

CONSOLIDATION PLAT For EUGENE SOLTIS

SITUATED IN THE TOWNSHIP OF CLARIDON, COUNTY OF GEauga AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL LOT NO. 3, SECTION 10, ORIGINAL LOT NO. 3, SECTION 11, ORIGINAL LOT NO. 1, SECTION 14, AND ORIGINAL LOT NO. 1, SECTION 15, IN THE EAST SURVEY, CLARIDON TOWNSHIP.

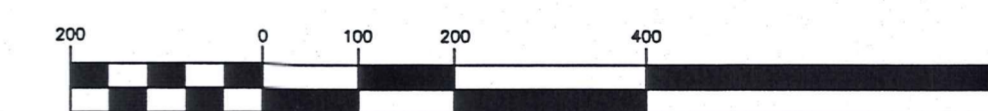
PREPARED FOR:
EUGENE SOLTIS
13560 GURA RD
HUNTSBURG, OH 44046

LEGEND

- ips 5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
- i.Pin Iron Pin
- i.Pipe Iron Pipe
- ▣ Mon. Monument
- Fe Fence post
- ✕ Mag Mag Nail Set
- Fnd. Found
- D. Deed
- R/Rec Record
- M/MSd Measured
- O/Obs Observed
- C/Calc Calculated
- U. Used
- D.R. Deed Record
- O.R. Official Record
- C.L. C/L Centerline
- e/p Edge of Pavement
- P Plot record information



GRAPHIC SCALE

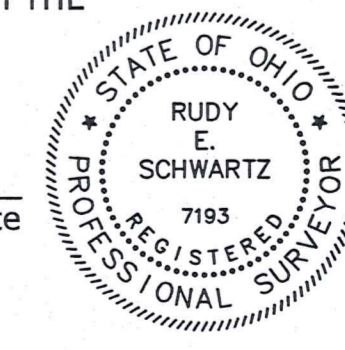


(IN FEET)
1 inch = 200 ft.

OCTOBER 29, 2012
REVISED NOVEMBER 7, 2012

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A FIELD SURVEY MADE 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 MERIDAN AND ARE INTENDED TO INDICATE 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.

Rudy E. Schwartz 11.7.12
RUDY E. SCHWARTZ, P.S. #7193 Date

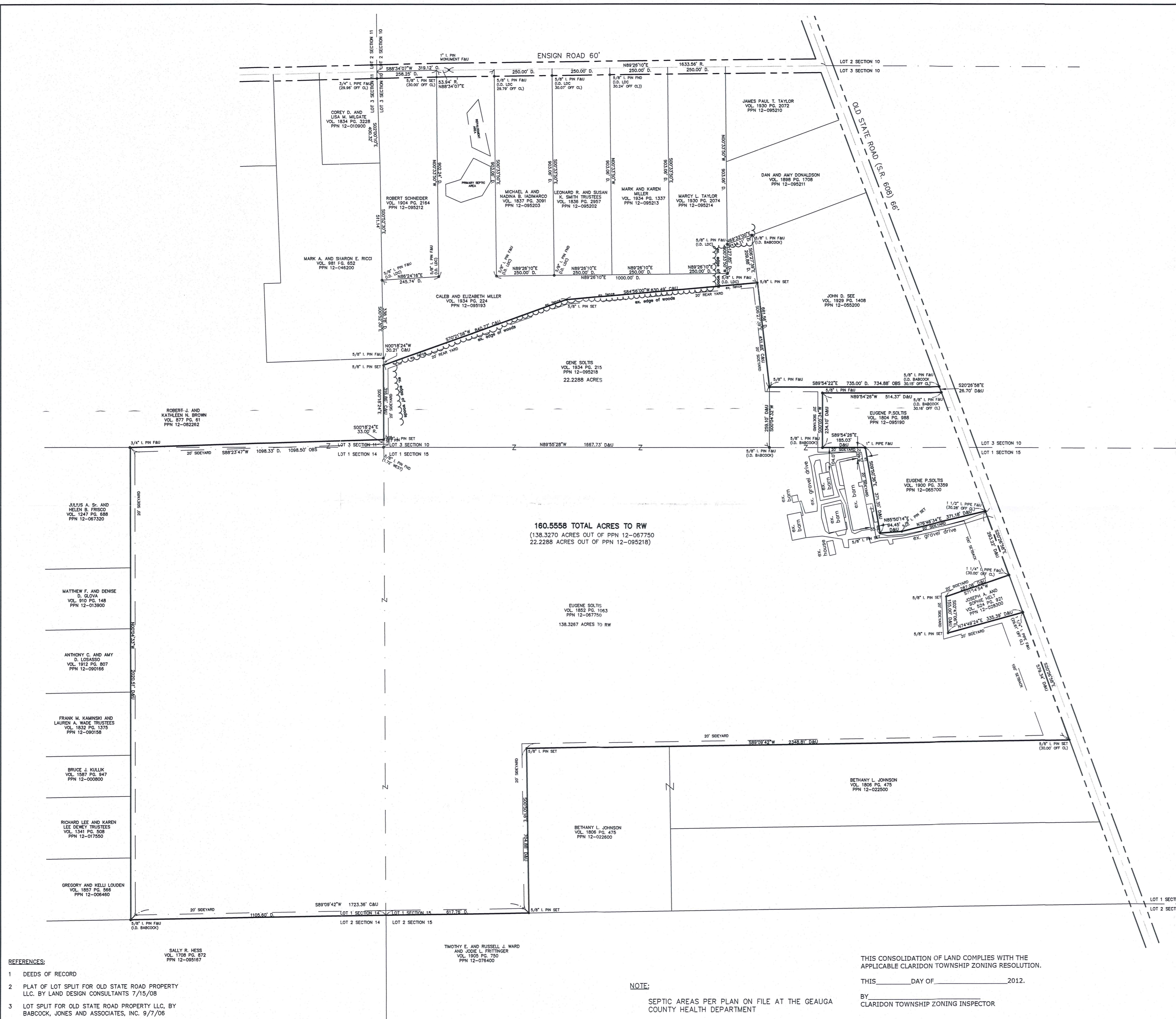


SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251

PAK 11/7/12
OFFICE OF THE
GEAUGA COUNTY ENGINEER

PREPARED BY:
SCHWARTZ LAND SURVEYING INC.

RUDY E. SCHWARTZ
PROFESSIONAL SURVEYOR
12121 KINSMAN ROAD
NEWBURY, OHIO 44065
440-564-8174 Fax: 440-564-8285



- REFERENCES:
- DEEDS OF RECORD
 - PLAT OF LOT SPLIT FOR OLD STATE ROAD PROPERTY LLC. BY LAND DESIGN CONSULTANTS 7/15/08
 - LOT SPLIT FOR OLD STATE ROAD PROPERTY LLC, BY BABCOCK, JONES AND ASSOCIATES, INC. 9/7/06

NOTE:
SEPTIC AREAS PER PLAN ON FILE AT THE GEAUGA COUNTY HEALTH DEPARTMENT

THIS CONSOLIDATION OF LAND COMPLIES WITH THE APPLICABLE CLARIDON TOWNSHIP ZONING RESOLUTION.
THIS _____ DAY OF _____ 2012.
BY _____
CLARIDON TOWNSHIP ZONING INSPECTOR

CLA00217

CLA 00217

Soltis (12-103)

Pick up Date

11-7-12

LEGAL DESCRIPTION
OF A
160.5558 ACRE PARCEL
FOR
EUGENE SOLTIS

Situated in the Township of Claridon, County of Geauga, and State of Ohio and known as being a part Original Lot No. 3, Section 10, part of Original Lot No. 3, Section 11, part of Original Lot No. 1, Section 14, and also part of Original Lot No. 1, Section 15 in the East Survey, in said Township, and further being known as being all of a parcel of land conveyed to Gene Soltis (PPN 12-095218) by deed recorded in Volume 1934, Page 215 of Geauga County Deed Records, and also being all of a parcel of land conveyed to Eugene Soltis (PPN 12-067750) by deed recorded in Volume 1852, Page 1063 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a monument box with a 1 inch iron pin found at an angle point in the centerline of Ensign Road, 60 feet wide, said monument lying South $89^{\circ} 26' 10''$ West, along said centerline of Ensign Road, a distance of 1633.56 feet from its intersection with the centerline of Old State Road (S.R. 608), 66 feet wide, said monument also lying North $88^{\circ} 34' 07''$ East, along said centerline, a distance of 319.12 feet from a point on the Easterly line of Lot No. 3, Section 11, (witness a $3/4$ inch iron pipe found North $2^{\circ} 00' 10''$ West a distance of 29.96 feet from a $3/4$ inch iron pipe found on the Southerly right-of-way of said Ensign Road);

Thence South $88^{\circ} 34' 07''$ West, along said centerline of Ensign Road, a distance of 53.94 feet to a point at the Northwesterly corner of land conveyed to Caleb and Elizabeth Miller (PPN 12-095193) by deed recorded in Volume 1934, Page 224 of Geauga County Deed Records;

Thence South $0^{\circ} 33' 50''$ East, along a Westerly line of land so conveyed to Caleb and Elizabeth Miller, and passing through a $5/8$ inch iron pin set at 30.00 feet, a total distance of 902.24 feet to a $5/8$ inch iron pin found (I.D LDC) at the Southeasterly corner thereof;

Thence South $86^{\circ} 24' 16''$ West, along a Northerly line of land so conveyed to Caleb and Elizabeth Miller, a distance of 245.74 feet to a $5/8$ inch iron pin found (I.D. LDC) on the Easterly line of land conveyed to Mark A. and Sharon E. Ricci (PPN 12-046200) by deed recorded in Volume 981, Page 652 of Geauga County Deed Records, said pin also being on the Easterly line of said Lot No. 3, Section 11;

Thence South $0^{\circ} 52' 30''$ East, along a Westerly line of land so conveyed to Mark A. and Sharon E. Ricci, also being a Westerly line of land so conveyed to Caleb and Elizabeth Miller, also being said Easterly line of Lot No. 3, Section 11, a distance of 338.78 feet to a $5/8$ inch iron pin found (I.D. LDC) at the Southeasterly corner thereof, said pin also being on a Northeasterly corner of land conveyed to Robert J. and Kathleen N. Brown (PPN 12-082262) by deed recorded in Volume 877, Page 61 of Geauga County Deed Records;

Thence South $0^{\circ} 18' 24''$ East, along said Easterly line of land so conveyed to Robert J. and Kathleen N. Brown, also being said Westerly line of land so conveyed to Caleb and Elizabeth Miller, also being said Easterly line of Lot No. 3, Section 11, a distance of 30.21 feet to a $5/8$ inch iron pin set and the Principal Place of Beginning of the premises herein intended to be described;

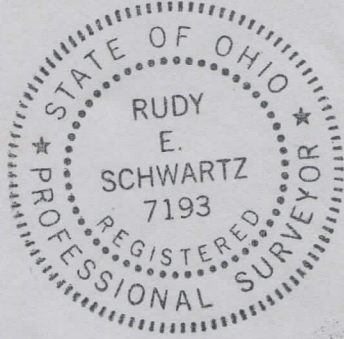
- COURSE I Thence North 70° 21' 56" East, along a Southerly line of land so conveyed to Caleb and Elizabeth Miller, a distance of 840.77 feet to a 5/8 inch iron pin set;
- COURSE II Thence North 84° 56' 00" East, along a Southerly line of land so conveyed to Caleb and Elizabeth Miller, a distance of 830.49 feet to a 5/8 inch iron pin set on the Westerly line of land conveyed to John D. See (PPN 12-055200) by deed recorded in Volume 1929, Page 1408 of Geauga County Deed Records;
- COURSE III Thence South 6° 27' 39" East, along said Westerly line of land so conveyed to John D. See, a distance of 451.68 feet to a 5/8 inch iron pin found at the Southwesterly corner thereof;
- COURSE IV Thence South 89° 54' 22" East, along the Southerly line of land so conveyed to John D. See, a distance of 734.88 feet to a 5/8 inch iron pin found (I.D. Babcock) on the Westerly right-of-way of Old State Road (S.R. 608), width varies;
- COURSE V Thence South 20° 26' 58" East, along said Westerly right-of-way of said S.R. 608, a distance of 26.70 feet to a 5/8 inch iron pin found (I.D. Babcock) at the Northeasterly corner of land conveyed to Eugene P. Soltis (PPN 12-095190) by deed recorded in Volume 1804, Page 988 of Geauga County Deed Records;
- COURSE VI Thence North 89° 54' 26" West, along the Northerly line of land so conveyed to Eugene P. Soltis, a distance of 514.37 feet to a 5/8 inch iron pin found at the Northeasterly corner thereof;
- COURSE VII Thence South 0° 05' 34" West, along the Westerly line of land so conveyed to Eugene P. Soltis, a distance of 234.10 feet to a 5/8 inch iron pin found (I.D. Babcock) at the Southwesterly corner thereof, said pin also being on the Southerly line of Original Lot No. 3, Section 10;
- COURSE VIII Thence South 89° 54' 26" East, along the Southerly line of land so conveyed to Eugene P. Soltis, a distance of 185.03 feet to a 1 inch iron pipe found at the Northwesterly corner of land conveyed to Eugene P. Soltis (PPN 12-065700) by deed recorded in Volume 1900, Page 3359 of Geauga County Deed Records, s;
- COURSE IX Thence South 9° 50' 36" East, along the Westerly line of land so conveyed to Eugene P. Soltis, a distance of 371.35 feet to a 5/8 inch iron pin set;
- COURSE X Thence North 85° 50' 14" East, along a Southerly line of land so conveyed to Eugene P. Soltis, a distance of 94.45 feet to a 5/8 inch iron pin set;
- COURSE XI Thence North 76° 46' 34" East, along a Southerly line of land so conveyed to Eugene P. Soltis, a distance of 371.18 feet to a 1 1/2 inch iron pipe found on said Westerly right-of-way of S.R. 608;
- COURSE XII Thence South 20° 26' 58" East, along said Westerly right-of-way of S.R. 608, a distance of 293.22 feet to a 1 1/4 inch iron pipe found at the Northeasterly corner of land conveyed to Joseph A. and Sophie Helt (PPN 12-028300) by deed recorded in Volume 524, Page 921 of Geauga County Deed Records;

- COURSE XIII Thence South 71° 14' 54" West, along the Northerly line of land so conveyed to Joseph A. and Sophie Helt, a distance of 287.06 feet to a 5/8 inch iron pin set at the Northwesterly corner thereof;
- COURSE XIV Thence South 2° 47' 06" East, along the Westerly line of land so conveyed to Joseph A. and Sophie Helt, a distance of 155.00 feet to a 5/8 inch iron pin set at the Southwesterly corner thereof;
- COURSE XV Thence North 74° 49' 24" East, along the Southerly line of land so conveyed to Joseph A. and Sophie Helt, a distance of 335.39 feet to a 1 1/4 inch iron pipe found on said Westerly right-of-way of S.R. 608;
- COURSE XVI Thence South 20° 26' 58" East, along said Westerly right-of-way S.R. 608, a distance of 579.34 feet to a 5/8 inch iron pin set at the Northwesterly corner of land conveyed to Bethany L. Johnson (PPN 12-022500) by deed recorded in Volume 1806, Page 475 of Geauga County Deed Records;
- COURSE XVII Thence South 89° 09' 42" West, along the Northerly line of land so conveyed to Bethany L. Johnson, and along the Northerly line of land conveyed to Bethany L. Johnson (PPN 12-022600) by deed recorded in Volume 1806, Page 475 of Geauga County Deed Records, a distance of 2348.81 feet to a 5/8 inch iron pin set at the Northwesterly corner thereof;
- COURSE XVIII Thence South 0° 50' 18" East, along the Westerly line of land so conveyed to Bethany L. Johnson, a distance of 704.88 feet to a 5/8 inch iron pin set at the Southwesterly corner thereof, said pin also being on the Northerly line of land conveyed to Timothy E. and Russell J. Ward and Jodie L. Frittinger (PPN 12-076400) by deed recorded in Volume 1905, Page 750 of Geauga County Deed Records, said pin also being on the Northerly line of Original Lot No. 2, Section 15;
- COURSE XIX Thence South 89° 09' 42" West, along said Northerly line of land so conveyed to Timothy E. and Russell J. Ward and Jodie L. Frittinger, also being said Northerly line of Original Lot No. 2, Section 15, and along the Northerly line of land conveyed to Sally R. Hess (PPN 12-095167) by deed recorded in Volume 1708, Page 872 of Geauga County Deed Records, also being the Northerly line of Original Lot No. 2, Section 14, a distance of 1723.36 feet to a 5/8 inch iron pin found (I.D. Babcock) at the Southeasterly corner of land conveyed to Gregory and Kelli Loudon (PPN 12-006460) by deed recorded in Volume 1857, Page 566 of Geauga County Deed Records;
- COURSE XX Thence North 0° 04' 33" West, along the Easterly line of land so conveyed to Gregory and Kelli Loudon, and along the Easterly line of land conveyed to Richard Lee and Karen Lee Dewey Trustees (PPN 12-017550) by deed recorded in Volume 1341, Page 508 of Geauga County Deed Records, and along the Easterly line of land conveyed to Bruce J. Kullik (PPN 12-000800) by deed recorded in Volume 1587, Page 947 of Geauga County Deed Records, and along the Easterly line of land conveyed to Frank M. Kaminski and Lauren A. Wade (PPN 12-090158) by deed recorded in Volume 1832, Page 1375 of Geauga County Deed Records, and along the Easterly line of land conveyed to Anthony C. and Amy D. Losasso (PPN 12-090166) by deed recorded in Volume 1912, Page 807 of Geauga County Deed Records, and along the Easterly line of land conveyed to Matthew F. and Denise D. Glova (PPN 12-013900) by deed

recorded in Volume 910, Page 148 of Geauga County Deed Records, and along the Easterly line of land conveyed to Julius A. Sr. and Helen B. Frisco (PPN 12-067320) by deed recorded in Volume 1247, Page 688 of Geauga County Deed Records, a distance of 2020.51 feet to a 3/4 inch iron pin found on the Southerly line of land so conveyed to Robert J. and Kathleen N. Brown, said pin also being on the Southerly line of Original Lot No. 1, Section 14;

COURSE XXI Thence North 88° 23' 47" East, along said Southerly line of land so conveyed to Robert J. and Kathleen N. Brown, a distance of 1098.50 feet to a 5/8 inch iron pin set at a Southeasterly corner thereof, said pin also being on the Easterly line of Original Lot No. 3, Section 11;

COURSE XXII Thence North 0° 18' 24" West, along the Easterly line of land so conveyed to Robert J. and Kathleen N. Brown, also being said Easterly line of Original Lot No. 3, Section 11, a distance of 316.86 feet to the Principal Place of Beginning and containing 160.5558 acres of land (138.3270 acres out of PPN 12-067750, and 22.2288 acres out of PPN 12-095218) as surveyed, calculated and described, on October 29, 2012 by Rudy E. Schwartz, P.S. 7193 be the same more or less but subject to all legal highways and easements of record. Bearings used herein refer to an assumed meridian and are intended to indicate angles only. All 5/8 inch by 30 inch iron pins set are I.D. Schwartz 7193.



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
PAK 11/7/12
OFFICE OF THE
GEAUGA COUNTY ENGINEER

11.7.12

DATE

RUDY E. SCHWARTZ, P.S. 7193