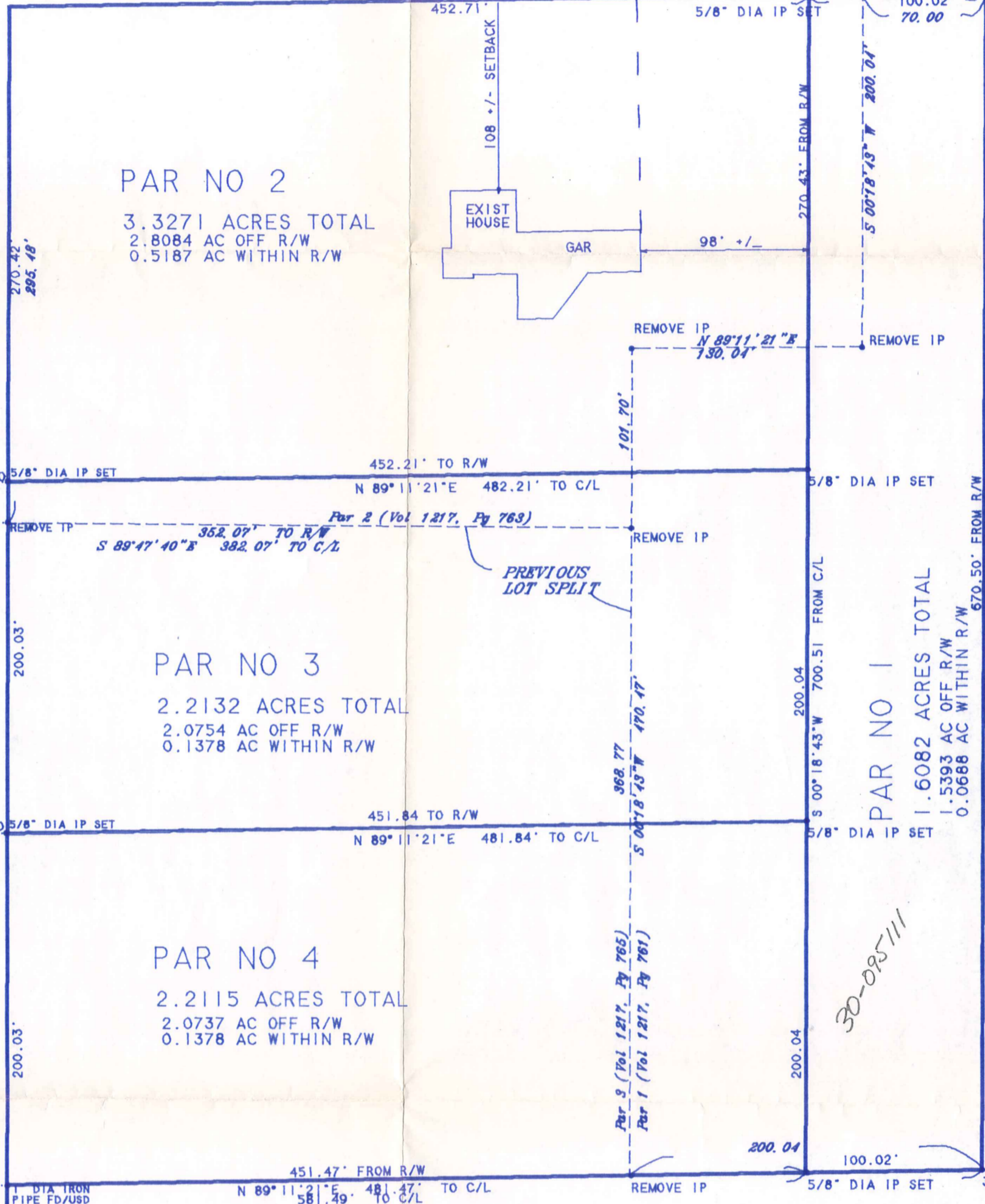
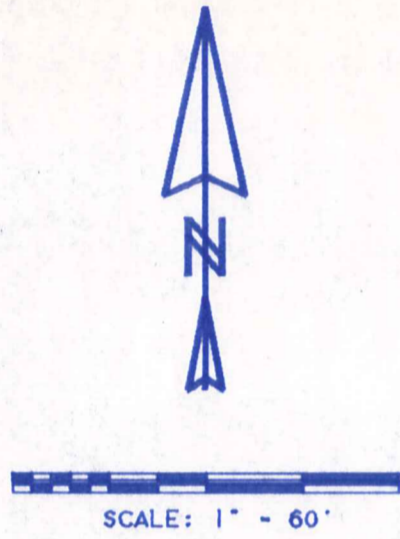


ROCK CREEK ROAD (SR 166) 60' WIDE

SIDLEY ROAD 60' WIDE



DAVID R. & TAMMY M. HUTSON
VOL 1352. PG 0179 GCDR

formerly owned by:
M. STEPHENS & K. LINDIC
VOL 1061. PG 481 GCDR

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

CPB 811101
OFFICE OF THE REVISOR
GEAUGA COUNTY ENGINEER

J. C. & E. JIROUSEK
VOL 479. PG 694 GCDR

PLAT OF LOT SPLIT AS MODIFIED JUNE 25, 2001

For FRANK CUTURIC
17539 ROCK CREEK ROAD
THOMPSON, OHIO 44086
PH: 440-298-1155

BEING A PART OF ORIGINAL LOT NO.38
IN THOMPSON TOWNSHIP, GEAUGA COUNTY,
AND STATE OF OHIO.

PREPARED BY:
EDWARD L. DEBEVEC, RS 4514
29483 SAYLE DRIVE
WILLOUGHBY HILLS, OH 44092
PH: 440-944-2589

DESIGN & SURVEYOR'S CERTIFICATION

I, the undersigned hereby certify that I have surveyed the platted Lot-Split shown hereon. Iron pin monuments were found or set at points indicated. All dimensions shown hereon are expressed in feet and decimal parts thereof. Bearings shown hereon are based upon an assumed meridian and are for the sole purpose of indicating the relative angle between lines.

This Plat was prepared by me in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code and is correct to the best of my knowledge and belief.

Surveyor's Signature: *Edward L. Debevec* Date: *July 27, 2001*

Registration No: 4514

Seal:



SCALE: 1" = 60'
JUNE 2001

WO 6653

THO-00039

THO 00039

Cuturic

Pickup 8-1-01

30-095111

Vol. 1398 - Pg. 771



DEBEVEC ENTERPRISES, INC.

29483 SAYLE DRIVE
WILLOUGHBY HILLS, OHIO 44092
PHONE: (440) 944-2589

June 25, 2001
Rev July 28, 2001

LEGAL DESCRIPTION

Parcel No 1 from Cuturic
(Deed Vol 1157, Pg 1132 GCDR)

Situated in the Township of Thompson, County of Geauga and State of Ohio and known as being part of Lot No. 38 within said Township, and also known as being ~~Part~~ of Franjo Cuturic 9.36 acre parcel (Vol 1157, Pg 1132 GCDR), and is further bounded and described as follows:

Beginning at a 1" diameter iron pipe found at the intersection of the centerline of Rock Creek Road (S.R. 166), (60 feet wide) with the centerline of Sidley Road (60 feet wide); Thence North 89 11' 21" East, along said centerline of Rock Creek Road a distance of 482.77 feet to a point and the Principal Place of Beginning of parcel herein intended to be described;

Course I Thence North 89 11' 21" East, continuing along said centerline of Rock Creek Road a distance of 100.02 feet to the northwest corner of land conveyed to David R. and Tammy M. Hutson by deed recorded in Volume 1352, Page 0179 of Geauga County Records of Deeds;

Course II Thence South 00 18' 43" West, along the westerly line of land so conveyed to Hutson, (passing through a 3/4" diameter iron pin found at 30.00 feet), a distance of 700.51 feet to a 3/4" diameter iron pin found in the northerly line of land conveyed to J. C. and E. Jirousek by deed recorded in Volume 479, Page 694 of Geauga County Records of Deeds;

Course III Thence South 89 11' 21" West, along said northerly line of land so conveyed to Jirousek, a distance of 100.02 feet to a 5/8" diameter iron pin set;

Course IV Thence North 00 18' 43" East, along a line being parallel with said westerly line of Hutson, (passing through a 5/8" diameter iron pin set at 670.51 feet), a distance of 700.51 feet, to the Principal Place of Beginning, containing a total of 1.6082 acres of land 1.5393 acres excluding 0.0688 acres within the right of way of said Rock Creek Road), as calculated and described from a survey done by Edward L. Debevec, Reg Surveyor No. 4514 on January, 1999, be the same, more or less, but subject to all legal highways.

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

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

CRB

8/1/01

OFFICE OF THE **REVISED**
GEAUGA COUNTY ENGINEER

**DEBEVEC ENTERPRISES, INC.**

29483 SAYLE DRIVE
WILLOUGHBY HILLS, OHIO 44092
PHONE: (440) 944-2589

June 25, 2001
Rev July 28, 2001

LEGAL DESCRIPTION
Parcel No 2 from Cuturic
(Deed Vol 1157, Pg 1132 GCDR)

Situated in the Township of Thompson, County of Geauga and State of Ohio and known as being part of Lot No. 38 within said Township, and also known as being PART of Franjo Cuturic 9.36 acre parcel (Vol 1157, Pg 1132 GCDR), and is further bounded and described as follows:

Beginning at a 1" diameter iron pipe found at the intersection of the centerline of Rock Creek Road (S.R. 166), (60 feet wide) with the centerline of Sidley Road (60 feet wide);

Course I Thence North 89 11' 21" East, along said centerline of Rock Creek Road a distance of 482.77 feet to a point, said point being distant westerly 100.02 feet along said centerline from its point of intersection with the westerly line of land conveyed to David R. and Tammy M. Hutson by deed recorded in Volume 1352, Page 0179 of Geauga County Records of Deeds;

Course II Thence South 00 18' 43" West, along a line being parallel with said westerly line of land so conveyed to Hutson, a distance of 300.43 feet to a 5/8" diameter iron pin set (passing through a 5/8" diameter iron pin set at 30.00 feet);

Course III Thence South 89 11' 21" West, along a line being parallel with said centerline of Rock Creek Road a distance of 482.21 feet to said centerline of Sidley Road (passing through a 5/8" diameter iron pin set at 452.21 feet)

Course IV Thence North 00 12' 20" East, along said centerline of Sidley Road, a distance of 300.43 feet to the Place of Beginning containing a total of 3.3271 of land (2.8084 acres excluding 0.5187 acres within the right of way of said Rock Creek Road and said Sidley Road), as calculated and described from a survey done by Edward L. Debevec, Reg Surveyor No. 4514 on January, 1999, be the same, more or less, but subject to all legal highways.

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

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

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8/1/01

OFFICE OF THE **REVISED**
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DEBEVEC ENTERPRISES, INC.

29483 SAYLE DRIVE
WILLOUGHBY HILLS, OHIO 44092
PHONE: (440) 944-2589

June 25, 2001
Rev July 28, 2001

LEGAL DESCRIPTION
Parcel No 3 from Cuturic
(Deed Vol 1157, Pg 1132 GCDR)

Situated in the Township of Thompson, County of Geauga and State of Ohio and known as being part of Lot No. 38 within said Township and also known as being PART of Franjo Cuturic 9.36 acre parcel (Vol 1157, Pg 1132 GCDR), and is further bounded and described as follows:

Beginning at a 1" diameter iron pipe found at the intersection of the centerline of Rock Creek Road (S.R. 166), (60 feet wide) with the centerline of Sidley Road (60 feet wide); Thence South 00 12' 20" West, along said centerline of Sidley Road a distance of 300.43 feet to a point and the Principal Place of Beginning of the parcel herein intended to be described;

Course I Thence South 00 12' 20" West, continuing along said centerline of Sidley Road, a distance of 200.03 feet to a point;

Course II Thence North 89 11' 21" East, along a line being parallel with said centerline of Rock Creek Road a distance of 481.84 feet to a 5/8" diameter iron pin set (passing through a 5/8" diameter iron pin set at 30.00 feet);

Course III Thence North 00 18' 43" East, along a line being parallel with the westerly line of land conveyed to David R. and Tammy M. Hutson by deed recorded in Volume 1352, Page 0179 of Geauga County Records of Deeds, a distance of 200.04 feet to a 5/8" diameter iron pin set;

Course IV Thence South 89 11' 21" West, along a line being parallel with said centerline of Rock Creek Road a distance of 482.21 feet to said centerline of Sidley Road and the Principal Place of Beginning, (passing through a 5/8" diameter iron pin set at 452.21 feet); containing 2.2132 acres of land (2.0754 acres excluding 0.1378 acres within the right of way of said Sidley Road), as calculated and described from a survey done by Edward L. Debevec, Reg Surveyor No. 4514 on January 1999, be the same, more or less, but subject to all legal highways.

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

SURVEY PLAT & LEGAL DESCRIPTION
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DEBEVEC ENTERPRISES, INC.

29483 SAYLE DRIVE
WILLOUGHBY HILLS, OHIO 44092
PHONE: (440) 944-2589

Form 25, 2001
Rev July 28, 2001

LEGAL DESCRIPTION
Parcel No 4 from Cuturic
(Deed Vol 1157, Pg 1132 GCDR)

Situated in the Township of Thompson, County of Geauga and State of Ohio and known as being part of Lot No. 38 within said Township and also known as being PART of Franjo Cuturic 9.36 acre parcel (Vol 1157, Pg 1132 GCDR), and is further bounded and described as follows:

Beginning at a 1" diameter iron pipe found at the intersection of the centerline of Rock Creek Road (S.R. 166), (60 feet wide) with the centerline of Sidley Road (60 feet wide); Thence South 00 12' 20" West, along said centerline of Sidley Road a distance of 500.46 feet to a point, and the Principal Place of Beginning of the parcel herein intended to be described;

Course I Thence South 00 12' 20" West, continuing along said centerline of Sidley Road, a distance of 200.03 feet to its point of intersection with the northerly line of land conveyed to J. C. and E. Jirousek by deed recorded in Volume 479, Page 694 of Geauga County Records of Deeds;

Course II Thence North 89 11' 21" East, along the northerly line of land so conveyed to Jirousek, a distance of 481.47 feet to a 5/8" diameter iron pin set, said point being distant westerly 100.02 feet along said northerly line of Jirousek, from its point of intersection with the west line of land conveyed to David R. and Tammy M. Hutson by deed recorded in Volume 1352, Page 0179 of Geauga County Records of Deeds (passing through a 1" diameter iron pipe found at 30.00 feet);

Course III Thence North 00 18' 43" East, along a line being parallel with said westerly line of land so conveyed to Hutson, a distance of 200.04 feet to a 5/8" diameter iron pin set;

Course IV Thence South 89 11' 21" West, along a line being parallel with said centerline of Rock Creek Road a distance of 481.84 feet to said centerline of Sidley Road and the Principal Place of Beginning, passing through a 5/8" diameter iron pin set at 451.84 feet); containing 2.2115 acres of land (2.0737 acres excluding 0.1378 acres within the right of way of said Sidley Road), as calculated and described from a survey done by Edward L. Debevec, Reg Surveyor No. 4514 on January 1999, be the same, more or less, but subject to all legal highways.

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

SURVEY PLAT & LEGAL DESCRIPTION
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