

BEARING BASIS: DEED VOL. 1198, PG. 917



SEC. 24  
SEC. 25  
WINAGLE RD.

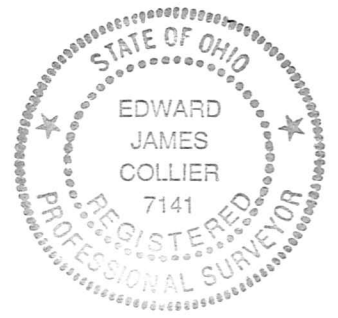
FOX RD. 60' R/W  
N 41° 08' E 20.00  
1769.10  
541' 08" W

J. TOWNE 637-286  
M. HOLECZY & B. FREECHAK 1198-917  
D. & C. SITKO 942-1043

S 74° 06' 45" E 485.01  
N 15° 53' 15" E 193.66  
N 68° 42' 51" W  
J. BENNER 556-1237  
3.197 AC.

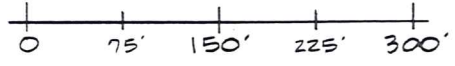
S/L 7 GREYSTONE SUB. VOL. 27-96  
S 0° 02' 47" W 276.03

● = IRON PIN FOUND



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

R.S. 52899  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER



I HEREBY CERTIFY THAT I HAVE SURVEYED THE  
ACCOMPANYING TRACT OF LAND & THAT THIS  
MAP IS A CORRECT REPRESENTATION OF THE SAME.

Edward J. Collier R.S. No. 7141

RETRACEMENT SURVEY for J. P. BENNER  
SECTION 25 TROY TWP.  
GEAUGA COUNTY, OHIO  
SCALE: 1" = 150' DATE: 5-16-99  
SURVEYED BY: Edward J. Collier  
REGISTERED SURVEYOR No. 7141

TRO-00148

TRO 00148

REGISTERED SURVEYOR No. 7141

PHONE/FAX: 330-673-7408

EDWARD J. COLLIER

7040 HUDSON ROAD  
KENT, OHIO 44240

Benner  
picked up 5-28-1999

May 16, 1999

J. P. Benner

3.197 ac.

Situated in the Township of Troy, County of ~~Portage~~ <sup>Geauga</sup> and State of Ohio and known as being part of Section 25 in Troy Township and further described as follows:

Beginning at the southwesterly corner of land owned by M. Holeczy & B. Freechak (d.v. 1198, pg. 917) in the centerline of Fox Road (60' R/W) and being S 41° 08' W 1769.10 feet from an iron pin found marking the intersection of said centerline with the centerline Winagle Road;

Thence S 68° 42' 51" E 809.03 feet along the southerly line of Holeczy & Freechak to an iron pin found at the southeast corner of Holeczy & Freechak and passing over an iron pin found 31.89 feet from the road center;

Thence N 15° 53' 15" E 193.69 feet along the easterly line of Holeczy & Freechak to an iron pin found at Holeczy's & Freechak's northeasterly corner in the south line of land owned by J. Towne (d.v. 637, pg. 286);

Thence S 74° 06' 45" E 485.01 feet along the southerly line of J. Towne to an iron pin found at Towne's southeast corner in the westerly line of Greystone Subdivision as recorded in Vol. 27-96 in the Geauga County records;

Thence S 0° 02' 47" W 276.03 feet along the westerly line of Greystone Subdivision to an iron pin found at the northeast corner of land owned by D. & C. Sitko (d.v. 942, pg. 1043);

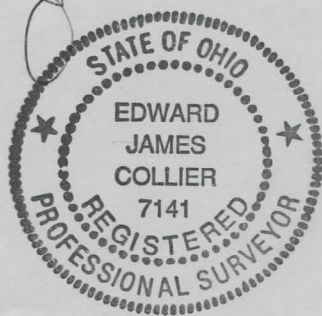
Thence N 68° 42' 51" W 1380.46 feet along the northerly line of Sitko to the centerline of Fox Road and passing over an iron pin found 31.89 feet from the road center;

Thence N 41° 08' E 20.00 feet along the centerline of Fox Road to the beginning.

Containing 3.197 acres of land, be the same more or less but subect to all legal highways as surveyed in May, 1999 by Edward J. Collier, registered surveyor No, 7141.

This description was made in accordance with an accompanying survey map of the same date, the basis of bearing is taken from deed vol. 1198, pg. 917 and the prior deed of the subject property is vol. 556, pg. 1237.

*Edward J. Collier*



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

R.S. 5/28/99  
OFFICE OF THE *Revised*  
GEAUGA COUNTY ENGINEER