

CHE 00242

Marino and Trentanelli (18-067)
Picked 6/11/17
4p

CHE00242

VOL. 2054 pg 991
pn# 11-349300

LEGAL DESCRIPTION FOR PARCEL 'A'
7843 MAYFIELD ROAD, CHESTER TWP., OHIO

PARCEL A:

SITUATED IN THE TOWNSHIP OF CHESTER, COUNTY OF GEAUGA, AND STATE OF OHIO, AND BEING PART OF ORIGINAL CHESTER TOWNSHIP LOT NUMBER 24, TRACT 3 OF SAID TOWNSHIP, AND BEING PART OF AN UNNAMED PARCEL OF CHESTER ESTATES SUBDIVISION NO. 1, AS RECORDED IN GEAUGA COUNTY PLAT RECORDS VOL. 7, PPS. 32-32A, AND ALSO BEING ALL OF PARCEL 'E' OF HIGHWAY RIGHT-OF-WAY ALTERATION PLAT FOR CAVES RD, AS RECORDED IN GEAUGA COUNTY PLAT RECORDS IN VOL. 37, PPS. 110-111, AND BEING BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A 1" IRON PIN FOUND IN A MONUMENT BOX AT THE ORIGINAL CENTERLINE/CENTERLINE INTERSECTION OF CAVES ROAD, (60', NOW VACATED), AND MAYFIELD ROAD (60' AND VARIES), SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID ORIGINAL LOT 24;

THENCE S 00°00'47" E ALONG THE ORIGINAL CENTERLINE OF SAID CAVES RD (NOW VACATED) 30.00' TO A DRILL HOLE SET ON THE SOUTHERLY RIGHT-OF-WAY OF MAYFIELD ROAD, SAID POINT BEING THE PRINCIPAL PLACE OF BEGINNING OF THE PREMISES DESCRIBED HEREIN;

THENCE S 89°54'02" E CONTINUING ALONG THE SOUTHERLY RIGHT-OF-WAY OF MAYFIELD ROAD 155.00' TO A POINT REFERENCED BY A 5/8" IRON PIN FOUND 0.2' EAST AT THE NORTHWEST CORNER OF LAND CONVEYED TO CAVES RD LLC (PN 11-199600) BY DEED VOL 1288, PG 373 IN GEAUGA COUNTY DEED RECORDS;

THENCE S 00°00'47" E ALONG THE WEST LINE OF SAID CAVES RD LLC 157.00' TO A 5/8" IRON PIN FOUND AT A CORNER OF SAID CAVES RD LLC;

THENCE N 89°54'02" W ALONG THE NORTH LINE OF SAID CAVES RD LLC, AND PASSING THROUGH A 5/8" IRON PIN CAPPED "SCHWARTZ" FOUND AT 125.00' ON THE FORMER EASTERLY RIGHT-OF-WAY OF SAID CAVES RD (NOW VACATED), 155.00' TO A MAG NAIL FOUND ON THE ORIGINAL CENTERLINE OF SAID CAVES RD (NOW VACATED), SAID LINE ALSO BEING THE EAST LINE OF LAND CONVEYED TO MAYFIELD UNITED METHODIST CHURCH (PN 11-211500) BY DEED VOL 1508, PG 673 IN GEAUGA COUNTY DEED RECORDS;

THENCE N 00°00'47" W ALONG THE ORIGINAL CENTERLINE OF SAID CAVES RD (NOW VACATED) AND THE EAST LINE OF SAID MAYFIELD UNITED METHODIST CHURCH (AND PASSING THROUGH A RAILROAD SPIKE FOUND 9.97' THEREFROM) 157.00' TO THE PRINCIPAL PLACE OF BEGINNING, AND CONTAINING 0.5587 ACRES OF LAND AS SURVEYED BY NICHOLAS MARINO, OHIO REGISTERED SURVEYOR #7769 IN APRIL, 2018, BE THE SAME, MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE INTENDED TO DENOTE ANGLES ONLY. ALL IRON PINS SET ARE 5/8" X 30" REBAR CAPPED "MARINO S-7769".

THE INTENT OF THIS DESCRIPTION IS TO CONSOLIDATE ALL OF PN 11-349300, AS RECORDED IN DEED VOLUME 1957 PAGE 2124 OF GEAUGA COUNTY DEED RECORDS, WITH ALL OF PN 11-389256 (PARCEL 'E') AS SHOWN ON THE HIGHWAY RIGHT-OF-WAY ALTERATION PLAT FOR CAVES RD, AS RECORDED IN GEAUGA COUNTY PLAT RECORDS IN VOL. 37, PPS. 110-111.

[Handwritten Signature]
6/1/2018

DEEDS OF RECORD:
MICHAEL H. MARINO AND PAUL J. TRENTANELLI
DEED VOL. 1957 Pg. 2124 (PN 11-349300) and
DEED VOL. 1754 Pg. 1038 (PN 11-389256)



SURVEY PLAT LEGAL DESCRIPTION
APPROVED PER R.C. 315.251

[Handwritten Signature] 06/08/18
GEAUGA COUNTY AUDITOR AS NOTED
TAX MAP DEPT.