

MAYFIELD ROAD (U.S. 322)

PLAT OF LOT SPLIT, RESIDUAL, & CONSOLIDATION

PREPARED FOR
PAOLO & CONCETTA DI GERONIMO
AND
JEAN C & EUGENE N ANTONACCI

DOCUMENTS USED:

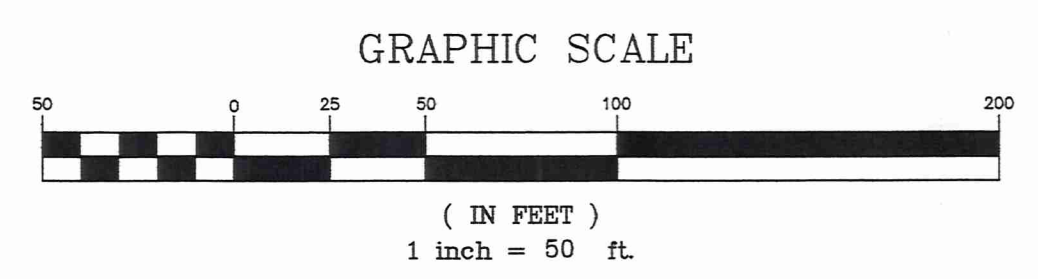
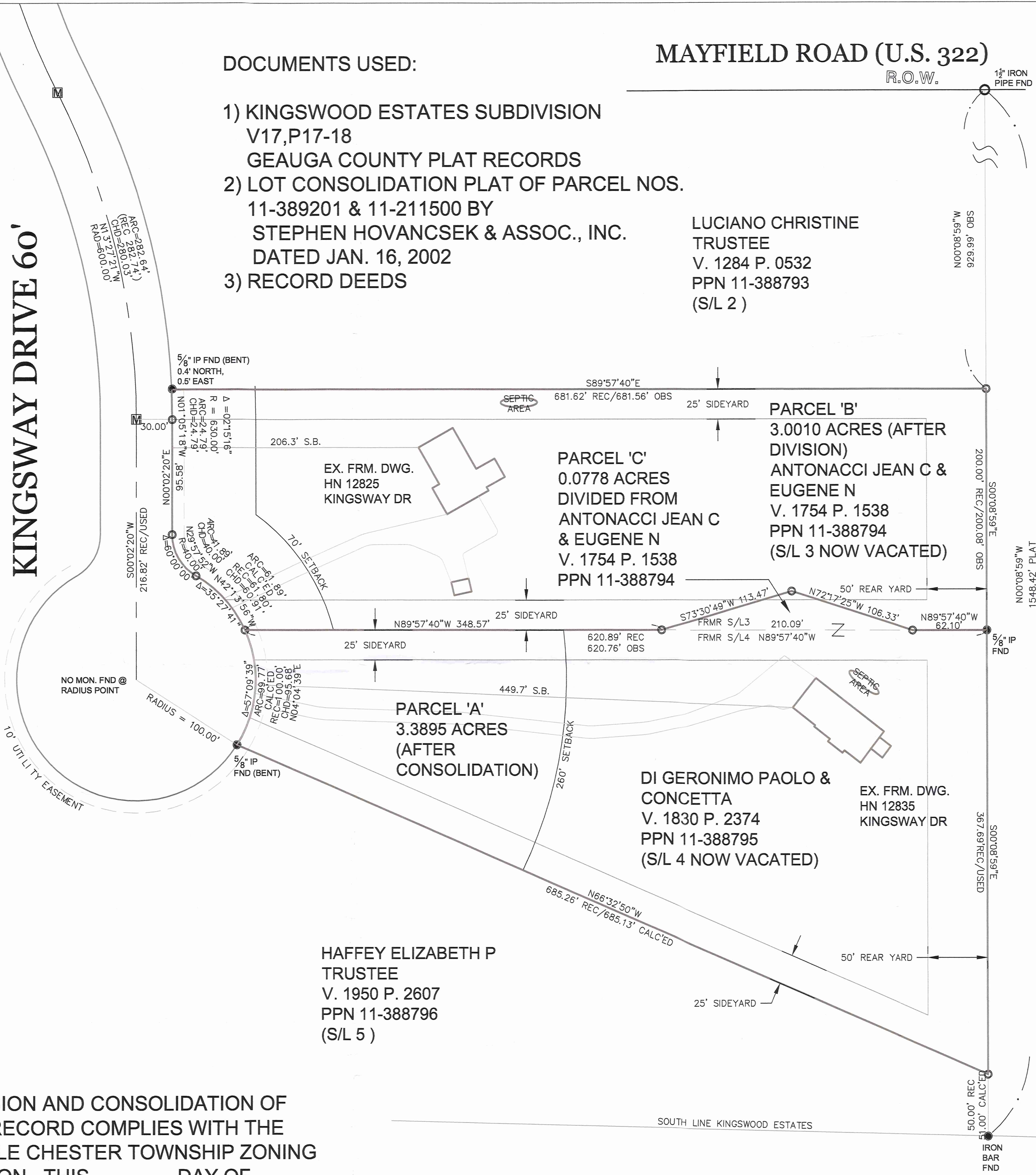
- 1) KINGSWOOD ESTATES SUBDIVISION V17,P17-18
2) LOT CONSOLIDATION PLAT OF PARCEL NOS. 11-389201 & 11-211500 BY STEPHEN HOVANCSEK & ASSOC., INC. DATED JAN. 16, 2002
3) RECORD DEEDS

LUCIANO CHRISTINE TRUSTEE
V. 1284 P. 0532
PPN 11-388793
(S/L 2)

CHESTERLAND BAPTIST CHURCH
V. 710 P. 0226
PPN 11-173200

SITUATED IN THE TOWNSHIP OF CHESTER, COUNTY OF GEauga, AND STATE OF OHIO, AND BEING PART OF ORIGINAL CHESTER TOWNSHIP LOT NO. 23, TRACT 3, AND FORMERLY KNOWN AS SUBLOTS 3 AND 4 OF THE KINGSWOOD ESTATES SUBDIVISION, AS SHOWN BY THE PLAT RECORDED IN VOL. 17, PPS. 17-18 OF GEauga COUNTY RECORDS, AKA PARCEL 11-388795 AND PARCEL 11-388794.

KINGSWAY DRIVE 60'



- M = IP IN MON. BOX
● = IP FND AS NOTED
○ = IRON PIPE FND AS NOTED
⊙ = 5/8" IP SET
I.P.'s SET ARE 5/8" x 30" REBAR CAPPED "MARINO S-7769"

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A SURVEY DONE UNDER MY DIRECTION. MONUMENTS WERE FOUND OR SET AS INDICATED. BEARINGS SHOWN HEREON ARE TO AN ASSUMED MERIDIAN AND ARE INTENDED TO DENOTE ANGLES ONLY. THE DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

NICHOLAS MARINO, P.S.
OHIO REGISTERED SURVEYOR #7769
216-571-4214
www.marinosurveying.com

12/19/2017
DATE



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

THIS DIVISION AND CONSOLIDATION OF LOTS OF RECORD COMPLIES WITH THE APPLICABLE CHESTER TOWNSHIP ZONING RESOLUTION. THIS ___ DAY OF ___, 2017. BY:

STEVE AVERILL
CHESTER TOWNSHIP ZONING INSPECTOR.

CHE 00234
CHE00234

Antonacci - DiGeronimo (17-162)
Picked Up 12/20/17

VOL. 2045 pg 3347
pn# 11-388795

LEGAL DESCRIPTION FOR PARCEL 'A'
12835 KINGSWAY DRIVE, CHESTER TWP., OHIO

PARCEL A:

SITUATED IN THE TOWNSHIP OF CHESTER, COUNTY OF GEAUGA, AND STATE OF OHIO, AND BEING PART OF ORIGINAL CHESTER TOWNSHIP LOT NUMBER 23, TRACT 3 OF SAID TOWNSHIP, FORMERLY KNOWN AS SUBLLOT 4 (NOW VACATED) OF THE KINGSWOOD ESTATES SUBDIVISION, AS SHOWN BY THE PLAT RECORDED IN VOL. 17, PAGES 17-18 OF GEAUGA COUNTY PLAT RECORDS, AND PART OF SUBLLOT 3 (NOW VACATED) OF SAID SUBDIVISION, AND BEING BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN FOUND (BENT) AT THE NORTHERNMOST CORNER OF SUBLLOT 5 AS RECORDED IN SAID KINGSWOOD ESTATES SUBDIVISION AND THE NORTHERNMOST CORNER OF LAND CONVEYED TO ELIZABETH P. HAFHEY, TRUSTEE (PN 11-388796) BY DEED VOL 1950, PG 2607 IN GEAUGA COUNTY DEED RECORDS, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY OF KINGSWAY DRIVE (60');

THENCE ALONG SAID RIGHT-OF-WAY ALONG THE ARC OF A CURVE DEFLECTING TO THE LEFT 99.76', SAID CURVE HAVING A RADIUS OF 100.00', AN INCLUDED ANGLE OF 57°09'39", AND A CHORD WHICH BEARS N 04°04'39" E 95.68' TO AN IRON PIN SET AT THE SOUTHWEST CORNER OF LAND CONVEYED TO JEAN C. AND EUGENE N. ANTONACCI, (PN 11-388794) BY DEED VOL 1754, PG 1538 IN GEAUGA COUNTY DEED RECORDS, AND THE NORTHWEST CORNER OF SAID SUBLLOT 4 (NOW VACATED);

THENCE ALONG THE SOUTH LINE OF SAID ANTONACCI AND THE NORTH LINE OF SAID SUBLLOT 4 (NOW VACATED) S 89°57'40" E 348.57' TO AN IRON PIN SET;

THENCE N 73°30'49" E 113.47' TO AN IRON PIN SET;

THENCE S 72°17'25" E 106.33' TO AN IRON PIN SET IN THE SOUTH LINE OF SAID ANTONACCI AND THE NORTH LINE OF SAID SUBLLOT 4 (NOW VACATED);

THENCE ALONG THE SOUTH LINE OF SAID ANTONACCI AND THE NORTH LINE OF SAID SUBLLOT 4 (NOW VACATED) S 89°57'40" E 62.10' TO A 5/8" IRON PIN FOUND AT THE NORTHEAST CORNER OF SAID SUBLLOT 4 (NOW VACATED), AND THE SOUTHEAST CORNER OF SAID ANTONACCI, SAID POINT BEING ON THE WEST LINE OF LAND CONVEYED TO CHESTERLAND BAPTIST CHURCH BY DEED VOL 710, PG 0226 IN GEAUGA COUNTY DEED RECORDS;

THENCE S 00°08'59" E ALONG THE WEST LINE OF SAID CHESTERLAND BAPTIST CHURCH AND THE EAST LINE OF SAID SUBLLOT 4 (NOW VACATED) 367.69' TO AN IRON PIN SET AT THE SOUTHEAST CORNER OF SAID SUBLLOT 4 (NOW VACATED) AND THE NORTHEAST CORNER OF SAID HAFHEY;

THENCE N 66°32'50" W ALONG THE NORTH LINE OF SAID HAFHEY AND THE SOUTH LINE OF SAID SUBLLOT 4 (NOW VACATED) 685.13' TO THE PLACE OF BEGINNING, AND CONTAINING 3.3895 ACRES OF LAND AS SURVEYED BY NICHOLAS MARINO, OHIO REGISTERED SURVEYOR #7769 IN DECEMBER, 2017, BE THE SAME, MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE INTENDED TO DENOTE ANGLES ONLY.

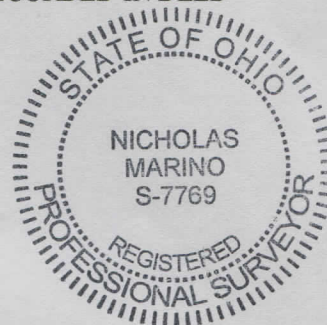
ALL IRON PINS SET ARE 5/8" X 30" REBAR CAPPED "MARINO S-7769".

THE INTENT OF THIS DESCRIPTION IS TO CONSOLIDATE A PORTION OF PN 11-388794, AS RECORDED IN DEED VOLUME 1754 PAGE 1538 OF GEAUGA COUNTY DEED RECORDS, WITH ALL OF PN 11-388795 (FORMERLY SUBLLOT 4) AS RECORDED IN DEED VOLUME 1830 PAGE 2374 OF GEAUGA COUNTY DEED RECORDS.

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12/19/2017

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

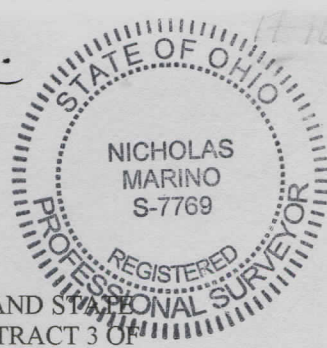
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GEAUGA COUNTY AUDITOR
TAX MAP DEPT.



CHE00234

(17-162)

[Handwritten signature]
12/19/2017
v. 2045 pg 3350
pn# 11-388794



LEGAL DESCRIPTION FOR PARCEL 'B'
12825 KINGSWAY DRIVE, CHESTER TWP., OHIO

PARCEL 'B':

SITUATED IN THE TOWNSHIP OF CHESTER, COUNTY OF GEAUGA, AND STATE OF OHIO, AND BEING PART OF ORIGINAL CHESTER TOWNSHIP LOT NUMBER 23, TRACT 3 OF SAID TOWNSHIP, AND BEING PART OF SUBLOT 3 (NOW VACATED) OF THE KINGSWOOD ESTATES SUBDIVISION, AS SHOWN BY THE PLAT RECORDED IN VOL. 17, PAGES 17-18 OF GEAUGA COUNTY PLAT RECORDS, AND BEING BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN FOUND (0.4' NORTH, 0.5' EAST) AT THE NORTHWEST CORNER OF SAID SUBLOT 3 (NOW VACATED) AND THE SOUTHWEST CORNER OF LAND CONVEYED TO CHRISTINE LUCIANO TRUSTEE (PN 11-388793) BY DEED VOL 1284, PG 0532 IN GEAUGA COUNTY DEED RECORDS, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY OF KINGSWAY DRIVE (60');

THENCE S 89°57'40" E ALONG THE NORTHERLY LINE OF SAID SUBLOT 3 (NOW VACATED) AND THE SOUTH LINE OF SAID LUCIANO 681.56' TO AN IRON PIN SET AT THE NORTHEAST CORNER OF SAID SUBLOT 3 (NOW VACATED) AND THE SOUTHEAST CORNER OF SAID LUCIANO, SAID POINT BEING ON THE WEST LINE OF LAND CONVEYED TO CHESTERLAND BAPTIST CHURCH BY DEED VOL 710, PG 0226 IN GEAUGA COUNTY DEED RECORDS;

THENCE S 00°08'59" E ALONG THE WEST LINE OF SAID CHESTERLAND BAPTIST CHURCH AND THE EAST LINE OF SAID SUBLOT 3 (NOW VACATED) 200.08' TO AN IRON PIN FOUND AT THE SOUTHEAST CORNER OF SAID SUBLOT 3 (NOW VACATED) AND THE NORTHEAST CORNER OF LAND CONVEYED TO PAOLO AND CONCETTA DI GERONIMO (PN 11-388795) BY DEED VOL 1830, PG 2374 IN GEAUGA COUNTY DEED RECORDS;

THENCE N 89°57'40" W ALONG THE SOUTH LINE OF SAID SUBLOT 3 (NOW VACATED) AND THE NORTH LINE OF SAID DI GERONIMO 62.10' TO AN IRON PIN SET;

THENCE N 72°17'25" W 106.33' TO AN IRON PIN SET;

THENCE S 73°30'49" W 113.47' TO AN IRON PIN SET ON THE SOUTH LINE OF SAID SUBLOT 3 (NOW VACATED) AND THE NORTH LINE OF SAID DI GERONIMO;

THENCE N 89°57'40" W ALONG THE SOUTH LINE OF SAID SUBLOT 3 (NOW VACATED) AND THE NORTH LINE OF SAID DI GERONIMO 348.57' TO AN IRON PIN SET, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY OF KINGSWAY DRIVE (60');

THENCE ALONG SAID RIGHT-OF-WAY ALONG THE ARC OF A CURVE DEFLECTING TO THE LEFT 61.89', SAID CURVE HAVING A RADIUS OF 100.00', AN INCLUDED ANGLE OF 35°27'41", AND A CHORD WHICH BEARS N 42°13'56" W 60.91' TO AN IRON PIN SET AT A POINT OF REVERSE CURVATURE;

THENCE ALONG SAID RIGHT-OF-WAY ALONG THE ARC OF A CURVE DEFLECTING TO THE RIGHT 41.89', SAID CURVE HAVING A RADIUS OF 40.00', AN INCLUDED ANGLE OF 60°00'00", AND A CHORD WHICH BEARS N 29°57'52" W 40.00' TO AN IRON PIN SET AT A POINT OF TANGENCY;

THENCE N 00°02'20" E ALONG SAID RIGHT-OF-WAY 95.58' TO AN IRON PIN SET AT A POINT OF CURVATURE;

THENCE ALONG SAID RIGHT-OF-WAY ALONG THE ARC OF A CURVE DEFLECTING TO THE LEFT 24.79', SAID CURVE HAVING A RADIUS OF 630.00', AN INCLUDED ANGLE OF 2°15'16", AND A CHORD WHICH BEARS N 1°05'18" W 24.79' TO THE PLACE OF BEGINNING, AND CONTAINING 3.0010 ACRES OF LAND, AS SURVEYED BY NICHOLAS MARINO, OHIO REGISTERED SURVEYOR #7769 IN DECEMBER, 2017, BE THE SAME, MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE INTENDED TO DENOTE ANGLES ONLY.

ALL IRON PINS SET ARE 5/8" X 30" REBAR CAPPED "MARINO S-7769".

THE INTENT OF THIS DESCRIPTION IS TO DESCRIBE THE REMAINDER OF PN 11-388794 AS RECORDED IN DEED VOLUME 1754 PAGE 1538 OF GEAUGA COUNTY DEED RECORDS, AFTER A PORTION OF PN 11-388794 IS SPLIT AND CONSOLIDATED WITH PN 11-388795 AS RECORDED IN DEED VOLUME 1830 PAGE 2374 OF GEAUGA COUNTY DEED RECORDS.

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

[Handwritten signature] 12/19/17
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

V. 2049 pg 3344
pn# 11-389339

LEGAL DESCRIPTION FOR PARCEL 'C'
KINGSWAY DRIVE, CHESTER TWP., OHIO

PARCEL C:

SITUATED IN THE TOWNSHIP OF CHESTER, COUNTY OF GEAUGA, AND STATE OF OHIO, AND BEING PART OF ORIGINAL CHESTER TOWNSHIP LOT NUMBER 23, TRACT 3 OF SAID TOWNSHIP, AND PART OF SUBLOT 3 (NOW VACATED) OF THE KINGSWOOD ESTATES SUBDIVISION, AS SHOWN BY THE PLAT RECORDED IN VOL. 17, PAGES 17-18 OF GEAUGA COUNTY PLAT RECORDS, AND BEING BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN FOUND (BENT) AT THE NORTHERNMOST CORNER OF SUBLOT 5 AS RECORDED IN SAID KINGSWOOD ESTATES SUBDIVISION AND THE NORTHERNMOST CORNER OF LAND CONVEYED TO ELIZABETH P. HAFHEY, TRUSTEE (PN 11-388796) BY DEED VOL 1950, PG 2607 IN GEAUGA COUNTY DEED RECORDS, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY OF KINGSWAY DRIVE (60');

THENCE ALONG SAID RIGHT-OF-WAY ALONG THE ARC OF A CURVE DEFLECTING TO THE LEFT 99.76', SAID CURVE HAVING A RADIUS OF 100.00', AN INCLUDED ANGLE OF 57°09'39", AND A CHORD WHICH BEARS N 04°04'39" E 95.68' TO AN IRON PIN SET AT THE SOUTHWEST CORNER OF LAND CONVEYED TO JEAN C. AND EUGENE N. ANTONACCI, (PN 11-388794) BY DEED VOL 1754, PG 1538 IN GEAUGA COUNTY DEED RECORDS, AND THE NORTHWEST CORNER OF SAID SUBLOT 4 (NOW VACATED);

THENCE ALONG THE SOUTH LINE OF SAID ANTONACCI AND THE NORTH LINE OF SAID SUBLOT 4 (NOW VACATED) S 89°57'40" E 348.57' TO AN IRON PIN SET, AND THE PRINCIPAL PLACE OF BEGINNING OF THE PREMISES DESCRIBED HEREIN;

THENCE N 73°30'49" E 113.47' TO AN IRON PIN SET;

THENCE S 72°17'25" E 106.33' TO AN IRON PIN SET IN THE SOUTH LINE OF SAID ANTONACCI AND THE NORTH LINE OF SAID SUBLOT 4 (NOW VACATED);

THENCE ALONG THE SOUTH LINE OF SAID ANTONACCI AND THE NORTH LINE OF SAID SUBLOT 4 (NOW VACATED) N 89°57'40" W 210.09' TO THE PRINCIPAL PLACE OF BEGINNING, AND CONTAINING 0.0778 ACRES OF LAND AS SURVEYED BY NICHOLAS MARINO, OHIO REGISTERED SURVEYOR #7769 IN DECEMBER, 2017, BE THE SAME, MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE INTENDED TO DENOTE ANGLES ONLY.

ALL IRON PINS SET ARE 5/8" X 30" REBAR CAPPED "MARINO S-7769".

THE INTENT OF THIS DESCRIPTION IS TO DIVIDE A PORTION OF PN 11-388794, (FORMERLY SUBLOT 3) AS RECORDED IN DEED VOLUME 1754 PAGE 1538 OF GEAUGA COUNTY DEED RECORDS, TO BE CONSOLIDATED WITH ALL OF PN 11-388795 (FORMERLY SUBLOT 4) AS RECORDED IN DEED VOLUME 1830 PAGE 2374 OF GEAUGA COUNTY DEED RECORDS.

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12/19/2017

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
[Handwritten Signature] 12/19/17
GEAUGA COUNTY AUDITOR
TAX MAP DEPT. *R*

