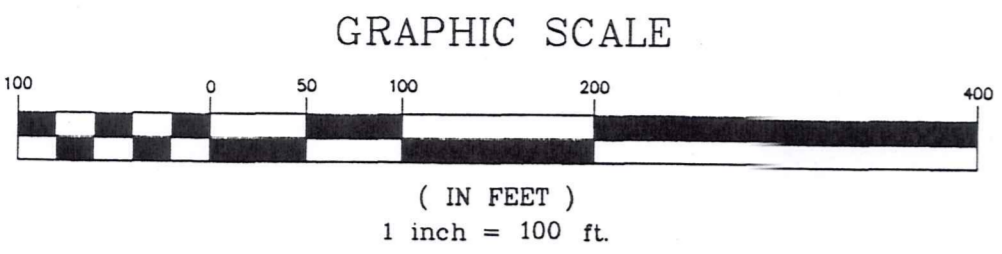


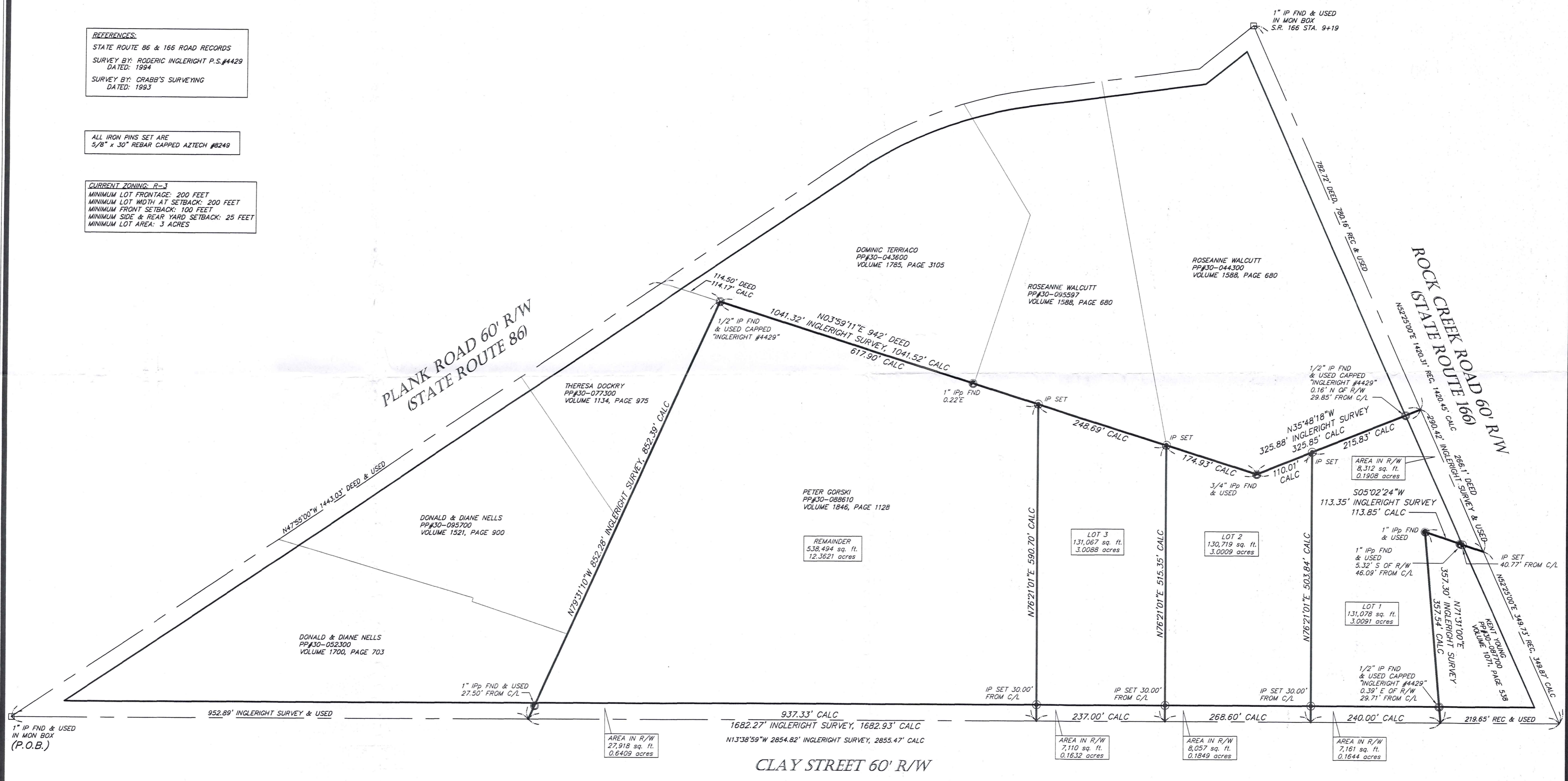
BEARINGS ARE PER THE CENTERLINE BEARING OF ROCK CREEK ROAD (S.R. 166) (N52°25'00"E) PER THE STATE ROUTE 166 ROAD RECORDS AND ARE USED TO DENOTE ANGLES ONLY.



**REFERENCES:**  
 STATE ROUTE 86 & 166 ROAD RECORDS  
 SURVEY BY: RODERIC INGLERIGHT P.S.#4429  
 DATED: 1994  
 SURVEY BY: CRABB'S SURVEYING  
 DATED: 1993

ALL IRON PINS SET ARE  
 5/8" x 30" REBAR CAPPED AZTECH #8249

**CURRENT ZONING: R-3**  
 MINIMUM LOT FRONTAGE: 200 FEET  
 MINIMUM LOT WIDTH AT SETBACK: 200 FEET  
 MINIMUM FRONT SETBACK: 100 FEET  
 MINIMUM SIDE & REAR YARD SETBACK: 25 FEET  
 MINIMUM LOT AREA: 3 ACRES



I 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.

STAN R. LOCH DATE 4-21-10  
 REG. SURVEYOR #8249

5425 WARNER ROAD - SUITE 12  
 VALLEY VIEW, OHIO 44125  
 440-602-9071



ENGINEERING and SURVEYING  
 Civil Engineering · Land Surveying

SHEET CONTENT

**LOT SPLIT SURVEY**  
 FOR  
**PETER GORSKI**  
 BEING PP#30-088610  
 PART OF LOT NO. 12  
 SITUATED IN THE  
 TOWNSHIP OF THOMPSON  
 COUNTY OF GEAUGA  
 STATE OF OHIO

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	4/21/10	REVISED PER COUNTY	CL

SURVEY PLAT & LEGAL DESCRIPTION APPROVED PER R.C. 315.251  
 R.S. 04/23/10  
 OFFICE OF THE REGISTERED SURVEYOR  
 GEAUGA COUNTY ENGINEER

HORIZ. SCALE	VERT. SCALE
1" = 100'	
DRAWN BY	DATE
CL	4/9/10
CHECKED BY	DRAWING NO.
SRL	20102307
JOB NO.	SHEET
20102307	1 OF 1

**ENGINEERING & SURVEYING CO., INC.**

5425 WARNER ROAD – SUITE 12

VALLEY VIEW, OHIO 44125

PH: 440-602-9071 FAX: 216-369-0259

**LEGAL DESCRIPTION OF A 3.0091 ACRE PARCEL  
(LOT 1)**

Situated in the Township of Thompson, County of Geauga and State of Ohio, known as being part of Lot No. 12 and being more fully described as follows:

Beginning at a 1" iron pin found in a monument box at the intersections of the centerlines of Plank Road, 60 foot R/W (State Route 86) and Clay Street, 60 foot R/W;

Thence North  $13^{\circ}38'59''$  West, along the centerline of said Clay Street, a distance of 2395.82 feet to a point and being the Principal Place of Beginning;

Course I: Thence South  $76^{\circ}21'01''$  West, passing through an iron pin set in the westerly R/W of said Clay Street at a distance of 30.00 feet, a total distance of 503.84 feet to an iron pin set, said point being in the easterly line of lands conveyed Roseanne Walcutt as recorded in Volume 1588, Page 680 of the Geauga County Deed Records;

Course II: Thence North  $35^{\circ}48'18''$  West, along the easterly line of said Walcutt, passing through a  $\frac{1}{2}$ " iron pin found at a distance of 185.98 feet, a total distance of 215.83 feet to a point in the centerline of Rock Creek Road, 60 foot R/W (State Route 166), said point being the northeasterly corner of said Walcutt;

Course III: Thence North  $52^{\circ}25'00''$  East, along the centerline of said Rock Creek Road, a distance of 290.42 feet to a point, said point being the northwesterly corner of lands conveyed to Kent Young as recorded in Volume 1071, Page 538 of the Geauga County Deed Records;

Course IV: Thence South  $05^{\circ}02'24''$  West, along the westerly line of said Young, passing through an iron pin set in the southerly R/W of said Rock Creed Road at a distance of 40.77 feet and a 1" iron pipe found at a distance of 46.09 feet, a total distance of 113.85 feet to a 1" iron pipe found, said point being the southwestly corner of said Young;

Course V: Thence North 71°31'00" East, along the southerly line of said Young, passing through a 1/2" iron pin found at a distance of 327.83 feet, a total distance of 357.54 feet to a point in the centerline of said Clay Street, said point being the southeasterly corner of said Young;

Course VI: Thence South 13°38'59" East, along the centerline of said Clay Street, a distance of 240.00 feet to the Principal Place of Beginning.

Said parcel containing 3.0091 acres or 131,078 sq. ft. of land be the same more or less, but subject to all legal highways as surveyed and described in April, 2010 by Stan R. Loch, Registered Ohio Surveyor Number 8249. Bearings are based on the centerline bearing of Rock Creek Road (State Route 166) (N52°25'00"E) per the State Route 166 Road Records and are used to denote interior angles only. The intent of the above description is to describe a 3.0091 acres split parcel of land from the lands conveyed to Peter Gorski as recorded in Volume 1846, Page 1128 of the Geauga County Deed Records. All iron pins set are 5/8" X 30" rebar capped "Aztech #8249".

SRM 9-21-10  
Stan R. Loch P.S. #8249 Date

Job No.20102307



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

R.S. 04/23/10  
OFFICE OF THE Revised  
GEAUGA COUNTY ENGINEER



**ENGINEERING & SURVEYING CO., INC.**  
5425 WARNER ROAD – SUITE 12  
VALLEY VIEW, OHIO 44125  
PH: 440-602-9071 FAX: 216-369-0259

**LEGAL DESCRIPTION OF A 3.0009 ACRE PARCEL  
(LOT 2)**

Situated in the Township of Thompson, County of Geauga and State of Ohio, known as being part of Lot No. 12 and being more fully described as follows:

Beginning at a 1" iron pin found in a monument box at the intersections of the centerlines of Plank Road, 60 foot R/W (State Route 86) and Clay Street, 60 foot R/W;

Thence North 13°38'59" West, along the centerline of said Clay Street, a distance of 2127.22 feet to a point and being the Principal Place of Beginning;

Course I: Thence South 76°21'01" West, passing through an iron pin set in the westerly R/W of said Clay Street at a distance of 30.00 feet, a total distance of 515.35 feet to an iron pin set, said point being in the easterly line of lands conveyed Roseanne Walcutt as recorded in Volume 1588, Page 680 of the Geauga County Deed Records;

Course II: Thence North 03°59'11" East, along the easterly line of said Walcutt, a distance of 174.93 feet to a 3/4" iron pipe found at an angle point in the easterly line of said Walcutt;

Course III: Thence North 35°48'18" West, continuing along the easterly line of said Walcutt, a distance of 110.01 feet to an iron pin set;

Course IV: Thence North 76°21'01" East, passing through an iron pin set in the westerly R/W of said Clay Street at a distance of 473.84 feet, a total distance of 503.84 feet to a point in the centerline of said Clay Street;

Course V: Thence South 13°38'59" East, along the centerline of said Clay Street, a distance of 268.60 feet to the Principal Place of Beginning.

Said parcel containing 3.0009 acres or 130,719 sq. ft. of land be the same more or less, but subject to all legal highways as surveyed and described in April, 2010 by Stan R. Loch, Registered Ohio Surveyor Number 8249. Bearings are based on the centerline bearing of Rock Creek Road (State Route 166) (N52°25'00"E) per the State Route 166 Road Records and are used to denote interior angles only. The intent of the above description is to describe a 3.0009 acres split parcel of land from the lands conveyed to Peter Gorski as recorded in Volume 1846, Page 1128 of the Geauga County Deed Records. All iron pins set are 5/8" X 30" rebar capped "Aztech #8249".

Stan R. Loch      4-9-10  
Stan R. Loch P.S. #8249      Date

Job No.20102307



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

R.S.      04/23/10  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER

RECEIVED  
APR 13 2010  
COUNTY ENGINEER

**ENGINEERING & SURVEYING CO., INC.****5425 WARNER ROAD - SUITE 12****VALLEY VIEW, OHIO 44125****PH: 440-602-9071 FAX: 216-369-0259****LEGAL DESCRIPTION OF A 3.0088 ACRE PARCEL  
(LOT 3)**

Situated in the Township of Thompson, County of Geauga and State of Ohio, known as being part of Lot No. 12 and being more fully described as follows:

Beginning at a 1" iron pin found in a monument box at the intersections of the centerlines of Plank Road, 60 foot R/W (State Route 86) and Clay Street, 60 foot R/W;

Thence North 13°38'59" West, along the centerline of said Clay Street, a distance of 1890.22 feet to a point and being the Principal Place of Beginning;

Course I: Thence South 76°21'01" West, passing through an iron pin set in the westerly R/W of said Clay Street at a distance of 30.00 feet, a total distance of 590.70 feet to an iron pin set, said point being in the easterly line of lands conveyed Roseanne Walcutt as recorded in Volume 1588, Page 680 of the Geauga County Deed Records;

Course II: Thence North 03°59'11" East, along the easterly line of said Walcutt, a distance of 248.69 feet to an iron pin set;

Course III: Thence North 76°21'01" East, passing through an iron pin set in the westerly R/W of said Clay Street at a distance of 485.35 feet, a total distance of 515.35 feet to a point in the centerline of said Clay Street;

Course IV: Thence South 13°38'59" East, along the centerline of said Clay Street, a distance of 237.00 feet to the Principal Place of Beginning.





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5425 WARNER ROAD – SUITE 12  
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**LEGAL DESCRIPTION OF A 12.3621 ACRE PARCEL  
(REMAINDER)**

Situated in the Township of Thompson, County of Geauga and State of Ohio, known as being part of Lot No. 12 and being more fully described as follows:

Beginning at a 1" iron pin found in a monument box at the intersections of the centerlines of Plank Road, 60 foot R/W (State Route 86) and Clay Street, 60 foot R/W;

Thence North 13°38'59" West, along the centerline of said Clay Street, a distance of 952.89 feet to a point, said point being the northeasterly corner of lands conveyed to Donald & Diane Nells as recorded in Volume 1700, Page 703 of the Geauga County Deed Records and being the Principal Place of Beginning;

Course I: Thence North 79°31'10" West, along the northerly line of said Nells and the northerly line of another parcel conveyed to Donald & Diane Nells as recorded in Volume 1521, Page 900 and along the northerly line of lands conveyed to Theresa Dockry as recorded in Volume 1134, Page 975 passing through a 1" iron pipe found in the westerly R/W of said Clay Street at a distance of 27.50 feet, a total distance of 852.39 feet to a 1/2" iron pin found capped "Ingleright #4429", said point being in the easterly line of lands conveyed to Dominic Terriaco as recorded in Volume 1785, Page 3105 of the Geauga County Deed Records;

Course II: Thence North 03°59'11" East, along the easterly line of said Terriaco and the easterly line of lands conveyed to Roseanne Walcutt as recorded in Volume 1588, page 680 of the Geauga County Deed Records, a distance of 617.90 feet to an iron pin set;

Course III: Thence North 76°21'01" East, passing through an iron pin set in the westerly R/W of said Clay Street at a distance of 560.70 feet, a total distance of 590.70 feet to a point in the centerline of said Clay Street;

Course IV: Thence South 13°38'59" East, along the centerline of said Clay Street, a distance of 937.33 feet to the Principal Place of Beginning.

Said parcel containing 12.3621 acres or 538,494 sq. ft. of land be the same more or less, but subject to all legal highways as surveyed and described in April, 2010 by Stan R. Loch, Registered Ohio Surveyor Number 8249. Bearings are based on the centerline bearing of Rock Creek Road (State Route 166) (N52°25'00"E) per the State Route 166 Road Records and are used to denote interior angles only. The intent of the above description is to describe a remainder parcel of land conveyed to Peter Gorski as recorded in Volume 1846, Page 1128 of the Geauga County Deed Records after a 3.0088 acre split (Lot 3), 3.0009 acre split (Lot 2) and a 3.0091 acre split (Lot 1). All iron pins set are 5/8" X 30" rebar capped "Aztech #8249".

SM 4-21-10  
Stan R. Loch P.S. #8249 Date

Job No.20102307



SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
R.S. 04/23/10  
OFFICE OF THE Revised  
GEAUGA COUNTY ENGINEER

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APR 23 2010  
Gaugua County Engineer