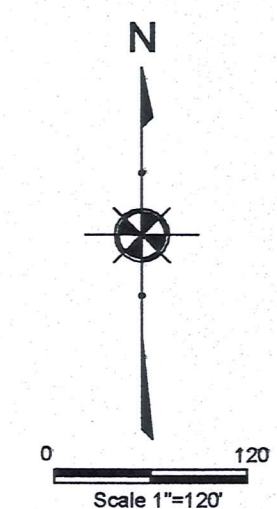


Plat of Survey for Dennis Balante Taylor Wells Road

Part of Lot Nos 11 & 14, Holmes Tract Clanton Twp. - Geauga County - Ohio July 2018 Scale 1"=120'



Revisions table with 6 rows and 2 columns (No., Description)

Jones Surveying, LLC logo and contact information: ENGINEERS - SURVEYORS - PLANNERS, 1924 MENTOR AVE., PAINESVILLE, OHIO (PH) 440-357-1811 (FAX) 440-357-9173 (E-MAIL) hjonesurveying@yahoo.com

Metadata table: Date: 7/02/2018, Scale: Hor. 1"=120', Vert. 1"=120', Filename: 18-111, Tab Name: GMB, Computer: GMB

PLAT OF SURVEY TAYLOR WELLS ROAD CLARIDON TWP. - GAUGA COUNTY - OHIO

Sheet information table: Sheet 1 of 1, Contract No. 18-111

NORMAN & PAMELA RIFFETT, JR. VOL. 911, PG. 538 12-020700

CESARE NOCE VOL. 1871, PG. 716 12-090186

CESARE NOCE, DENNIS BALANTE & DENNIS C TRUSTEE VOL. 2028, PG. 2093 12-018500

PART OF 12-018500 LOT SPLIT A 5.001 AC. -R/W 0.183 AC. NET 4.818 AC.

WILLIAM P. FISHER VOL. 1929, PG. 388 12-090226

ERIN M. ROMASK VOL. 1937, PG. 1323 12-090300

RAYBURN ENTERPRISES INC. VOL. 1016, PG. 0649 12-090242

RAYBURN ENTERPRISES INC. VOL. 1008, PG. 0585 12-090240

US 0322 OR MAYFIELD ROAD (R/W VARIES)

ORIGINAL 70.706 AC. -LOT SPLIT A 5.001 AC. BALANCE 65.705 AC. -R/W 1.495 AC. NET 64.210 AC.

CURVE TABLE (NEW CL) with columns: Curve, Length, Radius, Chord, Bearing, Delta

NOTES:

This plat was prepared without the benefit of an abstract of title and is subject to any state of facts revealed by a 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 Taylor Wells Road as being South 20°00'00" West and are used to describe angles only.

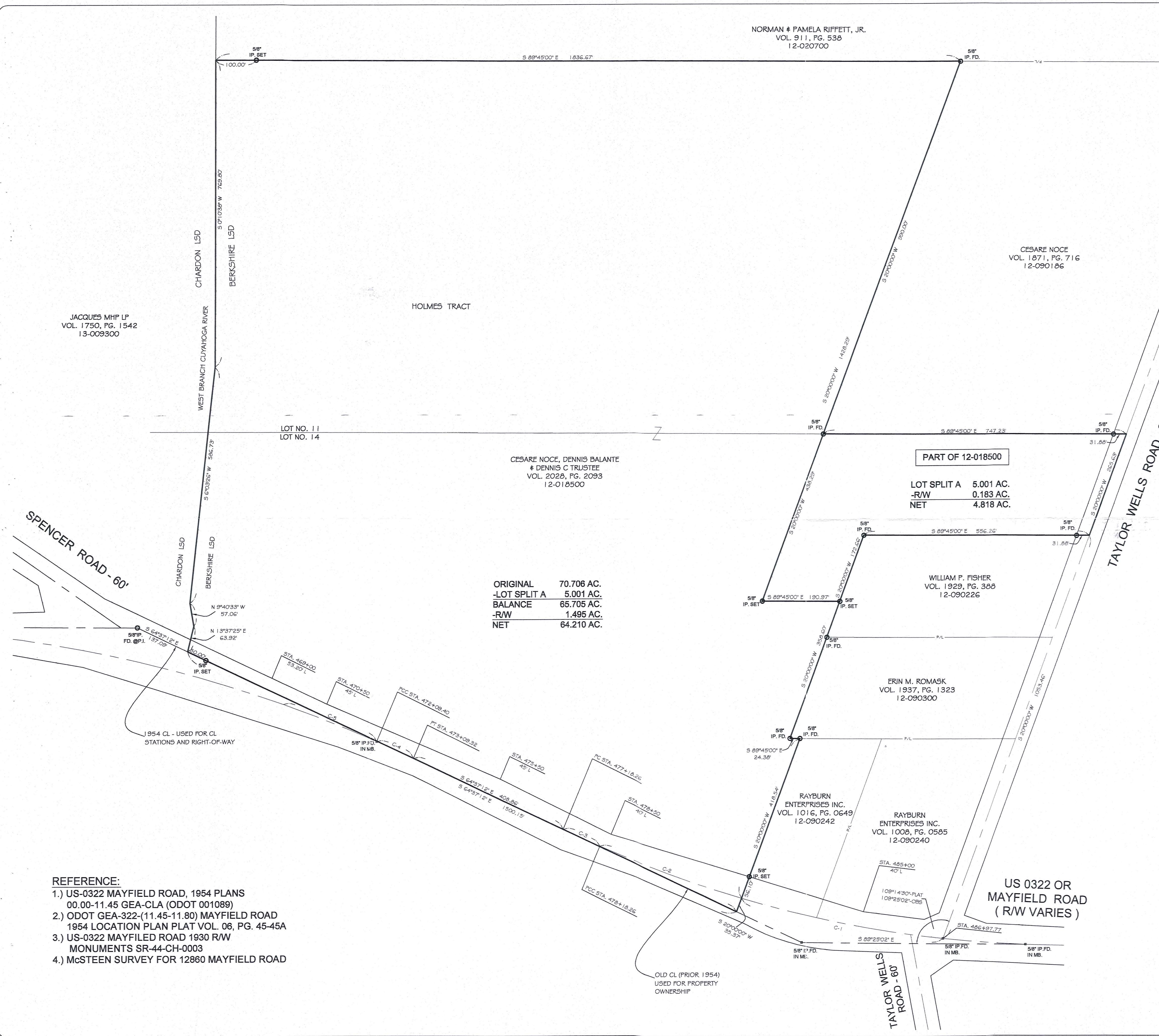
Signature of Harry S. Jones, Jr. P.S. #6343, Date 1/21/19

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



- REFERENCE: 1.) US-0322 MAYFIELD ROAD, 1954 PLANS... 2.) ODOT GEA-322-(11.45-11.80) MAYFIELD ROAD... 3.) US-0322 MAYFIELD ROAD 1930 R/W MONUMENTS SR-44-CH-0003... 4.) McSTEEN SURVEY FOR 12860 MAYFIELD ROAD

OLD CL (PRIOR 1954) USED FOR PROPERTY OWNERSHIP



CLA 00261  
CLA00261

Balante - Noce

(19-011)

Picked-Up 1/30/19  
REPLACES (18-078)  
(CLA 00257)

**JONES SURVEYING, LLC**  
CIVIL ENGINEERS AND SURVEYORS

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

January 21, 2019

**LEGAL DESCRIPTION OF BALANCE FOR DENNIS BALANTE**

Situated in the Township of Claridon, County of Geauga and State of Ohio and known as being part of Lot Nos. 11 & 14, Holmes Tract and being further bounded and described as follow:

Beginning a 5/8" iron pin found in a monument box at the intersection of the centerlines of Taylor Wells Road (60 feet wide) and US 0322 (Mayfield Road) (R/W Varies);

Thence along the centerline of US 0322 (Mayfield Road) along a curve deflecting to the right a distance of 507.00 feet with a radius of 2,864.79 feet and a chord of 506.34 feet which bears North 78°38'26" West to the southwesterly corner of land conveyed to Rayburn Enterprises Inc. by deed recorded in Volume 1016, Page 649 of Geauga County Deed Records, Permanent Parcel 12-090242, said point being the principal place of beginning;

- COURSE I:                    Thence South 20°00'00" West a distance of 35.37 feet to the old centerline of US 0322 (Mayfield Road);
- COURSE II:                    Thence North 64°37'12" West along the old centerline of US 0322 (Mayfield Road) a distance of 1,450.15 feet to a 5/8"x30" iron pin set, capped H.Jones PLS6343 for reference, a total distance of 1,500.15 feet to the center of the West Brach of the Cuyahoga River, at the southeasterly corner of land conveyed to Jacques MHP LP by deed recorded in Volume 1750, Page 1542 of Geauga County Deed Records, Permanent Parcel 13-009300;
- COURSE III:                    Thence North 13°37'25" East along the easterly line of Jacques MHP LP and the centerline of West Branch Cuyahoga River a distance of 63.92 feet to a point;
- COURSE IV:                    Thence North 9°40'33" West along the easterly line of Jacques MHP LP and the centerline of West Branch Cuyahoga River a distance of 57.06 feet to a point;
- COURSE V:                    Thence North 6°03'26" East along the easterly line of Jacques MHP LP and the centerline of West Branch Cuyahoga River a distance of 586.73 feet to a point;
- COURSE VI:                    Thence North 0°10'38" East along the easterly line of Jacques MHP LP and the centerline of West Branch Cuyahoga River a distance of 769.80 feet a point at the southwesterly corner of land conveyed to Norman & Pamela Riffett, Jr. by deed recorded in Volume 911, Page 538 of Geauga County Deed Records, Permanent Parcel 12-020700;

- COURSE VII: Thence South 89°45'00" East along the southerly line of Norman & Pamela Riffett, passing thru a 5/8"x30" iron pin set, capped H.Jones PLS6343 at 100.00 feet, a distance of 1,836.67 feet to a 5/8" iron pin found at the northwesterly corner of land conveyed to Cesare Noce by deed recorded in Volume 1871, Page 716 of Geauga County Deed Records, Permanent Parcel 12-090186;
- COURSE VIII: Thence South 20°00'00" West along the westerly line and a southerly extension of Cesare Noce a distance of 1,428.29 feet to a 5/8" iron pin set capped H.Jones PLS6343;
- COURSE IX: Thence South 89°45'00" East a distance of 190.97 feet to a 5/8" iron pin set capped H.Jones PLS6343 on the westerly line of land conveyed to William P. Fisher by deed recorded in Volume 1929, Page 388 of Geauga County Deed Records, Permanent Parcel 12-090226;
- COURSE X: Thence South 20°00'00" West along the westerly line of William P. Fisher and the westerly line and to the southwestly corner of Erin M. Romask by deed recorded in Volume 1937, Page 1323 of Geauga County Deed Records, Permanent Parcel 12-090300 a distance of 358.60 feet to a 5/8" iron pin found;
- COURSE XI: Thence South 89°45'00" East along the southerly line of Erin M. Romask a distance of 24.38 feet to a 5/8" iron pin found at the northwesterly corner of Rayburn Enterprises Inc.;
- COURSE XII: Thence South 20°00'00" West along the westerly line of Rayburn Enterprises Inc., passing thru a 5/8" iron pin set, capped H.Jones PLS6343 at 362.44 feet, a distance of 418.54 to the principal place of beginning and containing 65.705 acres of land, subject to all legal highways (1.495 acres in R/W) as surveyed and described by Harry S. Jones, Professional Surveyor No. 6343, in January 2019.

Bearings are based upon the centerline of Taylor Wells Road being North 20°00'00" East and are used to describe angles only.

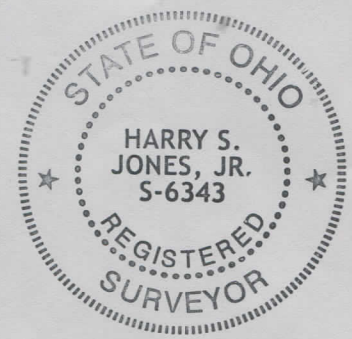
The intent of this description is to describe the balance of Permanent Parcel No. 12-018500, after a 5.001 acre Division.

Previous Deed, Volume 2028, Page 2093.

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

*11/21/19*  
 Date

**SURVEY PLAT & LEGAL DESCRIPTION  
 APPROVED PER R.C. 315.251**  
*[Signature]* *01/29/19*  
**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

December 11, 2018

**LEGAL DESCRIPTION OF LOT SPLIT FOR DENNIS BALANTE**

Situated in the Township of Claridon, County of Geauga and State of Ohio and known as being part of Lot No. 14, Holmes Tract and being further bounded and described as follow:

Beginning a 5/8" iron pin found in a monument box at the intersection of the centerlines of Taylor Wells Road (60 feet wide) and US 0322 (Mayfield Road) (R/W Varies);

Thence North 20°00'00" East along the centerline of Taylor Wells Road a distance of 1,053.46 feet to the northeasterly corner of land conveyed to William P. Fisher by deed recorded in Volume 1929, Page 388 of Geauga County Deed Records, Permanent Parcel 12-090226, said point being the principal place of beginning;

COURSE I:                    Thence North 89°45'00" West along the northerly line and to the northwesterly corner of William P. Fisher, passing thru a 5/8" iron pin found at 31.88 feet, a distance of 556.26 feet to a 5/8" iron pin found;

COURSE II:                    Thence South 20°00'00" West along the westerly line of William P. Fisher a distance of 172.66 feet to a 5/8"x30" iron pin set capped H.Jones PLS6343;

COURSE III:                    Thence North 89°45'00" West along a south line of the parcel herein described a distance of 190.97 feet to a 5/8"x30" iron pin set capped H.Jones PLS6343;

COURSE IV:                    Thence North 20°00'00" East along a south line of the herein described a distance of 438.29 feet to a 5/8" iron pin found at the southwesterly corner of land conveyed to Cesare Noce by deed recorded in Volume 1871, Page 716 of Geauga County Deed Records, Permanent Parcel 12-090186, said pin also in the north line of Lot 14;

COURSE V:                    Thence South 89°45'00" East along said north line of Lot 14 and along the southerly line and to the southeasterly corner of Cesare Noce, passing thru a 5/8" iron pin found at a distance of 715.35 feet, a distance of 747.23 feet to the centerline of Taylor Wells Road;

COURSE VI:                    Thence South 20°00'00" West along the centerline of Taylor Wells Road a distance of 265.63 to the principal place of beginning and containing 5.001 of acres of land, subject to all legal highways (0.183 of an acre in R/W) as surveyed and described by Harry S. Jones, Professional Surveyor No. 6343, in December 2018.

Bearings are based upon the centerline of Taylor Wells Road being North 20°00'00" East and are used to describe angles only.

The intent of this description is to describe a split out of Permanent Parcel No. 12-018500.

Previous Deed, Volume 2028, Page 2093.

Harry S. Jones #6343  
Harry S. Jones, F.S. #6343

12/11/18  
Date



SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
[Signature] 12/11/18  
GEAUGA COUNTY AUDITOR  
TAX MAP DEPT.

RECEIVED  
DEC 11 2018  
COUNTY CLERK  
GEAUGA COUNTY