

# LOT SPLIT PLAT

FOR PROPERTY OWNED BY:  
VICTOR GRINIUS

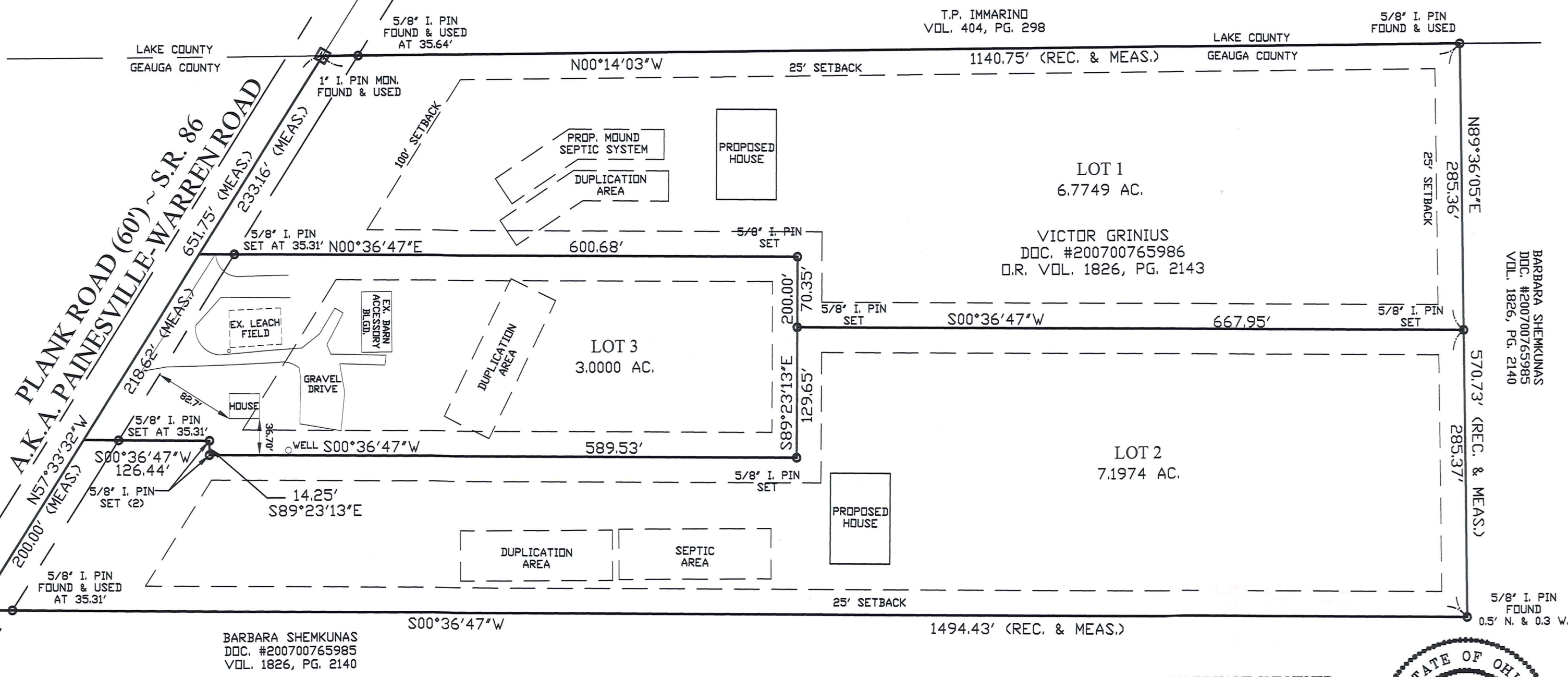
ALL THAT CERTAIN LANDS SITUATED IN LOT 2, TOWNSHIP OF THOMPSON, TOWNSHIP NUMBER 10 NORTH, RANGE VI WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, COUNTY OF GEAUGA, AND STATE OF OHIO.

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

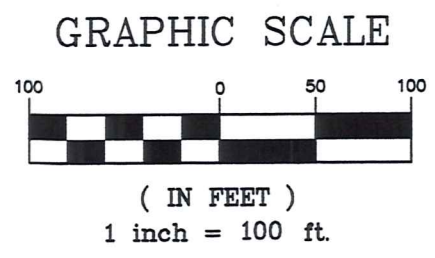
*R.S.* *06/30/08*  
OFFICE OF THE *Revised*  
GEAUGA COUNTY ENGINEER



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

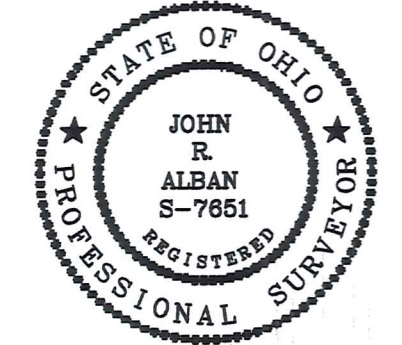


PREPARED BY:  
**ALBAN SURVEYING CO.**  
Professional Land Surveyors  
30 Alpha Park  
Highland Heights, OH 44143  
Phone: 440-919-0109



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.

*[Signature]*  
JOHN R. ALBAN P.S. 7651 *6/26/08*



BARBARA SHEMKUNAS  
D.C. #200700765985  
V.D.L. 1826, PG. 2140

5/8" I. PIN FOUND AT 0.5' N. & 0.3' W.

THO 00223

THO-00223

Grinius (08-070)  
picked up 7-30-08

O Insete  
See (08-087)

**LEGAL DESCRIPTION  
FOR LOT 1  
6.7749 ACRES**

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 667.95 feet to a 5/8" iron pin set;

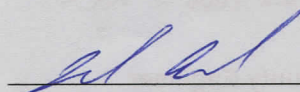
THENCE, N 89°23'13"W, a distance of 70.35 feet to a 5/8" iron pin set;

THENCE, S 00°36'47" W, a distance of 600.68 feet to the centerline of said Plank Road, passing through a 5/8" iron pin set at 565.37 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 6.7749 acre of land based on a survey conducted in November 2007 by John R. Alban, Professional Surveyor 7651.

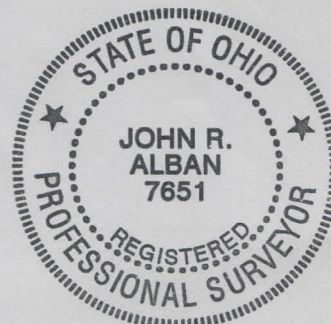
Bearings are based upon an assumed meridian and are to be used for reference only.

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

  
John R. Alban, P.S.      6/26/08  
Date

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

R.S.      06/30/08  
OFFICE OF THE      Revised  
GEAUGA COUNTY ENGINEER



**LEGAL DESCRIPTION  
FOR LOT 2  
7.1974 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 <sup>pin</sup> 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 589.53 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;

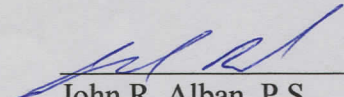
THENCE, N 00°36'47" E, a distance of 667.95 feet to a 5/8" iron pin set on a northerly line of property owned by Barbara Shemkunas as recorded in document number 200700765985 and volume 1826, page 2140 of Geauga County Records;

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;

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;

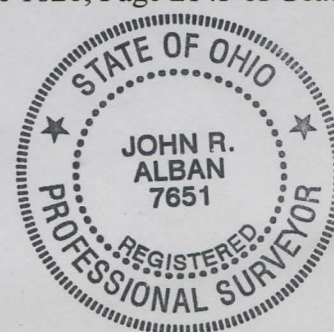
THENCE, N 57°33'32" W, along the centerline of said Plank Road, a distance of 200.00 feet to the Principal Place of Beginning and containing 7.1974 acre of land, based on a survey conducted in November 2007 by John R. Alban, Professional Surveyor 7651.

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.      6/26/08  
Date

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

R.S.      06/30/08  
OFFICE OF THE *Revised*  
GEAUGA COUNTY ENGINEER



**LEGAL DESCRIPTION  
FOR LOT 3  
3.0000 ACRES**

Lot 3:  
Situating 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 600.68 feet to a 5/8" <sup>pin</sup> iron 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;

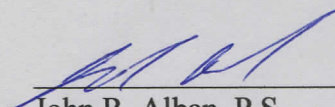
THENCE, S 00°36'47" W, a distance of 589.53 feet to a 5/8" iron pin set;

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 3.0000 acre of land, 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.      6/26/08      Date

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

Revised      06/30/08  
OFFICE OF THE      Revised  
GEAUGA COUNTY ENGINEER

