

PLAT OF SURVEY AND LOT SPLIT For ROGER J. TOTH AND SUZANNE J. KRAL TRUSTEES

SITUATED IN THE TOWNSHIP OF CHESTER, COUNTY OF GEauga AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL LOT NUMBER 16, TRACT 3.

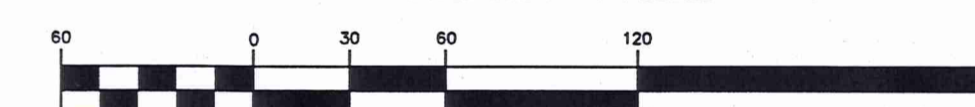
PREPARED FOR:
ROGER J. TOTH
13208 CHILICOTHE RD
CHESTERLAND, OH 44026

LEGEND

- 5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
- Iron Pin
- Iron Pipe
- Monument
- Fence post
- Mag Nail Set
- Found
- Dead
- R/Rec Record
- M/Mod 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



GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.
SEPTEMBER 27, 2012

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

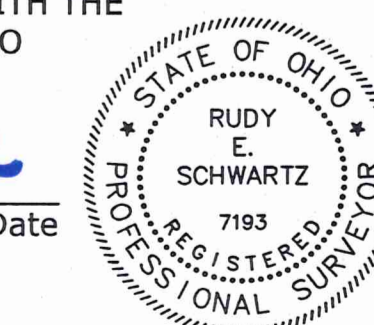
THIS _____ DAY OF _____ 2012.

BY _____
CHESTER 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.

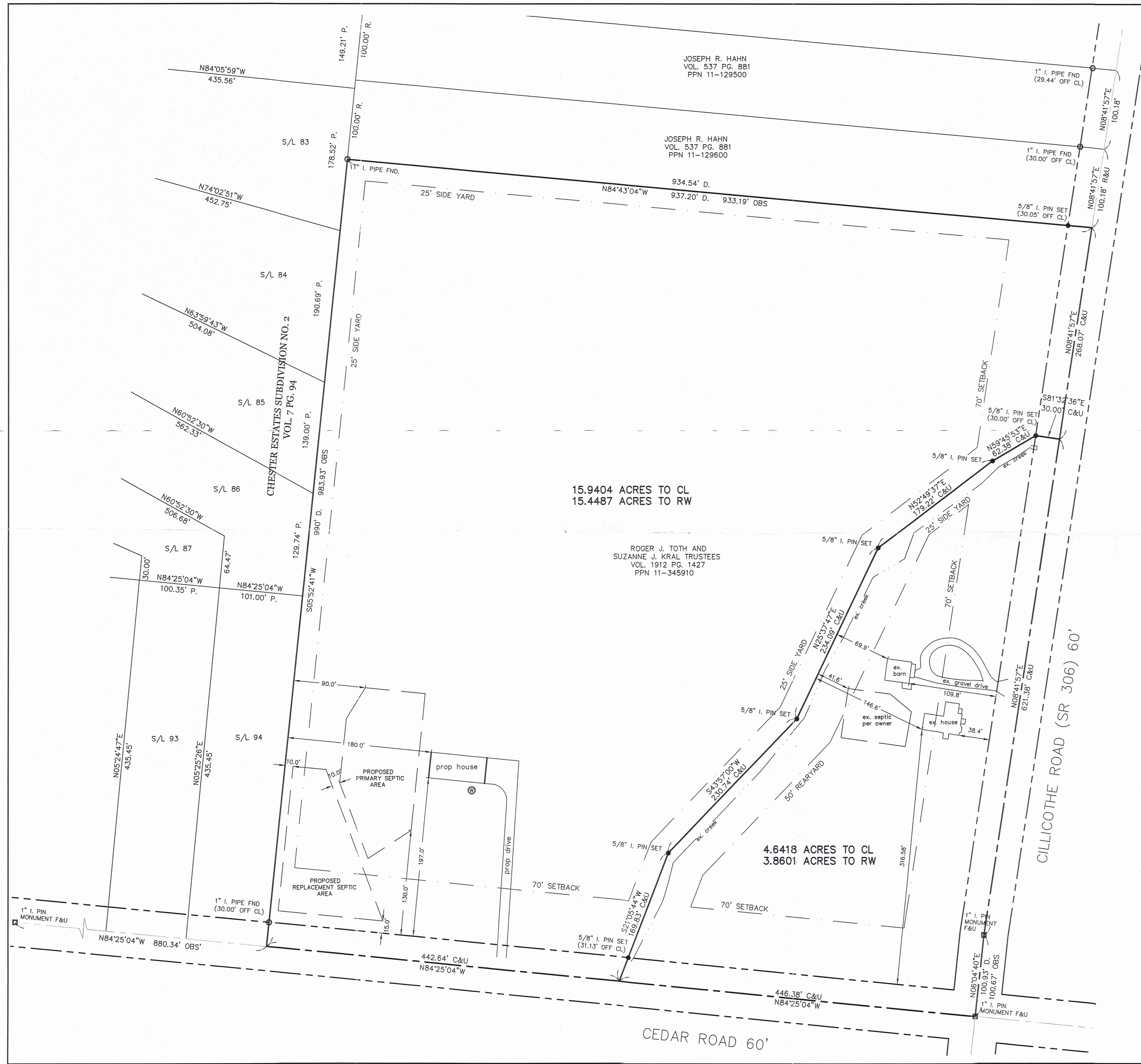
Rudy E. Schwartz 9.27.12
RUDY E. SCHWARTZ, P.S. #7193 Date

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
PAK 10/3/12
OFFICE OF THE
GEAUGA COUNTY ENGINEER



PREPARED BY:
SCHWARTZ LAND SURVEYING INC.

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



CHE00201

CHE 00201

Toth (12-090)

1937-0664

11-345910

LEGAL DESCRIPTION
OF A
4.6418 ACRE PARCEL
FOR
ROGER J. TOTH AND
SUZANNE J. KRAL TRUSTEES

Situated in the Township of Chester, County of Geauga, and State of Ohio and known as being a part of Lot 16, Tract 3, and further being known as being part of a parcel of land conveyed to Roger J. Toth and Suzanne J. Kral Trustees (PPN 11-345910) by deed recorded in Volume 1912, Page 1427 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a monument with a 1 inch iron pin found in the centerline of Chillicothe Road (S.R. 306), 60 feet wide, at its intersection with the centerline of Cedar Road, 60 feet wide;

- COURSE I Thence North $84^{\circ} 25' 04''$ West, along said centerline of Cedar Road, a distance of 446.38 feet to a point;
- COURSE II Thence North $21^{\circ} 05' 44''$ East, passing through a $5/8$ inch iron pin set at 31.13 feet, a total distance of 169.83 feet to a $5/8$ inch iron pin set;
- COURSE III Thence North $43^{\circ} 57' 00''$ East a distance of 230.74 feet to a $5/8$ inch iron pin set;
- COURSE IV Thence North $25^{\circ} 37' 47''$ East a distance of 234.09 feet to a $5/8$ inch iron pin set;
- COURSE V Thence North $52^{\circ} 49' 37''$ East a distance of 179.22 feet to a $5/8$ inch iron pin set;
- COURSE VI Thence North $59^{\circ} 45' 53''$ East a distance of 62.38 feet to a $5/8$ inch iron pin set on the Westerly right-of-way of said S.R. 306;
- COURSE VII Thence South $81^{\circ} 32' 36''$ East a distance of 30.00 feet to a point in said centerline of S.R. 306;
- COURSE VIII Thence South $8^{\circ} 41' 57''$ West, along said centerline of S.R. 306 a distance of 621.38 feet to a monument box with a 1 inch iron pin found at an angle point;
- COURSE IX Thence South $6^{\circ} 04' 40''$ West, continuing along said centerline of S.R. 306, a distance of 100.67 feet to the Place of Beginning and containing

CHE00201

4.6418 acres of land (3.8601 acres excepting the area within the right-of-way of Cedar Road and S.R. 306) as surveyed, calculated and described, on September 26, 2012 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.



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

PAK 10/3/12
OFFICE OF THE
GEAUGA COUNTY ENGINEER

10.3.12

DATE

RUDY E. SCHWARTZ, P.S. 7193

LEGAL DESCRIPTION
OF A
15.9404 ACRE PARCEL
FOR
ROGER J. TOTH AND
SUZANNE J. KRAL TRUSTEES

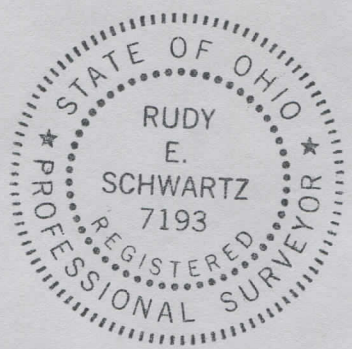
Situated in the Township of Chester, County of Geauga, and State of Ohio and known as being a part of Lot 16, Tract 3, and further being known as being part of a parcel of land conveyed to Roger J. Toth and Suzanne J. Kral Trustees (PPN 11-345910) by deed recorded in Volume 1912, Page 1427 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a monument with a 1 inch iron pin found in the centerline of Chillicothe Road (S.R. 306), 60 feet wide, at its intersection with the centerline of Cedar Road, 60 feet wide;

Thence North $84^{\circ} 25' 04''$ West, along said centerline of Cedar Road, a distance of 446.38 feet to the Principal Place of Beginning of the Premises herein intended to be described;

- COURSE I Thence North $84^{\circ} 25' 04''$ West, continuing along said centerline of Cedar Road, a distance of 442.64 feet to a point at the Southeasterly corner of subplot No. 94 of the Chester Estates Subdivision No. 2 as shown by plat recorded in Volume 7, Page 94 of Geauga County Plat Records;
- COURSE II Thence North $5^{\circ} 52' 41''$ East, along the Easterly line of said subplot No. 94, and along the Easterly lines of subplot No. 86, subplot No. 85, subplot No. 84, and subplot No. 83 of said Chester Estates Subdivision No. 2, and passing through a 1 inch iron pipe found at 30.00 feet, a total distance of 983.93 feet to a 1 inch iron pipe found at the Southwesterly corner of land conveyed to Joseph R. Hahn (PPN 11-129600) by deed recorded in Volume 537, Page 881 of Geauga County Deed Records;
- COURSE III Thence South $84^{\circ} 43' 04''$ East, along the Southerly line of land so conveyed to Joseph R. Hahn, and passing through a $5/8$ inch iron pin set at 903.14 feet, a total distance of 933.19 feet to a point in said centerline of S.R. 306;
- COURSE IV Thence South $8^{\circ} 41' 57''$ West, along said centerline of S.R. 306, a distance of 268.07 feet to a point;
- COURSE V Thence North $81^{\circ} 32' 36''$ West a distance of 30.00 feet to a $5/8$ inch iron pin set on the Westerly right-of-way of said S.R. 306;

- COURSE VI Thence South 59° 45' 33" West a distance of 62.38 feet to a 5/8 inch iron pin set;
- COURSE VII Thence South 52° 49' 37" West a distance of 179.22 feet to a 5/8 inch iron pin set;
- COURSE VIII Thence South 25° 37' 47" West a distance of 234.09 feet to a 5/8 inch iron pin set;
- COURSE IX Thence South 43° 57' 00" West a distance of 230.74 feet to a 5/8 inch iron pin set;
- COURSE X Thence South 21° 05' 44" West, passing through a 5/8 inch iron pin set at 138.70 feet, a total distance of 169.83 feet to the Principal Place of Beginning and containing 15.9404 acres of land (15.4487 acres excepting the area within the right-of-way of Cedar Road and S.R. 306) as surveyed, calculated and described, on September 26, 2012 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.



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