

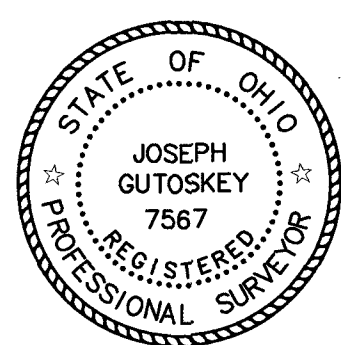
I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733.37 OF THE OHIO ADMINISTRATIVE CODE. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATES, NORTH ZONE 3401, NAD83 (CORS 2011) ALL OF WHICH I DECLARE TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.

PLAT OF SURVEY AND LOT SPLIT FOR NORM & PAM RIFFETT

SITUATED IN THE TOWNSHIP OF CLARIDON, COUNTY OF GEauga AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL CLARIDON TOWNSHIP LOT NOS. 10 AND 11, HOLMES TRACT .

JULY, 2020

Joseph Gutoskey PS 01/10/20
JOSEPH GUTOSKEY, P.S. No. 7567 DATE



REFERENCES:
DEEDS AS SHOWN HEREON.
GEAUGA COUNTY ENGINEER FIELD BOOK 17, PAGES 8-12 @ TAYLOR ROAD SURVEY FOR DENNIS BALANTE BY BABCOCK-JONES & ASSOC. DATED JUNE 4, 1999 (CLA 00009).
LOCATION PLAN S.H.(I.C.H.) 15 SEC. H2G (MAYFIELD ROAD), 1930
LOCATION PLAN GE-USR-322-(11.45-11.80) MAY 10, 1954

THE TAYLOR FAMILY FARM, LLC
VOL. 1816, PAGE 2531
PPN 12-000980

NORMAN JR. & PAMELA L. RIFFETT
VOL. 1908, PAGE 984
PARCEL 2
PPN 12-051600

NORMAN JR. & PAMELA L. RIFFETT
VOL. 1908, PAGE 984
PARCEL 1
PPN 12-051700
(0.3738 ACRES)

PARCEL 1
1,295,980 S.F.
29.7516 Ac.
1,281,995 S.F.
29.4306 Ac.
EXCL. OF R/W

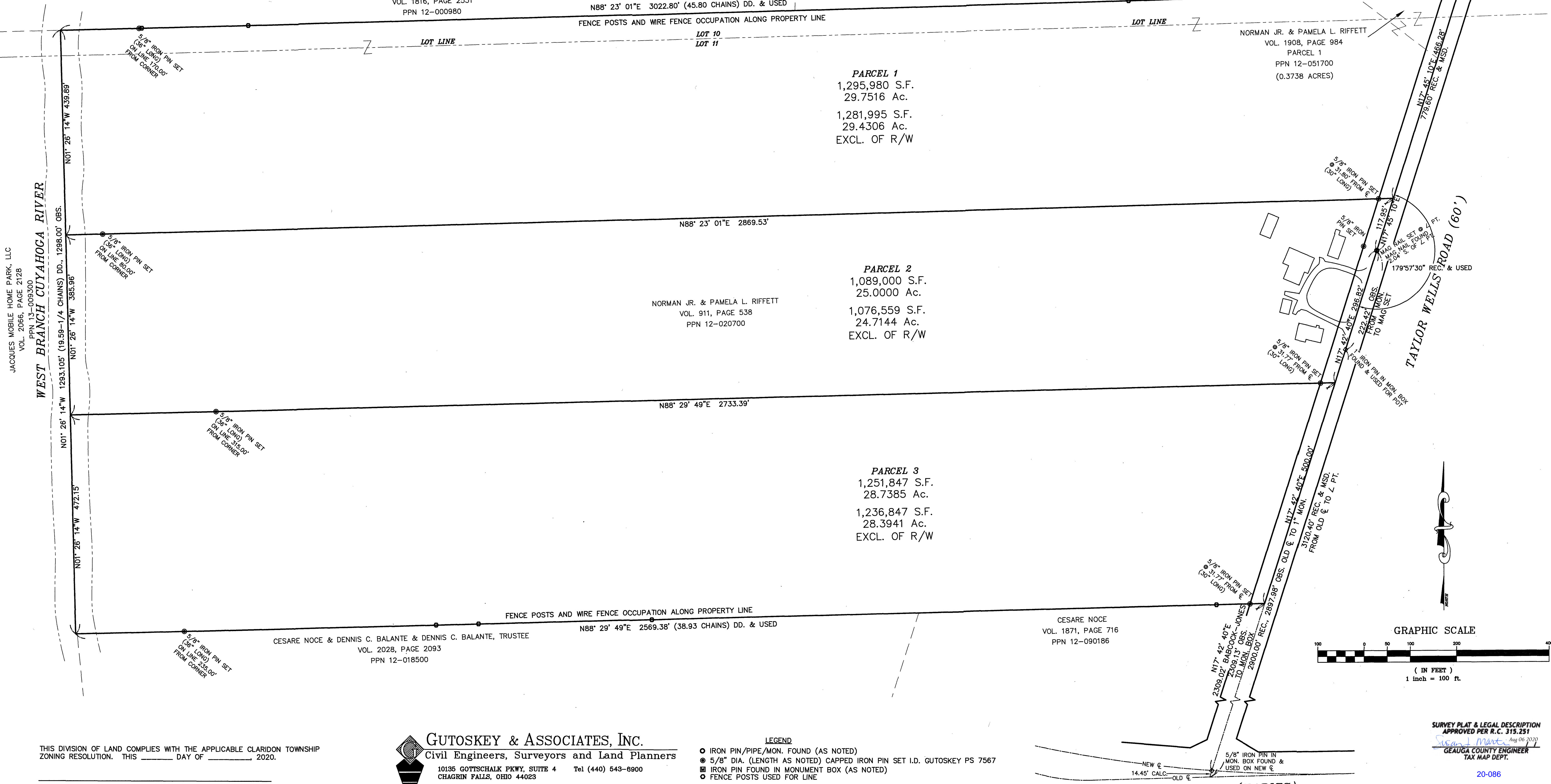
PARCEL 2
1,089,000 S.F.
25.0000 Ac.
1,076,559 S.F.
24.7144 Ac.
EXCL. OF R/W

PARCEL 3
1,251,847 S.F.
28.7385 Ac.
1,236,847 S.F.
28.3941 Ac.
EXCL. OF R/W

NORMAN JR. & PAMELA L. RIFFETT
VOL. 911, PAGE 538
PPN 12-020700

CESARE NOCE
VOL. 1871, PAGE 716
PPN 12-090186

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



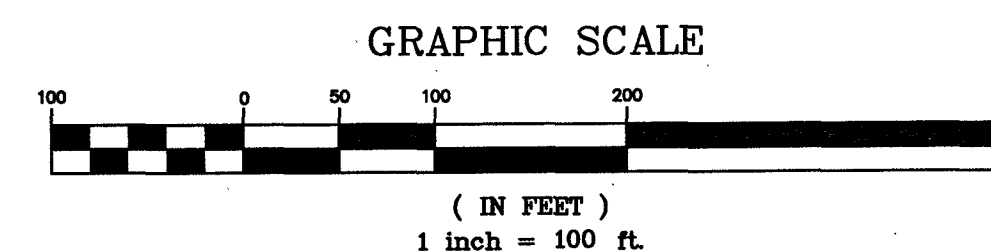
JACQUES MOBILE HOME PARK, LLC
VOL. 2066, PAGE 2128
PPN 13-009300

THIS DIVISION OF LAND COMPLIES WITH THE APPLICABLE CLARIDON TOWNSHIP ZONING RESOLUTION. THIS _____ DAY OF _____, 2020.

BY: CLARIDON TOWNSHIP ZONING INSPECTOR

GUTOSKEY & ASSOCIATES, INC.
Civil Engineers, Surveyors and Land Planners
10135 GOTTSCHALK PKWY, SUITE 4 Tel (440) 543-6900
CHAGRIN FALLS, OHIO 44023

- LEGEND
- IRON PIN/PIPE/MON. FOUND (AS NOTED)
 - 5/8" DIA. (LENGTH AS NOTED) CAPPED IRON PIN SET I.D. GUTOSKEY PS 7567
 - IRON PIN FOUND IN MONUMENT BOX (AS NOTED)
 - FENCE POSTS USED FOR LINE



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
Susan Mart Aug 06 2020
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

20-086

MAYFIELD ROAD (VARIES)
U.S. 322

Legal Description
Parcel 1
29.7516 Acres

Situated in the Township of Claridon, County of Geauga and State of Ohio and known as being part of Original Claridon Township Lot Nos. 10 & 11, Holmes Tract and is further bounded and described as follows;

Beginning at a 5/8" iron pin found in a monument box in the northerly relocated curved centerline of Mayfield Road (US 322) (width varies) at its intersection with the centerline of Taylor Wells Road (60 feet wide);

Thence **North 17° 42' 40" East**, along said Taylor Wells Road centerline, (and passing over a 1" iron pin found in a monument box at 2883.53 feet), **3105.95 feet** to a mag nail set at an angle point therein;

Thence **North 17° 45' 10" East**, along said Taylor Wells Road centerline, **117.95 feet** to a point and the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence **South 88° 23' 01" West**, creating a new line, (and passing over a 5/8" iron pin set (30" long) at 31.80 feet and passing over a 5/8" iron pin set (36" long) at 2789.53 feet) **2869.53 feet** to a point in the centerline of the West Branch of the Cuyahoga River and in the east line of a parcel of land conveyed to Jacques Mobile Home Park, LLC by deed recorded in Volume 2066, Page 2128 (PPN 13-009300) of Geauga County Records;

Course II Thence **North 01° 26' 14" West**, along the east line of said Jacques Mobile Home Park and along the centerline of said West Branch of the Cuyahoga River, **439.89 feet** to a point at the northeast corner of said Jacques Mobile Home Park and in the south line of a parcel of land conveyed to The Taylor Family Farm, LLC by deed recorded in Volume 1816, Page 2531 (PPN 12-000980) of Geauga County Records;

Course III Thence **North 88° 23' 01" East**, along the south line of said Taylor Family Farm, (and passing over a 5/8" iron pin set (36" long) at 170.00 feet) and along the south line of a parcel of land conveyed to Norman Jr. & Pamela L. Riffett by deed recorded in Volume 1908, Page 984 (Parcel 2) (PPN 12-051600) of Geauga County Records (and passing over a 5/8" iron pin set (30" long) at 2991.00 feet) **3022.80 feet** to a point in the centerline of said Taylor Wells Road;

Course IV Thence **South 17° 45' 10" West**, along said centerline, **466.28 feet** to a point at the Principal Place of Beginning, and containing 29.7516 Acres (1,295,980 square feet) (29.4306 Acres (1,281,995 square feet) exclusive of right-of-way) of land as surveyed and described in July, 2020 by Joseph Gutoskey, PS 7567, be the same more or less, but subject to all legal highways. Bearings used herein are based on State Plane Coordinates, Ohio North Zone 3401, NAD 83 (CORS 2011).

The intent is to split 29.3778 Acres from PPN 12-020700 and combine with all of PPN 12-051700 (0.3738 Acres)

Prior deed of record
Volume 911, Page 538 and Volume 1908, Page 984 (Parcel 1)

Iron pins set are 5/8" diameter with ID "Gutoskey, PS 7567", length as noted in legal description.

John DeFabo PS E/6/20

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
Susan L. Marti Aug 06 2020
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

20-086



Legal Description
Parcel 2
25.0000 Acres

Situated in the Township of Claridon, County of Geauga and State of Ohio and known as being part of Original Claridon Township Lot No. 11, Holmes Tract and is further bounded and described as follows;

Beginning at a 5/8" iron pin found in a monument box in the northerly relocated curved centerline of Mayfield Road (US 322) (width varies) at its intersection with the centerline of Taylor Wells Road (60 feet wide);

Thence **North 17° 42' 40" East**, along said Taylor Wells Road centerline, **2809.13 feet** to a point and the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence **South 88° 29' 49" West**, creating a new line, (and passing over a 5/8" iron pin set (30" long) at 31.77 feet and passing over a 5/8" iron pin set (36" long) at 2418.39 feet) **2733.39 feet** to a point in the centerline of the West Branch of the Cuyahoga River and in the east line of a parcel of land conveyed to Jacques Mobile Home Park, LLC by deed recorded in Volume 2066, Page 2128 (PPN 13-009300) of Geauga County Records;

Course II Thence **North 01° 26' 14" West**, along the east line of said Jacques Mobile Home Park and along the centerline of said West Branch of the Cuyahoga River, **385.96 feet** to a point;

Course III Thence **North 88° 23' 01" East**, creating a new line, (and passing over a 5/8" iron pin set (36" long) at 80.00 feet and passing over a 5/8" iron pin set (30" long) at 2837.73 feet), **2869.53 feet** to a point in the centerline of said Taylor Wells Road;

Course IV Thence **South 17° 45' 10" West**, along said centerline, **117.95 feet** to a mag nail set at an angle point therein;

Course V Thence **South 17° 42' 40" West**, along said centerline, (and passing over a 1" iron pin found in a monument box at 222.42 feet), **296.82 feet** to a point at the Principal Place of Beginning, and containing 25.0000 Acres (1,089,000 square feet) (24.7144 Acres (1,076,559 square feet) exclusive of right-of-way) of land as surveyed and described in July, 2020 by Joseph Gutoskey, PS 7567, be the same more or less, but subject to all legal highways. Bearings used herein are based on State Plane Coordinates, Ohio North Zone 3401, NAD 83 (CORS 2011).

The intent is to split 25.0000 Acres from PPN 12-020700.

Prior deed of record
Volume 911, Page 538

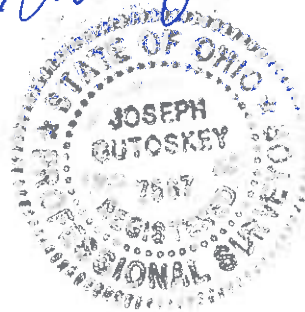
Iron pins set are 5/8" diameter with ID "Gutoskey, PS 7567", length as noted in legal description.

Joseph Gutoskey PS 8/6/20

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

Susan J. Martini Aug 06 2020
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

20-086



Legal Description
Parcel 3
28.7385 Acres

Situated in the Township of Claridon, County of Geauga and State of Ohio and known as being part of Original Claridon Township Lot No. 11, Holmes Tract and is further bounded and described as follows;

Beginning at a 5/8" iron pin found in a monument box in the northerly relocated curved centerline of Mayfield Road (US 322) (width varies) at its intersection with the centerline of Taylor Wells Road (60 feet wide);

Thence **North 17° 42' 40" East**, along said Taylor Wells Road centerline, **2309.13 feet** to a point at the northeast corner of a parcel of land conveyed to Cesare Noce by deed recorded in Volume 1871, Page 716 (PPN 12-090186) of Geauga County Records and the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence **South 88° 29' 49" West**, along the north line of said Noce (and passing over a 5/8" iron pin set (30" long) at 31.77 feet) and along the north line of a parcel of land conveyed to Cesare Noce & Dennis C. Balante & Dennis C. Balante, Trustee by deed recorded in Volume 2028, Page 2093 (PPN 12-018500) of Geauga County Records (and passing over a 5/8" iron pin set (36" long) at 2334.38 feet) **2569.38 feet** to a point in the centerline of the West Branch of the Cuyahoga River at the northwest corner of said Cesare Noce & Dennis C. Balante & Dennis C. Balante, Trustee and in the east line of a parcel of land conveyed to Jacques Mobile Home Park, LLC by deed recorded in Volume 2066, Page 2128 (PPN 13-009300) of Geauga County Records;

Course II Thence **North 01° 26' 14" West**, along the east line of said Jacques Mobile Home Park and along the centerline of said West Branch of the Cuyahoga River, **472.15 feet** to a point;

Course III Thence **North 88° 29' 49" East**, creating a new line, (and passing over a 5/8" iron pin set (36" long) at 315.00 feet and passing over a 5/8" iron pin set (30" long) at 2701.62 feet), **2733.39 feet** to a point in the centerline of said Taylor Wells Road;

Course IV Thence **South 17° 42' 40" West**, along said centerline, **500.00 feet** to a point at the Principal Place of Beginning, and containing 28.7385 Acres (1,251,847 square feet) (28.3941 Acres (1,236,847 square feet) exclusive of right-of-way) of land as surveyed and described in July, 2020 by Joseph Gutoskey, PS 7567, be the same more or less, but subject to all legal highways. Bearings used herein are based on State Plane Coordinates, Ohio North Zone 3401, NAD 83 (CORS 2011).

The intent is to split 28.7385 Acres from PPN 12-020700.

Prior deed of record
Volume 911, Page 538

Iron pins set are 5/8" diameter with ID "Gutoskey, PS 7567", length as noted in legal description.

Joseph Gutoskey PS 7567 8/6/20

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
Susan L. Martin Aug 06 2020
GAUGA COUNTY ENGINEER
TAX MAP DEPT.

