

ENGINEER
RECEIVED

PLAT OF LOT SPLIT
FOR
THE SCOTT'S
BEING KNOWN AS PART OF ORIGINAL TROY TOWNSHIP
SECTION 25 IN TROY TOWNSHIP, GEauga COUNTY, OHIO.



SEPT. 1996
REV 10-9-96
3-31-97

Thomas M. Coffman
THOMAS M. COFFMAN P.S. NO. 6857

WINAGLE ROAD 60'

J.P. & M.A. DONOVAN
V. 769-303

PROPOSED SPLIT
3.000 ACRES

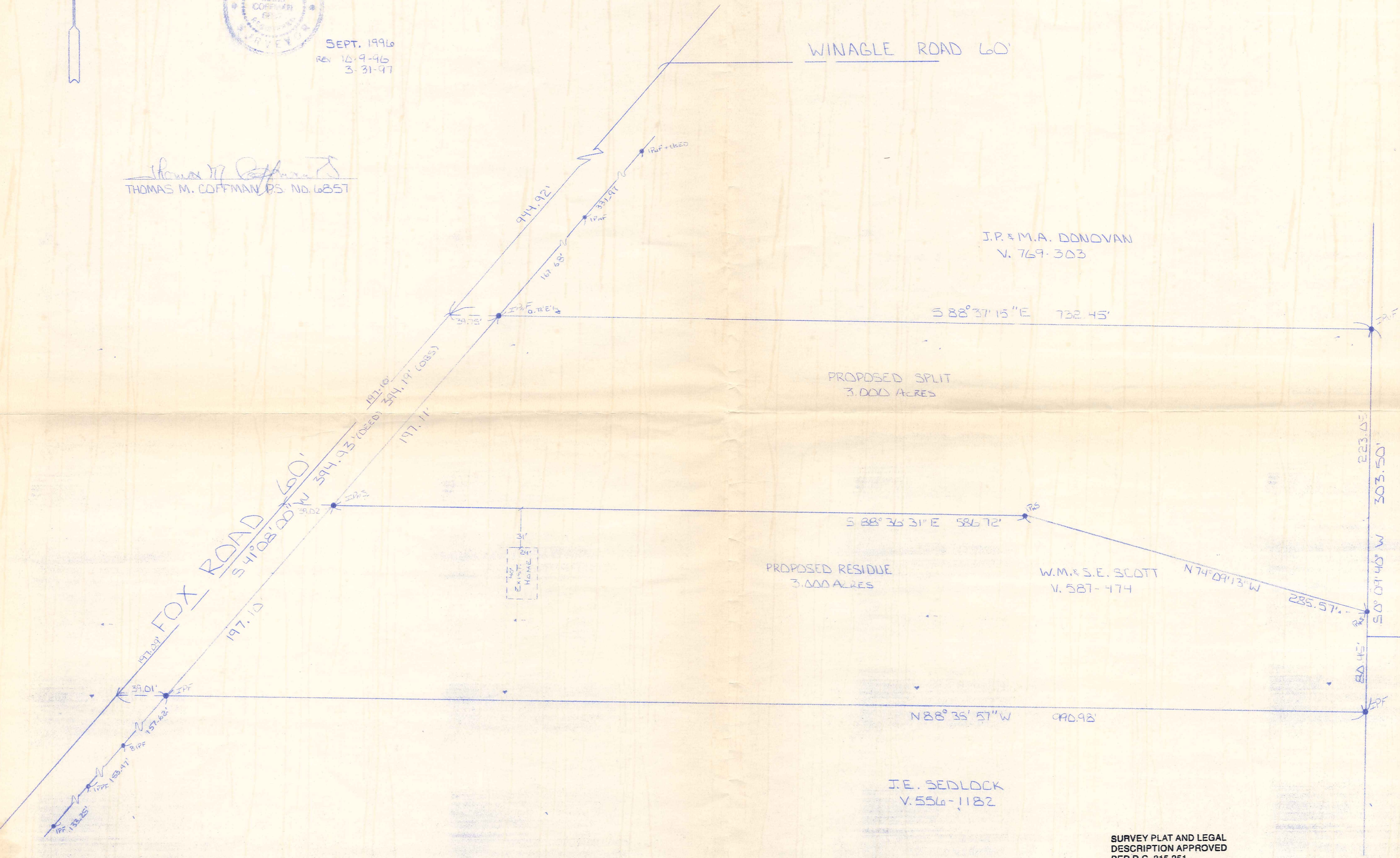
PROPOSED RESIDUE
3.000 ACRES

W.M. & S.E. SCOTT
V. 587-474

J.E. SEDLOCK
V. 556-1182

J.E. & P.B. FAVAGELTTO
V. 1006-507

D.P. & C.A. CARUSO
V. 996-694



VILLAGE SURVEYING CO
P.O. BOX 1096, FAIRPORT HARBOR, OHIO 44077
(216) 357-1359

SURVEY PLAT AND LEGAL
DESCRIPTION APPROVED
PER R.C. 315.251
R.S. 4, 7, 1997 Revised
GEAUGA COUNTY ENGINEER

TRO-00045

TRO 00045

SCOTT

picked up 4-8-1997

32-074258

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VILLAGE SURVEYING CO.

P.O. Box 1096, 217 Third Street
Fairport Harbor, Ohio 44077

Telephone 216-357-1359

LEGAL DESCRIPTION OF LANDS OF WILLIAM M. AND
SANDRA E. SCOTT AS DESCRIBED IN VOLUME 587 -
PAGE 474 OF THE GEAUGA COUNTY DEED RECORDS.

SPLIT PARCEL

Situated in the Township of Troy, County of Geauga, State of Ohio, and known as being part of Original Troy Township Section 25 and is further bounded and described as follows:

Beginning at a point in the centerline of Fox Road (60 feet) at its intersection with the centerline Winagle Road (60 feet); thence along the centerline of said Fox Road S 41° 08' 00" W a distance of 944.92 feet to a point at southwesterly corner of lands of J. P. and M. A. Donovan, and the principal place of beginning;

(769-303)

COURSE I Thence along the southerly line of said Donovan S 88° 37' 15" E (passing through an iron pin found at 39.75 feet) a distance of 732.45 feet to an iron pin found in the westerly line of lands of J. E. and P. B. Famagelitto as recorded in Volume 1006 - Page 507 of the Geauga County Deed Records;

COURSE II Thence along the westerly line of said Famagelitto S 00° 09' 40" W a distance of 223.05 feet to an iron pin set;

COURSE III Thence N 74° 09' 13" W a distance of 285.57 feet to an iron pin set;

COURSE IV Thence N 88° 36' 31" W (passing through an iron pin set at 547.70 feet) a distance of 586.72 feet to a point in the centerline of said Fox Road;

COURSE V Thence along the centerline of said Fox Road N 41° 08' 00" E a distance of 197.10 feet to a point and the principal place of beginning and containing 3.000 acres, as surveyed and described in August, 1996 by Thomas M. Coffman P.S., Ohio Registered Surveyor No. 6857, be the same more or less but subject to all legal highways.

Bearings per record deed and monumentation found.

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

R.S. 4/7/1997 Revised
GEAUGA COUNTY ENGINEER

VILLAGE SURVEYING CO.

Thomas M. Coffman, P.S.

P.O. BOX 1096, FAIRPORT HARBOR, OH 44077 (216) 357-1359

LEGAL DESCRIPTION OF LANDS OF WILLIAM M. AND SANDRA E. SCOTT AS DESCRIBED IN VOLUME 587 - PAGE 474 OF THE GEAUGA COUNTY DEED RECORDS.

RESIDUE PARCEL

Situated in the Township of Troy, County of Geauga, State of Ohio, and known as being part of Original Troy Township Section 25 and is further bounded and described as follows:

Beginning at a point in the centerline of Fox Road (60 feet) at its intersection with the centerline Winagle Road (60 feet); thence along the centerline of said Fox Road S 41° 08' 00" W a distance of 1142.02 feet to a point and the principal place of beginning;

COURSE I Thence S 88° 36' 31" E (passing through an iron pin set at 39.02 feet) a distance of 586.72 feet to an iron pin set;

COURSE II Thence S 74° 09' 13" E a distance of 285.57 feet to an iron pin set in the westerly line of lands of J. E. and P. B. Famageltto as recorded in Volume 1006 - Page 507 of the Geauga County Deed Records;

COURSE III Thence along said westerly line of Famegeltto and the westerly line of lands of D. P. and C. A. Caruso as recorded in Volume 996 - Page 694 of the Geauga County Deed Records S 0° 09' 40" W a distance of 80.45 feet to an iron pipe found in the northeasterly corner of lands of J. E. Sedlock as recorded in Volume 556 - Page 1182 of the Geauga County Deed Records;

COURSE IV Thence along the northerly line of said Sedlock N 88° 35' 57" W (passing through an iron pipe found at 951.97 feet) a distance of 990.98 feet to a point in the centerline of said Fox Road;

COURSE V Thence along the centerline of said Fox Road N 41° 08' 00" E a distance of 197.09 feet to a point and the principal place of beginning and containing 3.000 acres, as surveyed and described in August, 1996 by Thomas M. Coffman P.S., Ohio Registered Surveyor No. 6857, be the same more or less but subject to all legal highways.

Bearings per record deed and monumentation found.

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

R.S. 4, 7, 1997
GEAUGA COUNTY ENGINEER

Revised

