



CHE 00241

Flesher, Jerome A. - Flesher, Jerome P. 9/21/18 (18-102)

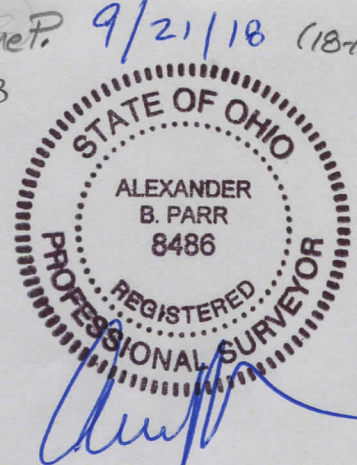
Picked-Up 09/24/18

v. 2062 pg 2678

pn# 11-389324

CHE00241

SPOT ON SURVEYING, LLC



PARCEL 3A  
 4.3843 Acres  
 (0.1011 in R/W)

Situated in the Township of Chester, County of Geauga and State of Ohio and known as being part of Lot 16, Tract 3 and being further bounded and described as follows:

Beginning at a 1" iron pin monument found at the intersection of the Chillicothe road (A.K.A. State Route 306), width varies and the centerline of Cedar Road, 60 feet wide;

Thence N 89°42'51" W 446.37 feet along said centerline of Cedar Road and along the south line of Lot 16 to the principal place of beginning;

Thence continuing along said centerline of Cedar Road and said Lot line, N 89°42'51" W, 142.65 feet to a point, said point being the southeast corner of land owned by GD3 Ventures I LLC (PN# 11-389323) deed 2037-2502 in Geauga County Record of Deeds;

Thence N 00°34'55" E, a distance of 30.00 feet to a capped (Novak) 5/8" iron pin found for a total distance of 725.00 feet along east line of said GD3 Ventures I LLC to a 5/8" iron pin found at the northwest corner of the parcel herein described, said point also being on the southerly line of a parcel of land owned by Jerome P. Flesher (PN# 11-389292), recorded deed, Volume 2038, Page 490, Geauga County Record of Deeds;

Thence S 89°29'06" E, 225.00 feet along said Jerome P. Flesher's southerly line to a capped (Parr) 5/8" x 30" iron pin set;

Thence S 00°34'55" W, 158.90 feet along the easterly line of the parcel herein described to a capped (Parr) 5/8" x 30" iron pin set;

Thence S 89°29'06" E, 183.63 feet along the northerly line of the parcel herein described to a capped (Schwartz) 5/8" iron pin found, said point also being on the west line of land owned by Suzanne J. Kral (PN# 11-345910), recorded deed, Volume 1937, Page 2266, Geauga County Record of Deeds;

Thence continuing along said Kral's west line, S 20°20'01" W, 234.09 feet to a capped (Schwartz) 5/8" iron pin found;

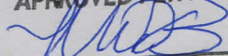

Thence continuing along said Kral's west line, S 38°39'14" W, 230.74 feet to a capped (Schwartz) 5/8" iron pin found;

Thence continuing along said Kral's west line, S 15°47'58" W, passing through a capped (Schwartz) 5/8" iron pin found at 138.70 feet for a total distance of 169.83 feet to a point in the centerline of Cedar Road, the south line of Lot 16 and the principle place of beginning;

and containing 4.3843 acres (0.1011 acres within the right of way of said Cedar Road) of land, be the same more or less, but subject to all legal highways and easements of record as surveyed and described on August 31, 2018 by Alexander B. Parr, P.S. No. 8486. Survey and bearings used herein are to denote angular relationship only and do not represent true north and are based on a survey for Barrington Consulting Group, Inc. by David W. Novak, P.S. No. 7507.

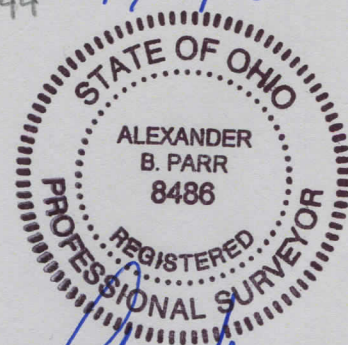
The intent of this description is to describe the 4.3843 acre remainder **PARCEL 3A** after a 0.9581 acre split Parcel 3B from the original 5.3694 acre parcel 3 ( PN# 11-389324) as conveyed to Jerome A. Flesher as recorded in deed Volume 2038, Page 494, Geauga County Record of Deeds.

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

 09/24/18  
\_\_\_\_\_  
GEAUGA COUNTY AUDITOR  
TAX MAP DEPT. 

**SPOT ON SURVEYING, LLC**

**PARCEL 3B**  
**0.9851 Acres**  
**(0.0002 in R/W)**



Situated in the Township of Chester, County of Geauga and State of Ohio and known as being part of Lot 16, Tract 3 and being further bounded and described as follows:

Beginning at a 1" iron pin monument found at the intersection of the Chillicothe road (A.K.A. State Route 306), width varies and the centerline of Cedar Road, 60 feet wide;

Thence N 00°46'54"E, 100.67 feet along said centerline of Chillicothe Road to a 1" pin monument found at an angle in said centerline;

Thence continuing along said centerline of Chillicothe Road N 03°24'11"E, 621.38 feet to the northeast corner of a parcel of land owned by Suzanne J. Kral (PN# 11-345910), recorded deed, Volume 1937, Page 2266, Geauga County Record of Deeds;

Thence N 86°50'22"W, 30.00 feet along Kral's north line to a capped (Schwartz) 5/8" iron pin found, and the principal place of beginning;

Thence S 54°28'07"W, passing over the west Right of Way of said Chillicothe Road at a distance of 6.43 feet for a total distance of 62.38 feet along Kral's west line to a capped (Schwartz) 5/8" iron pin found;

Thence S 47°31'51"W, 179.22 feet along Kral's west line to a capped (Schwartz) 5/8" iron pin found;

Thence N 89°29'06"W, along a southerly line of the parcel herein described, 183.63 feet to a capped (Parr) 5/8" x 30" iron pin set;

Thence N 00°34'55" E, along a westerly line of the parcel herein described, 158.90 feet to a capped (Parr) 5/8" x 30" iron pin set on the south line of land owned by Jerome P. Flesher, (PN# 11-389292) recorded deed, Volume 2038, Page 490, Geauga County Record of Deeds;

Thence S 89°29'06" E, passing over the west Right of Way of said Chillicothe Road at a distance of 359.97 feet for a total distance of 364.98 feet along Flesher's south line to the principle place of beginning and containing 0.9851 acres (0.0002 acres within the right of way of said Chillicothe Road) of land, be the same more or less, but subject to all legal highways, and easements of record as surveyed and described August 17, 2018 by Alexander B. Parr, P.S. No. 8486. Survey and bearings used herein are to denote angular relationship only and do not represent true north and are based on a survey for Barrington Consulting Group, Inc. by David W. Novak, P.S. No. 7507.

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The intent of this description is to describe the 0.9851 acre split **PARCEL 3B** from the original 5.3694 acre parcel 3 (PN# 11-389324) as conveyed to Jerome A. Flesher as recorded in deed Volume 2038, Page 494, Geauga County Record of Deeds.

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

*[Signature]* 07/24/18  
GEAUGA COUNTY AUDITOR  
TAX MAP DEPT.

CHE 00241

(18-102)

V. 2062pg 2675 9/21/18  
Pnt# 11-389292

# SPOT ON SURVEYING, LLC

**PARCEL 4A**  
**6.5588 Acres**  
**(0.1970 in R/W)**



Situated in the Township of Chester, County of Geauga and State of Ohio and known as being part of Lot 16, Tract 3 and being further bounded and described as follows:

Beginning at a 1" iron pin monument found at the intersection of the Chillicothe road (A.K.A. State Route 306), width varies and the centerline of Cedar Road, 60 feet wide;

Thence N 00°46'54"E 100.67 feet along said centerline of Chillicothe Road to a 1" iron pin monument found at an angle in said centerline;

Thence continuing along said centerline of Chillicothe Road N 03°24'11"E, 621.38 feet to the northeast corner of a parcel of land owned by Suzanne J. Kral (PN# 11-345910), recorded deed, Volume 1937, Page 2266, Geauga County Record of Deeds;

Thence N 86°50'22"W, 30.00 feet along Kral's north line to a capped (Schwartz) 5/8" iron pin found, and the principal place of beginning;

Thence S 54°28'07"W, passing over the west Right of Way of said Chillicothe Road at a distance of 6.43 feet for a total distance of 62.38 feet along Kral's west line to a capped (Schwartz) 5/8" iron pin found;

Thence S 47°31'51"W, 179.22 feet along Kral's west line to a capped (Schwartz) 5/8" iron pin found;

Thence N 89°29'06"W, 183.63 feet to a capped (Parr) 5/8" x 30" iron pin set;

Thence N 00°34'55" E, 158.90 feet to a capped (Parr) 5/8" x 30" iron pin set on the north line of land owned by Jerome A. Flesher, (PN# 11-389324) recorded deed, Volume 2038, Page 494, Geauga County Record of Deeds;

Thence N 89°29'06" W, 525.00 feet along Flesher's north line and the north line of parcels owned by GD3 Ventures I LLC (PN# 11-389323), recorded deed, Volume 2037, Page 2502, and Gerald K. and Judith A. Zivoder, (PN# 11-389322), recorded deed, Volume 2052, Page 2938, to the northwest corner thereof, said point also being on the easterly line of S/L 84 in the Chester Estates Subdivision No. 2, in Volume 7, Page 93-94 Geauga County Record of Deeds;

Thence N 00°34'55" E, 257.73 feet along said easterly line of Sublot 84 and Sublot 83 [redacted] in said Chester Estates Subdivision No. 2 to a 1" iron pipe found, said

pipe also being the southwest corner of a parcel owned by Joseph R. Hahn (PN# 11-129600), recorded deed, Volume 537 Page 881 Geauga County Record of Deeds;

Thence N 89°59'10" E, 933.19 feet along the south line of said Hahn to the southeast corner thereof 903.14 feet to a 5/8" iron pin found, 30.05 feet from the west line of Chillicothe Road , said point also being in the centerline of said Chillicothe Road,

Thence S 03°24'11" W, 268.07 feet along said centerline of Chillicothe Road to said northeast corner of Kral's land;

Thence N 86°50'22" W, 30.00 feet along Kral's north line to a capped (Schwartz) 5/8" iron pin found, said pin also being on the west line of said Chillicothe Road and the principal place of beginning and containing 6.5588 acres (0.1970 acres within the right of way of said Chillicothe Road) of land, be the same more or less, but subject to all legal highways, and easements of record as surveyed and described August 17, 2018 by Alexander B. Parr, P.S. No. 8486. Survey and bearings used herein are to denote angular relationship only and do not represent true north and are based on a survey for Barrington Consulting Group, Inc. by David W. Novak, P.S. No. 7507.

The intent of this description is to describe the 6.5588 acre resulting **PARCEL 4A** which is the combination of the original 5.5737 acre parcel 4 (PN# 11-389292) as conveyed to Jerome P. Flesher as recorded in deed Volume 2038, Page 490, Geauga County Record of Deeds, with the 0.9851 acre **PARCEL 3B** part of (PN# 11-389324) as conveyed to Jerome A. Flesher as recorded in deed Volume 2038, Page 494 Geauga County Record of Deeds.

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
*[Signature]* 08/24/18  
GEAUGA COUNTY AUDITOR  
TAX MAP DEPT. *[Initials]*