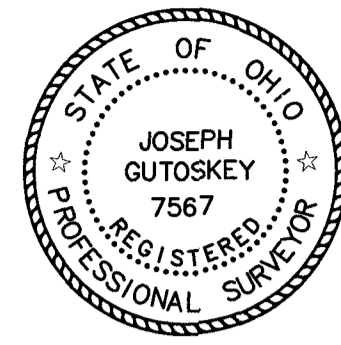


PLAT OF SURVEY AND LOT SPLIT FOR ERIN & JAMES ROMASK

21-103

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.

Joseph Gutoskey PS 7/5/21
JOSEPH GUTOSKEY, P.S. No. 7567 DATE

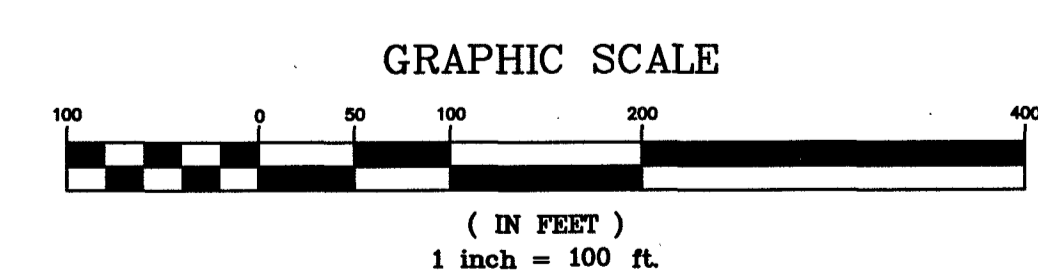
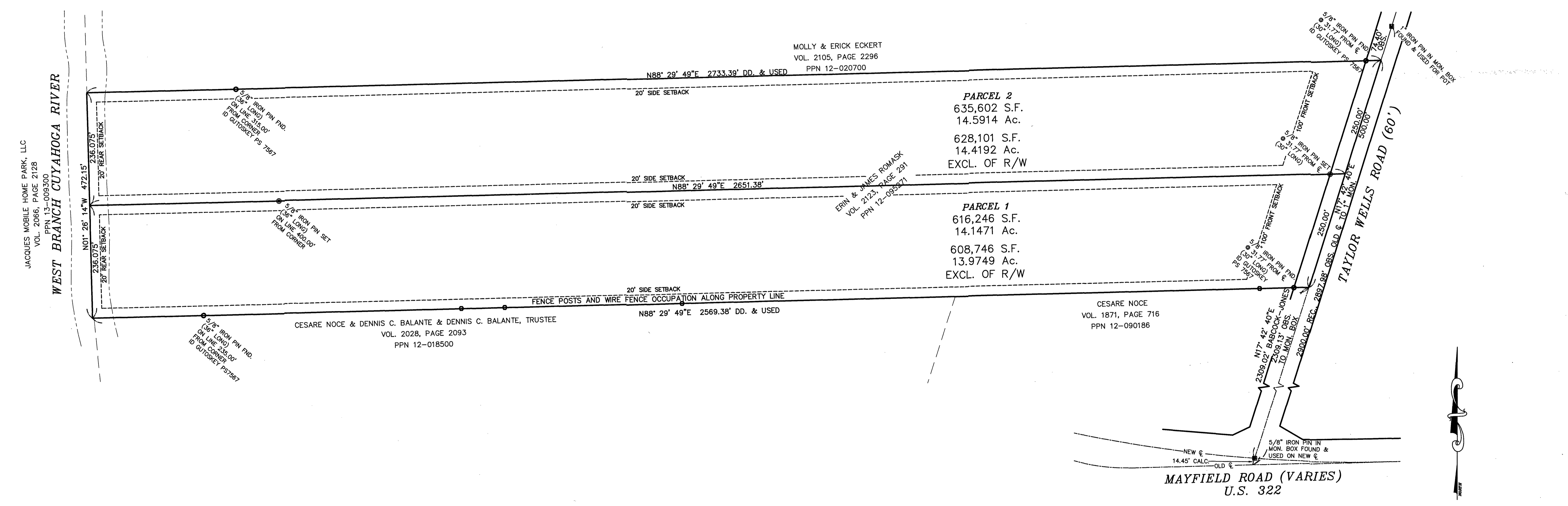


Survey Plat & Description
Approved Per O.R.C. 315.251
Geauga County Engineer
Serving under the supervision of
Steven N. Roessler, P.S. Ohio #7070
By: SNR Date: 07/06/2021
21-103

JULY, 2021

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.

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).
SURVEY FOR NORM & PAM RIFFETT BY GUTOSKEY & ASSOCIATES, INC. DATED AUGUST 6, 2020 (20-086).
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



THIS DIVISION OF LAND COMPLIES WITH THE APPLICABLE CLARIDON TOWNSHIP ZONING RESOLUTION. THIS _____ DAY OF _____, 2021.

GUTOSKEY & ASSOCIATES, INC.
Civil Engineers, Surveyors and Land Planners
10135 GOTTSCHALK PKWY, SUITE 4 Tel (440) 543-6900
CHAGRIN FALLS, OHIO 44028

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

BY: CLARIDON TOWNSHIP ZONING INSPECTOR

CONTRACT NO.
21-3558

Legal Description
Parcel 1
14.1471 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 found (30" long, ID Gutoskey PS 7567) 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 found (36" long, ID Gutoskey PS 7567) 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, **236.075 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 400.00 feet and passing over a 5/8" iron pin set (30" long) at 2619.61 feet), **2651.38 feet** to a point in the centerline of said Taylor Wells Road;

Course IV Thence **South 17° 42' 40" West**, along said centerline, **250.00 feet** to a point at the Principal Place of Beginning, and containing 14.1471 Acres (616,246 square feet) (13.9749 Acres (608,746 square feet) exclusive of right-of-way) of land as surveyed and described in July, 2021 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 14.1471 Acres from PPN 12-095271.

Prior deed of record
Volume 2123, Page 291

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

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: 07/06/2021

21-103

Joseph Gutoskey PS
7/5/21



Legal Description
Parcel 2
14.5914 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, **2559.13 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 2251.38 feet) **2651.38 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, **236.075 feet** to a point at the southwest corner of a parcel of land conveyed to Molly & Erick Eckert by deed recorded in Volume 2123, Page 291 (PPN 12-020700) of Geauga County Records;

Course III Thence **North 88° 29' 49" East**, along the south line of said Eckert, (and passing over a 5/8" iron pin found (36" long ID Gutoskey PS 7567) at 315.00 feet and passing over a 5/8" iron pin found (30" long ID Gutoskey PS 7567) 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, **250.00 feet** to a point at the Principal Place of Beginning, and containing 14.5914 Acres (635,602 square feet) (14.4192 Acres (628,101 square feet) exclusive of right-of-way) of land as surveyed and described in July, 2021 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 14.5914 Acres from PPN 12-095271.

Prior deed of record
Volume 2123, Page 291

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

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: 07/06/2021

21-103

Joseph Gutoskey PS
7/5/21

