

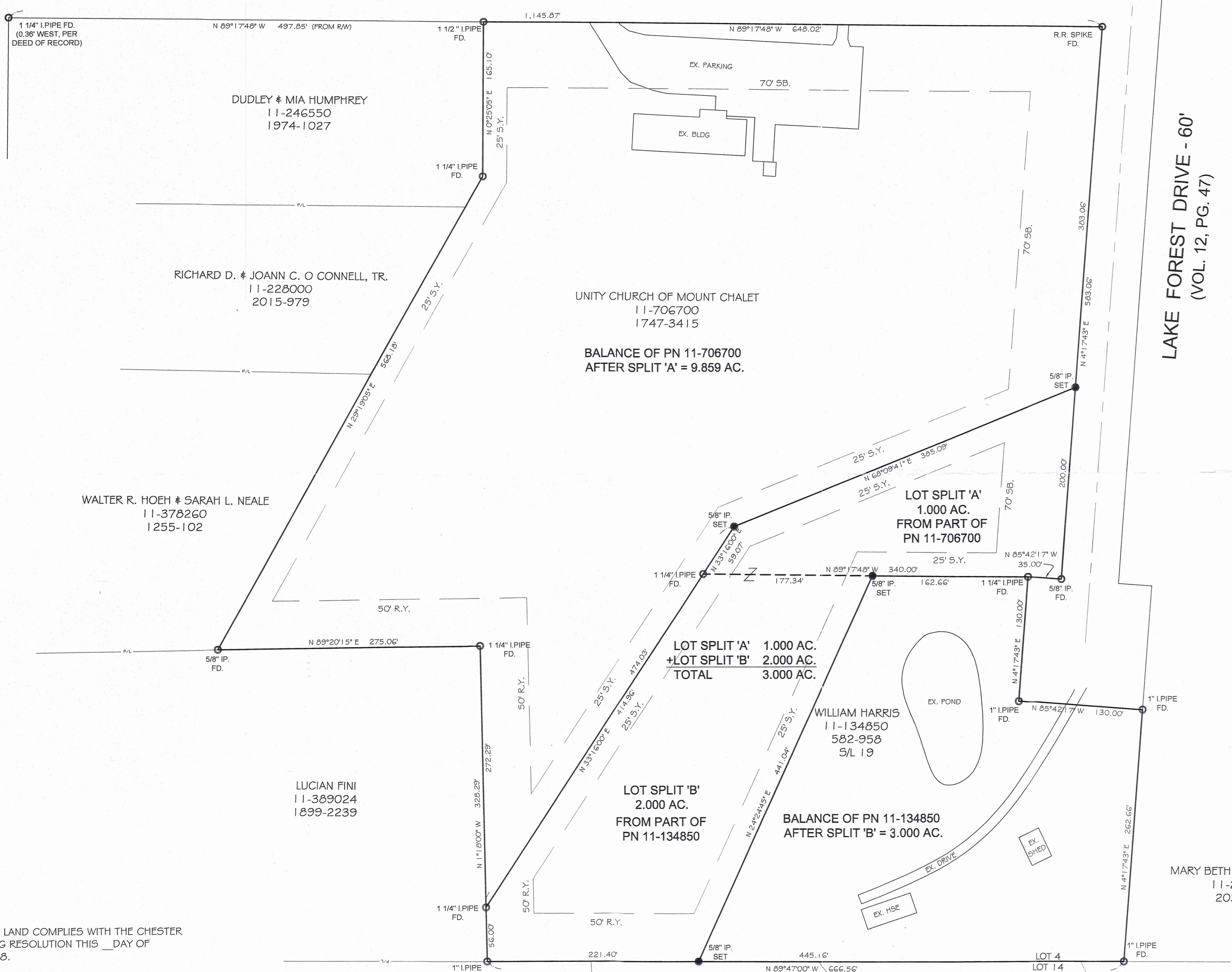
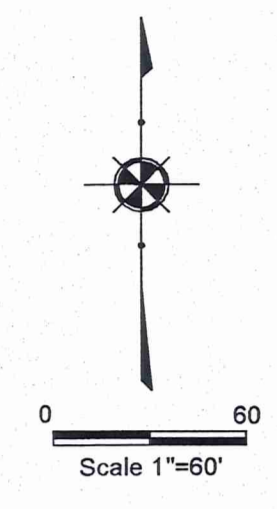
CAVES ROAD - 60'

CHALET DRIVE (F.K.A. ANBAR LANE) - 60'
(VOL. 12, PG. 47)

Plat of Survey
for
William Harris
Lake Forest Drive
Lot No. 4, Tract No. 1
Chester Twp. - Geauga County - Ohio
February 2018 Scale 1"=60'

Revisions	
1	2/12/2018
2	
3	
4	
5	
6	

INDEX	
1	
2	
3	
4	
5	
6	



NOTES:

This plat was prepared without the benefit of an abstract of title and is subject to any state of facts revealed by an examination of the same.

Documents used in preparation of this survey are cited on the plat.

Occupation is consistent with the title lines except where noted on survey.

Size of monumentation found or set is noted on plat.

All iron pins set are 5/8" x 30" and are capped H. JONES PLS6343

Bearings are based upon the centerline of Lake Forest Drive as being North 4°17'43" East and are used to describe angles only.

Harry S. Jones Jr. #6343
 Harry S. Jones Jr. P.S. #6343
 2/13/18
 Date

SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 315.251
Harry S. Jones Jr.
 GEAGA COUNTY AUDITOR
 TAX MAP DEPT.



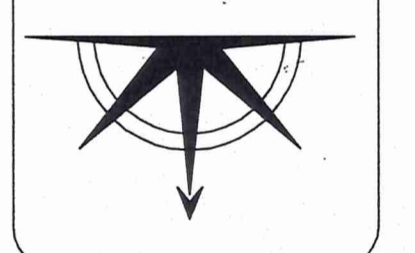
REFERENCES:

- 1.) Survey plat for the Unity Church of the Christianity Kosie - Feb. 2005
- 2.) Willow Hill Estates Sub. No. 1, Vol. 9, Pg. 20
- 3.) Current deeds

THIS DIVISION OF LAND COMPLIES WITH THE CHESTER TOWNSHIP ZONING RESOLUTION THIS ___ DAY OF _____, 2018.

BY: _____, CHESTER TOWNSHIP ZONING INSPECTOR

Jones Surveying, LLC
 ENGINEERS - SURVEYORS - PLANNERS
 1924 MENTOR AVE., PAINESVILLE, OHIO
 (PH.) 440-357-1811 (FAX) 440-357-9173
 (E-MAIL) hjones@jonesurveying.com



Date: 2/12/2018
 Scale: Hor. 1"=60'
 Vert. _____
 Filename: 18-005
 Tab Name: _____
 Computer: GMB

LOT SPLIT PLAT
 LAKE FOREST DRIVE
 CHESTER TWP. - GEAGA COUNTY - OHIO

Sheet 1 of 1
 Contract No. 18-005

CHE 00236
CHE00236

Harris - Unity Church (18-012)
Picked up 02/15/18

JONES SURVEYING, LLC

CIVIL ENGINEERS AND SURVEYORS

1924 MENTOR AVE., PAINESVILLE, OHIO 44077 PHONE (440) 357-1811 FACSIMILE (440) 357-9173

February 12, 2018

LEGAL DESCRIPTION OF LOT SPLIT "A" FOR WILLIAM HARRIS

Situated in the Township of Chester, County of Geauga and State of Ohio and known as being part of Lot No. 4, Tract No. 1 and being further bounded and described as follow:

Beginning at the intersection of the easterly right-of-way line of Caves Road (60 feet wide) and the southerly right-of-way line of Chalet Drive (f.k.a. Anbar Lane)(60 feet wide)(Vol. 12, Page 47 of Geauga County Plat Records), witness and 1 ½" iron pipe found, North 89°17'48" West, 0.36 feet per deed of record;

Thence South 89°17'48" East along the southerly right-of-way line of Chalet Drive a distance of 1,145.87 feet to a railroad spike found on the westerly right-of-way line of Lake Forest Drive (60 feet wide);

Thence South 4°17'43" West along the westerly right-of-way line of Lake Forest Drive a distance of 383.06 feet to a 5/8" x 30" iron pin set, capped H.Jones PLS6343, said point being the principal place of beginning;

COURSE I: Thence South 4°17'43" West along the westerly right-of-way line of Lake Forest Drive a distance of 200.00 feet to a 5/8" iron pin found at the southeasterly corner of land conveyed to Unity Church of Mount Chalet by deed recorded in Vol. 1747, Page 3415 of Geauga County Deed Records, Permanent Parcel No. 11-706700;

COURSE II: Thence North 85°42'17" West along the northerly right-of-way line of Lake Forest Drive a distance of 35.00 feet to a 1 ¼" iron pipe found at a northeasterly corner of land conveyed to William Harris by deed recorded in Vol. 582, Page 958 of Geauga County Deed Records, Permanent Parcel No. 11-134850;

COURSE III: Thence North 89°17'48" West along the southerly line of Unity Church of Mount Chalet a distance of 340.00 feet to a 1 1/4" iron pipe found at the northwesterly corner of land conveyed to William Harris by deed recorded in Vol. 582, Page 958 of Geauga County Deed Records, Permanent Parcel No. 11-134850;

COURSE IV: Thence North 33°16'00" East a distance of 59.07 feet to a 5/8"x30" iron pin set, capped H.Jones, PLS6343;

COURSE V: Thence North 68°09'41" East a distance of 385.09 to the principal place of beginning and containing 1.000 acres of land as surveyed and described by Harry S. Jones, Professional Surveyor No. 6343, in February 2018.

RECEIVED
FEB 14 2018
Gaugua County Auditor
Tax Map Dept.

Bearings are based upon the centerline of Lake Forest Drive being North 4°17'43" East and are used to describe angles only.

The intent is to split 1.000 acres out of Permanent Parcel No. 11-706700 to be combined with part of Permanent Parcel No. 11-134850 (2.000 acres).

Previous Deed, Vol. 1747, Page 3415.

Harry S. Jones #6343
Harry S. Jones, P.S. #6343

2/13/18
Date

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

Miss 02/14/18

**GEAUGA COUNTY AUDITOR
TAX MAP DEPT.**

R



RECEIVED

FEB 14 2018

Geauga County Auditor
Tax Map Dept.

JONES SURVEYING, LLC

CIVIL ENGINEERS AND SURVEYORS

1924 MENTOR AVE., PAINESVILLE, OHIO 44077 PHONE (440) 357-1811 FACSIMILE (440) 357-9173

February 12, 2018

LEGAL DESCRIPTION OF LOT SPLIT "B" FOR WILLIAM HARRIS

Situated in the Township of Chester, County of Geauga and State of Ohio and known as being part of Lot No. 4, Tract No. 1 and being further bounded and described as follow:

Beginning at the intersection of the easterly right-of-way line of Caves Road (60 feet wide) and the southerly right-of-way line of Chalet Drive (f.k.a. Anbar Lane)(60 feet wide)(Vol. 12, Page 47 of Geauga County Plat Records), witness and 1 1/2" iron pipe found, North 89°17'48" West, 0.36 feet per deed of record;

Thence South 89°17'48" East along the southerly right-of-way line of Chalet Drive a distance of 1,145.87 feet to a railroad spike found on the westerly right-of-way line of Lake Forest Drive (60 feet wide);

Thence South 4°17'43" West along the westerly right-of-way line of Lake Forest Drive a distance of 583.06 feet to a 5/8" iron pin found;

Thence North 85°42'17" West along the right-of-way line of Lake Forest Drive a distance of 35.00 feet to a 1 1/4" iron pipe found at the northeasterly corner of land conveyed to William Harris by deed recorded in Vol. 582, Page 958 of Geauga County Deed Records, Permanent Parcel No. 11-134850;

Thence North 89°17'48" West along the northerly line of William Harris a distance of 162.66 feet to a 5/8" x 30" iron pin set, capped H.Jones PLS6343, said point being the principal place of beginning;

COURSE I: Thence South 24°24'45" West a distance of 441.04 feet to a 5/8" x 30" iron pin set, capped H.Jones PLS6343 on the northerly line of Sublot No. 19 in the Willow Hill Estates Subdivision No. 1 (Revised and Expanded) as recorded in Volume 9, Page 20 of Geauga County Plat Records, also being on the south line of Lot 4;

COURSE II: Thence North 89°47'00" West along the northerly line of Sublot No. 19 in the Willow Hill Estates Subdivision No. 1 (Revised and Expanded) and the northerly line of land conveyed to Ralph & Lisa White by deed recorded in Vol. 1939, Page 3036 of Geauga County Deed Records, Permanent Parcel No. 11-137800 and along the south line of Lot 4 a distance of 221.40 feet to a 1" iron pipe found at the southeasterly corner of land conveyed to Lucian Fini by deed recorded in Vol. 1899, Page 2239 of Geauga County Deed Records, Permanent Parcel No. 11-389024;

COURSE III: Thence North 1°18'00" West along the easterly line of Lucian Fini a distance of 56.00 feet to a 1 1/4" iron pin pipe found at a southerly corner of land conveyed to Unity Church of Mount Chalet by deed recorded in Vol. 1747, Page 3415 of Geauga County Deed Records, Permanent Parcel No. 11-706700;

COURSE IV: Thence North 33°16'00" East along the westerly line and to the northwesterly corner of William Harris a distance of 414.96 feet to a 1 1/4" iron pipe found.

COURSE V:

Thence South 89°17'48" East along the northerly line of William Harris a distance of 177.34 to the principal place of beginning and containing 2.000 acres of land as surveyed and described by Harry S. Jones, Professional Surveyor No. 6343, in February 2018.

Bearings are based upon the centerline of Lake Forest Drive being North 4°17'43" East and are used to describe angles only.

The intent is to describe a 2.000 acre split out of Permanent Parcel No. 11-134850 (to be combined with part of Permanent Parcel No. 11-706700 (1.000 acres)).

Previous Deed, Vol. 582, Page 958.

Harry S. Jones #6343
Harry S. Jones, P.S. #6343

2/13/18
Date

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
[Signature] 02/14/18
GEAUGA COUNTY AUDITOR
TAX MAP DEPT. R



RECEIVED
FEB 14 2018
Geauga County Auditor
Tax Map Dept.

JONES SURVEYING, LLC

CIVIL ENGINEERS AND SURVEYORS

1924 MENTOR AVE., PAINESVILLE, OHIO 44077 PHONE (440) 357-1811 FACSIMILE (440) 357-9173

February 12, 2018

LEGAL DESCRIPTION OF BALANCE FOR UNITY CHURCH OF MOUNT CHALET

Situated in the Township of Chester, County of Geauga and State of Ohio and known as being part of Lot No. 4, Tract No. 1 and being further bounded and described as follow:

Beginning at the intersection of the easterly right-of-way line of Caves Road (60 feet wide) and the southerly right-of-way line of Chalet Drive (f.k.a. Anbar Lane)(60 feet wide)(Vol. 12, Page 47 of Geauga County Plat Records), witness and 1 ½" iron pipe found, North 89°17'48" West, 0.36 feet per deed of record;

Thence South 89°17'48" East along the southerly right-of-way line of Chalet Drive a distance of 497.85 feet to a ½" iron pipe found at the northeasterly corner of land conveyed to Dudley & Mia Humphrey by deed recorded in Vol. 1974, Page 1027 of Geauga County Deed Records, Permanent Parcel No. 11-246550, said point being the principal place of beginning;

COURSE I: Thence South 89°17'48" East along the southerly right-of-way line of Chalet Drive a distance of 648.02 feet to a railroad spike found on the westerly right-of-way line of Lake Forest Drive (60 feet wide);

COURSE II: Thence South 4°17'43" West along the westerly right-of-way line of Lake Forest Drive a distance of 383.06 feet to a 5/8" x 30" iron pin set, capped H.Jones, PLS6343;

COURSE III: Thence South 68°09'41" West a distance of 385.09 feet to a 5/8" iron pin set, capped H.Jones, PLS6343;

COURSE IV: Thence South 33°16'00" West along the northerly projection of and along the westerly line of land conveyed to William Harris by deed recorded in Vol. 582, Page 958 of Geauga County Deed Records, Permanent Parcel No. 11-134850 a distance of 474.03 feet to a 1 1/4" iron pipe found on the easterly line of land conveyed to Lucian Fini by deed recorded in Vol. 1899, Page 2239 of Geauga County Deed Records, Permanent Parcel No. 11-389024;

COURSE V: Thence North 1°18'00" West along the easterly line and to the northeasterly corner of Lucian Fini a distance of 272.29 feet to a 1 1/4" iron pipe found;

COURSE VI: Thence South 89°20'15" West along the northerly line of Lucian Fini a distance of 275.06 feet to a 5/8" iron pin found at the southeasterly corner of land conveyed to Walter R. Hoeh & Sarah L. Neale by deed recorded in Vol. 1255, Page 102 of Geauga County Deed Records, Permanent Parcel No. 11-378260;

FEB 14 2018
 Geauga County Auditor
 Tax Map Dept.

COURSE VII: Thence North 29°19'05" East along the easterly lines of land of Walter R. Hoeh & Sarah L. Neale, Richard D. & Joann C. O'Connell, Tr by deed recorded in Vol. 2015, Page 979 of Geauga County Deed Records, Permanent Parcel No. 11-228000 and Dudley & Mia Humphrey a distance of 568.18 feet to a 1 1/4" iron pipe found;

COURSE VIII: Thence North 0°25'05" East along the easterly line of Dudley & Mia Humphrey a distance of 165.10 to the principal place of beginning and containing 9.859 acres of land as surveyed and described by Harry S. Jones, Professional Surveyor No. 6343, in February 2018.

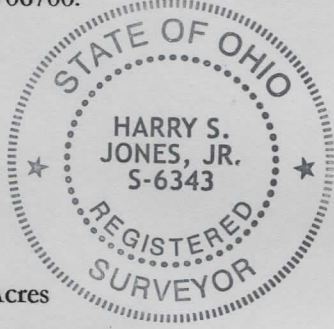
Bearings are based upon the centerline of Lake Forest Drive being North 4°17'43" East and are used to describe angles only.

The intent is to describe the balance of Permanent Parcel No. 11-706700.

Previous Deed, Vol. 1747, Page 3415.

Harry S. Jones #6343
 Harry S. Jones, P.S. #6343

2/13/18
 Date



Balance PN 11-706700	9.859 Acres
Add (1/14) interest per Parcel 2 in deed	
Volume 670, Page 151: (1/14) x 1.000 acre =	0.071 Acres
TOTAL TAXABLE ACREAGE	9.930 Acres

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
Harry S. Jones 02/14/18
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

RECEIVED
 FEB 14 2018
 Geauga County Auditor
 Tax Map Dept.

JONES SURVEYING, LLC

CIVIL ENGINEERS AND SURVEYORS

1924 MENTOR AVE., PAINESVILLE, OHIO 44077 PHONE (440) 357-1811 FACSIMILE (440) 357-9173

February 12, 2018

LEGAL DESCRIPTION OF COMBINATION FOR ROBERT HARRIS

Situated in the Township of Chester, County of Geauga and State of Ohio and known as being part of Lot No. 4, Tract No. 1 and being further bounded and described as follow:

Beginning at the intersection of the easterly right-of-way line of Caves Road (60 feet wide) and the southerly right-of-way line of Chalet Drive (f.k.a. Anbar Lane)(60 feet wide)(Vol. 12, Page 47 of Geauga County Plat Records), witness and 1 ½" iron pipe found, North 89°17'48" West, 0.36 feet per deed of record;

Thence South 89°17'48" East along the southerly right-of-way line of Chalet Drive a distance of 1,145.87 feet to a railroad spike found on the westerly right-of-way line of Lake Forest Drive (60 feet wide);

Thence South 4°17'43" West along the westerly right-of-way line of Lake Forest Drive a distance of 383.06 feet to a 5/8" x 30" iron pin set, capped H.Jones PLS6343, said point being the principal place of beginning;

COURSE I: Thence South 4°17'43" West along the westerly right-of-way line of Lake Forest Drive a distance of 200.00 feet to a 5/8" iron pin found at the southeasterly corner of land conveyed to Unity Church of Mount Chalet by deed recorded in Vol. 1747, Page 3415 of Geauga County Deed Records, Permanent Parcel No. 11-706700;

COURSE II: Thence North 85°42'17" West along the northerly right-of-way line of Lake Forest Drive and the southerly line of Unity Church of Mount Chalet a distance of 35.00 feet to a 1 ¼" iron pipe found;

COURSE III: Thence North 89°17'48" West along the southerly line of Unity Church of Mount Chalet and the northerly line of land conveyed to William Harris by deed recorded in Vol. 582, Page 958 of Geauga County Deed Records, Permanent Parcel No. 11-134850 to a distance of 162.66 feet to a 5/8" iron pin set, capped H.Jones, PLS6343;

COURSE IV: Thence South 24°24'45" West a distance of 441.04 feet to a 5/8" x 30" iron pin set, capped H.Jones, PLS6343 on the northerly line of Willow Hill Estates Sub. No 1 (Revised & Expanded) as recorded in Volume 9, Page 20 of Geauga County Plat Records and also the south line of Lot 4;

COURSE V: Thence North 89°47'00" West along the northerly line of Sublot No. 19 in the Willow Hill Estates Sub. No 1 (Revised & Expanded) and the northerly line of land conveyed to Ralph & Lisa White by deed recorded in Vol. 1939, Page 3036 of Geauga County Deed Records, Permanent Parcel No. 11-1137800 and the south line of Lot 4 a distance of 221.40 feet to a 1" iron pipe found at the southeasterly corner of land conveyed to Lucian Fini by deed recorded in Vol. 1899, Page 2239 of Geauga County Deed Records, Permanent Parcel No. 11-389024;

COURSE VI: Thence North 1°18'00" West along the easterly line of Lucian Fini a distance of 56.00 feet to a 1 1/4" iron pipe found on the westerly line of William Harris and a southerly corner of land conveyed to Unity Church of Mount Chalet by deed recorded in Vol. 1747, Page 3415 of Geauga County Deed Records, Permanent Parcel No. 11-706700;

COURSE VII: Thence North 33°16'00" East the easterly line of said Unity Church of Mount Chalet and the northeasterly prolongation thereof of William Harris a distance of 474.03 feet to a 5/8" x 30" iron pin set, capped H.Jones, PLS6343;

COURSE VIII: Thence North 68°09'41" East a distance of 385.09 to the principal place of beginning and containing 3.000 acres of land as surveyed and described by Harry S. Jones, Professional Surveyor No. 6343, in February 2018.

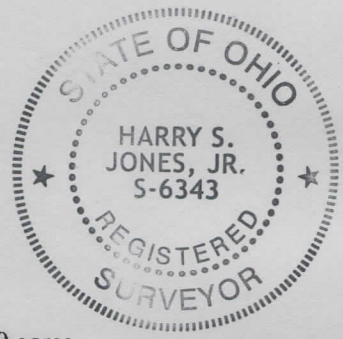
Bearings are based upon the centerline of Lake Forest Drive being North 4°17'43" East and are used to describe angles only.

The intent is to combine part of Permanent Parcel No. 11-706700 (1.000 acres) with part of Permanent Parcel No. 11-134850 (2.000 acres).

Previous Deeds, Vol. 1747, Page 3415 and Vol. 582, Page 958.

Harry S. Jones #6343
 Harry S. Jones, P.S. #6343

2/13/18
 Date



Combination of Splits: PN 11-134850 & PN 11-706700	3.000 acres
Add (1/14) Interest per Parcel 2 in deed Volume 906.	
Page 1191, less the Area in the Dedication of Anbar Lane	
And Lake Forest Drive per Plat Vol. 12, Pg. 43:	
<u>(1/14) x 1.000 acre =</u>	<u>0.071 acres</u>
TOTAL TAXABLE ACREAGE	3.071 acres

RECEIVED
 FEB 14 2018
 SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 315.251
[Signature] 02/14/18
 GAUGA COUNTY AUDITOR
 TAX MAP DEPT.

JONES SURVEYING, LLC

CIVIL ENGINEERS AND SURVEYORS

1924 MENTOR AVE., PAINESVILLE, OHIO 44077 PHONE (440) 357-1811 FACSIMILE (440) 357-9173

February 12, 2018

LEGAL DESCRIPTION OF BALANCE FOR WILLIAM HARRIS

Situated in the Township of Chester, County of Geauga and State of Ohio and known as being part of Lot No. 4, Tract No. 1 and being further bounded and described as follow:

Beginning at the intersection of the easterly right-of-way line of Caves Road (60 feet wide) and the southerly right-of-way line of Chalet Drive (f.k.a. Anbar Lane)(60 feet wide)(Vol. 12, Page 47 of Geauga County Plat Records), witness and 1 ½" iron pipe found, North 89°17'48" West, 0.36 feet per deed of record;

Thence South 89°17'48" East along the southerly right-of-way line of Chalet Drive a distance of 1,145.87 feet to a railroad spike found on the westerly right-of-way line of Lake Forest Drive (60 feet wide);

Thence South 4°17'43" West along the westerly right-of-way line of Lake Forest Drive a distance of 583.06 feet to a 5/8" iron pin found;

Thence North 85°42'17" West along the northerly right-of-way line of Lake Forest Drive a distance of 35.00 feet to a 1 ¼" iron pipe found at the northeasterly corner of land conveyed to William Harris by deed recorded in Vol. 582, Page 958 of Geauga County Deed Records, Permanent Parcel No. 11-134850, said point being the principal place of beginning;

COURSE I: Thence South 4°17'43" West along the westerly right-of-way line of Lake Forest Drive a distance of 130.00 feet to a 1" iron pipe found

COURSE II: Thence South 85°42'17" East along the southerly right-of-way line of Lake Forest Drive a distance of 130.00 feet to a 1" iron pipe found on the westerly line of land conveyed to Mary Beth Drockton, Tr. by deed recorded in Vol. 2032, Page 229 of Geauga County Deed Records, Permanent Parcel No. 11-290070;

COURSE III: Thence South 4°17'43" West along the westerly line and to the southwestly corner of Mary Beth Drockton, Tr. a distance of 262.66 feet to a 1" iron pipe found on the northerly line of Sublot 21 in the Willow Hill Estates Subdivision No. 1 (Revised & Expanded) as recorded in Volume 9, Page 20 of Geauga County Plat Records and the south line of Lot 4;

COURSE IV: Thence North 89°47'00" West along the northerly line of Sublot Nos. 21, 20 & 19 in the Willow Hill Estates Subdivision No. 1 (Revised & Expanded) and the south line of Lot 4 a distance of 445.16 feet to a 5/8" x 30" iron pin set, capped H.Jones PLS6343;

COURSE V: Thence North 24°24'45" East a distance of 441.04 feet to a 5/8" x 30" iron pin set, capped H.Jones PLS6343 on the northerly line of William Harris;

COURSE VI:

Thence South 89°17'48" East along the northerly line of William Harris a distance of 162.66 feet to the principal place of beginning and containing 3.000 acres of land as surveyed and described by Harry S. Jones, Professional Surveyor No. 6343, in February 2018.

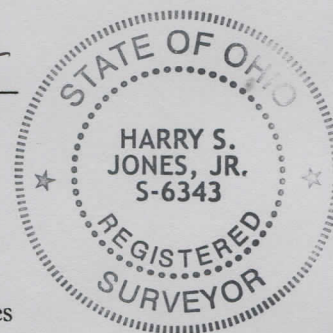
Bearings are based upon the centerline of Lake Forest Drive being North 4°17'43" East and are used to describe angles only.

The intent is to describe the balance of Permanent Parcel No. 11-134850 after a 2.000 acre lot split.

Previous Deed, Vol. 582, Page 958.

Harry S. Jones #6343
Harry S. Jones, P.S. #6343

2/3/18
Date



Balance PN 11-134850	3.000 acres
Add (1/14) interest per Parcel 2 in deed Volume 582, Page 958 Less the Area in the Dedication of Anbar Lane and Lake Forest Drive per Plat Vol. 12, Pg. 43:	
(1/14) x 1.000 acre =	0.071 acres
TOTAL TAXABLE ACREAGE	3.071 acres

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

[Signature] 02/14/18
**GEAUGA COUNTY AUDITOR
TAX MAP DEPT.**

RECEIVED

FEB 14 2018

Geauga County Auditor
Tax Map Dept.