

NOTES:

- 1 DEEDS OF RECORD
- 2 PLAT OF SURVEY FOR CLAY STREET BY FORESIGHT ENGINEERING GROUP 4/08/1996
- 3 CONSOLIDATION PLAT FOR MICHAEL F. AND WENDY CAVOTTA BY NORMAN HOVLER 7/12/05
- 4 CH-0037-K-L-CLAY STREET 2002 PLANS

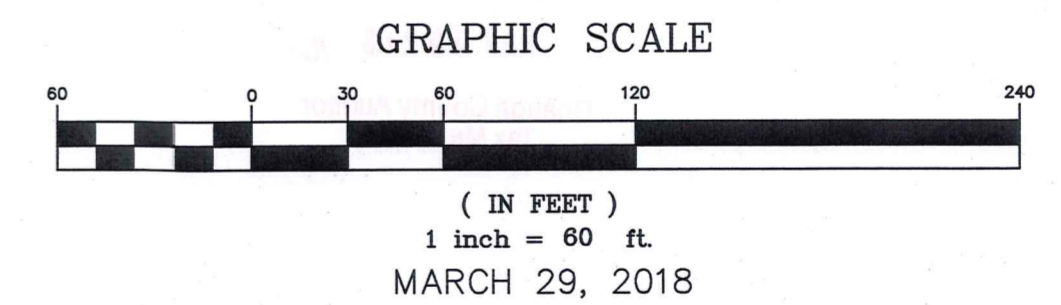
**CONSOLIDATION PLAT  
For  
CURT KOVACICH**

SITUATED IN THE TOWNSHIP OF THOMPSON, COUNTY OF GEauga AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL LOT NUMBER 11, IN SAID TOWNSHIP.

PREPARED FOR:  
**CURT KOVACH  
7831 CLAY ST.  
THOMPSON, OH 44086**

**LEGEND**

●	ips	5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
○	iPin	Iron Pin
○	iPipe	Iron Pipe
□	Mon.	Monument
□	Fe	Fence post
✕	Mag	Mag Nail Set
	Fnd.	Found
	D.	Deed
	R/Rec	Record
	M/Msd	Measured
	O/Obs	Observed
	C/Calc	Calculated
	U.	Used
	D.R.	Deed Record
	O.R.	Official Record
	C.L. C/L	Centerline
	e/p	Edge of Pavement
	P	Plat record information



I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION. MONUMENTS WERE FOUND OR SET AS INDICATED. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS REFER TO AN ASSUMED MERIDAN AND ARE INTENDED TO INDICATE ANGLES ONLY. ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

*Rudy E. Schwartz*  
RUDY E. SCHWARTZ, P.S. #7193 Date 4-9-18



SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
*[Signature]*  
GEAUGA COUNTY AUDITOR  
TAX MAP DEPT.

PREPARED BY:  
**SCHWARTZ LAND SURVEYING INC.**

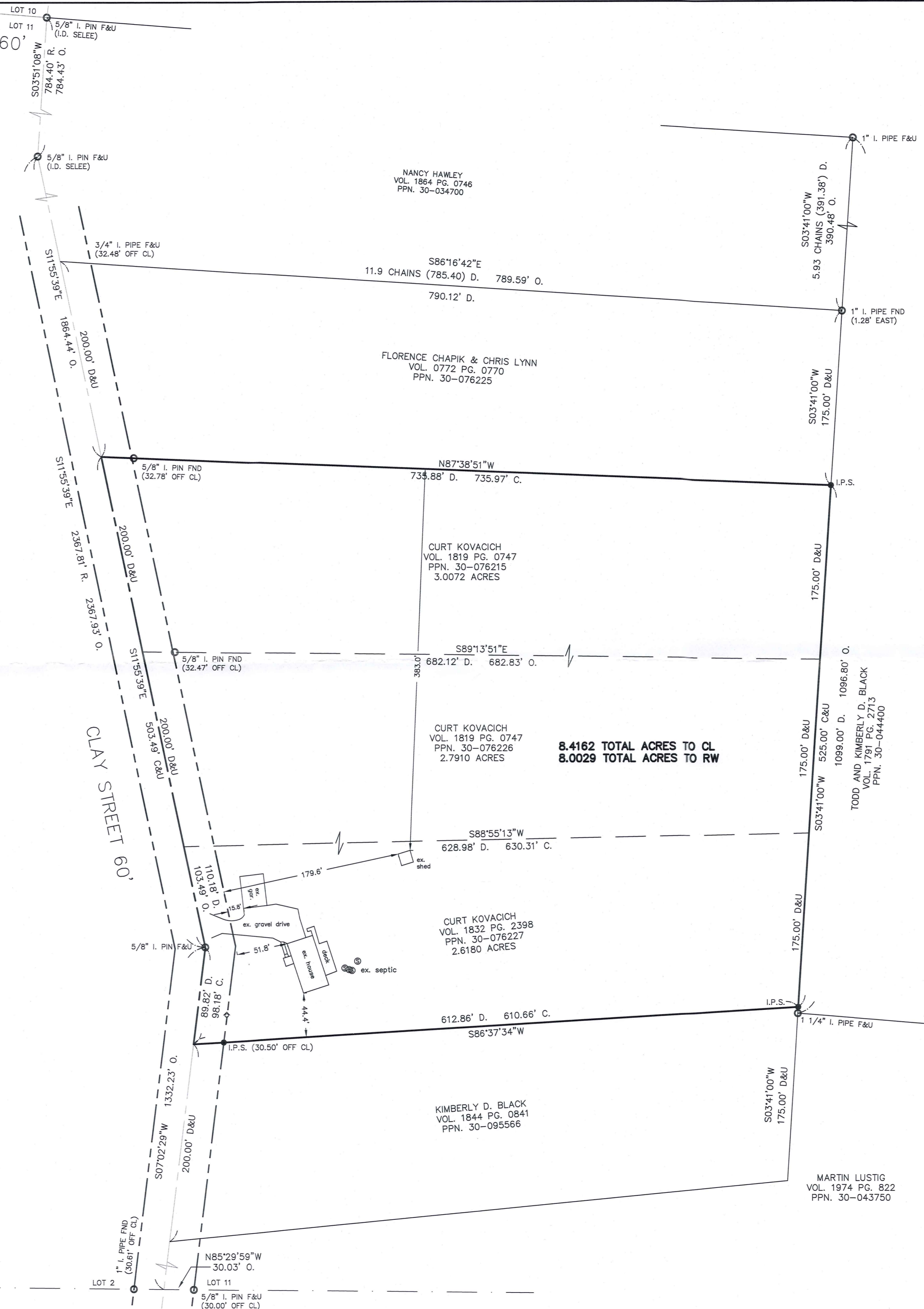
**RUDY E. SCHWARTZ  
PROFESSIONAL SURVEYOR  
12121 KINSMAN ROAD  
NEWBURY, OHIO 44065  
440-564-8174 Fax: 440-564-8285**

THIS CONSOLIDATION OF LAND COMPLIES WITH THE APPLICABLE THOMPSON TOWNSHIP ZONING RESOLUTION.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2018.

BY \_\_\_\_\_  
THOMPSON TOWNSHIP ZONING INSPECTOR

VALENTINE ROAD 60'



**8.4162 TOTAL ACRES TO CL  
8.0029 TOTAL ACRES TO RW**

MARTIN LUSTIG  
VOL. 1974 PG. 822  
PPN. 30-043750

THO 00277

THO 00277

Kovacich, Curt (18-044)  
Picked-Up 04/09/18

VOL. 2051 pg 1739

pn# 30-076227

CONSOLIDATION  
LEGAL DESCRIPTION  
OF A  
8.4162 ACRE PARCEL  
FOR  
CURT KOVACICH

Situated in the Township of Thompson, County of Geauga, and State of Ohio and known as being a part of Lot No. 11, and further known as being all of a parcel of land conveyed to Curt Kovacich (PPN 30-076215) by deed recorded in Volume 1819, Page 747 of Geauga County Deed Records, also being all of a parcel of land conveyed to Curt Kovacich (PPN 30-076226) by deed recorded in Volume 1819, Page 747 of Geauga County Deed Records, and also being all of a parcel of land conveyed to Curt Kovacich (PPN 30-076227) by deed recorded in Volume 1832, Page 2398 of Geauga County Deed Records further bounded and described as follows;

Beginning at a 5/8 inch iron pin found (I.D. Selee) at the intersection of the centerlines of Valentine Road, 60 feet wide, and Clay Street, 60 feet wide, said pin also being on the shared line between Lot Nos. 10 and 11;

Thence South 3° 51' 08" West, along the centerline of said Clay Street, a distance of 784.43 feet to a 5/8 inch iron pin found (I.D. Selee) at an angle point;

Thence South 11° 55' 39" East, continuing along said centerline of said Clay Street, a distance of 1864.44 feet to a point at the Southwesterly corner of land conveyed to Florence Chapik and Chris Lynn (PPN 30-076225) by deed recorded in Volume 772, Page 770 of Geauga County Deed Records, and the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence South 87° 38' 51" East, along the Southerly line of land so conveyed to Florence Chapik and Chris Lynn, and passing through a 5/8 inch iron pin found at 32.78 feet, a total distance of 735.97 feet to a 5/8 inch iron pin set at the Southeasterly corner thereof, said pin also being on the Westerly line of land conveyed to Todd and Kimberly D. Black (PPN 30-044400) by deed recorded in Volume 1791, Page 2713 of Geauga County Deed Records;

COURSE II Thence South 3° 41' 00" West, along said Westerly line of land so conveyed to Todd and Kimberly D. Black, a distance of 525.00 feet to a 5/8 inch iron pin set at the Northeasterly corner of a parcel of land conveyed to Kimberly D. Black (PPN 30-095566) by deed recorded in Volume 1844, Page 841 of Geauga County Deed Records;

COURSE III Thence South 86° 37' 34" West, along the Northerly line of land so conveyed to Kimberly D. Black, and passing through a 5/8 inch iron pin

THO 00277

set at 580.16 feet, a total distance of 610.66 feet to a point in said centerline of Clay Street, at the Northwesterly corner thereof;

COURSE IV Thence North 7° 02' 29" East, along said centerline of Clay Street, a distance of 98.18 feet to a 5/8 inch iron pin found at an angle point;

COURSE V Thence North 11° 55' 39" West, continuing along said centerline of Clay Street, a distance of 503.49 feet to the Principal Place of Beginning and containing 8.4162 acres of land (8.0029 acres excepting the area within the right-of-way of Clay Street, 3.0072 acres all of PPN 30-076215, 2.7910 acres all of PPN 30-076226, and 2.6180 acres all of PPN 30-076227) as surveyed, calculated and described, on March 29, 2018 by Rudy E. Schwartz, P.S. 7193 be the same more or less but subject to all legal highways and easements of record. Bearings used herein refer to an assumed meridian and are intended to indicate angles only. All 5/8 inch by 30 inch iron pins set are I.D. Schwartz 7193.



4.2.18

DATE

RUDY E. SCHWARTZ, P.S. 7193

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
  
04/09/18  
GEAUGA COUNTY AUDITOR  
TAX MAP DEPT.