

CHE 00221

CHE00221

Toth, Roger (15-142)

Picked Up 12/28/15

Vol. 2037 pg 2502

pn# 11-389322

**PARCEL 1,
CEDAR ROAD, CHESTER TOWNSHIP, GEAUGA COUNTY**

Situated in the Township of Chester, County of Geauga and State of Ohio and known as being part of Lot 16, Tract 3 and being further bounded and described as follows:

Beginning at a 1" iron pin monument found at the intersection of the Chillicothe Road (A.K.A State Route 306), width varies and the centerline of Cedar Road 60 feet wide;

Thence N 89°42'51" W 739.02 feet along said centerline of Cedar Road and along the south line of Lot 16, to the principal place of beginning;

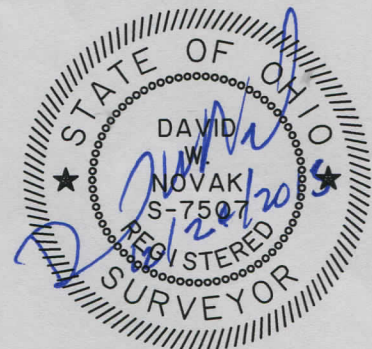
Thence N 89°42'51" W 150.00 feet along said centerline of Cedar Road and said Lot line to the southeast corner of Sublot 94 in the Chester Estates Subdivision No.2, recorded plat, Volume 7, Page 93-94, Geauga County record of Plats, said corner also being the southwest corner of said Lot 16;

Thence N 00°34'55" E (passing through a 1" iron pipe found at 30.00 feet) 726.20 feet along the east line of Sublot 94, subplot 86, subplot 85 and part of Sublot 84 in said Chester Estates Subdivision No. 2, said line also being the west line of said Lot 16 to a capped (Novak) 5/8" x 30" iron pin set;

Thence S 89°29'06" E 150.00 feet along the north line of the parcel herein described to a capped (Novak) 5/8" x 30" iron pin set;

Thence S 00°34'55" W (passing through a capped (Novak) 5/8" x 30" iron pin set at 695.60 feet) 725.60 feet along the east line of the parcel herein described to the principal place of beginning;

and containing 2.4997 acres (0.1033 acres within the right of way of said Cedar Road) of land be the same more or less but subject to all legal highways, and easements of record as surveyed and described December 16, 2015 by David W. Novak, P.S. No. 7507. Survey and bearings used herein are to denote angular relationship only and do not represent true north and are based on a survey for Roger J. Toth and Suzanne J. Kral Trustees, by Rudy E. Schwartz, P.S. No. 7193. The intent of this description is to describe a split of a 2.4997 acre parcel from PPN 11-389292 as conveyed to Rodger J. Toth, Trustee as recorded in deed Volume 1937, Page 669, Geauga County record of Deeds;



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

[Signature] 12/28/15
GEAUGA COUNTY AUDITOR
TAX MAP DEPT. *Kevin*

**PARCEL 2,
CEDAR ROAD, CHESTER TOWNSHIP, GEAUGA COUNTY**

Situated in the Township of Chester, County of Geauga and State of Ohio and known as being part of Lot 16, Tract 3 and being further bounded and described as follows:

Beginning at a 1" iron pin monument found at the intersection of the Chillicothe Road (A.K.A State Route 306), 60 width varies and the centerline of Cedar Road, 60 feet wide;

Thence N 89°42'51" W 589.02 feet along said centerline of Cedar Road and along the south line of Lot 16 to the principal place of beginning;

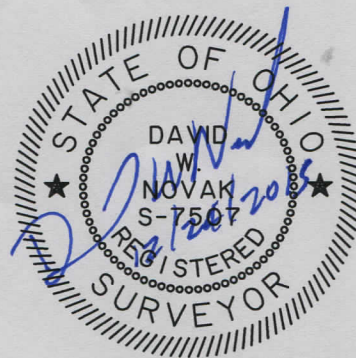
Thence N 89°42'51" W 150.00 feet along said centerline of Cedar Road and said Lot line to a point

Thence N 00°34'55" E (passing through a capped (Novak) 5/8" x 30" iron pin set at 30.00 feet) 725.60 feet along the west line of the parcel herein described to a capped (Novak) 5/8" x 30" iron pin set;

Thence S 89°29'06" E 150.00 feet along the north line of the parcel herein described to a capped (Novak) 5/8" x 30" iron pin set;

Thence S 00°34'55" W (passing through a capped (Novak) 5/8" x 30" iron pin set at 695.00 feet) 725.00 feet along the east line of the parcel herein described to the principal place of beginning;

and containing 2.4976 acres (0.1033 acres within the right of way of said Cedar Road) of land be the same more or less but subject to all legal highways, and easements of record as surveyed and described December 16, 2015 by David W. Novak, P.S. No. 7507. Survey and bearings used herein are to denote angular relationship only and do not represent true north and are based on a survey for Roger J. Toth and Suzanne J. Kral Trustees, by Rudy E. Schwartz, P.S. No. 7193. The intent of this description is to describe a split of a 2.4976 acre parcel from PPN 11-389292 as conveyed to Rodger J. Toth, Trustee as recorded in deed Volume 1937, Page 669, Geauga County record of Deeds;



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15-142

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pn # 11-389324

**PARCEL 3,
CEDAR ROAD, CHESTER TOWNSHIP, GEAUGA COUNTY**

Situated in the Township of Chester, County of Geauga and State of Ohio and known as being part of Lot 16, Tract 3 and being further bounded and described as follows:

Beginning at a 1" iron pin monument found at the intersection of the Chillicothe Road (A.K.A State Route 306), width varies and the centerline of Cedar Road, 60 feet wide;

Thence N 89°42'51" W 446.37 feet along said centerline of Cedar Road and along the south line of Lot 16 to the principal place of beginning;

Thence N 89°42'51" W 142.65 feet along said centerline of Cedar Road and said Lot line to a point

Thence N 00°34'55" E (passing through a capped (Novak) 5/8" x 30" iron pin set at 30.00 feet) 725.00 feet along the west line of the parcel herein described to a capped (Novak) 5/8" x 30" iron pin set;

Thence S 89°29'06" E (passing through the right of way line of said Chillicothe Road at 584.97 feet) 589.98 feet along the north line of the parcel herein described to a capped (Schwartz) 5/8" iron pin found at the northeast corner of a parcel of land owned by Suzanne J. Kral (PPN 11-345910), recorded deed, Volume 1937, Page 2266, Geauga County Record of Deeds, said pin also being on the old west line of said Chillicothe Road;

Thence S 54°28'07" W 62.38 feet along said Kral's west line to a capped (Schwartz) 5/8" iron pin found;

Thence S 47°31'51" W 179.22 feet continuing along said Kral's west line to a capped (Schwartz) 5/8" iron pin found;

Thence S 20°20'01" W 234.09 feet continuing along said Kral's west line to a capped (Schwartz) 5/8" iron pin found;

Thence S 38°39'14" W 230.74 feet continuing along said Kral's west line to a capped (Schwartz) 5/8" iron pin found;

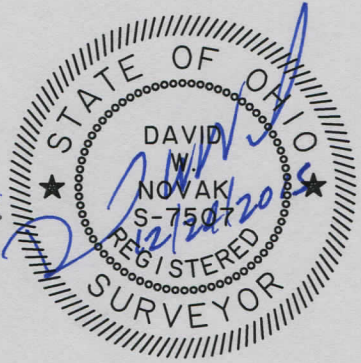
Thence S 15°47'58" W (passing through a capped (Schwartz) 5/8" iron pin found at 138.70 feet) 169.83 feet continuing along said Kral's west line to the principal place of beginning;

and containing 5.3694 acres (0.1011 acres within the right of way of said Cedar Road) of land be the same more or less but subject to all legal highways, and easements of record as surveyed and described December 16, 2015 by David W. Novak, P.S. No. 7507. Survey and bearings used herein are to denote angular relationship only and do not represent true north and are based on a survey for Roger J. Toth and Suzanne J. Kral Trustees, by Rudy E. Schwartz, P.S. No. 7193. The intent of this description is to describe a split of a 5.3694 acre parcel from PPN 11-389292 as conveyed to Rodger J. Toth, Trustee as recorded in deed Volume 1937, Page 669, Geauga County record of Deeds.

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[Signature] 12/28/15

 GAUGA COUNTY AUDITOR
 TAX MAP DEPT.



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 Geauga County Auditor
 Tax Map Dept.

**PARCEL 4 (REMAINING LANDS),
CHILLICOTHE ROAD, CHESTER TOWNSHIP, GEAUGA COUNTY**

Situated in the Township of Chester, County of Geauga and State of Ohio and known as being part of Lot 16, Tract 3 and being further bounded and described as follows:

Beginning at a 1" iron pin monument found at the intersection of the Chillicothe Road (A.K.A State Route 306), width varies wide and the centerline of Cedar Road, 60 feet wide;

Thence N 00°46'54" W 100.67 feet along said centerline of Chillicothe Road to a 1" iron pin monument found at an angle in said centerline;

Thence N 03°24'11" E 621.38 feet along continuing along said centerline of Chillicothe Road to the northeast corner of a parcel of land owned by Suzanne J. Kral (PPN 11-345910), recorded deed, Volume 1937, Page 2266, Geauga County record of Deeds, said point also being the principal place of beginning;

Thence N 86°50'22" W 30.00 feet along Kral's north line to a capped (Schwartz) 5/8" iron pin found, said pin also being on the west line of said Chillicothe road;

Thence N 89°29'06" W (passing through a capped (Novak) 5/8" x 30" iron pins set at 589.98 feet and 739.98 feet) 889.98 feet to a capped (Novak) 5/8" x 30" iron pin set on the east line of Sublot 84 in the Chester Estates Subdivision No. 2, recorded plat, Volume 7, Page 93-94, Geauga County Record of plats;

Thence N 00°34'55" E 257.73 feet along parts of the east line of Sublots 84 and 83 in the Chester Estates Subdivision No. 2 to a 1" iron pipe found at the southwest corner of a parcel of land owned by Joseph R. Hahn (PPN 11-129600), record deed, Volume 537, Page 881, Geauga County Record of Deeds;

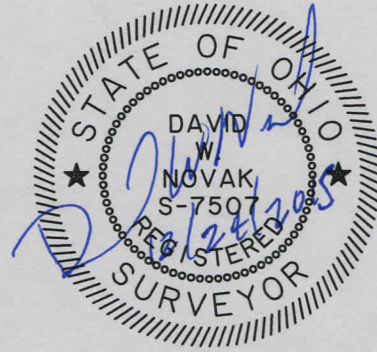
Thence N 89°59'10" E (passing through a capped (Schwartz) 5/8" iron pin found at 903.14) 933.19 feet to the centerline of said Chillicothe Road;

Thence S 03°24'11" W 268.07 feet along said centerline of Chillicothe Road to the principal place of beginning;

and containing 5.5737 acres (0.1970 acres within the right of way of said Chillicothe Road) of land be the same more or less but subject to all legal highways, and easements of record as surveyed and described December 16, 2015 by David W. Novak, P.S. No. 7507. Survey and bearings used herein are to denote angular relationship only and do not represent true north and are based on a survey for Roger J. Toth and Suzanne J. Kral Trustees, by Rudy E. Schwartz, P.S. No. 7193. The intent of this description is to describe the remaining lands after splits of 2.4997 acres, 2.4976 acres and 5.3694 acres parcels from PPN 11-389292 as conveyed to Rodger J. Toth, Trustee as recorded in deed Volume 1937, Page 669, Geauga County record of Deeds.

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

Novak 12/28/15
GEAUGA COUNTY AUDITOR
 TAX MAP DEPT.



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DEC 28 2015

Gaugua County Auditor
 Tax Map Dept.