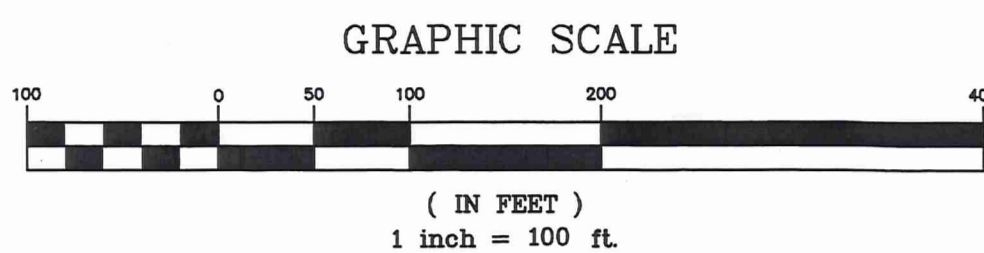
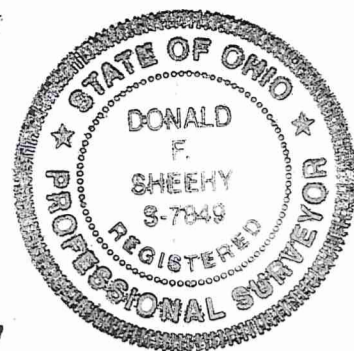


**SURVEYOR'S CERTIFICATE**

THIS IS TO CERTIFY THAT I HAVE SURVEYED THE LAND SHOWN HEREON. THAT IRON PIN MONUMENTS WERE FOUND OR SET AT POINTS INDICATED. ALL DIMENSIONS SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE REFERENCED AS NOTED AND ARE USED TO INDICATE ANGLES ONLY. ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF. IN ACCORDANCE WITH OAC 4733-37.

*Donald F. Sheehy*  
DONALD F. SHEEHY  
P.S. No. 7849

5-16-2011  
DATE



**LEGEND**

- 5/8" x 30" IRON PIN SET (CAPPED "D.F. SHEEHY, PS-7849")
- IRON PIN FOUND, AS NOTED
- MONUMENT BOX FOUND, AS NOTED
- ⊗ P.K. FOUND, AS NOTED

**PLAT OF SURVEY & CONSOLIDATION**

FOR

**CHESTER TOWNSHIP BOARD OF TRUSTEES\***  
(FORMERLY AKA TRUSTEES OF CHESTER TOWNSHIP)

BEING A PART OF ORIGINAL CHESTER TOWNSHIP, LOT #12 IN TRACT #2 AND BEING THE ±8.17 ACRES, ±2.00 ACRES & ±3.00 ACRES PARCELS OF LAND AS CONVEYED TO THE TRUSTEES OF CHESTER TOWNSHIP\* BY DEEDS DATED AUGUST 17, 1964, AUGUST 07, 1937 & MARCH 21, 1881, RESPECTIVELY, AS RECORDED IN VOL. 434/PG. 811, VOL. 200/PG. 258 & VOL. 85/PG. 77, RESPECTIVELY, (P.P. #11-707900, #11-708200 & #11-707800, RESPECTIVELY), ALL OF GEAUGA COUNTY DEED RECORDS.

**CHESTER TOWNSHIP**  
**GEAUGA COUNTY, OHIO**

**BASIS OF BEARING:** FOR THIS PLAT OF SURVEY & CONSOLIDATION IS N 05°15'00" E AS THE CENTERLINE OF CHILLICOTHE ROAD - S.R. 306 (60 FEET WIDE) AS EVIDENCED BY MONUMENTATION FOUND AND IS THE SAME AS SHOWN ON THE DEED CONVEYED TO THE TRUSTEES OF CHESTER TOWNSHIP\* BY DEED DATED AUGUST 17, 1964 AS RECORDED IN VOL. 434/PG. 811 (P.P. #11-707900) OF GEAUGA COUNTY RECORDS.

**THE INTENT:** OF THIS PLAT OF SURVEY & CONSOLIDATION IS TO TAKE ALL THE PARCELS OWNED BY THE TRUSTEES OF CHESTER TOWNSHIP\* (P.P. #11-707900, #11-708200 & #11-707800) AND COMBINE THEM COLLECTIVELY CREATING A 13.0871 ACRES CONSOLIDATION PARCEL #1A.

**ACCEPTANCE**

WE, THE UNDERSIGNED, CHESTER TOWNSHIP BOARD OF TRUSTEES\* BY \_\_\_\_\_, TRUSTEE, TRUSTEE, TRUSTEE & TRUSTEE, THE OWNERS OF THE LAND SHOWN HEREON DO HEREBY ACCEPT THIS PLAT OF SURVEY AND CONSOLIDATION AND ACKNOWLEDGE THE SAME WAS MADE AT OUR REQUEST.

\_\_\_\_\_  
CHESTER TOWNSHIP BOARD OF TRUSTEES\*

\_\_\_\_\_  
CHESTER TOWNSHIP BOARD OF TRUSTEES\*

\_\_\_\_\_  
CHESTER TOWNSHIP BOARD OF TRUSTEES\*

**NOTARY**

COUNTY OF \_\_\_\_\_ } SS  
STATE OF OHIO }

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, AND STATE, PERSONALLY APPEARED THE ABOVE NAMED CHESTER TOWNSHIP BOARD OF TRUSTEES\* BY \_\_\_\_\_, TRUSTEE, TRUSTEE & TRUSTEE, WHO ACKNOWLEDGE THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR FREE ACT AND DEED.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT \_\_\_\_\_, OHIO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

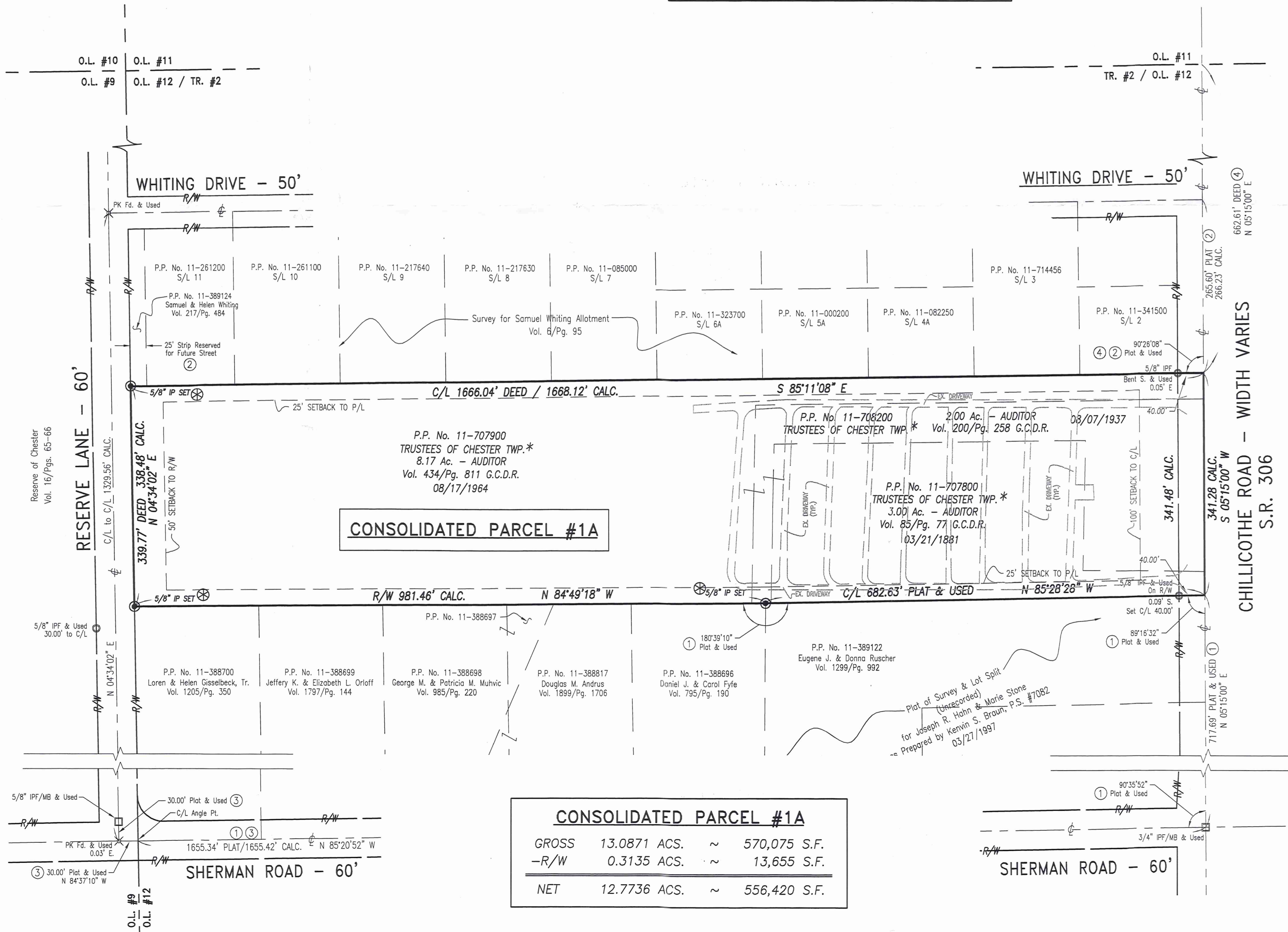
**APPROVALS**

THIS CONSOLIDATION OF LOTS OF RECORD COMPLIES WITH THE APPLICABLE CHESTER TOWNSHIP ZONING RESOLUTION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY: \_\_\_\_\_ (SIGNATURE)  
CHESTER TOWNSHIP ZONING INSPECTOR

BASED UPON VARIANCE NUMBER \_\_\_\_\_ GRANTED BY THE BOARD OF ZONING APPEALS ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

**REFERENCES:**

1. PLAT 1, PLAT OF SURVEY & LOT SPLIT FOR HAHN & STONE - UNRECORDED - 03/27/1997
2. PLAT 2, SAMUEL WHITING ALLOTMENT - VOL. 6/PG. 95 - 01/07/1954
3. PLAT 3, RESERVE OF CHESTER - VOL. 16/PGS. 65-66 - 08/18/1987
4. DEED, P.P. No. 11-707900 - VOL. 434/PG. 811 - 08/17/1964
5. DEED, P.P. No. 11-708200 - VOL. 200/PG. 258 - 08/07/1937
6. DEED - P.P. No. 11-707800 - VOL. 85/PG. 77 - 03/21/1881



**CONSOLIDATED PARCEL #1A**

CONSOLIDATED PARCEL #1A			
GROSS	13.0871 ACS.	~	570,075 S.F.
-R/W	0.3135 ACS.	~	13,655 S.F.
NET	12.7736 ACS.	~	556,420 S.F.

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REVISIONS	DATE	BY	DESCRIPTION
1	05/16/2011	JAW	AS PER CHESTER TOWNSHIP BOARD OF TRUSTEES/ORDINANCES/ANDE
2	05/16/2011	JAW	PER COUNTY TAX MAP DEPT
3	05/16/2011	JAW	PER COUNTY TAX MAP DEPT

**PLAT OF SURVEY & CONSOLIDATION**  
CHESTER TOWNSHIP CEMETERY  
CHESTER TOWNSHIP  
COUNTY OF GEAUGA  
STATE OF OHIO

DESIGNED BY:	JAW
DRAWN BY:	JPS
CHECKED BY:	JAW
DATE:	04/08/11
SCALE:	1"=100'
SCALE:	NA
PROJECT NUMBER	11093
Drawing Name	CONSOL PLAT.dwg
SHEET:	1
TOTAL SHEETS:	1

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
*R.S.* 05/17/11  
OFFICE OF THE REVISOR  
GEAUGA COUNTY ENGINEER

CHE00197  
CHE00197

Chester Township Trustees (11-049)  
Picked up 5-18-11  
11-708200  
Plat Vol. 41 - Pg. 47

May 16, 2011

Legal Description  
**Chester Township Cemetery**  
**Consolidated Parcel #1A**  
**13.0871 acres**  
Page 1 of 2

Situated in the Township of Chester, County of Geauga and State of Ohio and known as being a part of Original Chester Township, Lot #12, Tract #2 and being the ±8.17 acres, ±2.00 acres & ±3.00 acres parcels of land as conveyed to the Trustees of Chester Township\* by deeds dated August 17, 1964, August 07, 1937 & March 21, 1881, respectively, as recorded in Volume 434, Page 811, Volume 200, Page 258 & Volume 85, Page 77, respectively, (PP #11-707900, #11-708200 & #11-707800, respectively), all of Geauga County Deed Records, collectively forming a **13.0871 acres Consolidated Parcel #1A** and further bounded and described as follows;

Beginning at a monument box found with a 3/4" iron pin marking the intersection of the centerlines of Chillicothe Road – S.R. 306 (width varies) with Sherman Road (60 feet wide) as shown on the Plat of Survey & Lot Split for Joseph R. Hahn & Marie Stone as prepared by Kevin S. Braun, P.S. #7082 in March 27, 1997 (on file at Geauga County Office – unrecorded);

Thence **North 05°15'00" East**, along said centerline of Chillicothe Road, a distance of **717.69 feet** to the Northeasterly corner of Parcel #1C of said Plat of Survey & Lot Split for Hahn & Stone as conveyed to Eugene J. & Donna Ruscher by deed recorded in Volume 1299, Page 992 (PP #11-389122) of Geauga County Deed Records and the Principal Place of Beginning of the Premises herein intended to be described;

**Course No. 1:** Thence **North 85°28'28" West**, along the Northerly line of said Ruscher's land (PP #11-389122), passing thru the Westerly sideline of Chillicothe Road at 40.00 feet (referenced by a 5/8" iron pin found – 0.09'S), a distance of **682.63 feet** to a 5/8" iron pin set (capped (D.F. Sheehy, PS #7849")) at the Northwesterly corner thereof, being the Northeasterly corner of land conveyed to Daniel J. & Carol Fyfe by deed recorded in Volume 795, Page 190 (PP #11-388696) of Geauga County Deed Records;

**Course No. 2:** Thence **North 84°49'18" West**, along said Northerly line of Fyfe's land (PP #11-388696) and the Northerly lines of lands conveyed to Douglas M. Andrus by deed recorded in Volume 1899, Page 1706 (PP #11-388817), land conveyed to George M. & Patricia M. Muhvic by deed recorded in Volume 985, Page 220 (PP #11-388697 & #11-388698, respectively), land conveyed to Jeffrey K. & Elisabeth L. Orloff by deed recorded in Volume 1797, Page 144 (PP #11-388699) and land conveyed to Loren & Helen Gisselbeck, Trustees by deed recorded in Volume 1205, Page 350 (PP #11-388700), all of Geauga County Deed Records, a distance of **981.46 feet** to a 5/8" iron pin set (capped (D.F. Sheehy, PS #7849")) at the Northwesterly corner of said Gisselbeck, Tr.'s land (PP #11-388700) on the Easterly sideline of Reserve Lane (60 feet wide) as shown on the Reserve of Chester Plat as recorded in Volume 16, Pages 65-66 of Geauga County Map Records;

Legal Description  
**Chester Township Cemetery**  
**Consolidated Parcel #1A**  
**13.0871 acres**  
Page 2 of 2

**Course No. 3:** Thence **North 04°34'02" East**, along said Easterly sideline of said Reserve Lane, a distance of **338.48 feet** to a 5/8" iron pin set (capped "D.F. Sheehy, PS #7849") at the Southwesterly corner of a 25 foot strip of land reserved for future street as shown on the Survey for Samuel Whiting Allotment as recorded in Volume 6, Page 95 of Geauga County Map Records as conveyed to Samuel & Helen Whiting by deed recorded in Volume 217, Page 484 (PP #11-389124) of Geauga County Deed Records;

**Course No. 4:** Thence **South 85°11'08" East**, along the Southerly line of said Whiting's land (PP #11-389124), the Southerly subdivision line of said Survey for Samuel Whiting Allotment, passing thru said Westerly sideline of Chillicothe Road at 1628.12 feet, thru a 5/8" iron pin found - bent S at 1628.17 feet, a total distance of **1668.12 feet** to a point on said centerline thereof;

**Course No. 5:** Thence **South 05°15'00" West**, along said centerline of Chillicothe Road, a distance of **341.28 feet** to the Principal Place of Beginning and containing a Gross area of **13.0871 acres (570,075 sq.ft.)** of land of which **0.3135 acres (13,655 sq.ft.)** lies within said right-of-way of Chillicothe Road - S.R. 306, leaving a Net area of **12.7736 acres (556,420 sq.ft.)** of land as surveyed by Donald F. Sheehy, Registered Surveyor #7849 and as calculated and described from Geauga County Records by James A. Wendorf, Registered Surveyor #6556 of Chagrin Valley Engineering, Ltd. in May, 2011, be the same more or less, but subject to all legal highways and easements of record.

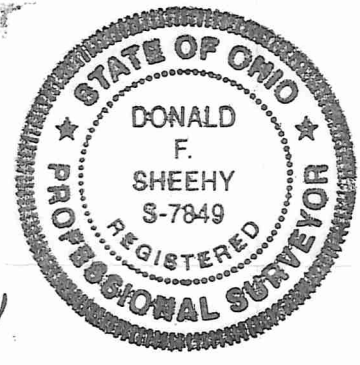
**Intent:** The purpose of this legal description is to take all the parcels owned by the Trustees of Chester Township\* (PP #11-707900, #11-708200 & #11-707800) and combine them collectively creating a **13.0871 acres Consolidated Parcel #1A**;

**Basis of Bearings** for this legal description is **North 05°15'00" East** as the centerline of Chillicothe Road - S.R. 306 (width varies) as evidenced by monumentation found and is the same as shown on the deed conveyed to the Trustees of Chester Township\* by deed dated August 17, 1964 as recorded in Volume 434, Page 811 (PP #11-707900) of Geauga County Deed Records;

**Note:** \* aka Chester Township Board of Trustees

File #11093 Chester Twp. Cemetery.

*[Handwritten Signature]*  
5.16.2011



RECEIVED

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
*R.S.* *05/17/11*  
OFFICE OF THE *Revised*  
GEAUGA COUNTY ENGINEER