

LEGEND

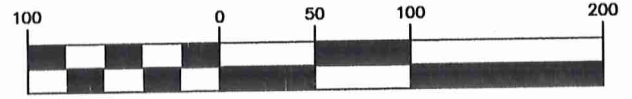
CONSOLIDATION PLAT

For

CLAYTON B. AND SHARON KOVATS

SITUATED IN THE TOWNSHIP OF CHARDON, COUNTY OF GEauga AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL LOT NUMBER 127, TRACT 3, CHARDON TOWNSHIP.

GRAPHIC SCALE



( IN FEET )

1 inch = 100 ft.

DECEMBER 16, 2015

- Legend items: ips 5/8" X 30" Iron Pin Set (I.D. SCHWARTZ), i.Pin Iron Pin, i.Pipe Iron Pipe, Mon. Monument, Fe Fence post, Mag Mag Nail Set, Sept. Septic Lid, Fnd. Found, D. Deed, R/Rec Record, M/Msd Measured, O/Obs Observed, C/Calc Calculated, U. Used, D.R. Deed Record, O.R. Official Record, C.L. C/L Centerline, e/p Edge of Pavement, P Plat record information, O.L. Original Lot Line, C.L. Corporate Line



SURVEY PLAT & LEGAL DESCRIPTION APPROVED PER R.C. 315.251. GEAUGA COUNTY AUDITOR TAX MAP DEPT. 12/29/15

- REFERENCES USED: 1 DEEDS OF RECORD, 2 MAP OF SURVEY FOR EDWIN T. AND ANNA MAY HOFSTETTLER BY ARTHUR TEMPLE 5/1994, 3 DEDICATION PLAT FOR CANFIELD DRIVE VOL. 9, PAGE 95, 4 PLAT SHOWING LAND TO BE ANNEXED TO THE VILLAGE OF CHARDON VOL. 9 PG 75

THIS CONSOLIDATION OF LAND COMPLIES WITH THE APPLICABLE CHARDON TOWNSHIP ZONING RESOLUTION.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2015.

BY \_\_\_\_\_ CHARDON TOWNSHIP ZONING INSPECTOR

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION. MONUMENTS WERE FOUND OR SET AS INDICATED. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS REFER TO AN ASSUMED MERIDAN AND ARE INTENDED TO INDICATE ANGLES ONLY. ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.



RUDY E. SCHWARTZ, P.S. #7193 Date 12.28.15

PREPARED FOR: CLAYTON AND SHARON KOVATS 11287 HOSFORD RD CHARDON, OH 44024

PREPARED BY: SCHWARTZ LAND SURVEYING INC.

RUDY E. SCHWARTZ PROFESSIONAL SURVEYOR 12121 KINSMAN ROAD NEWBURY, OHIO 44065 440-564-8174 Fax: 440-564-8285

CHA 00172  
CHA00172

Kovats Kovats (15-137)  
Picked Up 12/29/15  
VOL. 2004 pg. 1457  
PN# 06-033420

CONSOLIDATION  
LEGAL DESCRIPTION  
OF A  
1.7400 ACRE PARCEL  
FOR  
CLAYTON B. AND SHARON KOVATS

Situated in the Township of Chardon, County of Geauga, and State of Ohio and known as being a part of Lot 127, Tract 3, and further being known as all of parcel 2 of lands conveyed to Clayton B. and Sharon Kovats (PPN 06-033420) by deed recorded in Volume 1999, Page 70 of Geauga County Deed Records, and also being all of parcel 1 of lands conveyed to Clayton B. and Sharon Kovats (PPN 06-120225) by deed recorded in Volume 1999, Page 70 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a 1 1/4 inch iron pipe found at the intersection of the Northerly right-of-way of Canfield Drive, 60 feet wide, and the Easterly right-of-way of Ravenna Road, 66 feet wide, as shown by the Dedication Plat for Canfield Drive in Volume 9, Page 95 of Geauga County Plat Records;

Thence North 30° 16' 47" West, along said Easterly right-of-way of Ravenna Road, a distance of 425.00 feet to a 5/8 inch iron pin set and the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence North 30° 16' 47" West, along said Easterly right-of-way of Ravenna Road, a distance of 290.00 feet to a point at the most Southerly corner of land conveyed to Jan A. Sopko (PPN 06-085800) by deed recorded in Volume 1090, Page 1134 of Geauga County Deed Records (witness a 1 inch iron pipe found 0.14 feet South and 0.85 feet West);

COURSE II Thence North 59° 43' 13" East, along the Southeasterly line of land so conveyed to Jan A. Sopko, a distance of 261.36 feet to a 5/8 inch iron pin set at the most Easterly corner thereof, said pin also being at the Northwesterly corner of land conveyed to Josh A. and April L. Reese (PPN 10-063000) by deed recorded in Volume 1864, Page 2558 of Geauga County Deed Records, said pin also being on the shared line between Chardon Township and the City of Chardon (witness a 1 1/4 inch iron pipe found, 2.04' west and 0.93 feet South, and also witness a 1/2 inch iron pin found 2.30 feet South and 0.06 feet West)

COURSE III Thence South 30° 16' 47" East, along the Westerly line of land so conveyed to Josh A. and April L. Reese, also being said shared line between Chardon Township and the City of Chardon, a distance of 290.00 feet to a 5/8 inch iron pin set at the most Northerly corner of land conveyed to Richard J. Bissell (PPN 06-006200) by deed recorded in

CHA 00172

Volume 1886, Page 1475 of Geauga County Deed Records, (witness a 3/4 inch iron pipe found 2.03 feet South and 1.28 feet East);

COURSE IV

Thence South 59° 43' 13" West, along the Northwesterly line of land so conveyed to Richard J. Bissell, a distance of 261.36 feet to the Principal Place of Beginning and containing 1.7400 acres of land (1.3363 acres all of PPN 06-033420, and 0.4037 acres all of PPN 06-120225) as surveyed, calculated and described, on December 16, 2015 by Rudy E. Schwartz, P.S. 7193 be the same more or less but subject to all legal highways and easements of record. Bearings used herein refer to an assumed meridian and are intended to indicate angles only. All 5/8 inch by 30 inch iron pins set are I.D. Schwartz 7193.



RECEIVED  
12/28/15

12.28.15

DATE

RUDY E. SCHWARTZ, P.S. 7193

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

*MDS* 12/29/15

GEAUGA COUNTY AUDITOR *Rev.*  
TAX MAP DEPT.