

REFERENCES USED:

- 1 DEEDS OF RECORD
- 2 LAUREL GLEN SUBDIVISION VOL. 16 PGS. 129-130
- 3 LOU NATHANSON'S SUBDIVISION NO. 1 VOL. 7 PGS. 1A-1
- 4 CH-0008-A-C-WILSON MILLS 2000 PLANS

CONSOLIDATION PLAT
For
NICHOLAS KEGLOVIC AND MICHELLE NICASTRO

SITUATED IN THE TOWNSHIP OF CHESTER, COUNTY OF GEauga AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL LOT NUMBER 2, TRACT 2, IN SAID TOWNSHIP.

PREPARED FOR:
NICHOLAS KEGLOVIC AND MICHELLE NICASTRO
7212 WILSON MILLS RD
CHESTERLAND, OH 44026

LEGEND

- ips 5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
- i.Pin Iron Pin
- i.Pipe 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

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.
JUNE 1, 2018

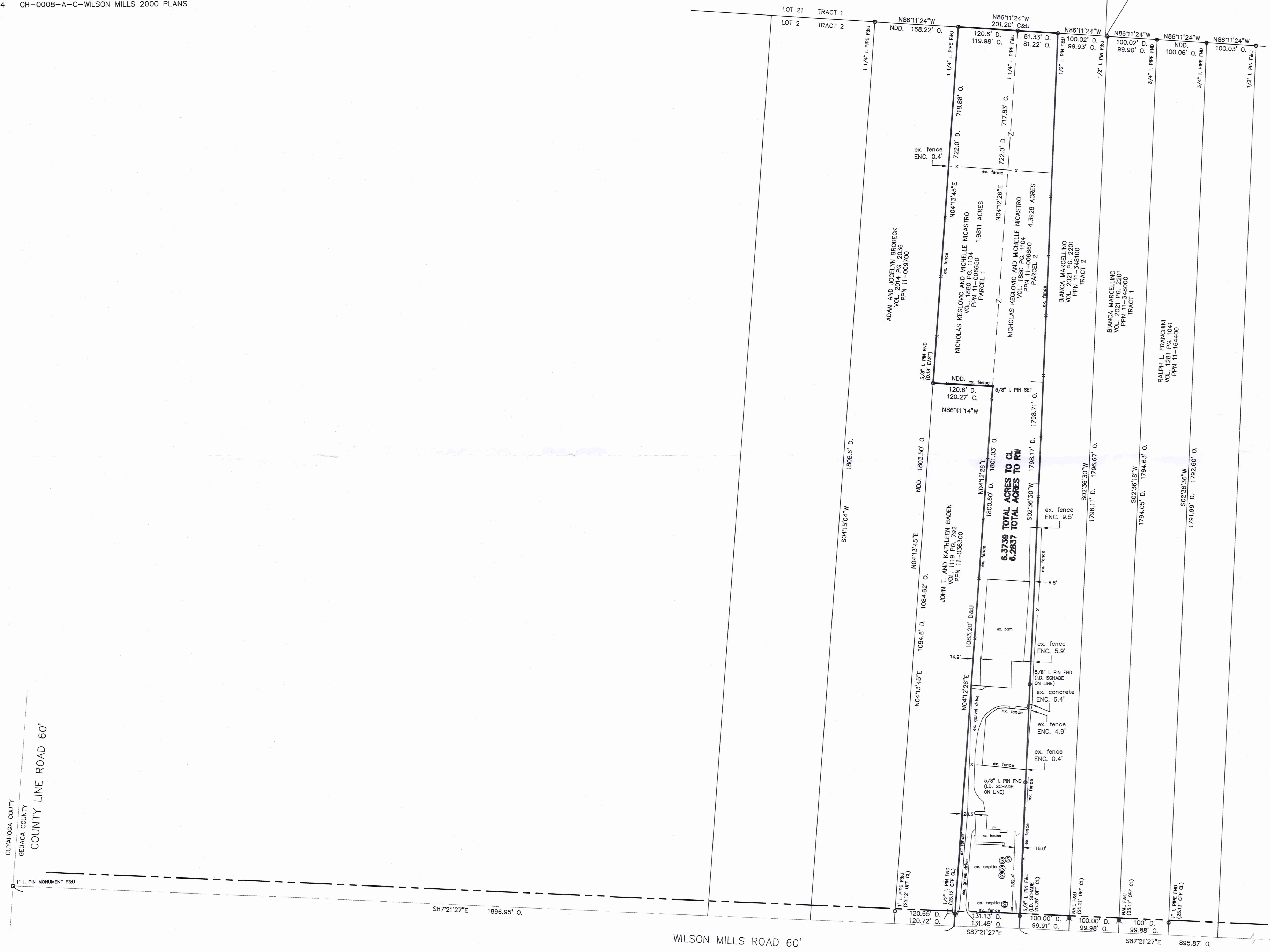
I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION. MONUMENTS WERE FOUND OR SET AS INDICATED. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS REFER TO AN ASSUMED MERIDIAN AND ARE INTENDED TO INDICATE ANGLES ONLY. ALL OF WHICH ARE CORRECT 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 *6-7-18*



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
Mrs. M. A. [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



CUYAHOGA COUNTY
GEAUGA COUNTY
COUNTY LINE ROAD 60'

3/4" L. PIN MONUMENT F&U
N02°36'07"E 787.37' P&U
LAUREL ROAD 60'

WILSON MILLS ROAD 60'

CONSOLIDATION
LEGAL DESCRIPTION
OF A
6.3739 ACRE PARCEL
FOR
NICHOLAS KEGLOVIC AND MICHELLE NICASTRO

Situated in the Township of Chester, County of Geauga, and State of Ohio and known as being a part of Lot No. 2, Tract 2, and further known as being all of a parcel of parcel 1 of lands conveyed to Nicholas Keglovich and Michelle Nicastro (PPN 11-006650) by deed recorded in Volume 1880, Page 1104 of Geauga County Deed Records, and also being all of parcel 2 of lands conveyed to Nicholas Keglovich and Michelle Nicastro (PPN 11-006660) by deed recorded in Volume 1880, Page 1104 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Wilson Mills Road, 60 feet wide, at the Southeasterly corner of land conveyed to John T. and Kathleen Baden (PPN 11-036300) by deed recorded in Volume 1119, Page 792 of Geauga County Deed Records, said point lying South 87° 21' 27" East, along said centerline of Wilson Mills Road, a distance of 1896.95 feet from a monument box with a 1 inch iron pin found at its intersection with the centerline of County Line Road, 60 feet wide, and being the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence North 4° 12' 26" East, along the Easterly line of land so conveyed to John T. and Kathleen Baden, and passing through a 1/2 inch iron pin found at 25.12 feet, a total distance of 1083.20 feet to a 5/8 inch iron pin set at the Northeasterly corner thereof;

COURSE II Thence North 86° 41' 14" West, along the Northerly line of land so conveyed to John T. and Kathleen Baden, a distance of 120.27 feet to a point at the Northwesterly corner thereof (witness a 5/8 inch iron pin found 0.18 feet east), said point also being on the Easterly line of land conveyed to Adam and Jocelyn Brobeck (PPN 11-009700) by deed recorded in Volume 2014, Page 2036 of Geauga County Deed Records;

COURSE II Thence North 4° 13' 45" East, along said Easterly line of land so conveyed to Adam and Jocelyn Brobeck, a distance of 718.88 feet to a 1 1/4 inch iron pipe found at the Northeasterly corner thereof, said pipe also being on the Southerly line of land conveyed to John Makuch (PPN 11-136200) by deed recorded in Volume 2031, Page 3220 of Geauga County Deed Records, said pipe also being on the shared line between Lot No. 21, Tract 1, and Lot No. 2, Tract 2;



COURSE II Thence South 86° 11' 24" East, along said Southerly line of land so conveyed to John Makuch, also being said shared line between Lot No. 21, Tract 1, and Lot No. 2, Tract 2, a distance of 201.20 feet to a 1/2 inch iron pin found at the Northwesterly corner of land conveyed to Bianca Marcellino (PPN 11-348100) by deed recorded in Volume 2021, Page 2201 of Geauga County Deed Records;

COURSE III Thence South 2° 36' 30" West, along the Westerly line of land so conveyed to Bianca Marcellino, and passing through a 5/8 inch iron pin found (I.D. Schade) at 1773.46 feet, a distance of 1798.71 feet to a point in said centerline of Wilson Mills Road at the Southwesterly corner thereof;

COURSE IV Thence North 87° 21' 27" West, along said centerline of Wilson Mills Road, a distance of 131.45 feet to the Principal Place of Beginning and containing 6.3739 acres of land (6.2837 acres excepting the area within the right-of-way of Wilson Mills Road, 1.9811 acres all of PPN 11-006650, and 4.3928 acres all of PPN 11-006660) as surveyed, calculated and described, on June 1, 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. The intent of the following legal description is to consolidate a 1.9811 acres parcel (all of PPN 11-006650) and a 4.3928 acre parcel (all of PPN 11-006660).



6-7-18

DATE

[Handwritten Signature]

RUDY E. SCHWARTZ, P.S. 7193

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

[Handwritten Signature] 06/10/18
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

**(18-064) Keglovic and Nicastro Re-Survey
Wilson Mills Road (CH-0008), Chester Township**

REFERENCES PROVIDED BY GCE PUBLIC REQUEST (01/02/2018) by POLARIS NOT CITED ON SURVEY

- CH-0008-A-C-WILSON MILLS 2000 PLANS (MYLARS)
- CH-0008-A-C-WILSON MILLS 2000 PLANS
- CH-0008-C-WILSON MILLS ROAD 1971 SURVEY
- CH-0008-C-WILSON MILLS ROAD 1977 PLANS (ASBUILT)
- CH-0008-C-WILSON MILLS ROAD 1977 PLANS
- CH-0008-C-WILSON MILLS ROAD 1991 PLANS
- CH-0008-C-WILSON MILLS ROAD UNDATED PROFILE
- CHEW30034
- CHEW30069

SUGGESTED BY TAX MAP DEPARTMENT – NOT CITED ON SURVEY:

- CH-0008 A-C Wilson Mills 1931 Plans
- GCE FB 49