

CHA00180
CHA00180

Valetto, Christopher & Angela (17-024)
Picked Up 03/02/17

CONSOLIDATION
LEGAL DESCRIPTION
OF A
10.3902 ACRE PARCEL
FOR
CHRISTOPHER R. AND ANGELA G. VALLETTO

Situated in the Township of Chardon, County of Geauga, and State of Ohio and known as being a part of Lot No. 9, Tract, Lot No. 10, Tract 1, and further being known as being all of a parcel of land conveyed to the Angela G. and Christopher R. Valletto (PPN 06-120629) by deed recorded in Volume 1996, Page 498 of Geauga County Deed Records, and also being all of a parcel of land conveyed to the Angela G. and Christopher R. Valletto (PPN 06-120970) by deed recorded in Volume 1884, Page 1203 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a monument box with a 1 inch iron pin found in the centerline of Ravenna Road, 60 feet wide, said monument lying North 15° 02' 54" East, along said centerline of Ravenna Road, a distance of 544.27 feet from a mag nail found at its intersection with the centerline of Clark Road, 60 feet wide;

Thence North 15° 47' 54" East, continuing along said centerline of Ravenna Road, a distance of 736.50 feet to a point at the Southwesterly corner of land conveyed to Solomon E. and Jacqueline Harper (PPN 06-038700) by deed recorded in Volume 1851, Page 2502 of Geauga County Deed Records, said point lying South 15° 47' 54" West, along said centerline of Ravenna Road, a distance of 47.44 feet from an angle point lying South 10° 43' 54" West along said Centerline of Ravenna Road, a distance of 993.28 feet from a point at the intersection of the centerline of Cherry Hollow Drive, 60 feet wide, which is lying South 86° 06' 20" East, along said centerline of Cherry Hollow Drive, a distance of 30.23 feet from a monument box with a 5/8 inch iron pin found;

Thence South 85° 56' 23" East, along said Southerly line of land so conveyed to Solomon E. and Jaqueline Harper, and passing through a 5/8 inch iron pin found at 30.64, and a 5/8 inch iron pin found (I.D. Schwartz) found at 1772.09 feet, a total distance of 1952.45 feet to a 5/8 inch iron pin found (I.D. Schwartz) at the Northeasterly corner of land conveyed to Schoch Investments LLC. (PPN 06-120618) by deed recorded in Volume 1996, Page 512 of Geauga County Deed Records, and the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence South 85° 56' 23" East, continuing along said Southerly line of land so conveyed to Solomon E. and Jaqueline Harper, a distance of 381.08 feet to a 1 inch iron pipe found at the Southeasterly corner thereof, said pipe also being on the Westerly line of land conveyed to Joseph P. and Heidi L. Geizer (PPN 06-105200) by deed recorded in Volume 849, Page 914 of Geauga County Deed Records, said pipe also being on the shared line between Lot No. 9, and 10;

COURSE II Thence South 3° 33' 27" West, along said Westerly line of land so conveyed to Joseph P. and Heidi L. Geizer, also being said shared line between Lot Nos. 9 and 10, a distance of 383.79 feet to a 1 1/4 inch iron pipe found at the Southwesterly corner thereof;

- COURSE III Thence South 86° 59' 51" East, along the Southerly line of land so conveyed to Joseph P. and Heidi L. Geizer, passing through a 5/8 inch iron pin found at 422.36 feet, a total distance of 453.90 feet to a point in the centerline of Clark Road, 60 feet wide;
- COURSE IV Thence South 39° 41' 27" West, along said centerline of Clark Road, a distance of 6.43 feet to an angle point;
- COURSE V Thence South 33° 44' 56" West, continuing along said centerline of Clark Road, a distance of 477.92 feet to an angle point;
- COURSE VI Thence South 22° 57' 46" West, continuing along said centerline of Clark Road, a distance of 280.18 feet to an angle point;
- COURSE VII Thence South 36° 42' 51" West, continuing along said centerline of Clark Road, a distance of 213.31 feet to a point at the Southeasterly corner of land conveyed to Rosemary Bonacci (PPN 06-007600) by deed recorded in Volume 1522, Page 648 of Geauga County Deed Records, said point also being on said shared line between Lot No. 9, and 10;
- COURSE VIII Thence North 3° 33' 27" East, along the Easterly line of land so conveyed to Rosemary Bonacci, also being said shared line between Lot Nos. 9 and 10, and passing through a 1 inch iron pipe found at 49.99 feet, a total distance of 555.80 feet to a 1 inch iron pipe found at the Northeasterly corner thereof;
- COURSE IX Thence North 86° 17' 11" West, along the Northerly line of land so conveyed to Rosemary Bonacci, a distance of 381.21 feet to a 5/8 inch iron pin found (I.D. Schwartz) at the Southeasterly corner of land so conveyed to Schoch Investments LLC.;
- COURSE X Thence North 3° 34' 12 East, along the Easterly line of land conveyed to Schoch Investments LLC., a distance of 687.01 feet to the Principal Place of Beginning and containing 10.3902 acres of land (9.7394 acres excluding the area within the right-of-way of Clark Road, 6.0011 acres all of PPN 06-120629, and 4.3891 acres all of PPN 06-120970) as surveyed and calculated and described on February 16, 2017 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.



3.2.17
DATE

Rudy E. Schwartz
RUDY E. SCHWARTZ, P.S. 7193

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
[Signature] 03/21/17
GAUGA COUNTY AUDITOR
TAX MAP DEPT.