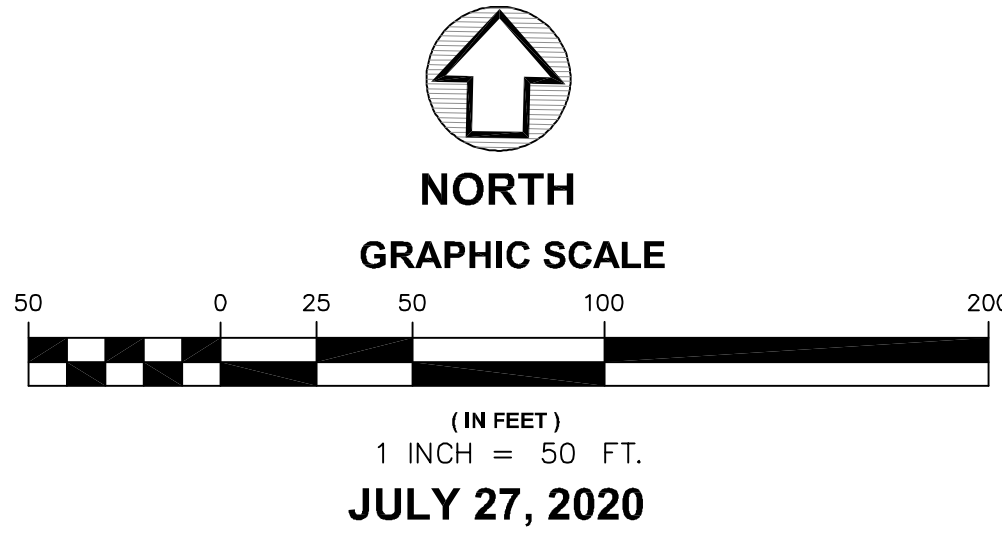


# LOT SPLIT and RESIDUAL SURVEY

for OSCAR EM, LLC

OF PARCEL NO. 12-090230 (O.R. BOOK 2079, PG. 155 GEauga CO. DEED RECS.) SITUATED IN THE TOWNSHIP OF CLARIDON, COUNTY OF GEauga AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LOT NO. 2, SECTION NO. 6, EAST SURVEY WITHIN SAID TOWNSHIP.

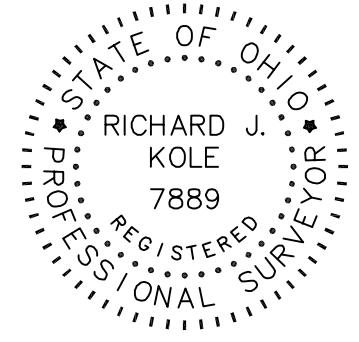


**APPROVAL**  
THIS PLAT COMPLIES WITH THE APPLICABLE CLARIDON TOWNSHIP ZONING RESOLUTION. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
  
HARRY JACOB, CLARIDON TOWNSHIP ZONING INSPECTOR

**BASIS OF BEARING**  
THE VALUE OF NORTH 89° 00' 00" EAST ASSIGNED TO THE CENTERLINE OF HALL ROAD, AS SHOWN THE RECORDED DEED IN O.R. BOOK 2079, PAGE 155 OF GEauga COUNTY DEED RECORDS.

**CERTIFICATION**  
I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THIS PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. DIMENSIONS SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. MONUMENTS WERE FOUND OR SET AS INDICATED HEREON. BEARINGS SHOWN ARE TO AN ASSUMED MERIDIAN AND ARE FOR THE SOLE PURPOSE OF DESCRIBING THE RELATIVE ANGULAR VALUE BETWEEN LINES. ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Richard J. Kole* 7/27/20  
RICHARD J. KOLE, REGISTERED SURVEYOR #7889 DATE



LEGEND:	
○	IRON PIN FOUND & USED.
⊙	IRON PIPE FOUND & USED.
⊙	5/8" CAPPED "KOLE #7889" IRON PIN SET (30" LONG)
P.O.B.	PLACE OF BEGINNING

**SURVEY PLAT & LEGAL DESCRIPTION**  
APPROVED PER R.C. 315.251  
07/27/2020  
GEauga COUNTY ENGINEER  
TAX MAP DEPT.  
20-082

**ZONING INFORMATION:**  
ZONING DISTRICT: R-1 RESIDENTIAL  
  
MINIMUM LOT SIZE: 3.0 Ac.  
MINIMUM FRONTAGE AT R.O.W.: 250 FT.  
MINIMUM SETBACK FROM R.O.W.: 100 FT.  
MINIMUM SIDE YARD: 20 FT.  
MINIMUM REAR YARD: 20 FT.  
MAXIMUM HEIGHT: 35 FT.

Prepared by  
**RMKOLE & ASSOC. CORP.**  
3716 Ridge Road - Cleveland, Ohio 44129  
Phone 440.885.7137 - Fax 440.885.7139  
www.kolesurvey.com  
File No. 20078 LS

P.N. 12-059700  
LINDA ANN PETKOSEK, TRUSTEE  
DEED 2054-3489  
07/02/2018  
36.08 Ac.  
(VACANT)

20-082  
P.N. 12-003500  
SCOTT E. BEECH  
DEED 1820-720  
04/30/2007  
2.00 Ac.

P.N. 12-090233  
ERIC and RACHEL GARTNER  
DEED 2061-3431  
11/07/2018  
3.44 Ac.  
(VACANT)

P.N. 12-090227  
JAMES and LINDA PETKOSEK  
DEED 1828-2608  
08/29/2007  
3.32 Ac.  
(VACANT)

P.N. 12-090228  
EMMAANN MEYER  
DEED 1934-198  
08/01/2012  
3.08 Ac.  
(VACANT)

**PARCEL 2**  
14.4376 ACRES  
(including 0.3445 Ac. in R.O.W.)

**PARCEL 1**  
3.0000 ACRES  
(including 0.1756 Ac. in R.O.W.)

P.N. 12-090230  
OSCAR EM, LLC  
O.R. BOOK 2079, PG. 155  
09/27/2019  
(VACANT)

P.N. 12-0906258  
GEauga PARK DISTRICT  
DEED 1831-3105  
05/08/2009  
10.11 Ac.  
(VACANT)

5/8" CAPPED (TEMPLE) I. PIN FD.

5/8" CAPPED (TEMPLE) I. PIN FD.

1" I. PIPE FD.

5/8" I. PIN FD.

996.59 to C/L

996.59

996.59

996.59

996.59

996.59

996.59

996.59

CLARIDON-TROY ROAD 60'

HALL ROAD 60'

P.O.B. PARCEL 1

P.O.B. PARCEL 2

1" I. PIPE FD. @ ANGLE PT.



surveyors • consultants • planners • utilities • osp

5316 RIDGE ROAD • PARMA, OHIO 44129  
 PHONE (440) 885-7137 • FAX (440) 885-7139  
 www.kolesurvey.com

**LEGAL DESCRIPTION of Parcel 1 = 3.0000 Acres**

Situated in the Township of Claridon, County of Geauga and State of Ohio and known as being part of Original Claridon Lot No. 2, Section no. 6, East Survey.

Beginning at a point in the centerline of Hall Road, 60.00 feet wide, and the southeast corner of PN: 12-0906258 of land conveyed to Geauga Park District in deed Volume 1831, Page 3105 of Geauga County Deed Records (GCDR), said point being North 89°00'00" East along said centerline, 446.26 feet from a 1" iron pipe found at an angle point in said centerline;

Thence North 01°00'05" West along the east line of said land so conveyed to Geauga Park District, and passing over a 5/8" iron pin (cap ID "Temple") found in the north line of said Hall Road at 30.00 feet, a total distance of 512.47 feet to a 5/8" capped (Kole #7889) iron pin set;

Thence North 89°00'00" East and parallel with said centerline, 255.00 feet to a 5/8" capped (Kole #7889) iron pin set;

Thence South 01°00'05" East and parallel with said east line of land so conveyed to Geauga Park District, and passing over a 5/8" capped (Kole #7889) iron pin set in said north line of said Hall Road at 482.47 feet, a total distance of 512.47 feet to a point in said centerline;

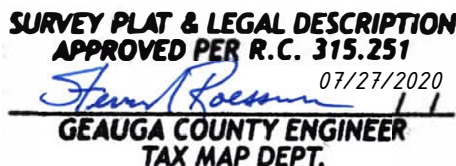
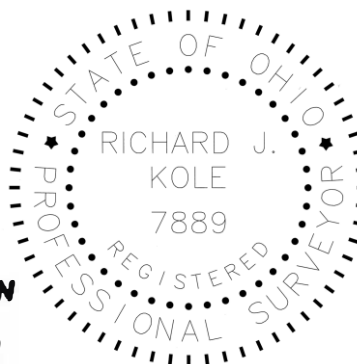
Thence South 89°00'00" West along said centerline, 255.00 feet to the PLACE OF BEGINNING and containing 3.0000 acres of land (including 0.1756 acres in the right-of-way of Hall Road) as surveyed in July of 2020 by Richard J. Kole, Ohio Surveyor #7889, of R.M. Kole & Assoc., Corp., Professional Land Surveyors.

Subject, however, to all legal rights-of-way of previous record.

**Basis of bearings:** The bearing for the centerline line of Hall Road (North 89°00'00" East) as described in the deed recorded in Volume 2079, Page 155 of Geauga County Deed Records, is the reference meridian for this survey.

A handwritten signature in black ink that reads "Richard J. Kole".

Richard J. Kole – 7/27/2020  
 Registered Surveyor No. 7889



20-082



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**LEGAL DESCRIPTION of Parcel 2 = 14.4376 Acres**

Situated in the Township of Claridon, County of Geauga and State of Ohio and known as being part of Original Claridon Lot No. 2, Section no. 6, East Survey.

Beginning at a point in the centerline of Hall Road, 60.00 feet wide, and the southwest corner of PN: 12-090228 of land conveyed to Emmaann Meyer in deed Volume 1934, Page 198 of Geauga County Deed Records (GCDR), said point being North 89°00'00" East along said centerline, 1201.26 feet from a 1" iron pipe found at an angle point in said centerline;

Thence South 89°00'00" West along said centerline, 500.00 feet;

Thence North 01°00'05" West and parallel with the east line of PN: 12-0906258 of land so conveyed to Geauga Park District in deed Volume 1831, Page 3105 of GCDR, and passing over a 5/8" capped (Kole #7889) iron pin set in the north line of said Hall Road at 30.00 feet, a total distance of 512.47 feet to a 5/8" capped (Kole #7889) iron pin set;

Thence South 89°00'00" West and parallel with said centerline, 255.00 feet to a 5/8" capped (Kole #7889) iron pin set in said east line of land so conveyed to Geauga Park District;

Thence North 01°00'05" West along said east line of land so conveyed to Geauga Park District, 488.00 feet to a 5/8" iron pin (cap ID "Temple") found at the northeast corner of said land so conveyed to Geauga Park District and in the south line of PN: 12-059700 of land conveyed to Linda Ann Petkosek Trustee in deed Volume 2054, Page 3489 of GCDR;

Thence North 89°17'39" East along said south line of land so conveyed to Petkosek, 766.43 feet to a 1" iron pipe found at the northwest corner of PN: 12-090233 of land conveyed to Eric and Rachel Gartner in deed Volume 2061, Page 3431 of GCDR;

Thence South 00°20'40" East along the west line of land so conveyed to Gartner and the west lines of PN: 12-090227 of lands conveyed to James and Linda Petkosek in deed Volume 1828, Page 2608 of GCDR and the west line of land so conveyed to said Meyer, and passing over a 5/8" iron pin found in said north line of Hall Road at 966.60, a total distance of 996.59 feet to the PLACE OF BEGINNING and containing 14.4376 acres of land (including 0.3445 acres in the right-of-way of Hall Road) as surveyed in July of 2020 by Richard J. Kole, Ohio Surveyor #7889, of R.M. Kole & Assoc., Corp., Professional Land Surveyors.

Subject, however, to all legal rights-of-way of previous record.

**Basis of bearings:** The bearing for the centerline line of Hall Road (North 89°00'00" East) as described in the deed recorded in Volume 2079, Page 155 of Geauga County Deed Records, is the reference meridian for this survey.

Richard J. Kole – 7/27/2020  
 Registered Surveyor No. 7889

**SURVEY PLAT & LEGAL DESCRIPTION**  
**APPROVED PER R.C. 315.251**  
  
 07/27/2020  
**GEAUGA COUNTY ENGINEER**  
**TAX MAP DEPT.**

20-082

