

**PLAT OF LOT SPLIT
AND
CONSOLIDATION
OF
12955 CLARIDON TROY ROAD
PARCEL NO. 12-006100
14005 ENSIGN ROAD
PARCEL NO. 12-005900**

**CREATING
PARCELS "A" & "B"
TOWNSHIP OF CLARIDON, OHIO**
Situating in the Township of Claridon, County of Geauga and State of Ohio and known as being part of the Original Lot No. 3, Section No. 12, East Survey.

REFERENCE SURVEYS

- 1.) Map of a Survey for the Bizyak Family Trust by Joseph Aruther Temple dated April 2011, Geauga County Map Room CLA 00211. (11-066) (Temple)
- 2.) Map of a Survey for Betty Long by Joseph Aruther Temple dated January 2007, Geauga County Map Room CLA 00115. (07-020) (Temple)
- 3.) Map of a Survey for Douglas Hansel by Clifford H. McGuire dated February 2016, Geauga County Map Room CLA 00236. (16-024) (McGuire)
- 4.) CH-0003-D-E Claridon Troy Road 1938 Plans (Rec.)
- 5.) TR-0111A-B Ensign Road 1930 Plans (Rec.)

BASIS OF BEARINGS

The centerline of Ensign Road as North 88°56'50" East as shown in the Map of a Survey for the Bizyak Family Trust by Joseph Aruther Temple recorded in Geauga County Engineer Map No. 11-066.

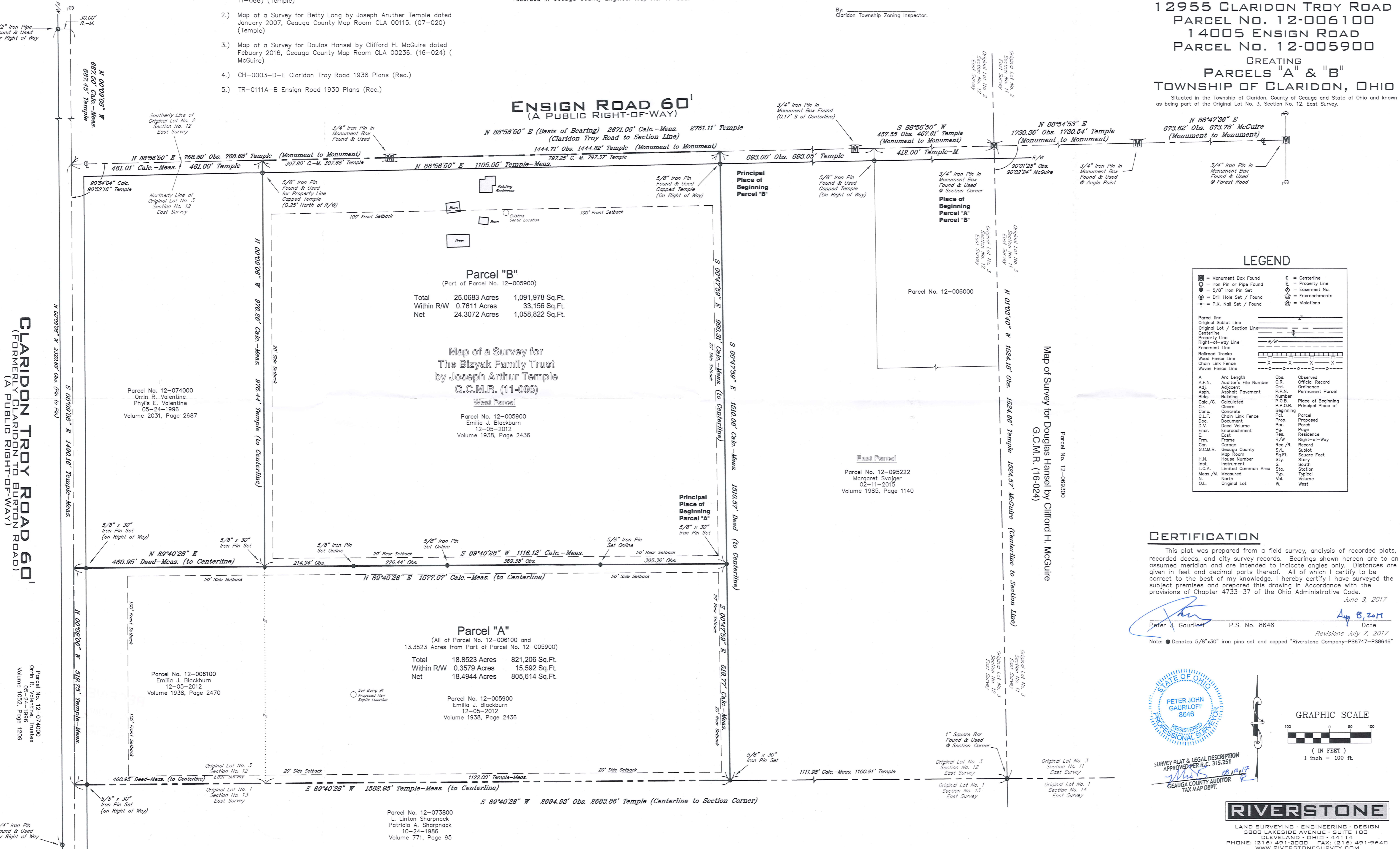
ZONING INSPECTOR APPROVAL

This division of land complies with the applicable Claridon Township Zoning Resolution. This _____ day of _____, 2017.

By _____
Claridon Township Zoning Inspector.

**ENSIGN ROAD 60'
(A PUBLIC RIGHT-OF-WAY)**

N 88°56'50" E (Basis of Bearing) 2871.06' Calc.-Meas. 2761.11' Temple
(Claridon Troy Road to Section Line)
1444.71' Obs. 1444.82' Temple (Monument to Monument)



Parcel "B"
(Part of Parcel No. 12-005900)
Total 25.0683 Acres 1,091,978 Sq.Ft.
Within R/W 0.7811 Acres 33,156 Sq.Ft.
Net 24.3072 Acres 1,058,822 Sq.Ft.

Map of a Survey for
The Bizyak Family Trust
by Joseph Aruther Temple
G.C.M.R. (11-066)
West Parcel
Parcel No. 12-005900
Emilia J. Blackburn
12-05-2012
Volume 1938, Page 2436

Parcel "A"
(All of Parcel No. 12-006100 and
13.3523 Acres from Part of Parcel No. 12-005900)
Total 18.8523 Acres 821,206 Sq.Ft.
Within R/W 0.3579 Acres 15,592 Sq.Ft.
Net 18.4944 Acres 805,614 Sq.Ft.

Parcel No. 12-005900
Emilia J. Blackburn
12-05-2012
Volume 1938, Page 2436

Parcel No. 12-073800
L. Linton Sharpnack
Patricia A. Sharpnack
10-24-1986
Volume 771, Page 95

LEGEND

⊠	Monument Box Found	⊕	Centerline
⊙	Iron Pin or Pipe Found	⊗	Property Line
⊚	5/8" Iron Pin Set	⊖	Easement No.
⊛	Drill Hole Set / Found	⊘	Encroachments
⊜	P.K. Nail Set / Found	⊙	Violations

—	Parcel Line	—	Original Sublot Line
—	Original Lot / Section Line	—	Centerline
—	Property Line	—	Right-of-Way Line
—	Easement Line	—	Railroad Tracks
—	Wood Fence Line	—	Chain Link Fence
—	Woven Fence Line	—	Other

A	Arc Length	Obs.	Observed
A.F.N.	Auditor's File Number	O.R.	Official Record
Adj.	Adjacent	Ord.	Ordinance
Asph.	Asphalt Pavement	P.F.N.	Permanent Parcel
Bldg.	Building	Number	Number
Calc./C.	Calculated	F.O.B.	Place of Beginning
Clear.	Clear	P.F.O.B.	Principal Place of
Conc.	Concrete	Begining	Begining
C.L.F.	Chain Link Fence	Prop.	Proposed
Doc.	Document	Por.	Porch
D.V.	Deed Volume	Ps	Page
Encr.	Encroachment	Res.	Residence
Est.	East	R/W	Right-of-Way
Firm.	Frame	Rec./R.	Record
Gar.	Garage	Res.	Residence
G.C.M.R.	Gauga County	S/L	Sublot
Map Room	Map Room	Sq.Ft.	Square Feet
H.N.	House Number	Sty.	Story
Inst.	Instrument	S.	South
L.C.A.	Limited Common Area	Sta.	Station
M.C.A.	Measured	Typ.	Typical
N.	North	Vol.	Volume
O.L.	Original Lot	W.	West

CERTIFICATION
This plat was prepared from a field survey, analysis of recorded plats, recorded deeds, and city survey records. Bearings shown hereon are to an assumed meridian and are intended to indicate angles only. Distances are given in feet and decimal parts thereof. All of which I certify to be correct to the best of my knowledge, I hereby certify I have surveyed the subject premises and prepared this drawing in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code.
June 9, 2017
Peter J. Gaurloff P.S. No. 8646 Date
Revisions July 7, 2017
Note: ● Denotes 5/8"x30" iron pins set and capped "Riverstone Company-PS6747-PS8646"

STATE OF OHIO
REGISTERED PROFESSIONAL SURVEYOR
PETER JOHN GAURLOFF
8646

GRAPHIC SCALE
100 0 50 100
(IN FEET)
1 inch = 100 ft.

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
M. S. 11/17
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

RIVERSTONE
LAND SURVEYING - ENGINEERING - DESIGN
3800 LAKESIDE AVENUE - SUITE 100
CLEVELAND, OHIO 44114
PHONE: (216) 491-2000 FAX: (216) 491-9640
WWW.RIVERSTONESURVEY.COM

CLA00244
CLA00244

Blackburn, Emilia (17-100)
Picked-Up 08/10/17
VOL. 2038 pg 2880
P# 12-006100

**LEGAL DESCRIPTION
OF
PARCEL "A"
12955 CLARIDON TROY ROAD
14005 ENSIGN ROAD
PARCEL NO. 12-006100 & PART OF PARCEL NO. 12-005900**

Situated in the Township of Claridon, County of Geauga and State of Ohio and known as being part of Original Lot No. 3, Section No. 12 of the East Survey and further bounded and described as follows:

Beginning at 3/4" iron pin found in a monument box on the centerline of Ensign Road (60 feet wide) at the northeasterly corner of Original Lot No. 3, in the east line of Section 12, East Survey

Thence South 88°56'50" West along the centerline of Ensign Road, also being the northerly line of Original Lot No. 3, Section 12, East Survey, passing through a 3/4" iron pin found in a monument box found at 457.55 feet, 1105.00 feet to the northwesterly corner of land conveyed to Margaret Svajger by the deed recorded in Volume 1985, Page 1140 of Geauga County Deed Records (Parcel No. 12-095222);

Thence South 00°47'59" East along the westerly line of land so conveyed to Margaret Svajger, passing through a 5/8" iron pin found (capped Temple) on the southerly right of way of Ensign Road at 30.00 feet, 990.31 feet to a 5/8" iron pin set and being the **Principal Place of Beginning** of the premises herein described;

Thence South 00°47'59" East continuing along the westerly line of land so conveyed to Margaret Svajger, 519.77 feet to a 5/8" iron pin set on the northerly line of land conveyed to L. Linton Sharpnack and Patricia A. Sharpnack by the deed recorded in Volume 771, Page 95 of Geauga County Deed Records (Parcel No. 12-073800), also being the southerly line of Original Lot No. 3, Section No. 12, East Survey;

Thence South 89°40'28" West along the northerly line of land so conveyed to L. Linton Sharpnack and Patricia A. Sharpnack and said southerly line of Original Lot No. 3, Section No. 12, East Survey, passing through a 5/8" iron pin set on the easterly right of



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way of Claridon Troy Road (formerly Claridon to Burton Road) (60 feet wide) at 1552.95 feet, 1582.95 feet to the centerline of Claridon Troy Road;

Thence North 00°09'06" West along the centerline of Claridon Troy Road, 519.75 feet to a southwesterly corner of land conveyed to Orrin R. Valentine and Phylis E. Valentine by the deed recorded in Volume 2031, Page 2687 of Geauga County Deed Records (Parcel No. 12-074000);

Thence North 89°40'28" East along a southerly line of land so conveyed to Orrin R. Valentine and Phylis E. Valentine, passing through a 5/8" iron pin set on the easterly right of way of Claridon Troy Road at 30.00 feet, a 5/8" iron pin set on the southeasterly corner of land so conveyed to Orrin R. Valentine and Phylis E. Valentine at 460.95 feet and through 5/8" iron pins set at 675.89 feet, 902.33 feet, and 1271.71 feet, a total distance of 1577.07 feet to the **Principal Place of Beginning**, containing 18.8523 acres of land, of which 0.3579 acres are within the right of way of Claridon Troy Road, as surveyed and described by Peter J. Gauriloff, P.S. No. 8646, of the Riverstone Company in June 2017 and subject to all legal highways, restrictions, reservations and easements.

The intent of this description is to Consolidate 13.3523 acres from part of Parcel No. 12-005900 with all of Parcel No. 12-006100.

Note: All 5/8"x30" iron pins set and capped "Riverstone Company-PS6747 - PS8646"

Basis of Bearings: The centerline of Ensign Road as North 88°56'50" East as shown in the Map of a Survey for the Bizyak Family Trust by Joseph Arthur Temple recorded in Geauga County Engineer Map No. 11-066.

Deeds of Reference:

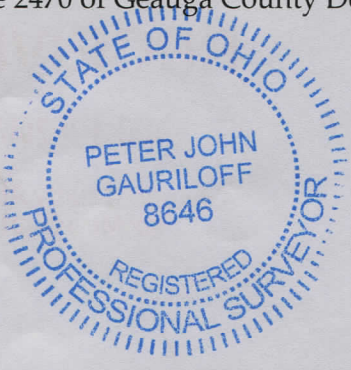
Parcel No. 12-005900

Land conveyed to Emilia J. Blackburn by the deed dated December 5, 2012 and as recorded in Volume 1938, Page 2436 of Geauga County Deed Records.

Parcel No. 12-006100

Land conveyed to Emilia J. Blackburn by the deed dated December 5, 2012 and as recorded in Volume 1938, Page 2470 of Geauga County Deed Records.

Peter J. Gauriloff



P.S. No. 8646

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
[Signature] 08/19/17
GEAUGA COUNTY AUDITOR
TAX MAP DEPT. *[Signature]*

Aug 8, 2017

Date



CLA 00244

RIVERSTONE

LAND SURVEYING • ENGINEERING • DESIGN

(17-100)

VOL. 2038 pg 2876

PN# 12-005900

**LEGAL DESCRIPTION
OF
PARCEL "B"
14005 ENSIGN ROAD
PART OF PARCEL NO. 12-005900**

Situated in the Township of Claridon, County of Geauga and State of Ohio and known as being part of Original Lot No. 3, Section No. 12 of the East Survey and further bounded and described as follows:

Beginning at 3/4" iron pin found in a monument box on the centerline of Ensign Road (60 feet wide) at the northeasterly corner of Original Lot No. 3, in the east line of Section 12, East Survey

Thence South 88°56'50" West along the centerline of Ensign Road, also being the northerly line of Original Lot No. 3, Section 12, East Survey, passing through a 3/4" iron pin found in a monument box found at 457.55 feet, 1105.00 feet to the northwesterly corner of land conveyed to Margaret Svajger by the deed recorded in Volume 1985, Page 1140 of Geauga County Deed Records (Parcel No. 12-095222) and being the **Principal Place of Beginning** of the premises herein described;

Thence South 00°47'59" East along the westerly line of land so conveyed to Margaret Svajger, passing through a 5/8" iron pin found (capped Temple) on the southerly right of way of Ensign Road at 30.00 feet, 990.31 feet to a 5/8" iron pin set;

Thence South 89°40'28" West, passing through 5/8" iron pins set at 305.36 feet, 674.74 feet, and 901.18 feet, a total distance of 1116.12 feet to a 5/8" iron pin set at a southeasterly corner of land conveyed to Orrin R. Valentine and Phylis E. Valentine by the deed recorded in Volume 2031, Page 2687 of Geauga County Deed Records (Parcel No. 12-074000);

Thence North 00°09'06" West along the easterly most line of land so conveyed to Orrin R. Valentine and Phylis E. Valentine, passing through a 5/8" iron pin found (capped Temple) at 946.51 feet, 976.26 feet to the centerline of Ensign Road and also being the northerly line of Original Lot No. 3, Section No. 12, East Survey;



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Thence North 88°56'50" East along the centerline of Ensign Road and said northerly line of Original Lot No. 3, Section No. 12, East Survey, passing through a 3/4" iron pin found in a monument box at 307.80 feet, 1105.05 feet to the **Principal Place of Beginning**, containing 25.0683 acres of land, of which 0.7611 acres are within the right of way of Ensign Road, as surveyed and described by Peter J. Gauriloff, P.S. No. 8646, of the Riverstone Company in June 2017 and subject to all legal highways, restrictions, reservations and easements.

The intent of this description is to describe the remaining part of Parcel No. 12-005900 after a 13.3523 acres split/division.

Note: All 5/8"x30" iron pins set and capped "Riverstone Company-PS6747 - PS8646"

Basis of Bearings: The centerline of Ensign Road as North 88°56'50" East as shown in the Map of a Survey for the Bizyak Family Trust by Joseph Arthur Temple recorded in Geauga County Engineer Map No. 11-066.

Deeds of Reference:

Parcel No. 12-005900
Land conveyed to Emilia J. Blackburn by the deed dated December 5, 2012 and as recorded in Volume 1938, Page 2436 of Geauga County Deed Records.



Aug 9 2017

Peter J. Gauriloff

P.S. No. 8646

Date

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
[Signature] 08/19/17
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

