

ROCK CREEK ROAD (SR 166) 60' WIDE

SIDLEY ROAD 60' WIDE



SCALE: 1" = 60'

PAR NO 2
3.5690 ACRES TOTAL
3.0125 AC OFF R/W
0.5565 AC WITHIN R/W

PAR NO 3
3.2613 ACRES TOTAL
3.0029 AC OFF R/W
0.2584 AC WITHIN R/W

PAR NO 1
2.5297 ACRES TOTAL
2.4815 AC OFF R/W
0.0482 AC WITHIN R/W

M. STEPHENS & K. LINDIC
VOL 1061. PG 481 GCDR

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.S. *2/2/99*
OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER

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

PLAT OF LOT SPLIT

DESIGN & SURVEYOR'S CERTIFICATION

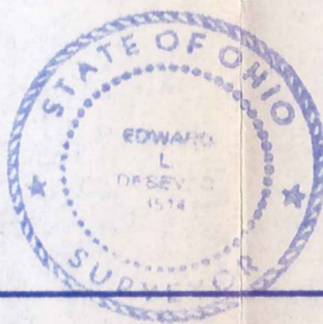
I, the undersigned hereby certify that I have surveyed the platted property shown hereon containing 9.36 acres of land. Iron pin monuments were found or set at points indicated. All dimensions shown hereon are expressed in feet and decimal parts thereof. Bearings shown hereon are based upon an assumed meridian and are for the sole purpose of indicating the relative angle between lines.

This Plat was prepared by me and is correct to the best of my knowledge and belief.

Edward L. Debevec
Surveyor's Signature Date *1/20/99*

Registration No: 4514

Seal:



For FRANK CUTURIC
7774 SIDLEY ROAD
THOMPSON, OHIO 44086
PH: 440-198-1522

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

SCALE: 1" = 60'
JANUARY 1999

WO 6652

THO-00041
THO 00041

Cuturic
picked up 2-9-1999
30-095040
Vol. 1217 - Pg. 761



DEBEVEC • SALO & ASSOCIATES, INC.
CIVIL ENGINEERS and SURVEYORS
~~860 BRYN MAWR AVENUE~~
WICKLIFFE, OHIO 44092
PHONE: (216) 944-2589

January 12, 1999
Rev 1/27/99

LEGAL DESCRIPTION
Parcel No 1 from Cuturic
(Deed Vol 1025, Pg 907 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 is further bounded and described as follows:

Beginning at an 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 512.79 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 70.00 feet to the northwest corner of land conveyed to M. Stephens and K. Lindic by deed recorded in Volume 1061, Page 481 of Geauga County Records of Deeds;

Course II Thence South 00 18' 43" West, along the west line of land so conveyed to Stephens/Lindic, (passing through an iron pin found at 30.00 feet), a distance of 700.51 feet to an iron pin found in the north line of land conveyed to J. 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 north line of land so conveyed to Jirousek, a distance of 200.04 feet to an iron pin set;

Course IV Thence North 00 18' 43" East, along a line being parallel with said westerly line of Stephen/Lindic, a distance of 470.47 feet to an iron pin set at angle point therein;

Course V Thence North 89 11' 21" East a distance of 130.04 feet to an iron pin set at angle point therein;

Course VI Thence North 00 18' 43" East, along a line being parallel with said centerline of Rock Creek Road, (passing through an iron pin set at 200.03 feet), a distance of 230.04 feet to the Principal Place of Beginning, containing a total of 2.5297 acres of land (2.4815 acres exclusive of area within the right of way of said Rock Creek Road, 0.0482 acres in R/W), 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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R.S. 2/2/99
OFFICE OF THE
GEAUGA COUNTY ENGINEER

THO 00041

Cutric
picked up 2/9/99
30-029900



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CIVIL ENGINEERS and SURVEYORS
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WICKLIFFE, OHIO 44092
PHONE: (216) 944-2589

Vol. 1217 - Pg. 763

January 12, 1999
Rev 1/27/99

LEGAL DESCRIPTION
Parcel No 2 from Cuturic
(Deed Vol 1025, Pg 907 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 is further bounded and described as follows:

Beginning at an 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 512.79 feet to a point, said point being distant westerly 70.00 feet along said centerline from its point of intersection with the westerly line of land conveyed to M. Stephens and K. Lindic by deed recorded in Volume 1061, Page 481 of Geauga County Records of Deeds;

Course II Thence South 00 18' 43" West, along a line being parellel with said westerly line of land so conveyed to Stephens/Lindic, a distance of 230.04 feet to an iron pin set at angle point therein (passing through an iron pin set at 30.00 feet);

Course III Thence South 89 11' 21" West a distance of 130.04 feet to an iron pin set at angle point therein;

Course IV Thence South 00 18' 43" West, along a line being parallel with said westerly line of land so conveyed to Stephens/Lindic a distance of 101.70 feet to an iron pin set;

Course V Thence North 89 47' 40" West, along a line being perpendicular to said centerline of Sidley Road, a distance of 382.07 feet to said centerline of Sidley Road (passing through an iron pin set at 352.07 feet)

course VI Thence North 00 12' 20" East , along said centerline of Rock Creek Road, a distance of 324.95 feet to the Place of Beginning containing a total of 3.5690^{sq} of land (3.0125 acres exclusive of area within the right of way of said Rock Creek Road and said Sidley Road (0.5565 acres within said R/W), 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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R.S. 2/2/99
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THD 00041

Cutric
PICKED UP 2/9/99
30-095041



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CIVIL ENGINEERS and SURVEYORS
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Vol. 1217 - Pg. 765

January 12, 1999
Rev 1/27/99

LEGAL DESCRIPTION
Parcel No 3 from Cuturic
(Deed Vol 1025, Pg 907 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 is further bounded and described as follows:

Beginning at an 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 324.95 feet to a point, and the Principal Place of Beginning of the parcel hereih intended to be described;

Course I Thence South 00 12' 20" West, continuing along said centerline of Sidley Road, a distance of 375.53 feet to its point of intersection with the northerly line of land conveyed to J. 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 said northerly line of land so conveyed to J. and E. Jirousek, a distance of 381.45 feet to an iron pin set, said point being distant westerly 200.04 feet along said northerly line of Jirousek, from its point of intersection with the west line of land conveyed to M. Stephens and K. Lindic by deed recorded in Volume 1061, Page 481 of Geauga County Records of Deeds (passing through an 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 Stephens/Lindic, a distance of 368.77 feet to an iron ^{pin} set;

Course IV Thence North 89 47' 40" West, along a line being perpendicular to said centerline of Sidley Road, a distance of 382.07 feet to the Principal Place of Beginning, (passing through an iron pin set at 352.07 feet); containing 3.2613 acres of land (3.0029 acres exclusive of area within the right of way of said Sidley Road, 0.2584 acres in said R/W), 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.

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