

S.A. 24
PP#11-093600
WILLIAM & KRISTINE PELTZ
VOLUME 1497, PAGE 898

S/A 25
PP#11-290800
BOB & LOUISE LINNEA BUBNOW
VOLUME 735, PAGE 283

S/A 26
PP#11-290600
ARMAND & MARIA DI NARDO
VOLUME 1602, PAGE 410

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	121.30'	864.08'	60.75'	121.20'	S14°13'38"W	8°02'36"
C2	199.12'	864.08'	100.00'	198.68'	N11°36'51"E	13°12'11"
C3	114.43'	834.08'	57.30'	114.34'	S14°19'07"W	7°51'32"
C4	206.03'	894.08'	103.47'	205.57'	N11°38'51"E	13°12'11"

AREA WITHIN R/W
9,900 sq. ft.
0.2272 acres

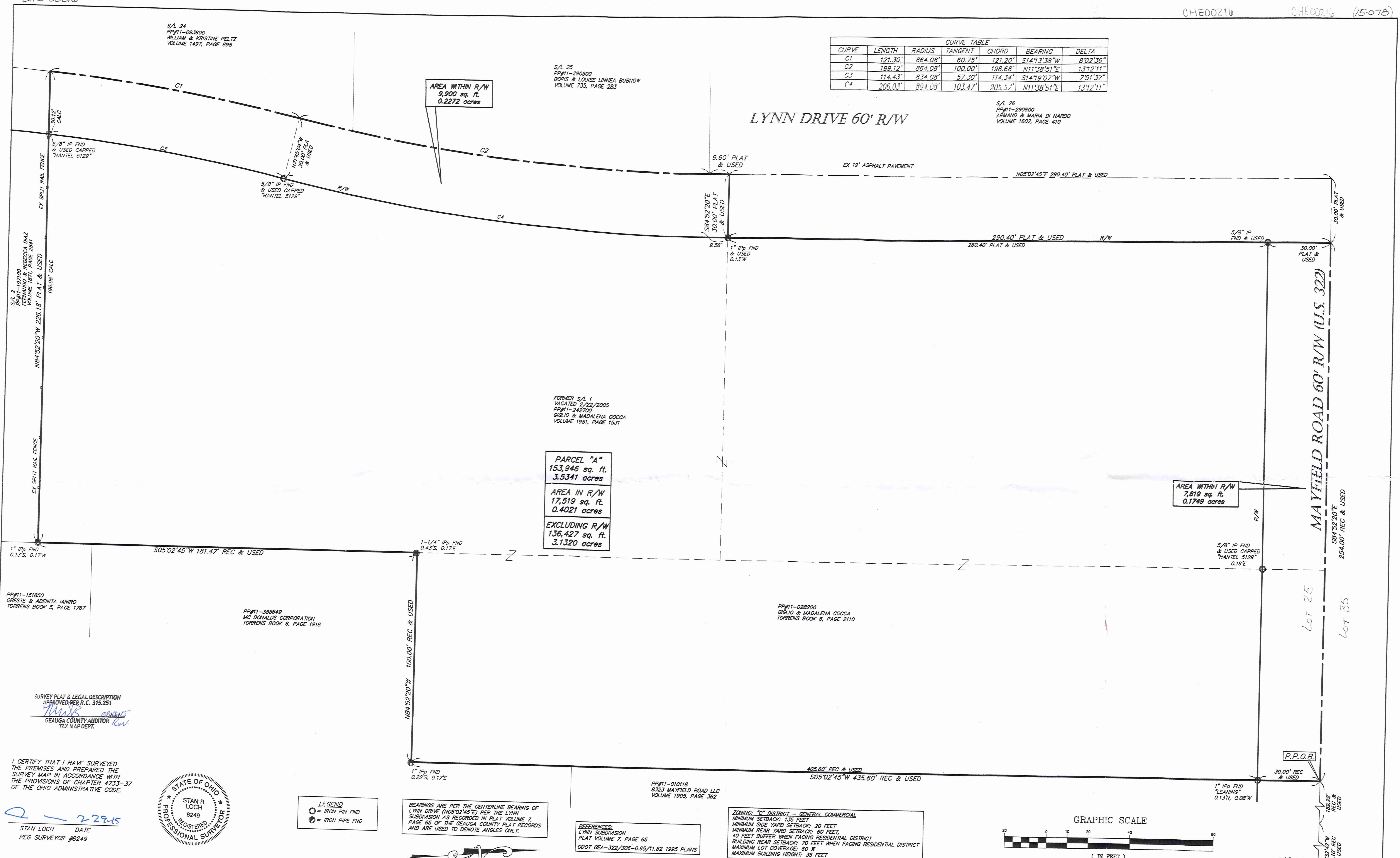
FORMER S/A 1
VACATED 2/22/2005
PP#11-242700
GIGLIO & MADALENA COCCA
VOLUME 1981, PAGE 1531

PARCEL "A"
153,946 sq. ft.
3.5341 acres

AREA IN R/W
17,519 sq. ft.
0.4021 acres

EXCLUDING R/W
136,427 sq. ft.
3.1320 acres

AREA WITHIN R/W
7,619 sq. ft.
0.1749 acres



PP#11-151850
ORESTE & ADENITA IANIRO
TORRENS BOOK 5, PAGE 1767

PP#11-388649
MC DONALDS CORPORATION
TORRENS BOOK 6, PAGE 1918

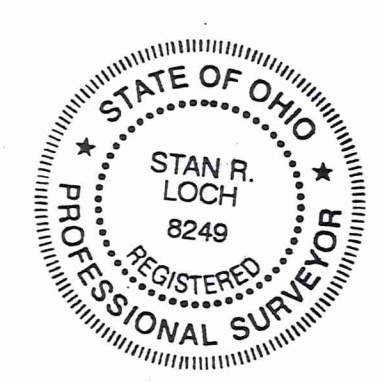
PP#11-028200
GIGLIO & MADALENA COCCA
TORRENS BOOK 6, PAGE 2110

PP#11-010118
8323 MAYFIELD ROAD LLC
VOLUME 1905, PAGE 362

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

STAN LOCH
REG SURVEYOR #8249

7/27/15

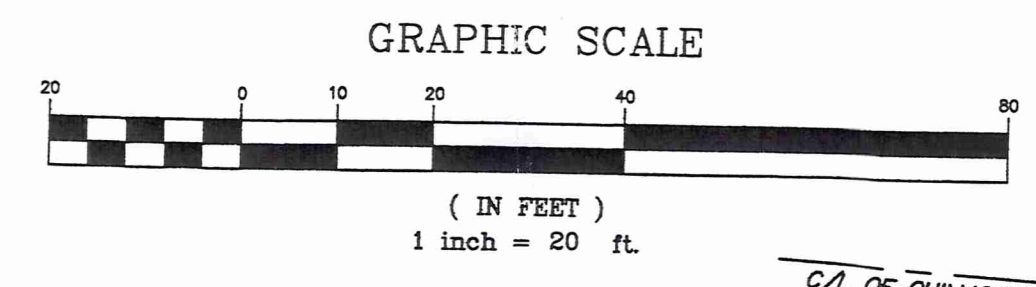


LEGEND
○ = IRON PIN FND
● = IRON PIPE FND

BEARINGS ARE PER THE CENTERLINE BEARING OF
LYNN DRIVE (N05°02'45"E) PER THE LYNN
SUBDIVISION AS RECORDED IN PLAT VOLUME 7,
PAGE 65 OF THE GEauga COUNTY PLAT RECORDS
AND ARE USED TO DENOTE ANGLES ONLY.

REFERENCES:
LYNN SUBDIVISION
PLAT VOLUME 7, PAGE 65
ODOT GEA-322/308-0.65/11.82 1995 PLANS

ZONING: "C" DISTRICT - GENERAL COMMERCIAL
MINIMUM SETBACK: 135 FEET
MINIMUM SIDE YARD SETBACK: 20 FEET
MINIMUM REAR YARD SETBACK: 60 FEET,
40 FEET BUFFER WHEN FACING RESIDENTIAL DISTRICT
BUILDING REAR SETBACK: 70 FEET WHEN FACING RESIDENTIAL DISTRICT
MAXIMUM LOT COVERAGE: 60 %
MAXIMUM BUILDING HEIGHT: 35 FEET



NO.	DATE	DESCRIPTION	BY
1	7/27/2015	REVISED PER COUNTY	CL

LOT CONSOLIDATION SURVEY
FOR
GIGLIO & MADALENA COCCA
PP#11-242700 & PP#11-028200
BEING FORMER S/A 1 IN THE LYNN SUBDIVISION
PLAT VOLUME 7, PAGE 65
& ALSO BEING PART OF
ORIGINAL CHESTER TOWNSHIP LOT NO. 25, TRACT 3
SITUATED IN THE TOWNSHIP OF CHESTER
COUNTY OF GEauga, STATE OF OHIO

5425 WARNER ROAD - SUITE 12
VALLEY VIEW, OHIO 44125
440-602-9071 FAX 216-369-0259

AZTECH
ENGINEERING and SURVEYING
Civil Engineering · Land Surveying

HORIZ. SCALE: 1" = 20'	VERT. SCALE:
DRAWN BY: CL	DATE: 7/10/2015
CHECKED BY: SRL	DRAWING NO.: 151719
JOB NO.: 151719	SHEET: 1 OF 1



ENGINEERING & SURVEYING CO., INC.

5425 WARNER ROAD – SUITE 12

VALLEY VIEW, OHIO 44125

PH: 440-602-9071 FAX: 216-369-0259

LEGAL DESCRIPTION OF A 3.5341 ACRE PARCEL

Situated in the Township of Chester, County of Geauga, and State of Ohio, and being Former Sublot 1 in the Lynn Subdivision, as recorded in Plat Volume 7, Page 65 of the Geauga County Plat Records and also part of Original Township Lot No. 25, Tract No. 3 and being further bounded and described as follows:

Beginning at a $\frac{3}{4}$ " iron pin found in a monument box at the centerline intersections of Chillicothe Road (S.R. 306) and Mayfield Road, 60 foot R/W (U.S. 322);

Thence North $84^{\circ}32'42''$ West, along the centerline of said Mayfield Road, a distance of 1814.10 feet to a point, said point being an angle point;

Thence North $84^{\circ}52'20''$ West, along the centerline of said Mayfield Road, a distance of 189.22 feet to a point, said point being the northwesterly corner of lands conveyed to 8323 Mayfield Road LLC., as recorded in Volume 1905, Page 362 of the Geauga County Deed Records and being the Principal Place of Beginning;

Course I: Thence South $05^{\circ}02'45''$ West, along a westerly line of said 8323 Mayfield Road LLC. and along the westerly line of lands conveyed to the McDonald's Corporation (PP# 11-388649), as recorded in Torrens Book 6, Page 1918 of the Geauga County Deed Records, passing by a 1" iron pipe found 0.13 feet north, 0.08 feet west of the southerly R/W of said Mayfield Road at a distance of 30.00 feet, a total distance of 435.60 feet to a point being referenced by a 1" iron pipe found 0.22 feet south, 0.17 feet east, said point being an angle point in the westerly line of said McDonald's Corporation;


Course II: Thence North $84^{\circ}52'20''$ West, continuing along the northerly line of said McDonald's Corporation, a distance of 100.00 feet to a point being referenced by a 1-1/4" iron pipe found 0.43 feet south, 0.17 feet east, said point being a north westerly corner of said McDonald's Corporation;

Course III: Thence South $05^{\circ}02'45''$ West, along the westerly line of said McDonald's Corporation and the westerly line of lands conveyed to Oreste & Adenita Ianiro, (PP# 11-151850) as recorded in Torrens Book 5, Page 1767, a distance of 181.47 feet to a point being referenced by a 1" iron pipe found 0.13 feet south, 0.17 feet west, said point being the northeasterly corner of Sublot 2 in said Lynn Subdivision, which is conveyed to Fernando & Rebecca Diaz, (PP# 11-197100) as recorded in Volume 1871, Page 2841 of the Geauga County Deed Records;

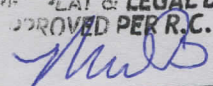
- Course IV: Thence North 84°52'20" West, along the northerly line of said Diaz, passing through a 5/8" iron pin found on the easterly R/W of said Lynn Drive at a distance of 196.06 feet, a total distance of 226.18 feet to a point on the centerline of said Lynn Drive and being a point of curvature;
- Course V: Thence along the centerline of said Lynn Drive, along a curve to the right with a length 121.30 feet, radius 864.08 feet, tangent 60.75 feet, chord 121.20 feet, bearing North 14°13'38" East, delta 08°02'36" to a point of a reverse curve,
- Course VI: Thence continuing along the centerline of said Lynn Drive, along a curve to the left with a length 199.12 feet, radius 864.08 feet, tangent 100.00 feet, chord 198.68 feet, bearing North 11°38'51" East, delta 13°12'11" to a point, said point being the northeasterly corner of Sublot 25 in said Lynn Subdivision, which is conveyed to Boris & Louise Linnea Bubnow, (PP# 11-290500) as recorded in Volume 735, Page 283 and also the southeasterly corner of Sublot 26 in said Lynn Subdivision, which is conveyed to Armand & Maria Di Nardo, (PP# 11-290600) as recorded in Volume 1602, Page 410 of the Geauga County Deed Records;
- Course VII: Thence North 05°02'45" East, continuing along the centerline of said Lynn Drive and the easterly line of said Di Nardo, a distance of 9.60 feet to a point, said point being an angle point on the easterly line of said Di Nardo;
- Course VIII: Thence South 84°52'20" East, continuing along the easterly line of said Di Nardo, a distance of 30.00 feet to a point being referenced by a 1" iron pipe found 0.13 west, said point being on the easterly R/W of said Lynn Drive and an angle point on the easterly line of said Di Nardo;
- Course IX: Thence North 05°02'45" East, along the easterly R/W of said Lynn Drive and the continuing along the easterly line of said Di Nardo, passing through a 5/8" iron pin found on the southerly R/W of said Mayfield Road, at a distance of 260.40 feet, a total distance of 290.40 feet to a point, said point being on the centerline of said Mayfield Road;
- Course X: Thence South 84°52'20" East, along the centerline of said Mayfield Road, a distance of 254.00 feet to the Principal Place of Beginning.

Said parcel containing 3.5341 acres or 153,946 sq. ft. of land, (0.4021 acres or 17,519 sq. ft. within R/W) be the same more or less, but subject to all legal highways as surveyed and described on July, 2015 by Stan R. Loch, Ohio Registered Surveyor Number 8249. Bearings are per the centerline bearing of Lynn Drive (North 05°02'45" East) per the Lynn Subdivision, as recorded in Plat Volume 7, Page 65 of the Geauga County Plat Records and are used to denote angles only. The intent of the above description is to combine the lands conveyed to Giglio & Madalena Cocca, (PP# 11-028200) as recorded in Torrens Book 6, Page 2110 & (PP# 11-242700) Volume 1981, Page 1531 of the Geauga County Deed Records. All iron pins set are 5/8" x 30" rebar capped "Aztech #8249".

Job#151719

 2-29-15
 Stan R. Loch P.S. # 8249 Date



PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 315.251
 02/26/15
 GEUGA COUNTY AUDITOR
 TAX MAP DEPT. *Rev*