

PLAT OF SURVEY AND CONSOLIDATION FOR TIFFANY M. & JUSTIN T. SMETANA

20-131

SITUATED IN THE TOWNSHIP OF CLARIDON, COUNTY OF GEAGA AND
STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL CLARIDON
TOWNSHIP LOT NOS. 1 AND 2, SECTION 6, EAST SURVEY.

DECEMBER, 2020

RICHARD T. & LOUISE M. RICKELMAN
VOL. 1965, PAGE 1172
PPN 12-041100

N1° 02' 57"W 59.59' TEMPLE
60.11' SCHWARTZ & OBS.
5/8" IRON PIN
FD. & USED

N89° 55' 02"W 975.00' DD., 973.91' SCHWARTZ, 974.01' OBS.

PARCEL 1
1,659,138 S.F.
38.0886 Ac.
1,657,338 S.F.
38.0472 Ac.
EXCL. OF R/W

CURTIS J. & PAMELA A. HESS
VOL. 1780, PAGE 2124
PPN 12-028575

JAMES WAYNE & BETHANY A. RIDER
VOL. 1529, PAGE 1213
PPN 12-090170

TIFFANY M. &
JUSTIN T. SMETANA
VOL. 2103, PAGE 1244
PARCEL 1
PPN 12-059700

EXCEPTION
PARCEL 1
VOL. 2103, PAGE 1244

TIFFANY M. &
JUSTIN T. SMETANA
VOL. 2103, PAGE 1244
PARCEL 2
PPN 12-059600

GARY L. & DOROTHY
J. DYSERT, TRUSTEES
VOL. 1821, PAGE 2835
PPN 12-013700

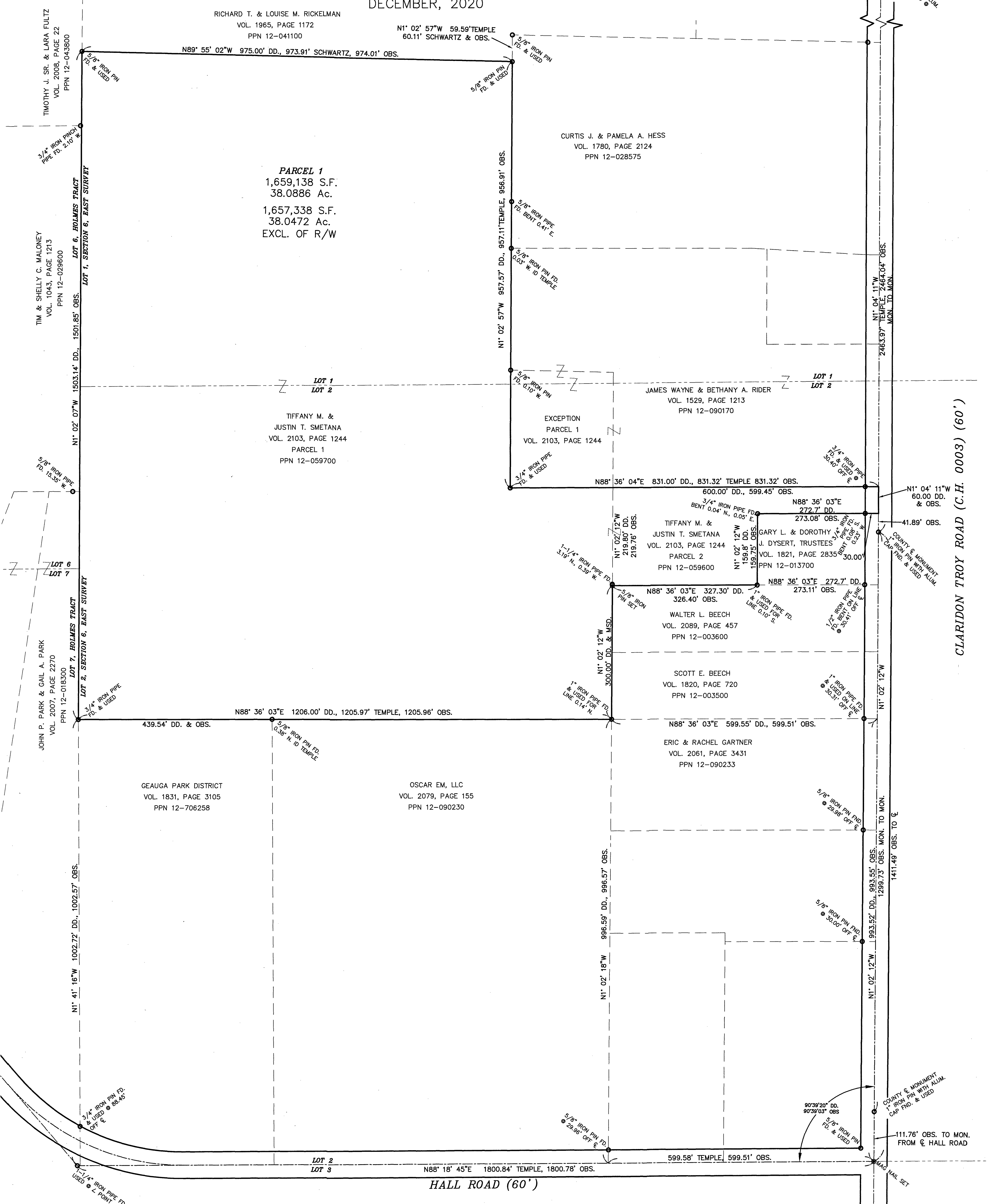
WALTER L. BEECH
VOL. 2089, PAGE 457
PPN 12-003600

SCOTT E. BEECH
VOL. 1820, PAGE 720
PPN 12-003500

ERIC & RACHEL GARTNER
VOL. 2061, PAGE 3431
PPN 12-090233

GEAGA PARK DISTRICT
VOL. 1831, PAGE 3105
PPN 12-706258

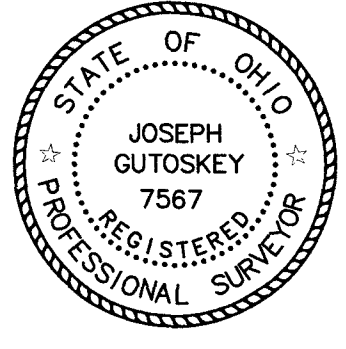
OSCAR EM, LLC
VOL. 2079, PAGE 155
PPN 12-090230



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.

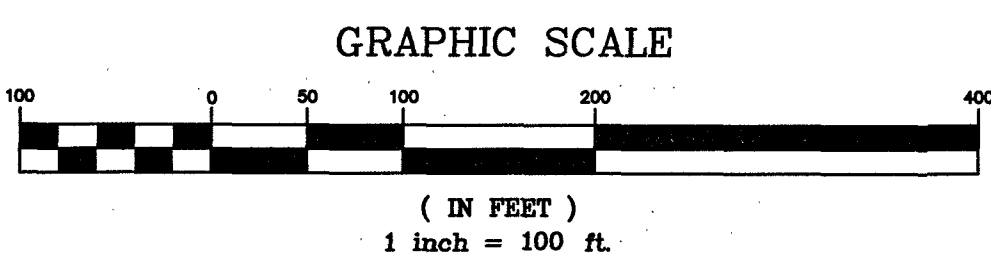
REFERENCES:
DEEDS AS SHOWN HEREON.
SURVEY FOR CURTIS J. & LOIS J. HESS BY J. ARTHUR TEMPLE DATED MARCH 4, 2002.
SURVEY FOR RICHARD T. & LOUISE M. RICKELMAN BY SCHWARTZ LAND SURVEYING, INC. DATED DECEMBER 17, 2013 (CLA 00226).
MONUMENT RESET PLATS REFERENCE STATIONS 3, 4 AND 5 CLARIDON TROY ROAD C.H. 0003 PREPARED BY GEAGA COUNTY ENGINEER'S OFFICE DATED JUNE 19, 2020.

Joseph Gutosky PS 12/14/20
JOSEPH GUTOSKEY, P.S. No. 7567 DATE



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
Dec 15 2020
GEAGA COUNTY ENGINEER
TAX MAP DEPT.
20-131

LEGEND
● IRON PIN/PIPE/MON. FOUND (AS NOTED)
● 30" LONG BY 5/8" DIA. CAPPED IRON PIN SET I.D. GUTOSKEY PS 7567



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

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

BY: CLARIDON TOWNSHIP ZONING INSPECTOR

REVISED 12/14/2020 CONTRACT NO. 20-3455

Legal Description
Parcel 1
38.0886 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. 1 & 2, Section 6, East Survey and is further bounded and described as follows;

Beginning at a mag nail set in the centerline Claridon Troy Road (C.H. 0003) at its intersection with the centerline of Hall Road (60 feet wide);

Thence **North 1° 02' 12" West**, along said Claridon Troy Road centerline, (and passing over a 1" iron pin with aluminum cap County centerline monument at 111.76 feet), a total distance of **1411.49 feet** to a 1" iron pin with aluminum cap County centerline monument at an angle point therein;

Thence **North 1° 04' 11" West**, along said Claridon Troy Road centerline, **41.89 feet** to a point at the northeast corner of a parcel of land conveyed to Gary L. & Dorothy J. Dysert, Trustees by deed recorded in Volume 1821, Page 2835 (PPN 12-013700) 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° 36' 03" West**, along the north line of said Dysert, Trustees', (passing over the west right-of-way line of said Claridon Troy Road at 30.00 feet (witness a 3/4" iron pipe found bent 0.08 feet South and 0.23 feet West)) **273.08 feet** to a point at the northwest corner of said Dysert, Trustees' (witness a 3/4" iron pipe found bent 0.04 feet North and 0.05 feet East);
- Course II Thence **South 1° 02' 12" East**, along the west line of said Dysert, Trustees', **159.75 feet** to a point at the southwest corner of said Dysert, Trustees' and in the north line of a parcel of land conveyed to Walter L. Beech, by deed recorded in Volume 2089, Page 457 (PPN 12-003600) of Geauga County Records (witness a 1" iron pipe found 0.10 feet South);
- Course III Thence **South 88° 36' 03" West**, along the north line of said Walter L. Beach, **326.40 feet** to a 5/8" iron pin set at the northwest corner of said Walter L. Beach (witness a 1-1/4" iron pipe found 3.19 feet North and 0.39 feet West);
- Course IV Thence **South 1° 02' 12" East**, along the west line of said Walter L. Beach and the west line of a parcel of land conveyed to Scott E. Beech by deed recorded in Volume 1820, Page 720 (PPN 12-003500) of Geauga County Records, (passing over a 1" iron pipe

found at 299.86 feet), **300.00 feet** to a point at the southwest corner of said Scott E. Beach, the northwest corner of a parcel of land conveyed to Eric & Rachel Gartner by deed recorded in Volume 2061, Page 3431 (PPN 12-090233) of Geauga County Records and the northeast corner of a parcel of land conveyed to Oscar Em, LLC by deed recorded in Volume 2079, Page 155 (PPN 12-090230) of Geauga County Records;

- Course V Thence **South 88° 36' 03" West**, along the north line of said Oscar Em, LLC and the north line of a parcel of land conveyed to Geauga Park District by deed recorded in Volume 1831, Page 3105 (PPN 12-706258) of Geauga County Records, **1205.96 feet** to a 3/4" iron pipe found at the northwest corner of said Geauga Park District and at an angle point in the east line of a parcel of land conveyed to John P. Park & Gail A. Park by deed recorded in Volume 2007, Page 2270 (PPN 12-018300) of Geauga County Records further being in the east line of Lot 7, Holmes Tract;
- Course VI Thence **North 1° 02' 07" West**, along the east line of said Park, the east line of a parcel of land conveyed to Tim & Shelly C. Maloney by deed recorded in Volume 1043, Page 1213 (PPN 12-029600) of Geauga County Records and the east line of a parcel of land conveyed to Timothy J. Sr. & Lara Fultz by deed recorded in Volume 2008, Page 22 (PPN 12-043800) of Geauga County Records, further being the east line of Lots 7 & 6, Holmes Tract, **1501.85 feet** to a 5/8" iron pin found at the southwest corner of a parcel of land conveyed to Richard T. & Louise M. Rickelman by deed recorded in Volume 1965, Page 1172 (PPN 12-041100) of Geauga County Records;
- Course VII Thence **South 89° 55' 02" East**, along the south line of said Rickelman, **974.01 feet** to a 5/8" iron pin found at an angle point in the broken south line of said Rickelman and in the west line of a parcel of land conveyed to Curtis J. & Pamela A. Hess by deed recorded in Volume 1780, Page 2124 (PPN 12-028575) of Geauga County Records;
- Course VIII Thence **South 1° 02' 57" East**, along the west line of said Hess and the west line of a parcel of land conveyed to James Wayne & Bethany A. Rider by deed recorded in Volume 1529, Page 1213 (PPN 12-090170) of Geauga County Records, **956.91 feet** to a 3/4" iron pipe found at the southwest corner of said Rider;

Course IX Thence **North 88° 36' 04" East**, along the south line of said Rider, (passing over a 3/4" iron pipe found at 800.92 feet), **831.32 feet** to a point at the southeast corner of said Rider and in the centerline of said Claridon Troy Road;

Course X Thence **South 1° 04' 11" East**, along said centerline, **60.00 feet** to a point at the Principal Place of Beginning, and containing 38.0886 Acres (1,659,138 square feet) (38.0472 Acres (1,657,338 square feet) exclusive of right-of-way) of land as surveyed and described in December, 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 combine PPN 12-059700 with PPN 12-059600.

Prior deed of record
Volume 2103, Page 1244

Iron pins set are 5/8" diameter, 30" long with ID "Gutoskey, PS 7567".

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
Susan L. Martin Dec 15 2020
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

20-131



Joseph Gutoskey PS
12/14/20