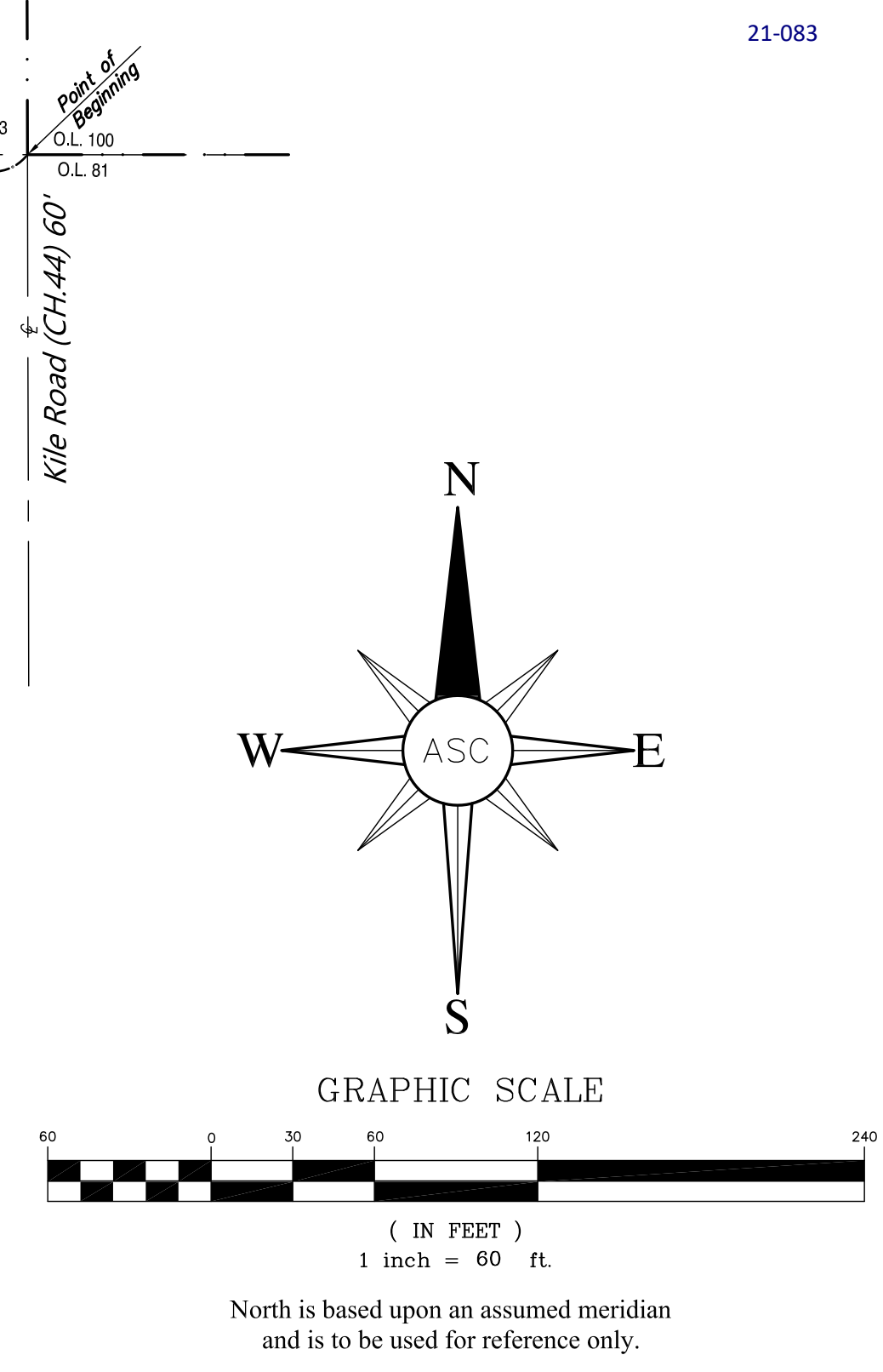
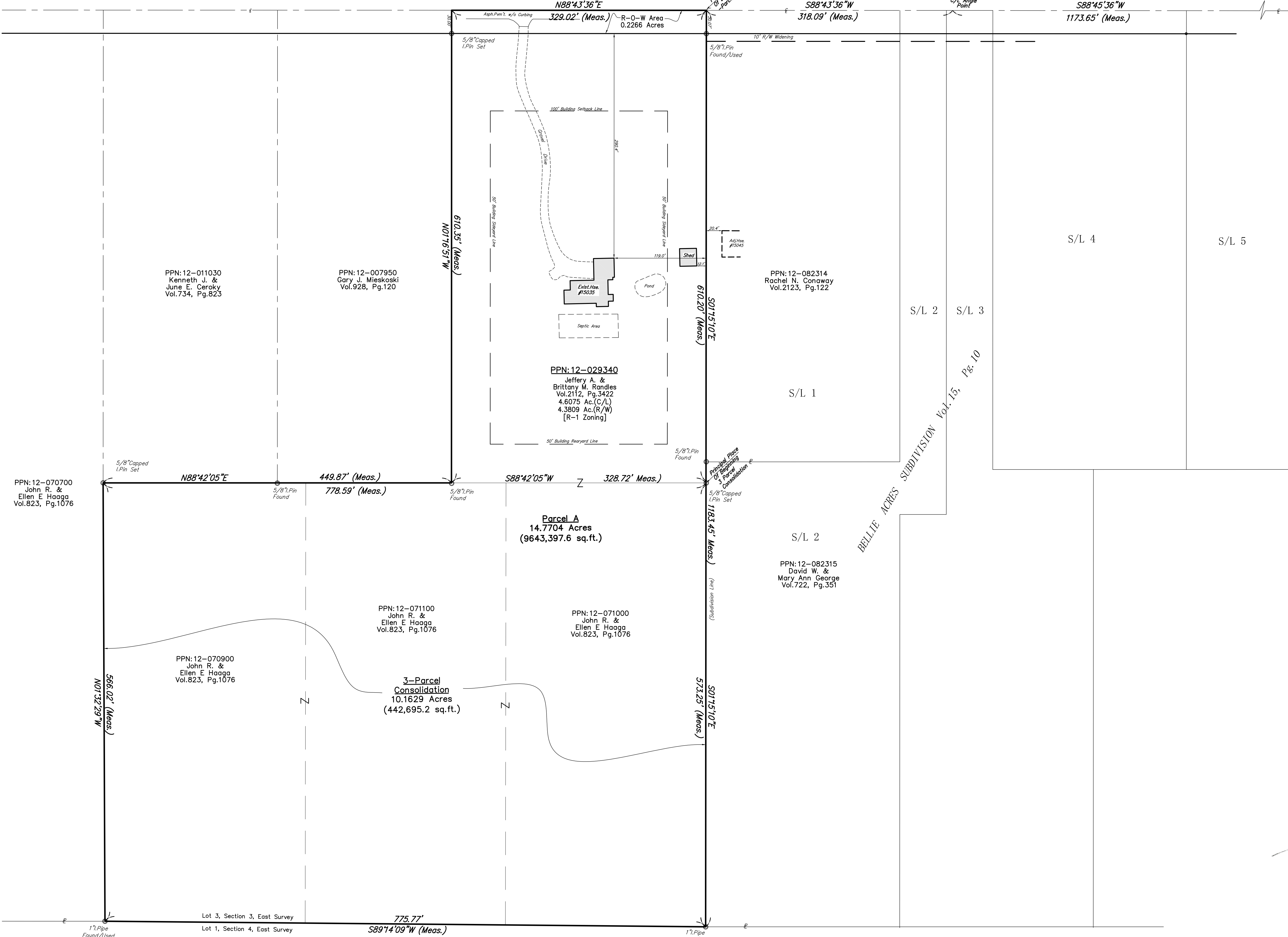


Chardon-Windsor Road (CH.13) 60'

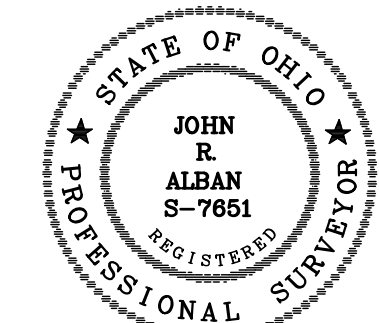


CLARIDON TWP. ZONING ACCEPTANCE:
 THIS CONSOLIDATION OF LAND COMPLIES WITH THE APPLICABLE CLARIDON TOWNSHIP ZONING RESOLUTION.
 THIS ____ DAY OF _____, 2021. BY:
 _____, ZONING INSPECTOR.

SURVEYORS CERTIFICATION:
 I THE UNDERSIGNED DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND HAVE 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.

John R. Alban
 JOHN R. ALBAN P.S. 7651 5-19-21

Survey Plat & Description
 Approved Per O.R.C. 315.251
 Geauga County Engineer
 Reviewed under the supervision of
 Steven N. Rosauer, P.S. Ohio #7070
 By: SNR Date: 05/19/2021



21-083

PREPARED BY:
ALBAN SURVEYING CO.
 Engineers and Surveyors
 38052 Euclid Avenue, Suite 200
 Willoughby, Ohio 44094
 Phone: 440-946-0752

REV.	DESCRIPTION	BY	DATE

PPN: 12-095115
 Debra A. Spiros Perce
 Vol.2118, Pg.3456

Plat of Lot Split & Consolidation
 15035 Chardon-Windsor Road - PPN:12-029340
 Known As Being Part Of Original Claridon Township Lot
 Number 3, Section Number 3, East Survey, Situated In
 The Township Of Claridon, County Of Geauga In The
 State Of Ohio.

DATE: May, 2021
 SCALE: 1"=60'
 FIELD M.H.
 DRAWN BY: G.S.V.
 CHKD.BY: J.R.A.
 SHEET 1 of 1

LEGAL DESCRIPTION FOR:
10.1629 Acre Consolidation
Claridon Township, Ohio

Situated in the Township of Claridon, County of Geauga in the State of Ohio, and being part of Lot Number 3, Section 3, East Survey, further bounded and described as follows:

Beginning at the intersection of the centerline of Kile Road (CH-44) (60' Wide) with the centerline of Chardon-Windsor Road (CH-13) (60' Wide); THENCE, South 88°45'36" West, along the centerline of Chardon-Windsor Road, a distance of 1173.65 feet to an angle point therein; Thence South 88°43'36" West, continuing along said centerline, a distance of 318.09 feet to the northwesterly corner of PPN:12-082314, lands conveyed to Rachel N. Conaway, as recorded in Volume 2123, Page 122 of Geauga County Records; THENCE, South 01°15'10" East, leaving said centerline along the westerly lines of said Conaway lands, and PPN:12-082315, lands conveyed to David W. and Mary Ann George, as recorded in Volume 722, Page 351 of G.C.R., a distance of 610.20 feet to the southeasterly corner of PPN:12-029340, lands conveyed to Jeffery A. and Brittany M. Randles, as recorded on Volume 2112, Page 3422 of Geauga County Records, and the principal place of beginning of the parcel herein described;

THENCE, continuing along the westerly line of said George lands, South 01°15'10" East, a distance of 573.25 feet to the northerly line PPN:12-095115, lands conveyed to Debra A. Spiros Perce, as recorded in Volume 2118, Page 3456 of G.C.R., also being a common line of Lot 3, Section 3 & Lot 1, Section 4 of the East Survey, and a 1" iron pipe found;

THENCE, South 89°14'09" West, along the northerly line of said Spiros Perce lands, also being a common line of Lot 3, Section 3 & Lot 1, Section 4 of the East Survey, a distance of 775.77 feet to the southeasterly corner of PPN:12-070700, lands conveyed to John R. and Ellen Haaga, as recorded in Volume 823, Page 1076 of G.C.R., and a 1" iron pipe found;

THENCE, North 01°32'29" West, along the westerly line of said Haaga lands, a distance of 566.02 feet to the southwesterly corner of PPN:12-011030, lands conveyed to Kenneth J. and June E. Ceroky, as recorded in Volume 734, Page 823 of G.C.R. and a 5/8" capped iron pin set;

THENCE, North 88°42'05" East, along the southerly line of said Ceroky lands, PPN:12-007950, lands conveyed to Gary J. Mieskoski, as recorded in Volume 928, Page 120 of G.C.R., and PPN:12-029340, lands conveyed to Jeffery A. and Brittany M. Randles, a distance of 778.59 feet to the principal place of beginning and containing 10.1629 acres of land, based on a survey conducted in May of 2021, by John R. Alban, Ohio Professional Surveyor 7651.

Bearings are based upon an assumed meridian and are to be used for reference only. All pins set are 5/8" x 30" rebar with yellow cap marked "J. Alban 7651".



LEGAL DESCRIPTION FOR:
14.7704 Acre Parcel A
Claridon Township, Ohio

Situated in the Township of Claridon, County of Geauga in the State of Ohio, and being part of Lot Number 3, Section 3, East Survey, further bounded and described as follows:

Beginning at the intersection of the centerline of Kile Road (CH-44) (60' Wide) with the centerline of Chardon-Windsor Road (CH-13) (60' Wide); THENCE, South 88°45'36" West, along the centerline of Chardon-Windsor Road, a distance of 1173.65 feet to an angle point therein; Thence South 88°43'36" West, continuing along said centerline, a distance of 318.09 feet to the northwesterly corner of PPN:12-082314, lands conveyed to Rachel N. Conaway, as recorded in Volume 2123, Page 122 of Geauga County Records, and the principal place of beginning of the parcel herein described;

THENCE, South 01°15'10" East, leaving said centerline and along the westerly lines of said Conaway lands, passing thru a 5/8" iron pin found at 30.07 feet there from, and PPN:12-082315, lands conveyed to David W. and Mary Ann George, as recorded in Volume 722, Page 351 of G.C.R., a distance of 1183.45 feet to the northerly line of PPN:12-095115, lands conveyed to Debra A. Spiros Perce, as recorded in Volume 2118, Page 3456 of G.C.R., also being a common line of Lot 3, Section 3 & Lot 1, Section 4 of the East Survey, and a 1" iron pipe found;

THENCE, South 89°14'09" West, along the northerly line of said Spiros Perce lands, also being a common line of Lot 3, Section 3 & Lot 1, Section 4 of the East Survey, a distance of 775.77 feet to the southeasterly corner of PPN:12-070700, lands conveyed to John R. and Ellen Haaga, as recorded in Volume 823, Page 1076 of G.C.R., and a 1" iron pipe found;

THENCE, North 01°32'29" West, along the westerly line of said Haaga lands, a distance of 566.02 feet to the southwesterly corner of PPN:12-011030, lands conveyed to Kenneth J. and June E. Ceroky, as recorded in Volume 734, Page 823 of G.C.R. and a 5/8" capped iron pin set;

THENCE, North 88°42'05" East, along the southerly line of said Ceroky lands, and PPN:12-007950, lands conveyed to Gary J. Mieskoski, as recorded in Volume 928, Page 120 of G.C.R., a distance of 449.87 feet to the southeasterly corner of said PPN:12-007950 and a 5/8" iron pipe found;

THENCE, North 01°16'51" West, along said easterly line of Mieskoski, a distance of 610.35 feet to a point in the centerline of Chardon-Windsor Road, passing thru a 5/8" capped iron pin set at 580.35 feet;

THENCE, along said centerline, North 88°43'36" East, a distance of 329.02 feet to the principal place of beginning and containing 14.7704 acres of land, of which 0.2266 acres

are located within the right-of-way of Chardon-Windsor Road, based on a survey conducted in May of 2021, by John R. Alban, Ohio Professional Surveyor 7651.

Bearings are based upon an assumed meridian and are to be used for reference only. All pins set are 5/8" x 30" rebar with yellow cap marked "J. Alban 7651".

Survey Plat & Description
Approved Per O.R.C. 315.251

Geauga County Engineer

Reviewed under the supervision of
Steven N. Roessner, P.S. Ohio #7070

By: SNR Date: 05/19/2021

21-083

