

PLAT OF SURVEY AND LOT SPLIT For EUGENE AND KATHLEEN DESZCZYIEWICZ

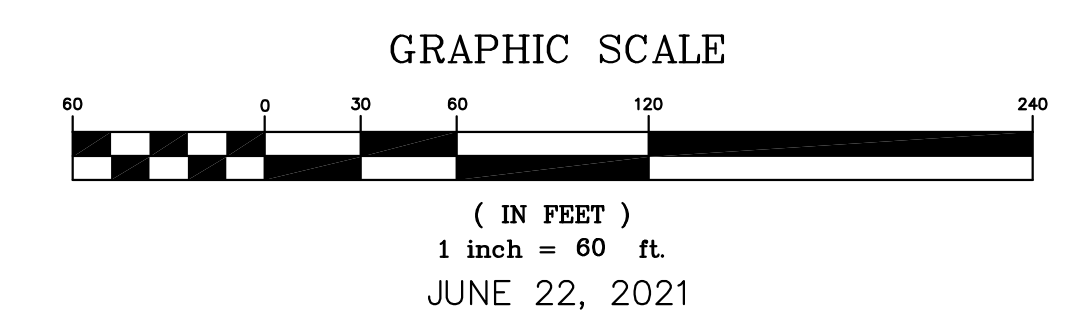
SITUATED IN THE TOWNSHIP OF CHARDON, COUNTY OF
GEAUGA AND THE STATE OF OHIO AND KNOWN AS BEING A
PART OF ORIGINAL LOT NUMBER 148, TRACT 3.

PREPARED FOR:
EUGENE AND KATHLEEN DESZCZYIEWICZ
10120 AUBURN RD
CHARDON, OH 44024
AND
PREMIER CUSTOM HOMES
49 WEST ORANGE STREET
CHAGRIN FALLS, OHIO 44022

SYMBOL LEGEND	
	TELEPHONE PEDISTAL
	TRANSFORMER
	CURB INLET
	MANHOLE
	WATER VALVE
	FIRE HYDRANT
	YARD DRAIN
	POWER POLE
	LIGHT POLE
	LIGHT POWER POLE
	GAS MARKER
	CABLE TV BOX
	GUARD POST
	CATCH BASIN
	WATER VALVE
	GUY WIRE
	GAS VALVE
	MAIL BOX
	GAS VALVE
	CLEAN OUT

LEGEND

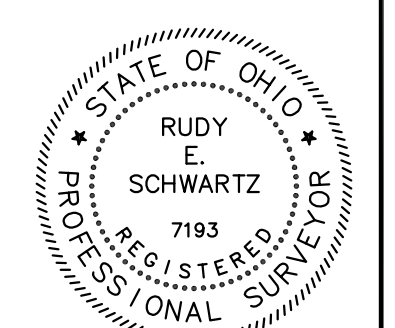
- ips 5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
- i.Pin Iron Pin
- i.Pipe Iron Pipe
- Mon. Monument
- Fe Fence post
- ✱ Mag Mag Nail Set
- Fnd. Found
- D. Deed
- R/Rec Record
- M/Msd Measured
- O/Obs Observed
- C/Calc Calculated
- U. Used
- D.R. Deed Record
- O.R. Official Record
- C.L. C/L Centerline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



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.

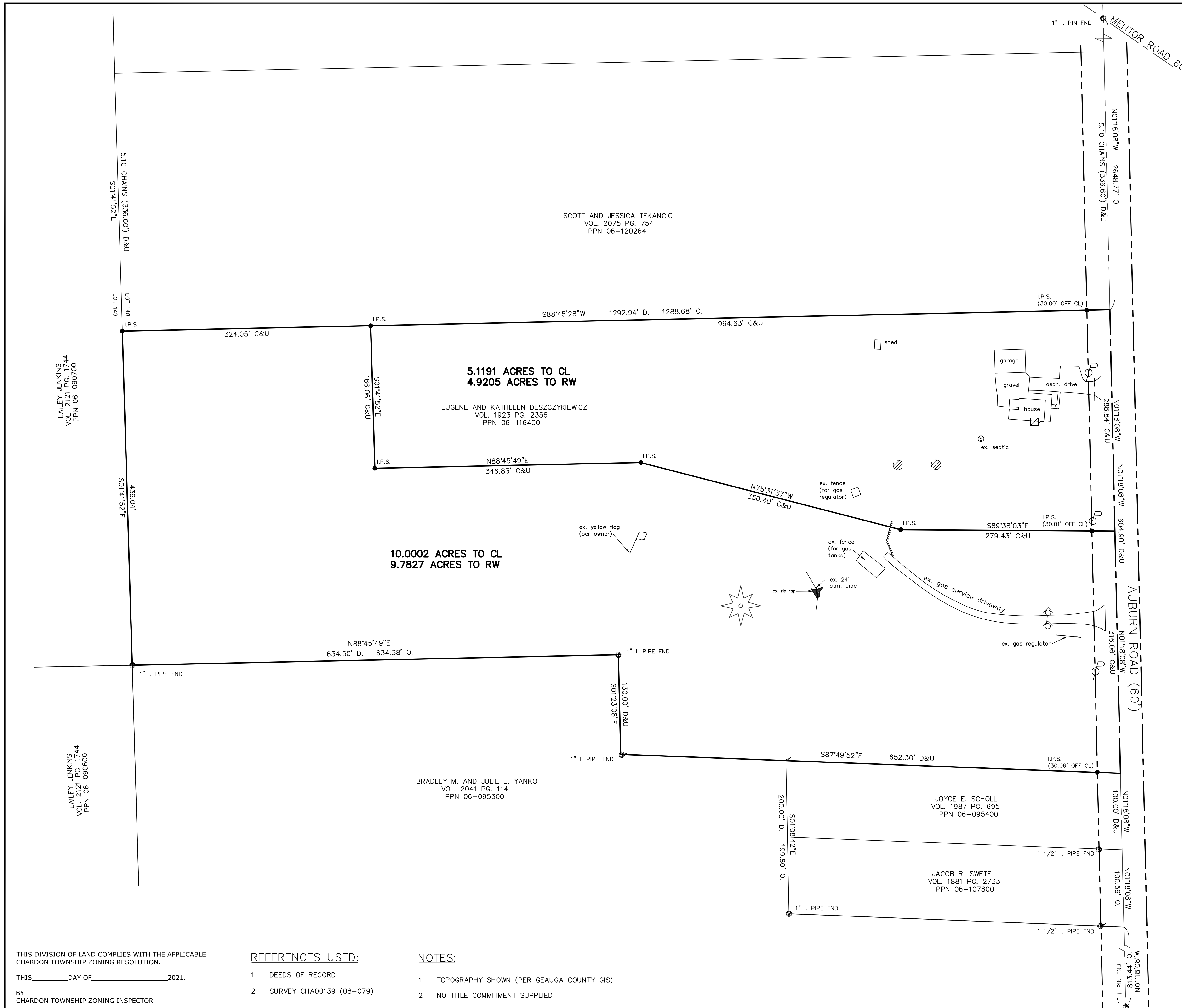
Rudy E. Schwartz 6-28-21
RUDY E. SCHWARTZ, P.S. #7193 Date

Survey Plat & Description
Approved Per O.R.C. 315.251
Geauga County Engineer
Reviewed under the supervision of
Steven H. Roseberry, P.L. Ohio #7700
By: SNR Date: 06/28/2021
21-098



PREPARED BY:
SCHWARTZ LAND SURVEYING INC.

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



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

THIS _____ DAY OF _____ 2021.

BY _____
CHARDON TOWNSHIP ZONING INSPECTOR

REFERENCES USED:

- DEEDS OF RECORD
- SURVEY CHA00139 (08-079)

NOTES:

- TOPOGRAPHY SHOWN (PER GEAUGA COUNTY GIS)
- NO TITLE COMMITMENT SUPPLIED

Survey Plat & Description
Approved Per O.R.C. 315.251

Geauga County Engineer

Reviewed under the supervision of
 Steven N. Roessner, P.S. Ohio #7070

By: SNR Date: 06/28/2021

REMAINING LANDS
 LEGAL DESCRIPTION
 OF A
 5.1191 ACRE PARCEL
 FOR
 EUGENE AND KATHLEEN DESZCZYKIEWICZ

Situated in the Township of Chardon, County of Geauga, and State of Ohio and known as being a part of Lot No. 148, Tract 3, and further known as being part of a parcel of land conveyed to Eugene and Kathleen Deszczykiewicz (PPN 06-116400) by deed recorded in Volume 1923, Page 2356 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Auburn Road, 60 feet wide, at the Southeasterly corner of land conveyed to Scott and Jessica Tekancic (PPN 06-120264) by deed recorded in Volume 2075, Page 754 of Geauga County Deed Records, said point lying **South 1° 18' 08" East**, along said centerline of Auburn Road, a distance of **2648.77 feet** from a monument box with a 1 inch iron pin found at its intersection with the centerline of Mentor Road, 60 feet wide;

COURSE I Thence **South 1° 18' 08" East**, continuing along said centerline of Auburn Road, a distance of **288.84 feet** to a point;

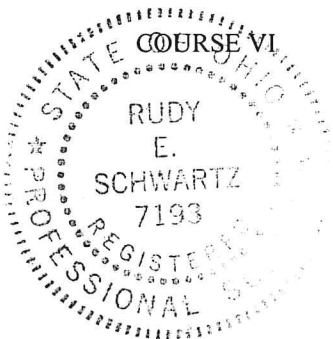
COURSE II Thence **North 89° 38' 03" West** (creating a new line) passing through a 5/8 inch iron pin set at 30.01 feet, a total distance of **279.43 feet** to a 5/8 inch iron pin set;

COURSE III Thence **North 75° 31' 37" West** (creating a new line) a distance of **350.40 feet** to a 5/8 inch iron pin set;

COURSE IV Thence **South 88° 45' 49" West** (creating a new line) a distance of **346.83 feet** to a 5/8 inch iron pin set;

COURSE V Thence **North 1° 41' 52" West** (creating a new line) a distance of **186.06 feet** to a 5/8 inch iron pin set on the Southerly line of land so conveyed to Scott and Jessica Tekancic;

Thence **North 88° 45' 28" East**, along said Southerly line of land so conveyed to Scott and Jessica Tekancic, passing through a 5/8 inch iron pin set at 934.63 feet, a total distance of **964.63 feet** to the Principal Place of Beginning and containing **5.1191 acres** of land (4.9205 acres excepting the area within the right-of-way of Auburn Road) as surveyed, calculated and described, on June 22, 2021 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. the intent of this survey is to describe the remaining land after a 10.0000 acre split.



6.22.21

DATE

RUDY E. SCHWARTZ, P.S. 7193

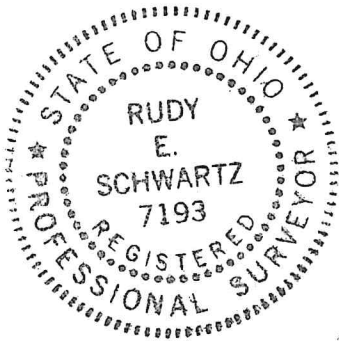
LEGAL DESCRIPTION
OF A
10.0002 ACRE PARCEL
FOR
EUGENE AND KATHLEEN DESZCZYKIEWICZ

Situated in the Township of Chardon, County of Geauga, and State of Ohio and known as being a part of Lot No. 148, Tract 3, and further known as being part of a parcel of land conveyed to Eugene and Kathleen Deszczykiewicz (PPN 06-116400) by deed recorded in Volume 1923, Page 2356 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Auburn Road, 60 feet wide, said point lying **South 1° 18' 08" East**, along said centerline of Auburn Road, a distance of **2937.61 feet** from a monument box with a 1 inch iron pin found at its intersection with the centerline of Mentor Road, 60 feet wide;

- COURSE I Thence **South 1° 18' 08" East**, continuing along said centerline of Auburn Road, a distance of **316.06 feet** to a point at the Northeasterly corner of land conveyed to Joyce E. Scholl (PPN 06-095400) by deed recorded in Volume 1987, Page 695 of Geauga County Deed Records;
- COURSE II Thence **North 87° 49' 52" West**, along the Northerly line of land so conveyed to Joyce E. Scholl, and along a Northerly line of land conveyed to Bradley M. and Julie E. Yanko (PPN 06-095300) by deed recorded in Volume 2041, Page 114 of Geauga County Deed Records, and passing through a 5/8 inch iron pin set at 30.06 feet, a total distance of **652.30 feet** to a 1 inch iron pipe found;
- COURSE III Thence **North 1° 23' 08" West**, along an Easterly line of land so conveyed to Bradley M. and Julie E. Yanko, a distance of **130.00 feet** to a 1 inch iron pipe found at a Northeasterly corner thereof
- COURSE IV Thence **South 88° 45' 49" West**, along a Northerly line of land so conveyed to Bradley M. and Julie E. Yanko, a distance of **634.38 feet** to a 1 inch iron pipe found at the Southeasterly corner of land conveyed to Lailey Jenkins (PPN 06-090700) by deed recorded in Volume 2121, Page 1744 of Geauga County Deed Records, said pipe also being on the shared line between Lot Nos. 148 and 149;
- COURSE V Thence **North 1° 41' 52" West**, along an Easterly line of land so conveyed to Lailey Jenkins (PPN 06-090700), also being said shared line between Lot Nos. 148 and 149, a distance distance of **436.04 feet** to a 5/8 inch iron pin set at the Southwesterly corner of land conveyed to Scott and Jessica Tekancic (PPN 06-120264) by deed recorded in Volume 2075, Page 754 of Geauga County Deed Records;

- COURSE VI Thence **North 88° 45' 28" East**, along an Southerly line of land so conveyed to Scott and Jessica Tekancic, a distance distance of **324.05 feet** to a 5/8 inch iron pin set;
- COURSE VII Thence **South 1° 41' 52" East** (creating a new line) a distance of **186.06 feet** to a 5/8 inch iron pin set;
- COURSE VIII Thence **North 88° 45' 49" East** (creating a new line) a distance of **346.83 feet** to a 5/8 inch iron pin set;
- COURSE IX Thence **South 75° 31' 37" East** (creating a new line) a distance of **350.40 feet** to a 5/8 inch iron pin set;
- COURSE X Thence **South 89° 38' 03" East** (creating a new line) passing through a 5/8 inch iron pin set at 249.42 feet, a total distance of **279.43 feet** to the Place of Beginning and containing **10.0002 acres** of land (9.7827 acres excepting the area within the right-of-way of Auburn Road) as surveyed, calculated and described, on June 22, 2021 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. the intent of this survey is to split 10.0002 acres out of PPN 06-116400.



Survey Plat & Description
 Approved Per O.R.C. 315.251

Geauga County Engineer

Reviewed under the supervision of
 Steven N. Roessner, P.S. Ohio #7070

By: SNR Date: 06/28/2021

21-098

6.28.21

DATE

RUDY E. SCHWARTZ, P.S. 7193