

LOT SPLIT PLAT

FOR PROPERTY OWNED BY:

VICTOR GRINIUS

ALL THAT CERTAIN LANDS SITUATED IN LOT 2, TOWNSHIP OF THOMPSON, TOWNSHIP NUMBER 10 NORTH, RANGE VI WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, COUNTY OF GEAUGA, AND STATE OF OHIO.

(N-1) - COLLAPSED GARAGE TO BE REMOVED

T.P. IMMARINO
VOL. 404, PG. 298

5/8" I. PIN
FOUND & USED

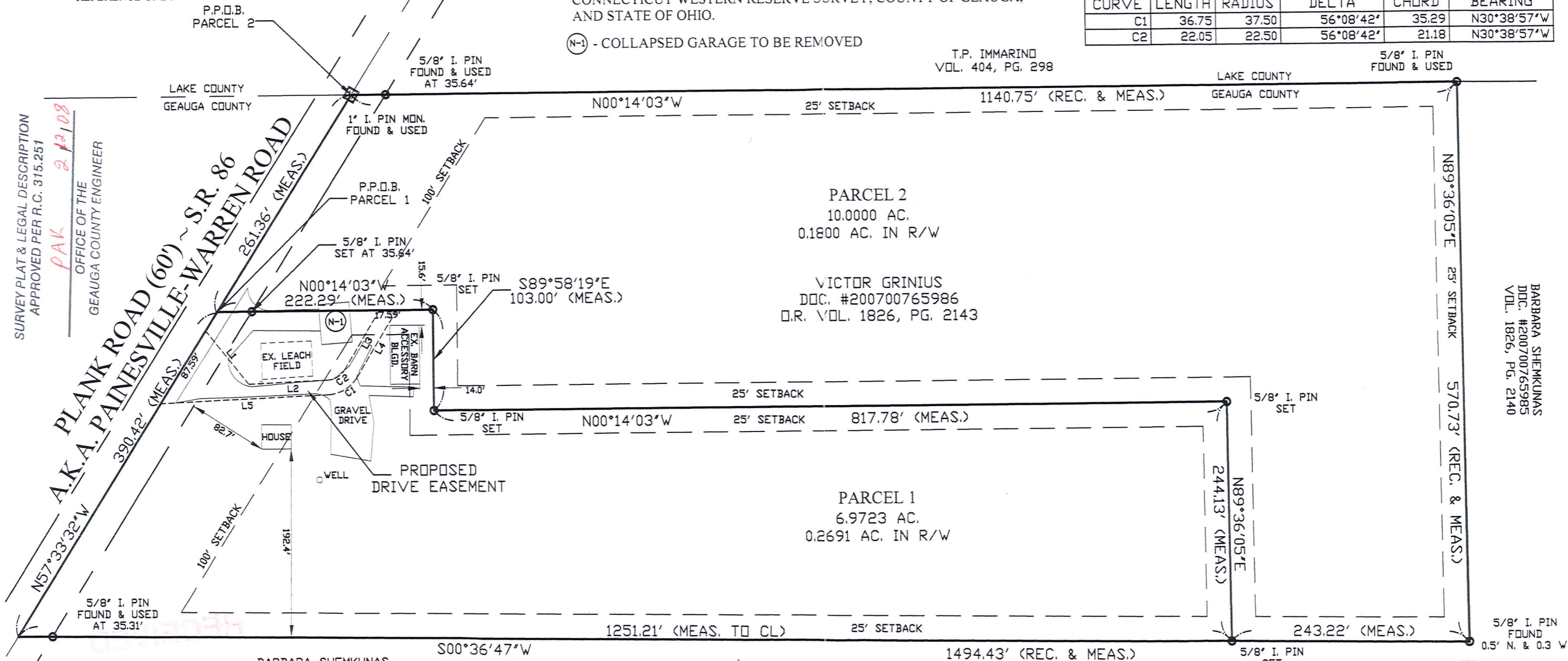
LINE TABLE		
LINE	LENGTH	BEARING
L1	70.29	S51°14'03"W
L2	80.77	S02°34'36"E
L3	70.54	S58°43'18"E
L4	79.74	S58°43'18"E
L5	172.54	S02°34'36"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	36.75	37.50	56°08'42"	35.29	N30°38'57"W
C2	22.05	22.50	56°08'42"	21.18	N30°38'57"W



NORTH IS BASED UPON AN ASSUMED MERIDIAN AND IS TO BE USED FOR REFERENCE ONLY.

SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 315.251
PAK 2/12/08
 OFFICE OF THE
 GEAUGA COUNTY ENGINEER



BARBARA SHEMKUNAS
D.C. #200700765985
VOL. 1826, PG. 2140

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GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

I THE UNDERSIGNED DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND HAVE PREPARED THIS PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. DIMENSIONS SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF.

John R. Alban 11/29/07
JOHN R. ALBAN P.S. 7651



PREPARED BY:
ALBAN SURVEYING CO.
Professional Land Surveyors
30 Alpha Park
Highland Heights, OH 44143
Phone: 440-919-0109

THO 00066
THO-00066

Grinius 08-012
Pick UP Date
2/14/08

**LEGAL DESCRIPTION
FOR PARCEL 1
6.9723 ACRES
0.2691 ACRES IN RIGHT-OF-WAY**

Parcel 1:

Situated in Lot 2, Township of Thompson, Township Number 10 North, Range VI West, in the Connecticut Western Reserve Survey, County of Geauga and State of Ohio. Said parcel being a portion of property owned by Victor Grinius as recorded in document number 200700765986 and O.R. volume 1826, page 2143 of Geauga County Records, bounded and described as follows:

Beginning at a 1" iron pin in monument box found at the centerline of Plank Road (60') a.k.a. Painesville-Warren Road a.k.a. S.R.86 at its intersection with the common line between Lake County and Geauga County; THENCE, S 57°33'32" E, a distance of 261.36 feet to the Principal Place of Beginning;

THENCE, N 00°14'03" W, a distance of 222.29 feet to a 5/8" iron set, passing through a 5/8" iron pin set at 35.64 feet;

THENCE, S 89°58'19" E, a distance of 103.00 feet to a 5/8" iron pin set;

THENCE, N 00°14'03" W, a distance of 817.78 feet to a 5/8" iron pin set;

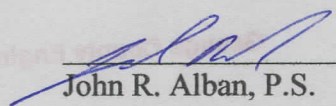
THENCE, N 89°36'05" E, a distance of 244.13 feet to a 5/8" iron pin set on the westerly line of property owned by Barbara Shemkunas as recorded in document number 200700765985 and volume 1826, page 2140 of Geauga County Records;

THENCE, S 00°36'47" W, along said Shemkunas property, a distance of 1251.21 feet to the centerline of said Plank Road, passing through a 5/8" iron pin set at 1215.90 feet;

THENCE, N 57°33'32" W, along the centerline of said Plank Road, a distance of 390.42 feet to the Principal Place of Beginning and containing 6.9723 acre of land, of which 0.2691 acres are located in the public right-of-way, based on a survey conducted in November 2007 by John R. Alban, Professional Surveyor 7651.

Bearings are based upon an assumed meridian and are to be used for reference only.

Prior deeds- Document number 200700765986 and Volume 1826, Page 2143 of Geauga County Deed Records.


John R. Alban, P.S. 2/14/08
Date

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

PAK 2/12/08
OFFICE OF THE
GEAUGA COUNTY ENGINEER



**LEGAL DESCRIPTION
FOR PARCEL 2
10.0000 ACRES
0.1800 ACRES IN RIGHT-OF-WAY**

Parcel 2:

Situated in Lot 2, Township of Thompson, Township Number 10 North, Range VI West, in the Connecticut Western Reserve Survey, County of Geauga and State of Ohio. Said parcel being a portion of property owned by Victor Grinius as recorded in document number 200700765986 and O.R. volume 1826, page 2143 of Geauga County Records, bounded and described as follows:

Beginning at a 1" iron pin in monument box found at the centerline of Plank Road (60') a.k.a. Painesville-Warren Road a.k.a. S.R.86 at its intersection with the common line between Lake County and Geauga County; said point the Principal Place of Beginning;

THENCE, N 00°14'03" W, along the said common line between Lake County and Geauga County, said line also being the easterly line of property owned by T.P. Immarino as recorded in Lake County Records, a distance of 1140.75 feet to a 5/8" iron pin found at an angle point on the westerly line of property owned by Barbara Shemkunas as recorded in document number 200700765985 and volume 1826, page 2140 of Geauga County Records, passing through a 5/8" iron pin set at 35.64 feet;

THENCE, N 89°36'05" E, along said Shemkunas property, a distance of 570.73 feet to a point witnessed by a 5/8" iron pin found 0.5 feet north and 0.3 feet west to an angle point therein;

THENCE, S 00°36'47" W, along said Shemkunas property, a distance of 243.22 feet to 5/8" iron pin set;

THENCE, S 89°36'05" W, a distance of 244.13 feet to a 5/8" iron pin set;

THENCE, S 00°14'03" E, a distance of 817.78 feet to a 5/8" iron pin set;

THENCE, N 89°58'19" W, a distance of 103.00 feet to a 5/8" iron pin set;

THENCE, S 00°14'03" E, a distance of 222.29 feet to the centerline of said Plank Road, passing through a 5/8" iron pin set at 186.65 feet;

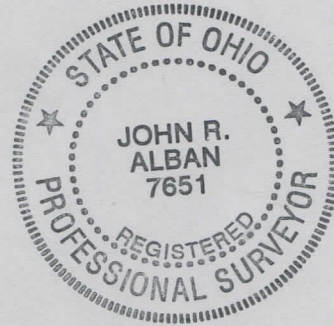
THENCE, N 57°33'32" W, along the centerline of said Plank Road, a distance of 261.36 feet to the Principal Place of Beginning and containing 10.0000 acre of land, of which

0.1800 acres are located in the public right-of-way, based on a survey conducted in November 2007 by John R. Alban, Professional Surveyor 7651.

Bearings are based upon an assumed meridian and are to be used for reference only.

Prior deeds— Document number 200700765986 and Volume 1826, Page 2143 of Geauga County Deed Records.

John R. Alban, P.S. 2/11/08
Date



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APPROVED PER R.C. 315.251

PAK 2/12/08

OFFICE OF THE
GEAUGA COUNTY ENGINEER

RECEIVED
FEB 11 2008
Gaugua County Engineer