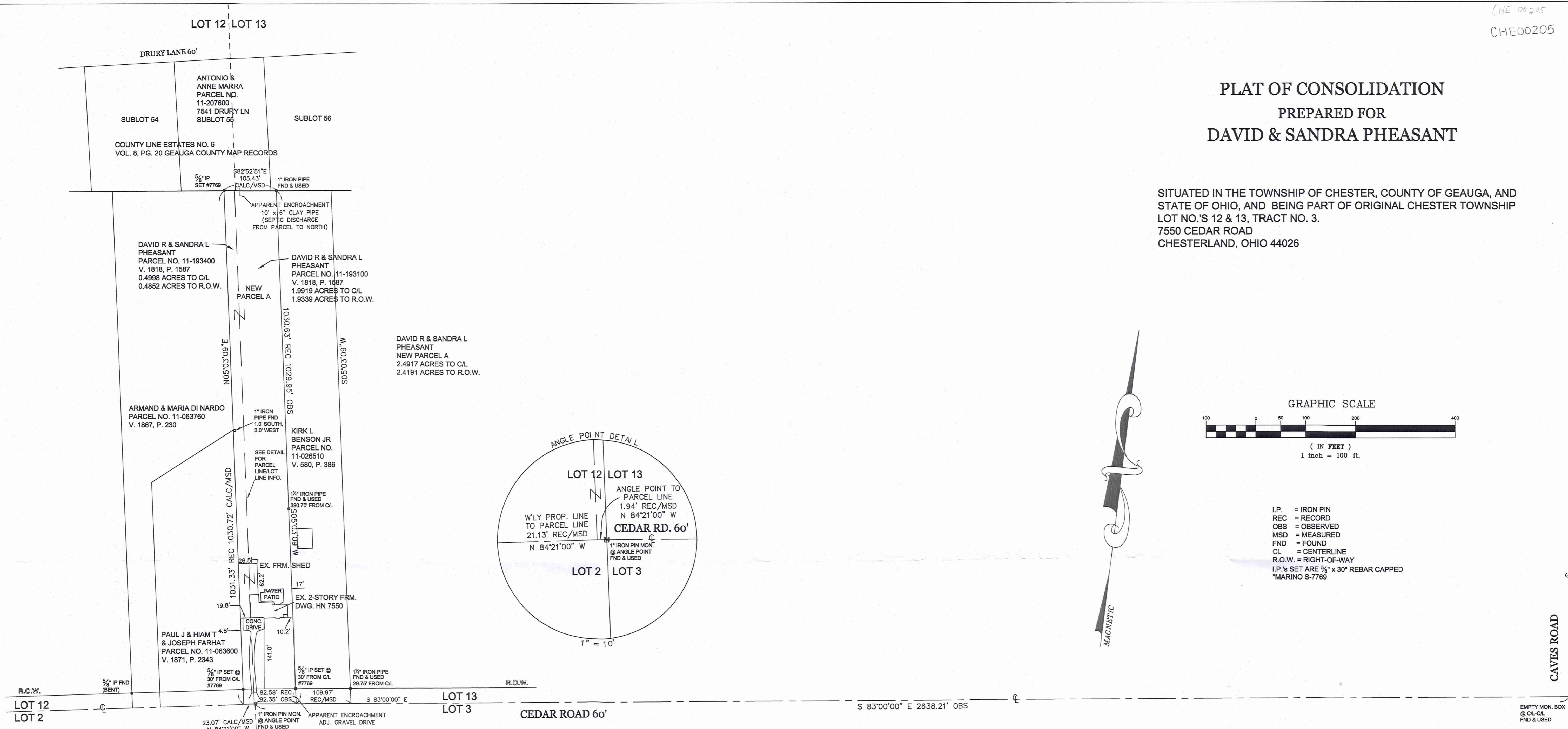


PLAT OF CONSOLIDATION
PREPARED FOR
DAVID & SANDRA PHEASANT

SITUATED IN THE TOWNSHIP OF CHESTER, COUNTY OF GEauga, AND STATE OF OHIO, AND BEING PART OF ORIGINAL CHESTER TOWNSHIP LOT NO.'S 12 & 13, TRACT NO. 3.
7550 CEDAR ROAD
CHESTERLAND, OHIO 44026



I.P. = IRON PIN
REC = RECORD
OBS = OBSERVED
MSD = MEASURED
FND = FOUND
CL = CENTERLINE
R.O.W. = RIGHT-OF-WAY
I.P.'s SET ARE 5/8" x 30" REBAR CAPPED "MARINO S-7769"

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A SURVEY DONE UNDER MY DIRECTION. MONUMENTS WERE FOUND OR SET AS INDICATED. BEARINGS SHOWN HEREON ARE TO AN ASSUMED MERIDIAN AND ARE INTENDED TO DENOTE ANGLES ONLY. THE DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

Nicholas Marino
NICHOLAS MARINO, P.S.
OHIO REGISTERED SURVEYOR #7769
216-571-4214
www.marinosurveying.com

8/16/2013
DATE



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
PAK 8/16/13
OFFICE OF THE CLERK
GEALUGA COUNTY ENGINEER

THIS PLAT COMPLIES WITH THE APPLICABLE CHESTER TOWNSHIP ZONING RESOLUTION THIS _____ DAY OF _____, 2013

STEVE AVERILL
CHESTER TOWNSHIP ZONING INSPECTOR

CHE 00205
CHE
CHE00205

Pheasant (13-069)
picked up date
8-16-13
11-193100
Vol 1958 PG 2184



MARINO SURVEYING LLC
12638 HOVEY DRIVE
CHESTERLAND, OHIO 44026
216-571-4214
www.marinosurveying.com

LEGAL DESCRIPTION FOR CONSOLIDATION SURVEY OF 7550 CEDAR ROAD, CHESTERLAND, OHIO

PARCEL A:

SITUATED IN THE TOWNSHIP OF CHESTER, COUNTY OF GEAUGA, AND STATE OF OHIO, AND BEING PART OF LOTS 12 AND 13, TRACT 3 OF SAID TOWNSHIP, AND BEING BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN MONUMENT IN THE CENTERLINE OF CEDAR ROAD (60') AT THE POINT OF INTERSECTION WITH THE EASTERLY LINE OF LOT 12, SAID POINT BEING THE PRINCIPAL PLACE OF BEGINNING OF THE PREMISES DESCRIBED HEREIN; THENCE N 84°21'00" W ALONG THE CENTERLINE OF CEDAR ROAD, 23.07' TO A POINT; THENCE N 05°03'09" E (PASSING THROUGH AN IRON PIN SET AT 30.00') 1030.72' TO AN IRON PIN SET ON THE SOUTHERLY LINE OF COUNTY LINE ESTATES NO. 6, AS SHOWN IN VOL. 8, PG. 20 OF GEAUGA COUNTY PLAT RECORDS; THENCE S 82°52'31" E ALONG THE SOUTHERLY LINE OF SAID COUNTY LINE ESTATES NO. 6 105.43' TO A 1" IRON PIPE FOUND ; THENCE S 05°03'09" W 1029.95' (AND PASSING THROUGH AN IRON PIN SET 30.00' THEREFROM) TO THE CENTERLINE OF CEDAR ROAD; THENCE N 83°00'00" W ALONG THE CENTERLINE OF CEDAR ROAD, 82.35' TO THE PRINCIPAL PLACE OF BEGINNING, AND CONTAINING 2.4917 ACRES OF LAND, OF WHICH 0.0726 ACRES LIES WITHIN THE EXISTING RIGHT-OF-WAY OF CEDAR ROAD, AS SURVEYED BY NICHOLAS MARINO, OHIO REGISTERED SURVEYOR #7769 IN JULY, 2013, BE THE SAME, MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS. ALL IRON PINS SET ARE 5/8" x 30" REBAR CAPPED "MARINO S-7769".

[Handwritten Signature]
8/16/2013



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251

PAK 8/16/13
OFFICE OF THE REU
GEAUGA COUNTY ENGINEER