THO 00221 THO 00221 (08-087)

LOT SPLIT PLAT

NORTH

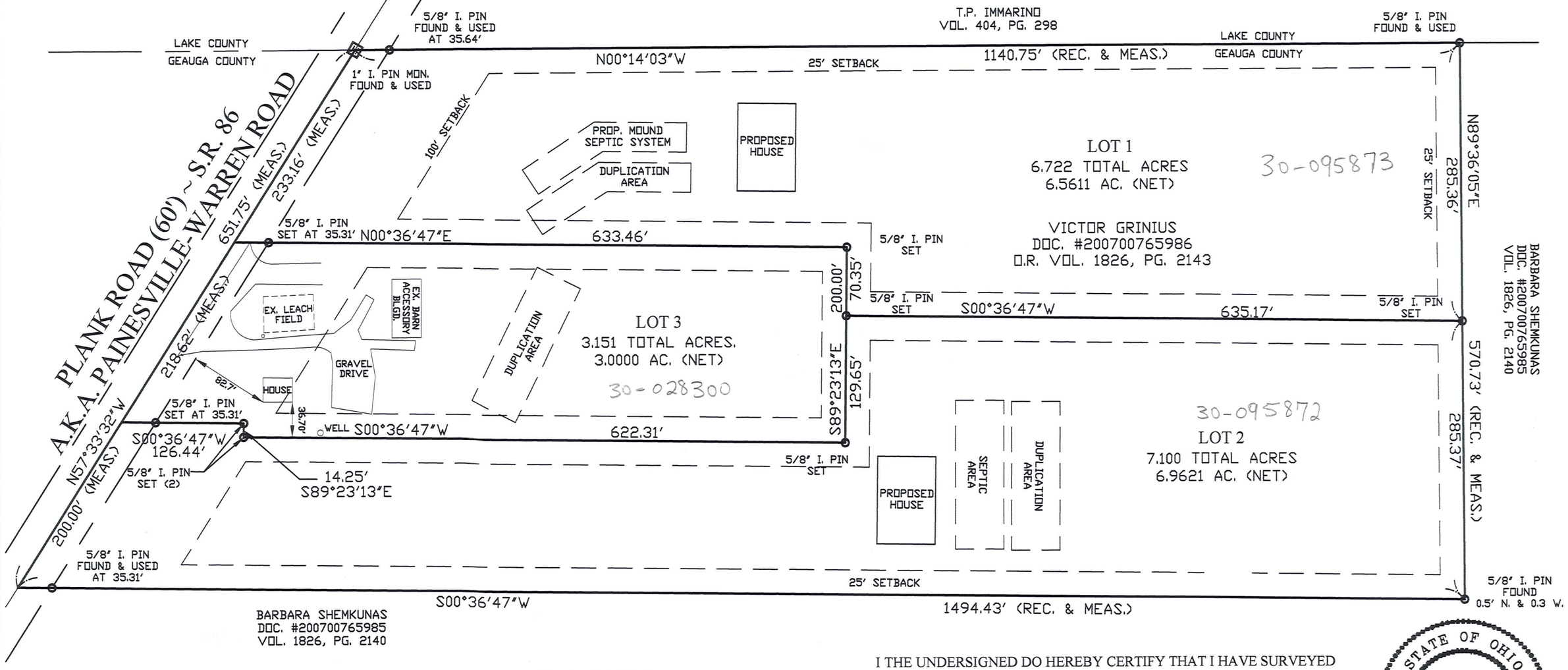
NORTH IS BASED UPON AN ASSUMED MERIDIAN AND IS TO BE USED FOR REFERENCE ONLY.

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.

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.S. 07/29/08
OFFICE OF THE Revised
GEAUGA COUNTY ENGINEER



GRAPHIC SCALE

100 0 50 100

(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 P.S. 7651 7/28/08

STATE OF OHIO
JOHN R. ALBAN
S-7651
REGISTERED
PROFESSIONAL SURVEYOR

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

THO 00221
THO-00221

Grinius (08-087)
picked up 7-30-08
30-095873
Vol. 1853 - Pg. 657

LEGAL DESCRIPTION
FOR LOT 1
6.722 ACRES TOTAL
6.5611 ACRES NET

Lot 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; 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 found at 35.64 feet;

THENCE, N 89°36'05" E, along said Shemkunas northerly property line, a distance of 285.36 feet to a 5/8" iron pin set;

THENCE, S 00°36'47" W, a distance of 635.17 feet to a 5/8" iron pin set;

THENCE, N 89°23'13"W, a distance of 70.35 feet to a 5/8" iron pin set;

THENCE, S 00°36'47" W, a distance of 633.46 feet to the centerline of said Plank Road, passing through a 5/8" iron pin set at 598.15 feet;

THENCE, N 57°33'32" W, along the centerline of said Plank Road, a distance of 233.16 feet to the Principal Place of Beginning and containing 6.722 acres to centerline and 6.5611 acre of land excluding land 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.

7/28/08
John R. Alban, P.S. Date

STATE OF OHIO
JOHN R. ALBAN
7651
REGISTERED
PROFESSIONAL SURVEYOR

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.S. 07/29/08
OFFICE OF THE Revised
GEAUGA COUNTY ENGINEER

THO 00221

Grinius (08-087)
Picked up 7/30/08
#30-095872
Vol. 1853 Pg. 654

LEGAL DESCRIPTION
FOR LOT 2
7.100 ACRES TOTAL
6.9621 NET ACRES

Lot 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; THENCE, S 57°33'32" E, a distance of 451.78 feet to the Principal Place of Beginning;

THENCE, N 00°36'47" E, a distance of 126.44 feet to a 5/8" iron pin set, passing through a 5/8" iron pin set at 35.31 feet;

THENCE, S 89°23'13" E, a distance of 14.25 feet to a 5/8" iron pin set;

THENCE, N 00°36'47" E, a distance of 622.31 feet to a 5/8" iron pin set;

THENCE, N 89°23'13" W, a distance of 129.65 feet to a 5/8" iron pin set;

THENCE, N 00°36'47" E, a distance of 635.17 feet to a 5/8" iron pin set on a northerly line of property owned by Barbara Shemkunas as recorded in document number 200700765985 and volume 1826, page 2140 of Geauga County Records;

THENCE, N 89°36'05" E, along said Shemkunas northerly property line, a distance of 285.37 feet to a 5/8" iron pin found 0.5' north and 0.3' west at an inner corner thereof;

THENCE, S 00°36'47" W, along said Shemkunas westerly property line, a distance of 1494.43 feet to the centerline of said Plank Road, passing through a 5/8" Iron pin found at 1459.12 feet;

THENCE, N 57°33'32" W, along the centerline of said Plank Road, a distance of 200.00 feet to the Principal Place of Beginning and containing 7.100 acres to centerline and 6.9621 acre of land excluding land located in the public right-of-way, based on a survey conducted in November 2007 by John R. Alban, Professional Surveyor 7651.

THO 00221

(08-087)

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.

7/28/08

John R. Alban, P.S. Date

STATE OF OHIO
JOHN R. ALBAN
7651
REGISTERED
PROFESSIONAL SURVEYOR

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

R.S. 07/29/08

OFFICE OF THE Revised
GEAUGA COUNTY ENGINEER

THO 00221

Grinius (08-087)
Picked up 7/30/08
30-028300
Vol. 1853- Pg. 659

LEGAL DESCRIPTION
FOR LOT 3
3.151 TOTAL ACRES
3.0000 NET ACRES

Lot 3:
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 233.16 feet to the Principal Place of Beginning;

THENCE, N 00°36'47" E, a distance of 633.46 feet to a 5/8" iron pin set, passing through a 5/8" iron pin set at 35.31 feet;

THENCE, S 89°23'13" E, a distance of 200.00 feet to a 5/8" iron pin set;

THENCE, S 00°36'47" W, a distance of 622.31 feet to a 5/8" iron pin set;

THENCE, N 89°23'13" W, a distance of 14.25 feet to a 5/8" iron pin set;

THENCE, S 00°36'47" W, a distance of 126.44 feet to the centerline of said Plank Road, passing through a 5/8" Iron pin set at 91.13 feet;

THENCE, N 57°33'32" W, along the centerline of said Plank Road, a distance of 218.62 feet to the Principal Place of Beginning and containing 3.151 acres to centerline and 3.0000 acre of land excluding land 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.

7/28/08
John R. Alban, P.S. Date

STATE OF OHIO
JOHN R. ALBAN
7651
REGISTERED
PROFESSIONAL SURVEYOR

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.S. 07/29/08
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