

LOT SPLIT & CONSOLIDATION PLAT

AT THE INSTANCE OF
WILLIAM FIORITTO
FRANK PIKS & MARY M WOLF-PIKS
 PREPARED BY:
CUYAHOGA ENGINEERING & SURVEYING SERVICES
 ENVIRONMENTAL, CIVIL, STRUCTURAL CONSULTING ENGINEERS & SURVEYORS
 1280 S.O.M. CENTER ROAD, SUITE 233, MAYFIELD HEIGHTS, OHIO 44124
 PHONE: (440) 449-2999 FAX: (440) 473-6807

MAY, 1998 SCALE 1" = 100'

CERTIFICATION
 Dimensions are expressed in feet and decimal parts thereof, Monuments are at points shown and are certified correct. Monuments set are 5/8" Iron Pins with a Yellow Cap showing the Surveyor's Name and Registration Number unless otherwise shown. Bearings indicated are calculated from an assumed meridian and depict angular measurements only. North Reference used is based on the material in Volume 95-9150, Page 6. Documents used to perform this survey can be found in Volume 13, Page 33, Volume 840, Page 880 and Volume 552, Page 40 of the Geauga County Records. The survey was completed in May, 1998. Scale is 1" = 100'.

Carl P. Gulla, Jr.
 Carl P. Gulla, Jr., PE, PS
 Reg. Nos. S-7418, E-30968



This Consolidation and Lot Split is accepted and approved by the Zoning Department of Chester Township, this _____ day of _____, 1998.

Zoning Chester Township

ACCEPTANCES

We, **WILLIAM FIORITTO, JR., FRANK PIKS and MARY M. WOLF-PIKS**, the undersigned, and owners of the land shown on this plat, do hereby consent and accept the Consolidation and Split of land as shown herein on this Plat:

WILLIAM FIORITTO, JR. FRANK PIKS MARY M. WOLF-PIKS

ACKNOWLEDGEMENT

STATE OF OHIO, COUNTY OF GEAUGA, BEFORE ME, a Notary Public in and for said County and State, personally appeared the above named **WILLIAM FIORITTO, JR.**, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed personally.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal, at _____, this _____ day of _____, 1998.

Notary Public

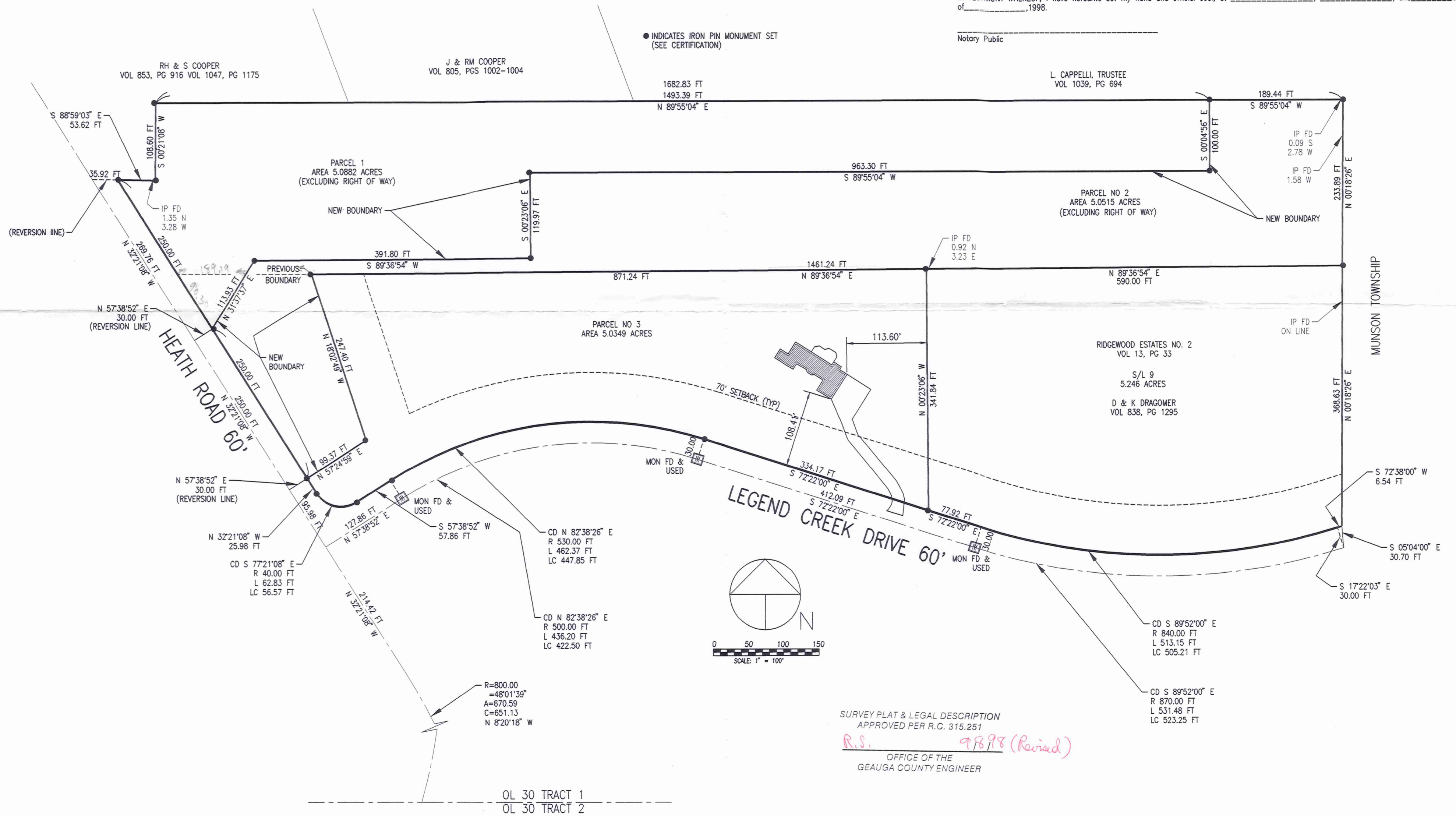
ACKNOWLEDGEMENT

STATE OF OHIO, COUNTY OF GEAUGA, BEFORE ME, a Notary Public in and for said County and State, personally appeared the above named **FRANK PIKS and MARY M. WOLF-PIKS**, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed personally.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal, at _____, this _____ day of _____, 1998.

Notary Public

DESCRIPTION
 Situated in the Township of Chester, County of Geauga and State of Ohio and being part of the Original Chester Township Lot Number 30, Tract Number 1.



SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 315.251
R.S. 9/8/98 (Revised)
 OFFICE OF THE
 GEAUGA COUNTY ENGINEER

DRAWN BY: DATE: Plot date: 12/23/97 at 10:00 DWG. NO.: Plot date: 05/21/98 at 23:55	APPROVED BY: PROJ. NO.: DWG. File name: C:\ACADWIN\DRAWINGS\HEATH	REVISIONS:	PROJECT: CUYAHOGA ENGINEERING & SURVEYING SERVICES ENVIRONMENTAL, CIVIL, STRUCTURAL CONSULTING ENGINEERS & SURVEYORS 1280 S.O.M. CENTER ROAD, SUITE 233, MAYFIELD HEIGHTS, OHIO 44124 PHONE: (440) 449-2999 FAX: (440) 473-6807	PREPARED BY: WILLIAM FIORITTO	SHT. NAME: LOT SPLIT & CONSOLIDATION PLAT WILLIAM FIORITTO	SHT. NO.:
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CHE00039

CHE00039

FIORITTO
PICKED UP 9-18-98

FIORITTO SURVEY

September 15, 1998

Page Number 1

PARCEL NUMBERS 1 & 2

Situated in the Township of Chester, County of Geauga and State of Ohio and known as being part of Original Chester Township Lot Number 30, Tract 1, and bounded and described as follows:

Beginning in the centerline of Heath Road, 60 feet wide, as relocated at its intersection with Southerly line of Original Lot Number 30; thence Northerly, along the centerline of Heath Road, on the arc of a curve, deflecting to the left, a distance of 670.59 feet, said arc having a radius of 800.00 feet and a chord of 651.13 feet which bears N 8°20'18" W; thence N 32°21'08" W, 310.40 feet to a point; thence N 57°38'52" E and at right angles with the centerline of Heath Road, 30.00 feet to the Northeasterly right of way line of Heath Road; thence N 32°21'08" W, along the Northeasterly line of Heath Road, 250.00 feet to an iron pin monument set, said point is the place of beginning for this property to be described:

Thence N 32°21'08" W, along the Northeasterly line of Heath Road, 250.00 feet to an iron pin monument set; thence S 88°59'03" E, along the Southerly line of land conveyed to RH & S Cooper, by deed recorded in Volume 1047, Page 1175 of the Geauga County Records, said adjoiner being the Junior Deed to this property being described, 53.62 feet to an iron pin monument set; thence N 0°21'08" E, along the Easterly line of land conveyed to Junior Deed RH & S Cooper, aforementioned, 108.60 feet to an iron pin monument set; thence N 89°55'04" E, along the Southerly line of lands conveyed by deed to Junior Deed, RH & S Cooper, aforementioned, J & RM Cooper, by deed recorded in Volume 805, Page 1002 to 1004 and L Cappelli, Trustee, by deed recorded in Volume 1039, Page 694 of the Geauga County Records, all the above adjoiners being Junior Deeds to the property being described, 1682.83 feet to a point which lies in the Easterly line of Original Lot No. 30 and the boundary line between Chester and Munson Townships; thence S 0°18'26" W, along the Easterly line of Original Lot No 30, and the Chester Munson boundary line, 233.89 feet to an iron pin set said point is also the Northeasterly corner of Sublot No 9 in the Ridgewood Estates Subdivision No 2 as shown on the recorded plat in Volume 13, Page 33 of the Geauga County Records; thence S 89°36'54" W, along the Northerly line of Sublot Nos. 9 of the aforementioned Subdivision, and the Northerly line of Parcel Number 3 as shown on the Lot Split and Consolidation Plat prepared by Cuyahoga Engineering & Surveying Services in May, 1998, 1461.24 feet to an iron pin monument set; thence S 18°02'49" E, 247.40 feet to an iron pin monument set; thence S 57°24'59" W, 99.37 feet to an iron pin monument set; thence N 32°21'08" W, along the Northeasterly line of Heath Road, 250.00 feet to an iron pin monument set and the place of beginning, containing 10.1397 Acres of land; bearings are based on the information in Volume 13, Page 33 of the Geauga County Records, according to the survey prepared by Carl P. Gulla, Jr., PE, PS, of Cuyahoga Engineering & Surveying Services, dated May, 1998, be the same more or less but subject to all legal highways.

Deed of Record: 552-40 and 840-880

PARCEL TO BE PURCHASED

Situated in the Township of Chester, County of Geauga and State of Ohio and known as being part of Original Chester Township Lot Number 30, Tract 1, and being part of former Sublot Number 8, now vacated in the Ridgewood Estates Subdivision Number 2 as shown on the recorded plat in Volume 13, Page 33 of the Geauga County Records and bounded and described as follows:

Beginning in the centerline of Heath Road as relocated at its intersection with Southerly line of Original Lot Number 30; thence Northerly, along the centerline of Heath Road, on the arc of a curve, deflecting to the left, a distance of 670.59 feet, said arc having a radius of 800.00 feet and a chord of 651.13 feet which bears N 8 deg 20'18" W; thence N 32 deg 21'08" W, 310.40 feet to a point; thence N 57 deg 38'52" E and at right angles with the centerline of Heath Road, 30.00 feet to the Northeasterly right of way line of Heath Road and the Southwesterly line of former Sublot Number 8, vacated and aforementioned, said point is the place of beginning for this property to be described:

Thence N 32 deg 21'08" W, along the Southwesterly line of former Sublot No 8, now vacated, 340.30 feet to the Northwesterly corner of former Sublot Number 8, now vacated; thence N 89 deg 36'54" E, along the Northerly line of former Sublot No 8, now vacated, 189.19 feet to a point; thence S 18 deg 02'49" E, 247.40 feet to an iron pin monument set; thence S 57 deg 24'59" W, 99.37 feet to the place of beginning, containing 0.90006 Acres of land, bearings are based on the information in Volume 13, Page 33 of the Geauga County Records, according to the survey prepared by Carl P. Gulla, Jr., PE, PS, of Cuyahoga Engineering & Surveying Services, dated May, 1998, be the same more or less but subject to all legal highways.

Current Instrument of Record: 840-880



CARL P. GULLA, JR., PE, PS
CUYAHOGA ENGINEERING & SURVEYING SERVICES



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

R.S. 9/8/98 (Revised)

OFFICE OF THE
GEAUGA COUNTY ENGINEER

0.084 Ac.

CHE 00039

PARCEL NUMBER 1

Situated in the Township of Chester, County of Geauga and State of Ohio and known as being part of Original Chester Township Lot Number 30, Tract 1, and bounded and described as follows:

Beginning in the centerline of Heath Road, 60 feet wide, as relocated at its intersection with Southerly line of Original Lot Number 30; thence Northerly, along the centerline of Heath Road, on the arc of a curve, deflecting to the left, a distance of 670.59 feet, said arc having a radius of 800.00 feet and a chord of 651.13 feet which bears N 8°20'18" W; thence N 32°21'08" W, 310.40 feet to a point; thence N 57°38'52" E and at right angles with the centerline of Heath Road, 30.00 feet to the Northeasterly right of way line of Heath Road; thence N 32°21'08" W, along the Northeasterly line of Heath Road, 250.00 feet to an iron pin monument set, said point is the place of beginning for this property to be described:

Thence N 32°21'08" W, along the Northeasterly line of Heath Road, 250.00 feet to an iron pin monument set; thence S 88°59'03" E, along the Southerly line of land conveyed to RH & S Cooper, by deed recorded in Volume 1047, Page 1175 of the Geauga County Records, said adjoiner being the Junior Deed to this property being described, 53.62 feet to an iron pin monument set; thence N 0°21'08" E, along the Easterly line of land conveyed to Junior Deed RH & S Cooper, aforementioned, 108.60 feet to an iron pin monument set; thence N 89°55'04" E, the Southerly line of lands conveyed by deed to Junior Deed, RH & S Cooper, aforementioned, J & RM Cooper, by deed recorded in Volume 805, Page 1002 to 1004 and L Cappelli, Trustee, by deed recorded in Volume 1039, Page 694 of the Geauga County Records, all the above adjoiners being Junior Deeds to the property being described, 1493.39 feet to an iron pin monument set; thence S 0°04'56" E, 100.00 feet to an iron pin monument set; thence S 89°55'04" W, 963.30 feet to an iron pin monument set; thence S 0°23'06" E, 119.97 feet to an iron pin monument set; thence S 89°36'54" W, 391.80 feet to an iron pin monument set; thence S 31°37'37" W, 113.93 feet to an iron pin monument set, and the place of beginning, containing 5.0882 Acres of land; bearings are based on the information in Volume 13, Page 33 of the Geauga County Records, according to the survey prepared by Carl P. Gulla, Jr., PE, PS, of Cuyahoga Engineering & Surveying Services, dated May, 1998, be the same more or less but subject to all legal highways.

Deed of Record: 552-40 and 840-880



CARL P. GULLA, JR., PE, PS
CUYAHOGA ENGINEERING & SURVEYING SERVICES
Registration Nos. E-30968, S-7418



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

R.S. _____ *9/8/98 (Revised)*

OFFICE OF THE
GEAUGA COUNTY ENGINEER

CHE 00039

PARCEL NUMBER 2

Situated in the Township of Chester, County of Geauga and State of Ohio and known as being part of Original Chester Township Lot Number 30, Tract 1, and bounded and described as follows:

Beginning in the centerline of Heath Road, 60 feet wide, as relocated at its intersection with Southerly line of Original Lot Number 30; thence Northerly, along the centerline of Heath Road, on the arc of a curve, deflecting to the left, a distance of 670.59 feet, said arc having a radius of 800.00 feet and a chord of 651.13 feet which bears N 8°20'18" W; thence N 32°21'08" W, 310.40 feet to a point; thence N 57°38'52" E and at right angles with the centerline of Heath Road, 30.00 feet to the Northeasterly right of way line of Heath Road and an iron pin monument set, said point is the place of beginning for this property to be described:

Thence N 32°21'08" W, along the Northeasterly line of Heath Road, 250.00 feet to an iron pin monument set; thence N 31°37'37" E, 113.93 feet to an iron pin monument set; thence N 89°36'54" E, 391.80 feet to an iron pin monument set; thence N 0°23'06" W, 119.97 feet to an iron pin monument set; thence N 89°55'04" E, 963.30 feet to an iron pin monument set; thence N 0°04'56" W, 100.00 feet to an iron pin monument set; thence N 89°55'04" E, along the Southerly line of land conveyed to L. Cappelli, Trustee by deed recorded in Volume 1039, Page 694 of the Geauga County Records, said adjoiner having Junior Deed Rights with the property being described, 189.44 feet to a point which lies in the Easterly line of Original Lot No. 30 and the boundary line between Chester and Munson Townships; thence S 0°18'26" W, along the Easterly line of Original Lot No 30, and the Chester Munson boundary line, 233.89 feet to an iron pin set said point is also the Northeasterly corner of Sublot No 9 in the Ridgewood Estates Subdivision No 2 as shown on the recorded plat in Volume 13, Page 33 of the Geauga County Records; thence S 89°36'54" W, along the Northerly line of Sublot Nos. 9 of the aforementioned Subdivision, and the Northerly line of Parcel Number 3 as shown on the Lot Split and Consolidation Plat prepared by Cuyahoga Engineering & Surveying Services in May, 1998, 1461.24 feet to an iron pin monument set; thence S 18°02'49" E, 247.40 feet to an iron pin monument set; thence S 57°24'59" W, 99.37 feet to an iron pin monument set and the place of beginning, containing 5.0515 Acres of land; bearings are based on the information in Volume 13, Page 33 of the Geauga County Records, according to the survey prepared by Carl P. Gulla, Jr., PE, PS, of Cuyahoga Engineering & Surveying Services, dated May, 1998, be the same more or less but subject to all legal highways.

Deed of Record: 552-40 and 840-880

CARL P. GULLA, JR., PE, PS
CUYAHOGA ENGINEERING & SURVEYING SERVICES
Registration Nos. E-30968, S-7418



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

R.S. 9/8/98 (Revised)
OFFICE OF THE
GEAUGA COUNTY ENGINEER

CHE 00039

PARCEL NUMBER 3

Situated in the Township of Chester, County of Geauga and State of Ohio and known as being part of Original Chester Township Lot Number 30, Tract 1, and being part of former Sublot Number 8, now vacated in accordance with ORC Section 711.25, dated July 8, 1998, in the Ridgewood Estates Subdivision Number 2 as shown on the recorded plat in Volume 13, Page 33 of the Geauga County Records and bounded and described as follows:

Beginning in the centerline of Heath Road, 60 feet wide, as relocated at its intersection with Southerly line of Original Lot Number 30; thence Northerly, along the centerline of Heath Road, on the arc of a curve, deflecting to the left, a distance of 670.59 feet, said arc having a radius of 800.00 feet and a chord of 651.13 feet which bears N 8°20'18" W; thence N 32°21'08" W, 310.40 feet to a point; thence N 57°38'52" E and at right angles with the centerline of Heath Road, 30.00 feet to the Northeasterly right of way line of Heath Road and the most Westerly corner of Parcel No 3 as shown on the Lot Split and Consolidation Plat prepared by Cuyahoga Engineering & Surveying Services in May, 1998, and to an iron pin monument set, said point is the place of beginning for this property to be described:

Thence N 57°24'59" E, along the Southeasterly line of Parcel 2 as shown on the Lot Split and Consolidation Plat prepared by Cuyahoga Engineering & Surveying Services in May, 1998, 99.37 feet to an iron pin monument set; thence N 18°02'49" W, along the Northeasterly line of said Parcel 2, 247.40 feet to an iron pin monument set; thence N 89°36'54" E, along the Northerly line of Parcel No. 3, 871.24 feet to an iron pin set and a point being the Northwesterly corner of Sublot No 9 in the Ridgewood Estates Subdivision Number 2 as shown on the recorded plat in Volume 13, Page 33 of the Geauga County Records, said point being the senior call; thence S 0°23'06" E, along the Westerly line of Sublot No. 9, 341.84 feet an iron pin monument set, which lies in the Northerly Right of Way line of Legend Creek Drive, 60 feet wide; thence N 72°22'00" W, along the Northerly line of Legend Creek Drive, 334.17 feet to an iron pin monument set, and a point of curvature; thence, along a curve that deflects to the left, 462.37 feet to an iron pin monument set and a point of tangency, said curve has a Radius of 530.00 feet, a chord of 447.85 feet that bears S 82°38'26" W; thence S 57°38'52" W, along the Northerly Right of Way line of Legend Creek Drive, 57.86 feet to an iron pin monument set and a point of curvature; thence, along a curve deflecting to the right, 62.83 feet to an iron pin monument set and a point of tangency, said curve having a Radius of 40.00 feet, a chord of 56.57 feet that bears N 77°21'08" W; thence N 32°21'08" W, along the Northeasterly Right of Way line of Heath Road, 25.98 feet to an iron pin monument set and the place of beginning, containing 5.0349 Acres of land; bearings are based on the information in Volume 13, Page 33 of the Geauga County Records, according to the survey prepared by Carl P. Gulla, Jr., PE, PS, of Cuyahoga Engineering & Surveying Services, dated May, 1998, be the same more or less but subject to all legal highways.

Deed of Record: 840-880

CARL P. GULLA, JR., PE, PS
CUYAHOGA ENGINEERING & SURVEYING SERVICES
Registration Nos. E-30968, S-7418



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

R.S. 9/8/98 (Revised)

OFFICE OF THE
GEAUGA COUNTY ENGINEER