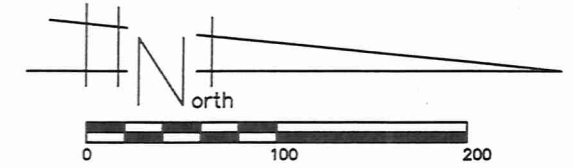


LOT SPLIT/CONSOLIDATION PLAT  
PERMANENT PARCEL # 11-388990 & 11-389279  
LOT 7 TRACT THREE IN THE  
TOWNSHIP OF CHESTER  
COUNTY OF GEauga  
STATE OF OHIO

Legend:

- IP Iron Pin
- IPP Iron Pipe
- Rec Record
- Meas Measured
- Obs Observed
- Fd Found



Scale 1" = 100'

Iron Pins Set are 5/8" x 30" Rebar with Daniel J. Gerson PS 8137 Cap

I hereby certify that this plat was prepared from a field survey 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 meridian and are intended to indicated 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.

*[Signature]*

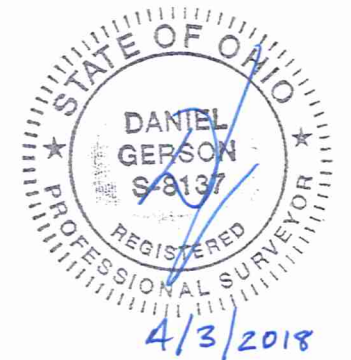
4/3/18

Daniel J. Gerson P.S. 8137 Date

OWNERSHIP INFORMATION

VINCENT JR. AND PAUL SR. DONATO  
PPN 11-388990 & PPN 11-389279  
DEED VOLUME 1845, PAGE 1332

This Lot Consolidation and Split of land complies with the Applicable Chester Township Zoning Requirements



Chester Township Zoning Inspector

James D. & Lawrence  
R. Podojil Trustee  
PPN 11-389169  
1876-1331

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

GEAUGA COUNTY AUDITOR  
TAX MAP DEPT.

Joseph A and Faith M  
Bordonaro  
PPN 11-389173  
1962-2959

References Used:  
Plat Volume 7 Page 52-52A  
Plat Volume 6 Page 35  
Plat Volume 6 Page 117  
Deed Volume 1845 Page 1332  
Survey Plat for Patrick Lawlor by Rudy Schwartz May 1999

*[Signature]*  
SWARTZ  
IP  
FD & USED

James D. & Lawrence  
R. Podojil Trustee  
PPN 11-270500  
1876-1167

Ronald W. Jr. & Susan M  
DeLisio  
PPN 26-011700  
1921-1362

Consolidated  
Parcel 2  
3.3271 Acres  
3.3226 Acres  
PPN 11-388990  
0.0045 Acres  
PPN 11-389279

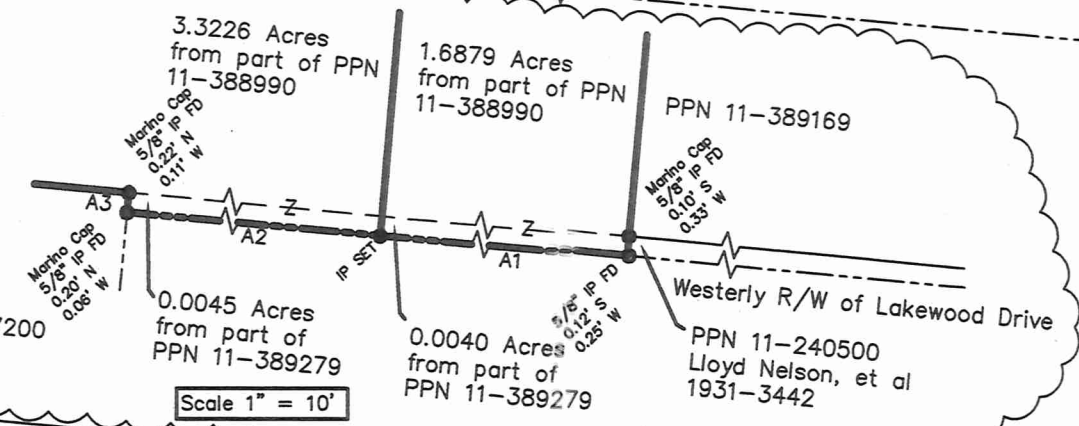
Consolidated  
Parcel 1  
1.6919 Acres  
1.6879 Acres  
PPN 11-388990  
0.0040 Acres  
PPN 11-389279

Board of Russell  
Township Trustees  
PPN 26-702200  
1098-0009

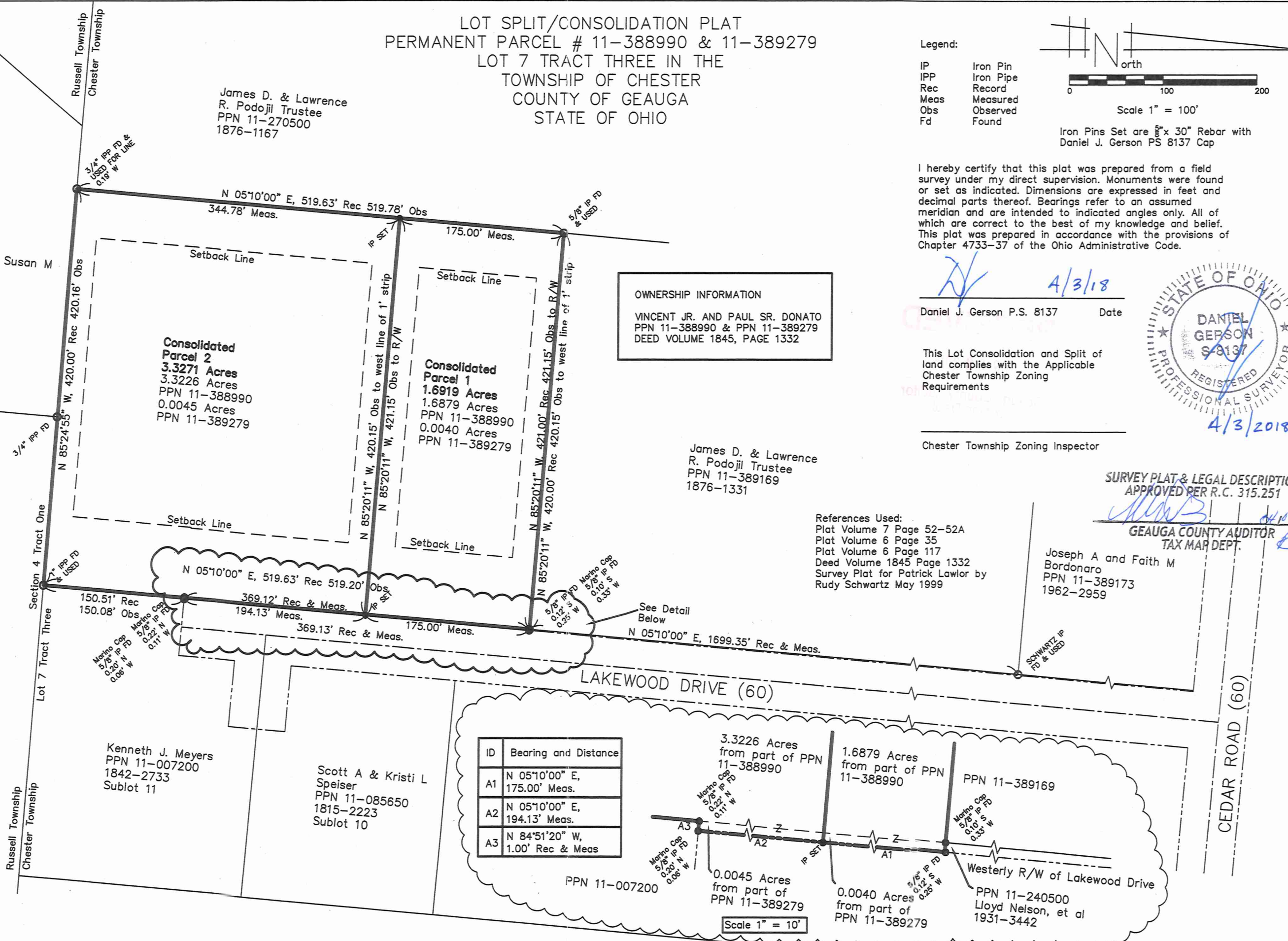
Kenneth J. Meyers  
PPN 11-007200  
1842-2733  
Sublot 11

Scott A & Kristi L  
Speiser  
PPN 11-085650  
1815-2223  
Sublot 10

ID	Bearing and Distance
A1	N 05°10'00" E, 175.00' Meas.
A2	N 05°10'00" E, 194.13' Meas.
A3	N 84°51'20" W, 1.00' Rec & Meas



Scale 1" = 10'



CHE 00235

CHE00235

Donato, Vince & Paul (18-038)  
Picked-Up 04/04/18

VOL. 2050 pg 1447

PN# 11-389279

Legal Description

Consolidated Parcel 1

Situated in the Township of Chester, County of Geauga and State of Ohio being part of Original Lot No. 7, Tract No. 3 within said Township and further described as follows:

Beginning at a point in the Township line between Chester Township and Russell Township at the southwest corner of Sublot No. 11 of the Lakewood Drive Subdivision as recorded in Vol 7, Page 52-52A of Geauga County Record of Plats, said point being the southwesterly corner of a parcel of land conveyed to Kenneth J. Meyers in Deed 1842-2733 (PPN 11-007200) of Geauga County Records, said point being referenced by a 1" iron pipe found;

Thence North 05°10'00" East along said westerly line of Sublot No. 11 a distance of 150.08 feet to point witnessed by a 5/8" iron pin found with a Marino Cap (0.22' N, 0.11' W)

The North 84°51'20" West along a northerly line of said Sublot No. 11 a distance of 1.00 feet to a point witnessed by a 5/8" iron pin found with a Marino cap (0.20' N, 0.06' W), said point also being on the westerly right of way line of Lakewood Drive (60);

Thence North 05°10'00" East along the westerly line of said Lakewood Drive a distance of 194.13 feet to an iron pin set, said point being the principal place of beginning of the parcel of land herein intended to be described;

Thence North 85°20'11" West a distance of 421.15 feet to an iron pin set at the easterly line of a parcel of land conveyed to James D. & Lawrence R. Podojil Trustee in Deed 1876-1167 (PPN 11-270500) of Geauga County Records;

Thence North 05°10'00" East along the east line of said Podojil land a distance of 175.00 feet to a 5/8" iron pin found;

Thence South 85°20'11" East a distance of 421.15 feet to a point witnessed by a 5/8" iron pin found (0.12' S, 0.25' W) at the westerly right of way line of said Lakewood Drive (60);

Thence South 05°10'00" West along the westerly line of said Lakewood Drive a distance of 175.00 feet to the principal place of beginning of the parcel of land containing 1.6919 acres as surveyed and described by Daniel J. Gerson P.S. 8137 in March of 2018.

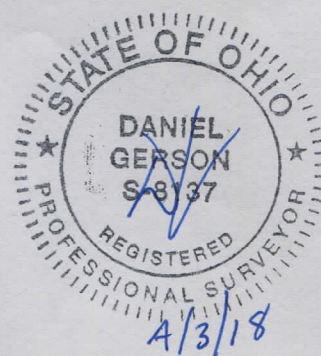
The Basis of Bearing is the centerline of Lakewood Drive (60) N 05°10'00" E.

The intent of this legal description is to describe a consolidated parcel of land that is created from part of PPN 11-388990 (1.6879 Acres) and PPN 11-389279 (0.0040 Acres) as recorded in deed 1845 -1332 of Geauga County Records.

All pins set are 5/8" x 30" rebar with Daniel J. Gerson PS 8137 Cap

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

*[Signature]* 04/04/18  
GEAUGA COUNTY AUDITOR  
TAX MAP DEPT. *[Signature]*



Legal Description

Consolidated Parcel 2

Situated in the Township of Chester, County of Geauga and State of Ohio being part of Original Lot No. 7, Tract No. 3 within said Township and further described as follows:

Beginning at a point in the Township line between Chester Township and Russell Township at the southwest corner of Sublot No. 11 of the Lakewood Drive Subdivision as recorded in Vol 7, Page 52-52A of Geauga County Record of Plats, said point being the southwesterly corner of a parcel of land conveyed to Kenneth J. Meyers in Deed 1842-2733 (PPN 11-007200) of Geauga County Records, said point being referenced by a 1" iron pipe found;

Thence North 85°24'55" West along said Township line a distance of 420.16 feet to a point witnessed by a ¾" iron pipe found (0.19' W) at the southeast corner of land conveyed to James D. & Lawrence R. Podojil Trustee in Deed 1876-1167 (PPN 11-270500) of Geauga County Records;

Thence North 05°10'00" East along the east line of the said Podojil land a distance of 344.78 feet to an iron pin set;

Thence South 85°20'11" East a distance of 421.15 feet to an iron pin set at the westerly right of way line of Lakewood Drive (60);

Thence South 05°10'00" West along the westerly right of way line of said Lakewood Drive a distance of 194.13 feet to a point witnessed by a 5/8" iron pin found with a Marino Cap (0.20'N, 0.06'W) on a north line of said Meyers land;

The North 84°51'20" West along a north line of said Meyers land a distance of 1.00 feet to a point witnessed by a 5/8" iron pin found with a Marino cap (0.22'N, 0.11' W) said point also being the northwesterly corner of said Meyers land;

Thence South 05°10'00" West along the westerly line of said Meyers land a distance of 150.08 feet to the to the place of beginning of the parcel of land containing 3.3271 acres as surveyed and described by Daniel J. Gerson P.S. 8137 in March of 2018.

The Basis of Bearing is the centerline of Lakewood Drive (60) N 05°10'00" E.

The intent of this legal description is to describe a consolidated parcel of land that is created from part of PPN 11-388990 (3.3226 Acres) and PPN 11-389279 (0.0045 Acres) as recorded in deed 1845-1332 of Geauga County Records.

All iron pins set are 5/8" x 30" rebar with Daniel J. Gerson PS 8137 cap

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

*[Signature]* 04/04/18  
GEAUGA COUNTY AUDITOR  
TAX MAP DEPT. *R*

