lands conveyed to said Cianfaglione, and W.A. & C.A. Hoge by deed recorded in Vol. 1102, Pg. 323 of the Geauga County Records of Deeds, and the northerly line of lands conveyed to the Equity Builders, Inc. by deed recorded in Vol. 1221, Pg. 874 of the Geauga County Records of Deeds to a 5/8" diameter iron pin found at the northeast corner thereof.

Course III Thence North 16° 38' 20" East along west line of Andrew Cianfaglione Builders, Inc. by deed recorded in Vol. 1258, Pg. 1049 of the Geauga County Records of Deeds, a distance of 810.06 feet to a 1" diameter iron pipe found at the southwest corner of lands conveyed to M. & A. Moseley by deed recorded in Vol. 762, Pg. 960 of the Geauga County Records of Deeds;

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GEAUGA COUNTY, OHIO

Page 2 of a Legal Description of The Residual Lands Created from the Lot Split of P.P.N.'s 30-012441 & 30-095736 For The Cianfaglione Family Limited Partnership Containing 97.383 Acres Township of Thompson, Geauga County, Ohio

Course IV Thence North 05° 26' 15" West a distance of 203.47 feet along the westerly line of lands conveyed to said M. & A. Moseley to a 1" diameter iron pipe found on the southerly line of lands conveyed to J.R. Collins by deed recorded in Vol. 953, Pg. 1070 of the Geauga County Records of Deeds;

Course V Thence North 84° 47' 12" West along said south line of Collins, a distance of 140.33 feet to a 5/8" diameter capped iron pin found at the southwest corner of lands conveyed to said J.R. Collins;

Course VI Thence North 04° 10' 48" East a distance of 285.00 feet along the westerly line of lands conveyed to said J.R. Collins to a 5/8" diameter capped iron pin found on the southerly line of lands conveyed to Arthur Pietrzyk by deed recorded in Vol. 749, Pg. 141 of the Geauga County Records of Deeds;

Course VII Thence North 84° 47' 12" West a distance of 172.18 feet to a 5/8" diameter capped iron pin set;

Course VIII Thence North 05° 12' 48" East a distance of 692.02 feet to a 5/8" diameter capped iron pin set;

Course IX Thence North 88° 37' 18" East, passing through a 1" diameter iron pipes found at a distance of 450.48 feet and 910.28 feet (marking the westerly sideline of State Route 528) and continuing a total distance of 940.48 feet to a point at the intersection of the northeast corner of lands conveyed to said Arthur Pietrzyk and the centerline of State Route 528 (60' wide);

Course X Thence North 05° 12' 48" East along the centerline of said State Route 528, a distance of 201.05 feet to the southeast corner of lands conveyed to B.L. Royer by deed recorded in Vol. 834, Pg. 1103 of the Geauga County Records of Deeds and the centerline of said State Route 528;

Course XI Thence South 88° 37' 59" West passing through a 5/8" diameter iron pin found at a distance of 30.20 feet (marking the westerly sideline of State Route 528) and continuing a total distance of 435.60 feet to a 5/8" diameter capped iron pin found at the southwest corner of lands conveyed to said B.L. Royer;

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GEAUGA COUNTY, OHIO

Page 3 of a Legal Description of The Residual Lands Created from the Lot Split of P.P.N.'s 30-012441 & 30-095736 For The Cianfaglione Family Limited Partnership Containing 97.383 Acres Township of Thompson, Geauga County, Ohio

Course XII Thence North 05° 12' 48" East a distance of 400.00 feet along the westerly line of lands conveyed to said B.L. Royer and the westerly line of lands conveyed to D. & V. Wagner by deed recorded in Vol. 844, Pg. 451 of the Geauga County Records of Deeds to a 5/8" diameter capped iron pin found on the southerly line of lands conveyed to Moseley Farms, Inc. by deed recorded in Vol. 1004, Pg. 593 of the Geauga County Records of Deeds;

Course XIII Thence South 88° 37' 59" West a distance of 716.10 feet to a 5/8" diameter capped iron pin found at the southwest corner of lands conveyed to said Moseley Farms, Inc.;

Course XIV Thence North 05° 12' 48" East a distance of 726.00 feet along the westerly line of lands conveyed to said Moseley Farms, Inc. to a 5/8" diameter capped iron pin found on the Lake County and Geauga County line;

Course XV Thence South 88° 37' 59" West a distance of 1057.11 feet along said Lake County and Geauga County line to an 3/4" diameter iron pipe found;

Course XVI Thence South 00° 13' 42" East a distance of 3257.13 feet along the western line of Original Lot No. 19 to a 5/8" diameter iron pin found at the northwest corner of lands conveyed to T.C. & J. Thompson by deed recorded in Vol. 934, Pg. 1127 of the Geauga County Records of Deeds;

Course XVII Thence South 89° 15' 31" East a distance of 400.19 feet along the northerly line of lands conveyed to said T.C. & J. Thompson by deed recorded in Vol. 934, Pg. 1127 of the Geauga County Records of Deeds and the northerly line of lands conveyed to P.D. King by deed recorded in Vol. 1023, Pg. 724 of the Geauga County Records of Deeds to a 5/8" diameter iron pin found at the northeast corner thereof;

Course XVIII Thence South 00° 14' 55" East passing through a 5/8" diameter iron pipe found at a distance of 436.04 feet (marking the northerly sideline of said Moseley Road) and continuing a total distance of 466.04 feet along the easterly line of lands conveyed to said P.D. King to a point in the centerline of said Moseley Road (60' wide);

Course XIX Thence South 89° 15' 31" East a distance of 60.00 feet along the centerline of said Moseley Road to the Principal Place of Beginning and containing 97.383 acres of land as calculated and described by Bruce R. Landeg, Registered Surveyor No. 7985, in May of 2000 and subject to all legal highways. Bearings used herein refer to an assumed meridian and are intended to indicate angles only.

Deed of Record: Vol. 1146, Pg. 628 & 635

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

*R.L.* 5/24/2000  
OFFICE OF THE *Revised*  
GEAUGA COUNTY ENGINEER