

**Claridon Twp - Zoning**

R-1 Residential District

Lot Area: 3 acre Min. (not including R/W)  
 Front Setback: 100' Min.  
 Rear Setback: 20' Min.  
 Side Setbacks: 20' Each side  
 Lot Width: 250' Min.

**Lot Areas**

Split: 1.8161 acres

Remainder: 3.1857 Ac. (138,771 sq.ft.) Total  
 3.0010 Ac. (130,724 sq.ft.) Exc. of R/W  
 Combination: 6.8156 Ac. (296,887 sq.ft.) Total  
 6.6350 Ac. (289,018 sq.ft.) Exc. R/W

**Zoning Inspector's Approval**

This division and consolidation of land complies with applicable Claridon Township Zoning Resolution. This day of \_\_\_\_\_ 201\_\_\_. By: \_\_\_\_\_ Claridon Township Zoning Inspector

Gerald A. & Beverly J. Wilson  
 PN: 12-082324  
 Vol. 1689, Pg. 536

**Legend:**

- 1/2" I. Pin Found
- 1" Pipe Found
- ⊠ Monument Box Found
- ⊡ Monument Box Empty
- ▲ PK Set
- △ PK Found
- ⊙ Stone Found
- ⊕ Drill Hole Found
- ⊖ Drill Hole Set
- △ Horizontal Control Point
- ⊙ Vertical Control Point
- ⊕ Hub Found
- ⊖ Hub Set
- ⊕ Railroad Spike Found
- ⊖ Railroad Spike Set

Meas. = Measured  
 Plat = Subdivision Plat  
 D./M. = Deed & Measured  
 Dd. = Deed  
 Rec. = Record  
 Act. = Actual

**Boundary Survey & Lot Split**

**PN 12-090207**

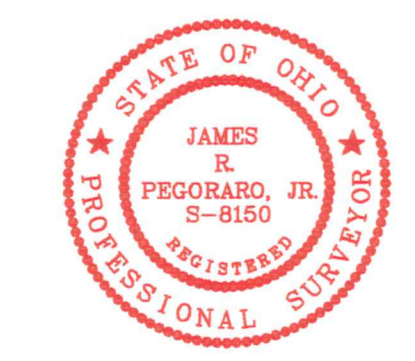
Situated in the Township of Claridon, County of Geauga & State of Ohio & known as being part of Lot 3, Section 8 & Lot 1, Section 11, in the East Survey

November 2018 Scale 1"=60'

**Survey Certification:**

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 NAD 83 Geoid 12B ODOT VRS Network. 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. 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.

James R. Pegoraro Jr., P.S. #8150  
 12/14/18



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

Sipan & Sangedolce Parcels

**LAND DESIGN consultants**  
 www.ldcinc.net  
 ENGINEERS PLANNERS SURVEYORS  
 9025 Chelms Drive, Mentor, Ohio 44060  
 TEL: (440) 256-9685 (440) 951-LAND  
 FAX: (440) 256-9675



DATE	12/14/2018
SCALE: HOR.	1"=60'
VERT.	
FILENAME	Surv
COMPUTER	S
TAB NAME	Plat

**Survey & Lot Split**  
 Claridon Township - Geauga County - Ohio

SHEET	OF
1	1
CONTRACT No.	
SANGJ1-1801	

CLA 00260  
CLA00260

Sanguedolce - Sipan (18-148)  
Picked-Up 12/21/18

Vol. 2066 pg 3117

pn # 12-095263

November 14, 2018

LEGAL DESCRIPTION  
OF A  
1.8161 ACRE SPLIT  
OUT OF PN: 12-090207

Situated in the Township of Claridon, County of Geauga and State of Ohio and known as being part of Original Township Lot 3, Section 8 and Lot 1, Section 11, in the East Survey, further known as being part of land conveyed to Zackary James Sipan, by deed recorded in Volume 2034, Page 1392 of Geauga County Records, (PN: 12-090207) and further described as follows:

Beginning at a concrete Monument found in the Southerly sideline of Mayfield Road (AKA U.S. 322) 60 feet wide at Station 565+00 in ODOT plan S.H. (I.C.H.) 15 Sec. J-K in 1934;

Thence along said Southerly sideline North  $88^{\circ}50'07''$  East, 135.99 feet to a its intersection with the Easterly line of land conveyed to Daniel John & Jean Galdun, Trustees by deed recorded in Volume 1796, Page 287 of Geauga County Records (PN: 12-023170) also being known as Parcel 1 of the Katherine Bruce Fenwick survey recorded in Volume 6, Page 37 of Geauga County Plat Records, Witness a 1 inch iron pipe found 0.15 feet South in the Easterly line of Lot 3, Section 7;

Thence South  $02^{\circ}00'43''$  East, along said Easterly line of "Galdun" & Lot/Section line, 557.86 feet to a 1 Inch iron pipe found at the Southeasterly corner thereof & Northeasterly Corner of Lot No. 1, Section 7 and further the Northeasterly corner of land conveyed to Middlefield Milk, LLC by deed recorded in Volume 1974, Page 1217 of Geauga County Records (PN: 12-061430), said pipe located at the Southwest corner of Lot 3, Section 8 and the Northwest corner of Lot 1, Section 11, and the PRINCIPAL PLACE OF BEGINNING;

COURSE I Thence North  $62^{\circ}48'57''$  East, 289.05 feet to a 5/8 inch iron pin set (LDC, Inc.) in the Westerly line of land conveyed to James Jr. & Kathleen A. Sanguedolce by deed recorded in Volume 1946, Page 39 of Geauga County Records (PN: 12-065800)

- COURSE II Thence South 01°09'53" East, along the Westerly line of "Sanguedolce", 369.45 feet to the Southwesterly corner thereof and the Northerly line of land conveyed to Gerald A. & Beverly J. Wilson by deed recorded in Volume 1689, Page 536 of Geauga County Records (PN: 12-082324) witness a 1 inch iron pipe found 0.42 feet North & 0.34 feet East;
  
- COURSE III Thence South 88°45'17" West, along the Northerly line of "Wilson", 256.16 feet to a 5/8 inch x 30 inch iron pin set (LDC, Inc.) in the Easterly lines of Lot No.1, Section 12 and the Easterly line of "Middlefield Milk" and the Westerly line of Lot 1, Section 11;
  
- COURSE IV Thence North 02°00'43" West, along said Easterly lines, 243.04 feet to the Principal Place of Beginning and containing 1.8161 acres (79,109 sq.ft.) of land of as calculated and described from a survey performed by James R. Pegoraro, Jr., P.S. No. 8150 in November 2018. Bearings refer to NAD 83 geoid 12B ODOT VRS Network, all of which are correct to the best of my knowledge and belief.

The Intent of this description is to describe 1.8161 acres of PN: 12-090207 for a subsequent combination with to PN: 12-065800 to form a new parcel.

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

*[Signature]* 12/20/18  
 \_\_\_\_\_  
 GEAUGA COUNTY AUDITOR  
 TAX MAP DEPT. *[Signature]*

STATE OF OHIO  
 JAMES R. PEGORARO, JR.  
 S-8150  
 REGISTERED PROFESSIONAL SURVEYOR  
*[Signature]*  
 12-14-18

November 14, 2018

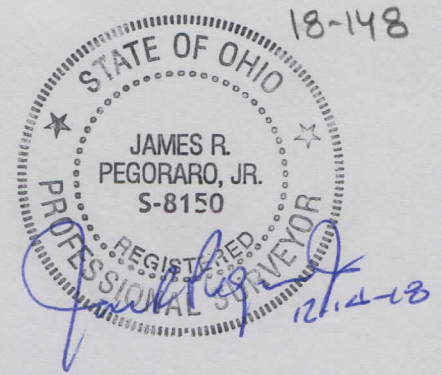
LEGAL DESCRIPTION  
OF A  
6.8156 ACRE COMBINATION  
WITH PN:12-065800

Situated in the Township of Claridon, County of Geauga and State of Ohio and known as being part of Original Township Lot 3, Section 8 and Lot 1, Section 11, in the East Survey, further known as being part of land conveyed to Zackary James Sipan, by deed recorded in Volume 2034, Page 1392 of Geauga County Records, (PN: 12-090207) and all of land conveyed to James Jr. & Kathleen A. Sanguedolce by deed recorded in Volume 1946, Page 39 of Geauga County records (PN: 12-065800) further described as follows:

Beginning at a concrete Monument found in the Southerly sideline of Mayfield Road (AKA U.S. 322) 60 feet wide at Station 565+00 in ODOT plan S.H. (I.C.H.) 15 Sec. J-K in 1934;

Thence along said Southerly sideline North 88°50'07" East, 404.00 feet to a its intersection with the Easterly line of said "Sipan" (Witness: 1 inch iron pipe found 0.63 feet S. & 0.35' E.) and the PRINCIPAL PLACE OF BEGINNING;

- COURSE I            Thence North 01°09'53" West along the Easterly line of "Sipan", 30.00 feet to the Northeasterly corner thereof and the centerline of said Mayfield Road;
- COURSE II           Thence North 88°50'07" East, along said centerline, 262.30 feet to the Northwesterly corner of land conveyed to Darrell J. & Wendy A. Robinson by deed recorded in Volume 712, Page 498 of Geauga County Records (PN: 12-006180),



- COURSE III Thence South 01°09'53" East, along the Westerly line of "Robinson", 830.08 feet to the Northerly Line of land conveyed to Gerald A. & Beverly J. Wilson by deed recorded in Volume 1689, Page 536 of Geauga County Records (PN: 12-082324), Witness a 1 inch iron pipe found 0.23' N., and 0.05' E.;
- COURSE IV Thence South 88°45'17" West, along the Northerly line of "Wilson", 518.46 feet to a 5/8 inch x 30 inch iron pin set (LDC, Inc.) in the Easterly line of land conveyed to Middlefield Milk, LLC by deed recorded in Volume 1974, Page 1217 of Geauga County Records (PN: 12-061430) and Westerly line of Lot No. 1 Section 11;
- COURSE V Thence North 02°00'43" West, along said Easterly line of "Middlefield Milk" and Lot/Section line, 243.04 feet to a 1 inch iron pipe found at the Southeasterly corner of land conveyed to Daniel John & Jean Galdun by deed recorded in Volume 1796, Page 287 (PN: 12-023170) aka as Parcel 1 in the Katherine Bruce Fenwick Survey recorded in Vol. 6, Page 37 of Geauga County Plat Records further being the Northwesterly corner of said Lot No. 1, Section 11;
- COURSE VI Thence North 62°48'57" East, 289.05 feet to a 5/8 inch iron pin set (LDC, Inc.) in the Easterly line of said "Sipan";
- COURSE VII Thence North 01°09'53" West, along said easterly line of "Sipan", 431.00 feet to the Principal Place of Beginning and containing 6.8156 acres (296,887 sq.ft.) of which 6.6350 acres (289,018 sq. ft.) of land are exclusive of the area within Mayfield Road as calculated and described from a survey performed by James R. Pegoraro, Jr., P.S. No. 8150 in November 2018. Bearings refer to NAD 83 geoid 12B ODOT VRS Network, all of which are correct to the best of my knowledge and belief.

The Intent of this description is to describe a 1.8161 acres split of PN: 12-090207 and all of PN: 12-065800 forming a new parcel.

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

*[Signature]* 12/20/18  
**GAUGA COUNTY AUDITOR**  
**TAX MAP DEPT.** *R*

November 14, 2018

LEGAL DESCRIPTION  
OF A  
3.1857 ACRE REMAINDER  
PN: 12-090207

Situated in the Township of Claridon, County of Geauga and State of Ohio and known as being part of Original Township Lot 3, Section 8, in the East Survey, further known as being part of land conveyed to Zackary James Sipan, by deed recorded in Volume 2034, Page 1392 of Geauga County Records, (PN: 12-090207) and further described as follows:

Beginning at a concrete Monument found in the Southerly sideline of Mayfield Road (AKA U.S. 322) 60 feet wide at Station 565+00 in ODOT plan S.H. (I.C.H.) 15 Sec. J-K in 1934;

Thence along said Southerly sideline North 88°50'07" East, 135.99 feet to its intersection with the Easterly line of land conveyed to Daniel John & Jean Galdun, Trustees by deed recorded in Volume 1796, Page 287 of Geauga County Records (PN: 12-023170), also known as Parcel 1 of the Katherine Bruce Fenwick survey recorded in Volume 6, Page 37 of Geauga County Plat Records and the Easterly line of Lot 3, Section 7, and the West line of Lot 3, Section 8 Witness a 1 inch iron pipe found 0.15 feet South and PRINCIPAL PLACE OF BEGINNING;

COURSE I            Thence North 02°00'43" West, along said Easterly lines, 30.00 feet to the centerline of Mayfield Road;

COURSE II           Thence North 88°50'07" East, along said centerline, 268.45 feet to the Northwestern corner of land conveyed to James, Jr & Kathleen A. Sanguedolce by deed recorded in Volume 1946, Page 39 of Geauga County Records (PN: 12-065800);

- COURSE III Thence South 01°09'53" East, along said Westerly line of "Sanguedolce", 461.00 feet to a 5/8 inch x 30 inch iron pin set (LDC, Inc.);
- COURSE IV Thence South 62°48'57" West, 289.05 feet to a 1 inch iron pipe found the Southeasterly corner of said "Galdun" and the Southeasterly corner of Lot 3, Section 7 and said Southwesterly corner of Lot 3, Section 8
- COURSE V Thence North 02°00'43" West, along the Easterly line of "Galdun" and Easterly Lot/Section line, 557.86 feet to the Principal Place of Beginning and containing 3.1857 acres (138,771 sq.ft.) of land of which 3.0010 acres (130,724 sq.ft.) are exclusive of the area within Mayfield Road as calculated and described from a survey performed by James R. Pegoraro, Jr., P.S. No. 8150 in November 2018. Bearings refer to NAD 83 geoid 12B ODOT VRS Network, all of which are correct to the best of my knowledge and belief.

The Intent of this description is to describe the remaining 3.1857 acres of PN: 12-090207 after a 1.8161 acre split.

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

*[Signature]* 12, 20, 18  
**GAUGA COUNTY AUDITOR  
TAX MAP DEPT.**

