

Lot Consolidation Plat  
part of Land now or formerly owned by  
Angelo Cianci and Anna Maria Cianci  
& Rais Beg and Nuzhat Beg  
Deed Volume 801 Page 780  
PNs: 11-388974 & 11-385400  
& Torrens, 6-2013, as to PN:11-389066  
part of Lot Lot No. 24, Tract 3  
Township of Chester, County of Geauga, State of Ohio

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	89°47'23"	63.50'	40.52'	S45°04'21"E	57.20'
C2	6°32'28"	34.25'	300.00'	S3°05'25"W	34.23'
C3	47°14'11"	247.33'	300.00'	N29°58'45"E	240.38'
C4	53°46'41"	309.74'	330.00'	N26°42'32"E	298.49'

This consolidation of lots of record complies with the applicable  
Chester Township Zoning Resolution. This \_\_\_\_\_ day of  
\_\_\_\_\_ 2011. By \_\_\_\_\_ Township  
Zoning Inspector.

*Thomas J. O'Hara*  
Thomas J. O'Hara  
Professional Land Surveyor #7995  
within the State of Ohio  
Dated: *4/14/11*



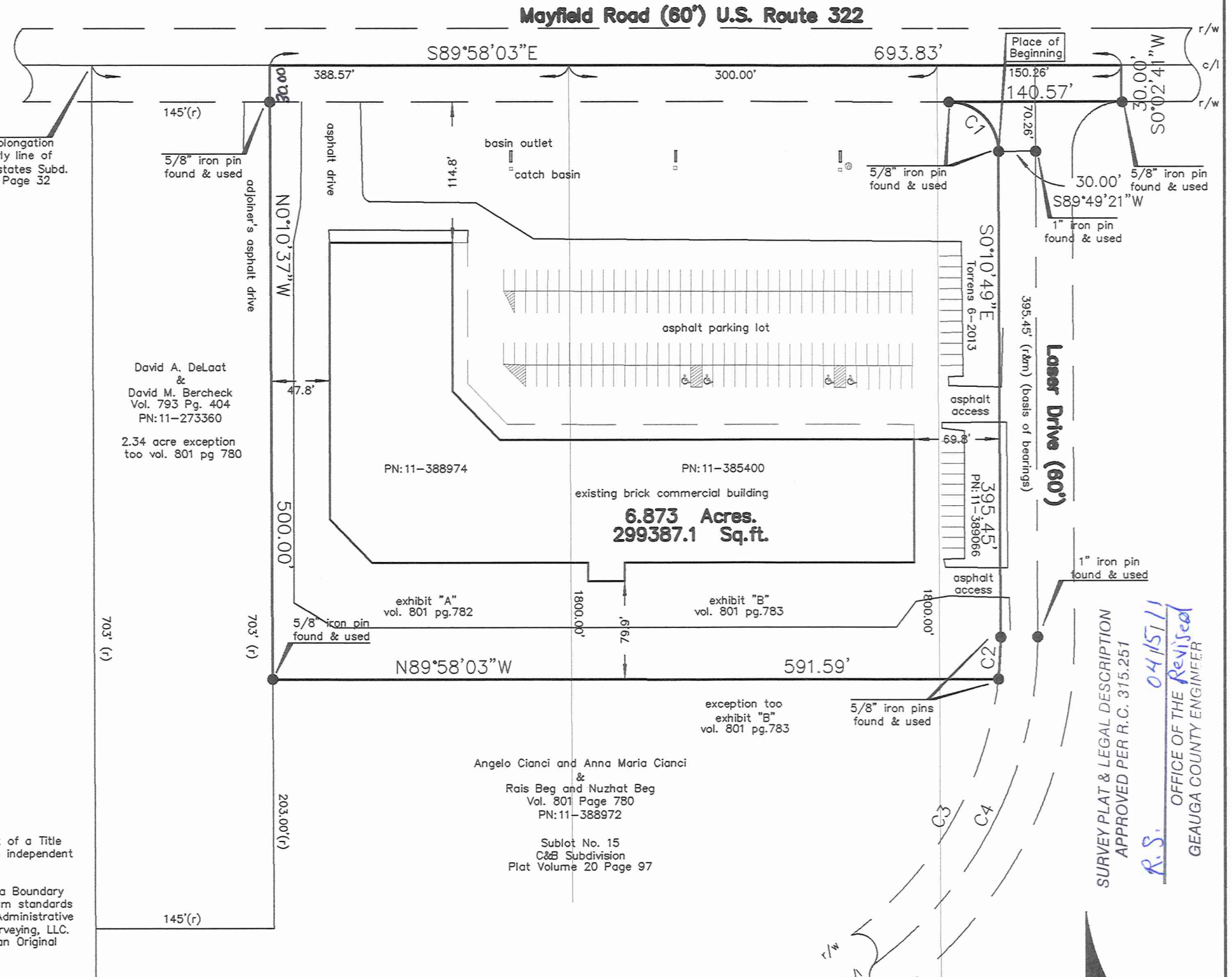
**References:**

- Plat Volume 20 Page 97  
C & B Subdivision
- Plat Volume 7 Page 32  
Chester Estates
- Deeds of Record  
Field observations made April 2011

This Plat was prepared without the benefit of a Title Exam, and is subject to the results that an independent Title Exam may reveal.

This Plat of Survey depicts the results of a Boundary Survey as prepared according to the minimum standards for a Boundary Survey as described in the Administrative Code Chapter 4733-37, by O'Hara Land Surveying, LLC. This Survey is not valid unless it bears an Original Signature and Seal.

northerly prolongation  
of the easterly line of  
the Chester Estates Subd.  
Plat Vol. 7 Page 32

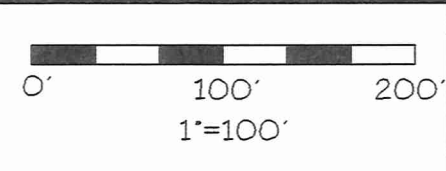


**LEGEND**

- 5/8" dia. x 30" long steel rebar set capped "O'Hara"
- survey monument found
- ☁ tree line
- x- fence line
- r/w street right of way
- c/l street centerline
- own through
- or official record
- dv deed volume
- p.o.b. place of beginning

**O'Hara Land Surveying, L.L.C**  
P.O. Box 902, Chardon, Ohio 44024  
oharasurveys@yahoo.com  
V: 440-286-8417

Date of Survey  
04/11/2011  
Project No.: 1040  
Revised 4-14-2011



Sheet  
1  
of  
1

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
*R.S.* 04/15/11  
OFFICE OF THE REVISOR  
GEAUGA COUNTY ENGINEER



CHE00195  
CHE00195

Cianci (11-037)  
Picked up 04-15-11  
11-385400  
Vol. 1907- Pg. 2588

**Lot Consolidation of Land now or formerly owned by  
Angelo Cianci and Anna Maria Cianci & Rais Beg and Nuzhat Beg  
PN: 11-388974, 11-385400 & 11-389066  
Part of Deed Volume 801 Page 780 & Volume 6 Page 2013 Torrens  
6.873 Acres**

Situated in the Township of Chester, County of Geauga, State of Ohio, being part of Lot Number 24, Tract No. 3, in said Township. Beginning at the centerline intersection of Mayfield Road (60') and Laser Drive (60'), said point witnessed by a 1" iron pin found in a monument box assembly. South 00°10'49" East along the centerline of Laser Drive, a distance of 70.26 feet therefrom, thence South 00°10'49" East along the centerline of Laser Drive a distance of 70.26 to a point, said point witnessed by a 1" iron pin found in a monument box assembly, aforementioned, thence South 89°49'21" West a distance of 30.00 feet to a point, said point witnessed by a 5/8" iron pin found, said point being the **Place of Beginning** of the parcel herein described.

Thence **South 00°10'49" East** along the westerly right of way line of Laser Drive (Plat Volume 20 Page 97) a distance of **395.45** feet to a point of curvature, said point witnessed by a 5/8" iron pin found.

Thence continuing along the westerly right of way line of Laser Drive along a curve deflecting to the right, said curve having a radius of 300.00 feet, an arc distance of 34.25 feet, chord bearing South 03°05'25" West a distance of 34.23 feet to a point, said point being the northeast corner of Sublot No 15 in the C&B Subdivision as recorded in Plat Volume 20 Page 97, said point witnessed by a 5/8" iron pin found.

Thence **North 89°58'03" West** along the north line of Sublot No. 15, aforementioned, a distance of **591.59** feet to a point on the easterly line of land now or formerly owned by David A. DeLaat and David M. Bercheck, PN: 11-273360, as recorded in Volume 793 Page 404 in Geauga County Record of Deeds, said point being the northwest corner of Sublot No. 15, aforementioned, said point witnessed by a 5/8" iron pin found.

Thence **North 00°10'37" West** along the easterly line of land now or formerly owned by DeLaat and Bercheck, aforementioned, a distance of **500.00** feet to a point, said point being on the centerline of Mayfield Road, said point witnessed by a 5/8" iron pin found 30.00 feet therefrom.

Thence **South 89°58'03" East** along the centerline of Mayfield Road, a distance of **693.83** feet to a point, said point being a northeast corner of land now or formerly owned by Angelo Cianci and Anna Maria Cianci and Rais Beg and Nuzhat Beg, PN: 11-389066, as recorded in Volume 6 Page 2013 in Torrens.

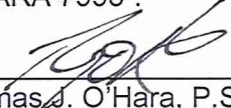
Thence **South 00°02'41" West** along an easterly line of Beg and Cianci, aforementioned, a distance of **30.00** feet to a point in the south right of way line of Mayfield Road, said point witnessed by a 5/8" iron pin found.

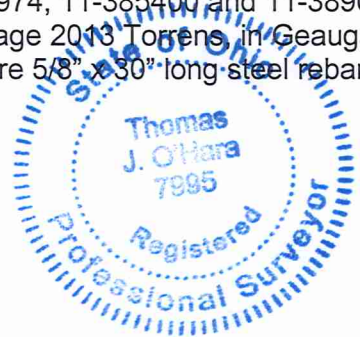
Thence **North 89°58'03" West** along the southerly line of Mayfield Road, a distance of **140.57** feet to a point, said point witnessed by a 5/8" iron pin found.

Thence along a curve deflecting to the right, said curve having a radius of 40.52 feet, an arc distance of 63.50 feet, chord bearing South 45°04'21" East a distance of 57.20 feet to a point, Said point being the Place of Beginning, and containing **6.873 acres** of land, be the same more or less, but subject to all legal highways, pursuant to a Survey (1040) dated April 2011, by O'Hara Land Surveying, L.L.C. and Thomas J. O'Hara, Ohio Registered Surveyor No. 7995.

Bearings used hereon are based upon the centerline of Laser Drive as depicted on Plat Volume 20 Page 97, and are used to denote angles only. The intent of this description is to describe a portion of land now or formerly owned by Angelo Cianci and Anna Maria Cianci and Rais Beg and Nuzhat Beg, PNs: 11-388974, 11-385400 and 11-389066, as recorded in Deed Volume 801 Page 780, and Volume 6 Page 2013 Torrens in Geauga County Record of Deed.

All iron pins noted as being set are 5/8" x 30" long steel rebar, bearing a plastic cap "OHARA 7995".

  
Thomas J. O'Hara, P.S.  
Ohio Registered Surveyor No. 7995  
Dated: 4/15/11



SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
R.S. 04/15/11  
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