

Plat of Lot Split

OF LAND CONVEYED TO JAMES T. LYON, TRUSTEE, P.P.N. 11-068600
 KNOWN AS BEING A PART OF LOT 21, TRACT 3
 TOWNSHIP OF CHESTER - COUNTY OF GEauga - STATE OF OHIO
 OCT. 2017 SCALE 1"=50'

(AFN.) = AUTOMATIC FILE NUMBER	(OBS.) = OBSERVED DISTANCE
(ACT.) = ACTUAL DISTANCE	(O.L.) = ORIGINAL LOT LINE
(CALC.) = CALCULATED DISTANCE	(RP) = RECORDED PLAT
(CL) = CENTERLINE	(O.R.) = OFFICIAL RECORD
(C.S.R.) = CITY SURVEY RECORDS	(P.P.N.) = PERMANENT PARCEL NUMBER
(Dd.) = RECORDED DEED DISTANCE	(P.C.) = POINT OF CURVATURE
(DOC.) = RECORDED DOCUMENT	(P.T.) = POINT OF TANGENCY
(ENCR.) = ENCROACHMENT	(POB) = PLACE OF BEGINNING
(FD.) = FOUND IN FIELD	(PPOB) = PRINCIPAL PLACE OF BEGINNING
(INST.) = INSTRUMENT	(Plat) = RECORD DISTANCE
(MEAS.) = MEASURED DISTANCE	(RW) = RIGHT-OF-WAY
(MON) = MONUMENT	(TRN) = TURNED ANGLE
(MON. BOX) = MONUMENT BOX ASS'LY	(S/L) = SUBLOT

OWNERS CERTIFICATE
 I, JAMES T. LYON, TRUSTEE, OWNER OF THE LAND SHOWN HEREON, DO HEREBY ACCEPT THIS PLAT AND LOT SPLIT/CONSOLIDATION OF THE SAME.

JAMES T. LYON, TRUSTEE

NOTARY PUBLIC

STATE OF OHIO)
 COUNTY OF GEauga)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT _____, OHIO, THIS _____ DAY OF _____, 2017.

NOTARY PUBLIC

APPROVAL:

THIS DIVISION OF LAND COMPLIES WITH THE APPLICABLE CHESTER TOWNSHIP ZONING RESOLUTION. THIS _____ DAY OF _____, 2017.

BY: _____
 CHESTER TOWNSHIP ZONING INSPECTOR

BOUNDARY CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND THE DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IRON MONUMENTS OR PINS AS INDICATED WERE FOUND OR SET AS SHOWN HEREON. THE TERM CERTIFY AS USED IN THIS STATEMENT IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THE SURVEYOR WHICH IS FORMULATED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS REVEALED BY A EXAMINATION OF THE SAME. ALL IRON PINS SET ARE 5/8" X 30" LONG REBAR WITH A PLASTIC CAP STAMPED "POLARIS". BEARINGS REFER TO THE OHIO COORDINATE SYSTEM OF 1983 - NORTH ZONE 1986 ADJUSTMENT.

Richard A. Thompson, Jr.
 RICHARD A. THOMPSON, JR.
 OHIO PROFESSIONAL SURVEYOR #7388

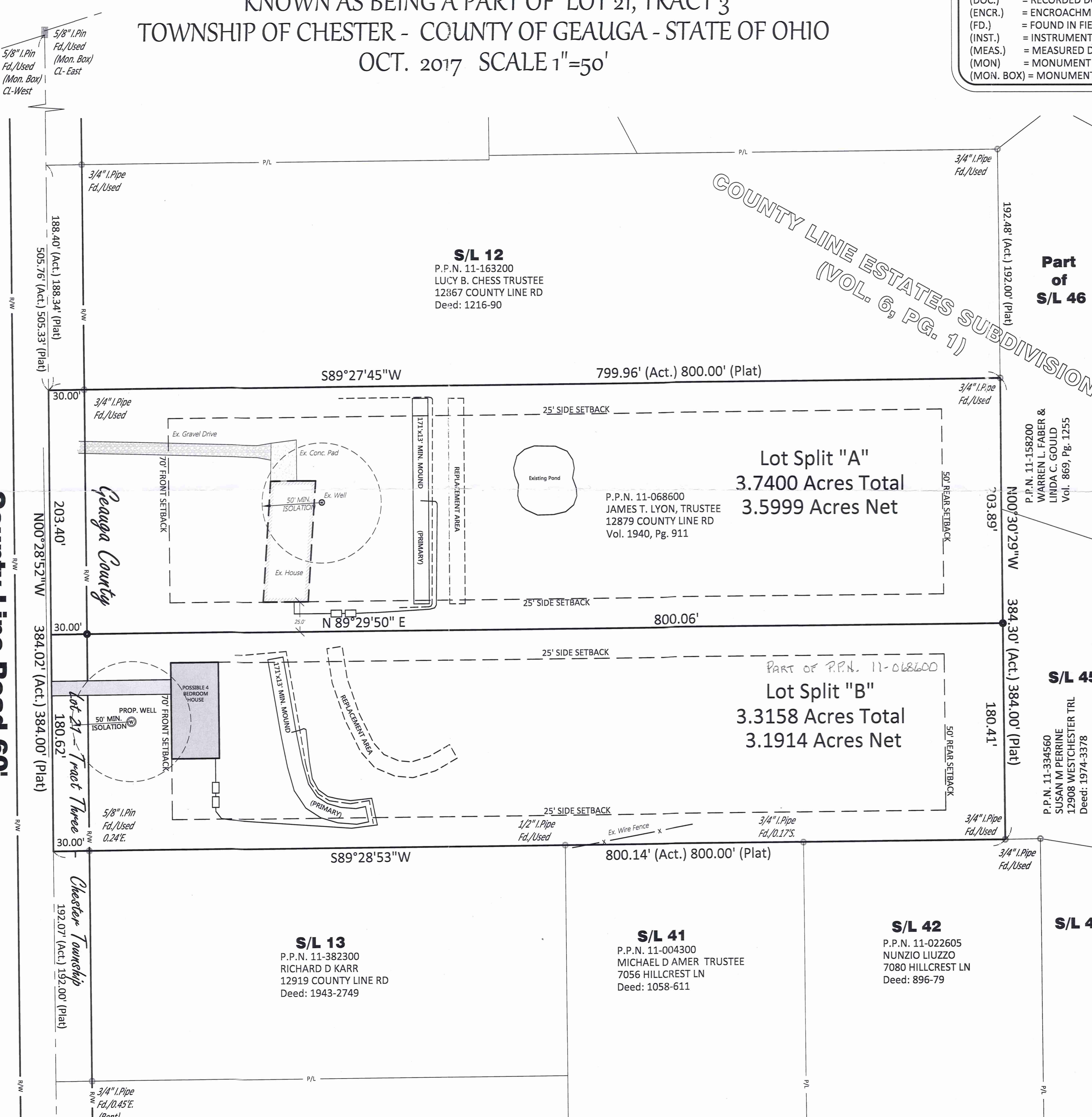


SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 315.251
 GEauga COUNTY AUDITOR
 TAX MAP DEPT.

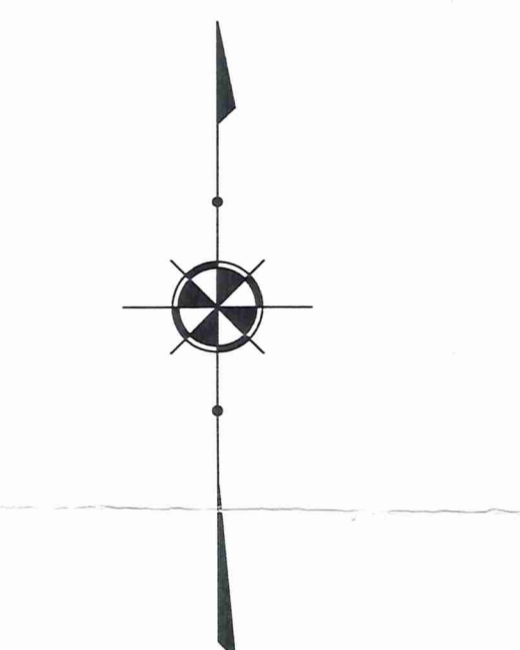
DATE: 10/13/17
 SCALE: HOR. 1"=50'
 VERT. 1"=00'
 FOLDER: Survey
 FILE: Survey Base
 TAB: 01 - Plat of Survey

Geauga County

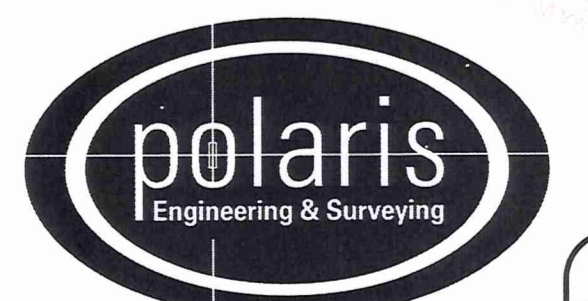
County Line Road 60'



COUNTY LINE ESTATES SUBDIVISION
 (VOL. 6, PG. 1)



BEARINGS REFER TO THE OHIO COORDINATE SYSTEM OF 1983 - NORTH ZONE 1986 ADJUSTMENT
 GRAPHIC SCALE
 1 INCH = 50 FEET
 ● = 5/8 X 30 INCH IRON PIN SET W/YELLOW I.D. CAP STAMPED "POLARIS S-7087"
 Survey References:
 Plat Vol. 6, Pg. 1
 Geauga County Deeds and Tax Maps



POLARIS ENGINEERING and SURVEYING, INC.
 34600 CHARDON ROAD - SUITE D
 WILLOUGHBY HILLS, OHIO 44094
 (440) 944-4433 (440) 944-3722 (Fax)
 www.polaris-es.com

CONTRACT No.	
17173	
SHEET	OF
01	01

Part of S/L 46

S/L 45

S/L 43

S/L 12
 P.P.N. 11-163200
 LUCY B. CHESST TRUSTEE
 12867 COUNTY LINE RD
 Deed: 1216-90

P.P.N. 11-068600
 JAMES T. LYON, TRUSTEE
 12879 COUNTY LINE RD
 Vol. 1940, Pg. 911

S/L 13
 P.P.N. 11-382300
 RICHARD D KARR
 12919 COUNTY LINE RD
 Deed: 1943-2749

S/L 41
 P.P.N. 11-004300
 MICHAEL D AMER TRUSTEE
 7056 HILLCREST LN
 Deed: 1058-611

S/L 42
 P.P.N. 11-022605
 NUNZIO LIUZZO
 7080 HILLCREST LN
 Deed: 896-79

P.P.N. 11-158200
 WARREN L. FABER &
 LINDA C. GOULD
 Vol. 869, Pg. 1255

P.P.N. 11-334560
 SUSAN M PERRINE
 12908 WESTCHESTER TRL
 Deed: 1974-3378

CHE 00231
CHE00231

Lyon, James (17-129)
Picked Up 10/16/17
Vol. 2045 pg 1032
pn# 11-068600



FRIDAY, OCTOBER 13, 2017

LEGAL DESCRIPTION
OF LOT SPLIT "A"

SITUATED IN THE TOWNSHIP OF CHESTER, COUNTY OF GEAUGA, AND STATE OF OHIO, AND KNOWN AS BEING PART OF LOT 21, TRACT 3, ORIGINAL CHESTER TOWNSHIP;

BEGINNING AT A 5/8 INCH IRON PIN FOUND (MON. BOX) AT THE INTERSECTION OF OLD MILL ROAD (WEST) AND COUNTY LINE ROAD (60 FEET WIDE);

THENCE SOUTH 0° 28'52" EAST, ALONG THE CENTERLINE OF SAID COUNTY LINE ROAD, AND THE WEST LINE OF GEAUGA COUNTY, 505.76 FEET TO THE SOUTHWEST CORNER OF SUBLOT 12 OF SAID COUNTY LINE ESTATES AND THE PRINCIPAL PLACE OF BEGINNING;

COURSE 1 THENCE NORTH 89° 27'45" EAST, PASSING THROUGH A 3/4 INCH IRON PIPE FOUND AT 30.00 FEET IN THE EASTERLY LINE OF SAID COUNTY LINE ROAD, ALONG THE SOUTHERLY LINE OF SAID SUBLOT 12, A TOTAL DISTANCE OF 799.96 FEET TO A 3/4 INCH IRON PIPE FOUND AT THE SOUTHEAST CORNER THEREOF;

COURSE 2 THENCE SOUTH 0° 30'29" EAST, ALONG THE WESTERLY LINE OF PART OF SUBLOT 46 AS CONVEYED TO WARREN L. FABER AND LINDA C. GOULD, PERMANENT PARCEL NUMBER 11-158200 BY DEED VOLUME 869, PAGE 1255, AND SUBLOT 45 OF SAID COUNTY LINE ESTATES SUBDIVISION, 203.89 FEET TO A 5/8 INCH IRON PIN SET;

COURSE 3 THENCE SOUTH 89° 29'50" WEST, PASSING THROUGH A 5/8 INCH IRON PIN SET AT 770.06 FEET IN THE EASTERLY LINE OF SAID COUNTY LINE ROAD, A TOTAL DISTANCE OF 800.06 FEET TO THE CENTERLINE OF SAID COUNTY LINE ROAD;

COURSE 4 THENCE NORTH 0° 28'52" WEST, ALONG THE CENTERLINE OF SAID COUNTY LINE ROAD, AND SAID WEST LINE OF GEAUGA COUNTY, 203.40 FEET TO THE PRINCIPAL PLACE OF BEGINNING, SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD AND CONTAINING 3.7400 ACRES OF LAND (3.5999 ACRES EXCLUDING THE RIGHT OF WAY), AS CALCULATED AS DESCRIBED BASED A FIELD SURVEY PERFORMED IN AUGUST, 2017 BY RICHARD A. THOMPSON JR., OHIO REGISTERED PROFESSIONAL LAND SURVEYOR #7388 OF POLARIS ENGINEERING AND SURVEYING. THE INTENT OF THIS DESCRIPTION IS TO SPLIT 3.7400 ACRES FROM PERMANENT PARCEL NUMBER 11-068600 AS RECORDED ON VOLUME 1940, PAGE 911. BEARINGS REFER TO THE OHIO COORDINATE SYSTEM OF 1983 - NORTH ZONE - 1986 ADJUSTMENT. ALL IRON PINS SET ARE 5/8 INCH DIAMETER BY 30 INCH LONG REBAR WITH IDENTIFICATION CAPS STAMPED "POLARIS S-7087".

LEGAL DESCRIPTION
OF LOT SPLIT "A"
PAGE 2



Richard A. Thompson Jr. 10/13/17

RICHARD A. THOMPSON JR., OHIO REGISTERED
PROFESSIONAL LAND SURVEYOR #7388 - 10/13/17

POLARIS ENGINEERING & SURVEYING
34600 CHARDON ROAD SUITE D
WILLOUGHBY HILLS, OHIO 44094
OFFICE: (440) 944-4433
FAX: (440) 944-3722

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

[Signature] 10/13/17
GEAUGA COUNTY AUDITOR
TAX MAP DEPT. *R*



S:\2017 PROJECTS\17173- ANDREW DINUNZIO_DAVE GODA - 12879 COUNTY LINE RD - SPLIT -
CHESTERLAND (DRK)\2-PROJECT SURVEYING INFO\4-LEGAL DESCRIPTIONS\LEGAL DESCRIPTION LOT
SPLIT A.DOC



FRIDAY, OCTOBER 13, 2017

LEGAL DESCRIPTION
OF LOT SPLIT "B"

SITUATED IN THE TOWNSHIP OF CHESTER, COUNTY OF GEAUGA, AND STATE OF OHIO, AND KNOWN AS BEING PART OF LOT 21, TRACT 3, ORIGINAL CHESTER TOWNSHIP;

BEGINNING AT A 5/8 INCH IRON PIN FOUND (MON. BOX) AT THE INTERSECTION OF OLD MILL ROAD (WEST) AND COUNTY LINE ROAD (60 FEET WIDE);

THENCE SOUTH $0^{\circ} 28'52''$ EAST, ALONG THE CENTERLINE OF SAID COUNTY LINE ROAD, AND THE WEST LINE OF GEAUGA COUNTY, 709.16 FEET TO THE PRINCIPAL PLACE OF BEGINNING;

COURSE 1 THENCE NORTH $89^{\circ} 29'50''$ EAST, PASSING THROUGH A 5/8 INCH IRON PIN SET AT 30.00 FEET IN THE EASTERLY LINE OF SAID COUNTY LINE ROAD, A TOTAL DISTANCE OF 800.06 FEET TO A 5/8 INCH IRON PIN SET IN THE WESTERLY LINE OF SUBLOT 45 OF SAID COUNTY LINE ESTATES SUBDIVISION;

COURSE 2 THENCE SOUTH $0^{\circ} 30'29''$ EAST, ALONG THE WESTERLY LINES OF SAID SUBLOT 45, 180.41 FEET TO A 3/4 INCH IRON PIPE FOUND AT THE SOUTHWEST CORNER OF SAID SUBLOT 45;

COURSE 3 THENCE SOUTH $89^{\circ} 28'53''$ WEST, ALONG THE NORTHERLY LINES OF SUBLOTS 42, 41 AND 13 OF SAID COUNTY LINE ESTATES SUBDIVISION, PASSING THROUGH AN 5/8 INCH IRON PIN FOUND AT 769.90 FEET, A TOTAL DISTANCE OF 800.14 FEET TO THE NORTHWEST CORNER OF SAID SUBLOT 13 AND THE CENTERLINE OF SAID COUNTY LINE ROAD;

COURSE 4 THENCE NORTH $0^{\circ} 28'52''$ WEST, ALONG THE CENTERLINE OF SAID COUNTY LINE ROAD, AND THE WEST LINE OF SAID GEAUGA COUNTY, 180.62 FEET TO THE PRINCIPAL PLACE OF BEGINNING, SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD AND CONTAINING 3.3158 ACRES OF LAND (3.1914 ACRES EXCLUDING THE RIGHT OF WAY), AS CALCULATED AS DESCRIBED BASED A FIELD SURVEY PERFORMED IN AUGUST, 2017 BY RICHARD A. THOMPSON JR., OHIO REGISTERED PROFESSIONAL LAND SURVEYOR #7388 OF POLARIS ENGINEERING AND SURVEYING. THE INTENT OF THIS DESCRIPTION IS TO SPLIT 3.3158 ACRES FROM PERMANENT PARCEL NUMBER 11-068600 AS RECORDED IN VOLUME 1940, PAGE 911. BEARINGS REFER TO THE OHIO COORDINATE SYSTEM OF 1983 - NORTH ZONE - 1986 ADJUSTMENT. ALL IRON PINS SET ARE 5/8 INCH DIAMETER BY 30 INCH LONG REBAR WITH IDENTIFICATION CAPS STAMPED "POLARIS S-7087".

LEGAL DESCRIPTION
OF LOT SPLIT "B"
PAGE 2



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
[Signature] 10/13/17
GEAUGA COUNTY AUDITOR
TAX MAP DEPT. *[Signature]*

[Signature] 10/13/17
RICHARD A. THOMPSON JR., OHIO REGISTERED
PROFESSIONAL LAND SURVEYOR #7388 - 10/13/17

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CHESTERLAND (DRK)\2-PROJECT SURVEYING INFO\4-LEGAL DESCRIPTIONS\LEGAL DESCRIPTION LOT
SPLIT B.DOC