

LOT SPLIT PLAT FOR ESTATE OF ANN V. DERUS

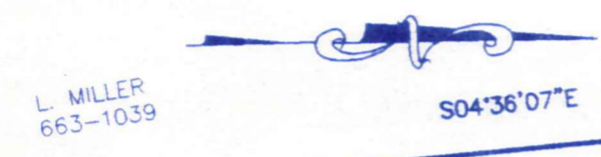
AS CONVEYED BY DEED VOLUME 778, PAGE 1299
6360 CLAY STREET
BEING A PARCEL SITUATED IN
LOT 8, IN THE TOWNSHIP OF THOMPSON,
COUNTY OF GEauga AND STATE OF OHIO

DIMENSIONS SHOWN ON THIS PLAT ARE GIVEN IN
FEET AND DECIMAL PARTS THEREOF; BEARINGS
ARE REFERRED TO AN ASSUMED MERIDIAN TO
DENOTE ANGLES ONLY AND MONUMENTS WERE FOUND
OR SET AT ALL POINTS INDICATED HEREON,

I HEREBY CERTIFY THAT I HAVE SURVEYED
THE PREMISES AND PREPARED THE SURVEY
MAP IN ACCORDANCE WITH THE PROVISIONS OF
CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.



David A. Rapp 8-5-99
DAVID A. RAPP P.E., P.S. DATE
P.S. NO. 7597



D.L. & S.A. WRIGHT
1148-1083
RESIDUAL PARCEL
ESTATE OF ANN V. DERUS
778-1299
RESIDUAL PARCEL 26.8216 ACRES

LOT 5

LOT 6

LOT 7

LOT 8

PARCEL "A"
10.7755 acres

6.4141 acres

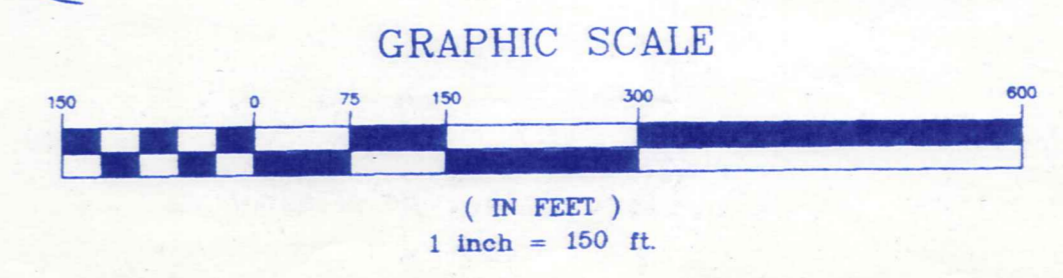
7.2114 acres

3.017 acres

THOMPSON ROAD

MOSLEY ROAD

CLAY STREET R/W 60'



PRINTED
AUG 06 1999

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.S. 8/11/99
OFFICE OF THE
GEAUGA COUNTY ENGINEER

THO-00046
THO 00046

Derus
Picked up 8-18-1999
30-095006
Vol. 1254 - Pg. 18

**LEGAL DESCRIPTION
OF 10.7755 ACRE PARCEL
OUT OF
Land Previously Conveyed to Ann Derus;
By Deed Volume 0778 Page 1299**

Situated in the Township of Thompson, County of Geauga and State of Ohio, and known as Part of Lot Eight (8) in said Township and bounded as follows:

Beginning at the centerline of Clay Street (60 feet wide) said point being located South 00°00'00" East, a distance of 2190.59 feet from an iron pin found within a monument box assembly marking the centerline intersection of Mosley Road, with said centerline of Clay Street, said point being the principal place of beginning;

Thence, continuing along said centerline of Clay Street, South 00°00'00" East a distance of 207.04 feet to a point;

Thence S 86°37'06" W, along the northerly line of a 6.4141 acre parcel, passing through a 5/8" iron pin capped and set at 30.01 feet, a total distance of 1360.20 feet to a 5/8" iron pin capped and set in the easterly line of land conveyed to L. Miller by deed Volume 663, Page 1039 of the Geauga County Records;

Thence N 04°36'07" W, along the easterly line of above-mentioned land conveyed to Miller and land conveyed to G & R Stone by deed Volume 335, Page 424, a distance of 400.20 feet to a 5/8" iron pin found and used;

Thence N 86°14'45" E, a distance of 957.15 feet to a 5/8" iron pin capped and set at the northwest corner of said land conveyed to M.J. & R. Mach, by deed Volume 954, Page 498 of Geauga County Records;

Thence S 00°00'00" E, along the westerly line of said land, a distance of 200.00 feet to a 5/8" iron pin capped and set, said point being the southwest corner of said Mach land;

Thence N 86°37'06" E, along the southerly line of said Mach land, passing through a 5/8" iron pin capped and set at 405.59 feet, a total distance of 435.60 feet to point in the said centerline of Clay Street, said point being the principal place of beginning and containing 10.7755 acres, more or less, as surveyed in July of 1999 by GGJ Inc., Consulting Engineers, under the supervision of David A. Rapp, P.S. 7597 and being subject to all legal easements and highways.

Basis of bearings are to an assumed meridian along the centerline of Clay Street South 00°00'00" East. Deed of record: Volume 0778, Page 1299

RECEIVED
AUG 19 1999
GEAUGA COUNTY ENGINEER

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

R.S. 8/11/99

OFFICE OF THE
GEAUGA COUNTY ENGINEER

**RESIDUAL PARCEL
LEGAL DESCRIPTION
OF 26.8216 ACRE PARCEL
OUT OF**

Land Previously Conveyed to Ann Derus;
By Deed Volume 0778 Page 1299

Situated in the Township of Thompson, County of Geauga and State of Ohio, and known as Part of Lots Eight (8) and Five (5) in said Township and bounded as follows:

Beginning at the centerline of Clay Street (60 feet wide) said point being located South 00°00'00" East, a distance of 1930.49 feet from an iron pin found within a monument box assembly marking the centerline intersection of Mosley Road, with said centerline of Clay Street, said point being the principal place of beginning;

Thence, continuing along said centerline of Clay Street, South 00°00'00" East a distance of 60.10 feet to a point;

Thence S 86°37'06" W, along northerly property line of land conveyed to M.J. & R. Mach, by deed Volume 954, Page 498 of the Geauga County Records, passing through a 5/8" iron pin capped and set at 30.01 feet, a total distance of 435.60 feet to a 5/8" iron pin capped and set in the northwesterly corner of land conveyed to above mentioned Mach;

Thence S 86°14'45" W, a distance of 957.15 feet to a 5/8" iron pin found and used in the northeasterly corner of land conveyed to G. & R. Stone by deed Volume 335, Page 424 of Geauga County Records;

Thence S 85°38'58" W, along the northerly line of said Stone land, a distance of 691.40 feet to a 5/8" iron pin found and used at the southeast corner of land conveyed to D.L. & S.A. Wright by deed Volume 1148, Page 1083;

Thence N 04°13'43" W, along the easterly line of said Wright land, a distance of 776.68 feet to a 5/8" capped and set pin on the southerly line of said land conveyed to B. & C. Kozenko by deed Volume 1109, Page 909, passing through a 5/8" iron pin found at 770.59 feet;

Thence N 86°37'06"E, along the southerly line of said Kozenko land and land conveyed to B. & C. Kozenko by deed Volume 635, Page 530 of the Geauga County Records, a distance of 1017.34 to an 5/8" iron pin capped and set at the northwest corner of a 7.2114 acre parcel;

Thence S 00°00'00" E, along the westerly line of said 7.2114 acre parcel, a distance of 280.21 feet to a 5/8" iron pin capped and set;

Thence N 86°37'06"E, along the southerly line of said 7.2114 acre parcel, a distance of 809.31 feet to a 5/8" iron pin capped and set at the northwest corner of a 3.017 acre parcel.

Thence S 00°00'00"E, along the westerly line of said 3.017 acre parcel, a distance of 419.69 feet to a 5/8" iron pin capped and set;

Thence N 86°37'06"E, along the southerly line of said 3.017 acre parcel, a distance of 313.69 feet, passing over a 5/8" iron pin set at 283.68 feet, to a point in the centerline of Clay Street, said point being the principal place of beginning and containing 26.8216 acres, more or less, as surveyed in July 1999 by GGJ Inc., Consulting Engineers, under the supervision of David A. Rapp, P.S. 7597 and being subject to all legal easements and highways.

Basis of bearings are to an assumed meridian along the centerline of Clay Street South 00°00'00" East. Deed of record: Volume 0778, Page 1299

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

R.S. 8/11/99

OFFICE OF THE
GEAUGA COUNTY ENGINEER

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COUNTY ENGINEER