

THIS CONSOLIDATION OF LOTS OF RECORD COMPLIES WITH THE APPLICABLE CHESTER TOWNSHIP ZONING RESOLUTION. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018. BY:

\_\_\_\_\_  
STEVE AVERILL  
CHESTER TOWNSHIP ZONING INSPECTOR.

DOCUMENTS USED:

- 1) DEDICATION PLAT FOR WINCHESTER VALLEY BY WESTERN RESERVE CONSULTANTS, INC. V12,P108-112 GEauga COUNTY PLAT RECORDS
- 2) SURVEY OF PART OF LANDS OF GLENN A. & BLANCHE E. RUSSELL BY LAWRENCE WILSON & ASSOC., 1987
- 3) SURVEY OF PROPOSED LOT SPLIT FOR NATALIE DAWN COOPER BY SCHADE SURVEYING CO., MARCH 2015\*
- 4) RECORD DEEDS

\* NOT FILED RECORDED OR REVIEWED, BASED ON 1987 SCHADE SURVEY FOR COOPER - DEED V. 2038 P. 3023.

- Ⓜ = 1" IRON PIN IN MON. BOX
  - = IRON PIN FND AS NOTED
  - = IRON PIPE FND AS NOTED
  - = 5/8" IRON PIN SET
- I.P.'s SET ARE 5/8" x 30" REBAR CAPPED "MARINO S-7769"

# PLAT OF CONSOLIDATION

## PREPARED FOR

### ROBERT RUSSELL

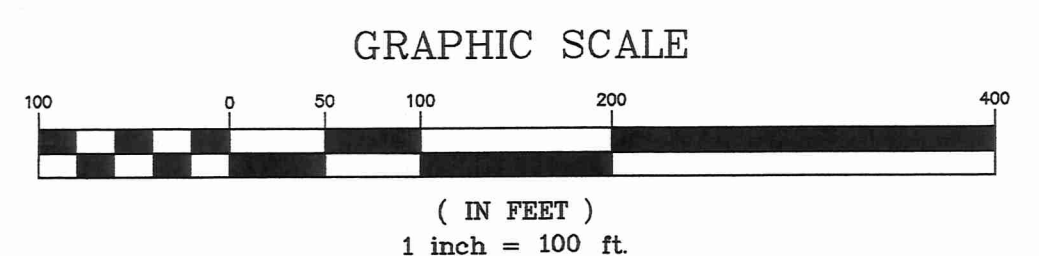
SITUATED IN THE TOWNSHIP OF CHESTER, COUNTY OF GEAGA, AND STATE OF OHIO, AND BEING PART OF ORIGINAL CHESTER TOWNSHIP LOTS 19 & 20, TRACT 3, AKA PARCELS 11-388666 & 11-388887.

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.

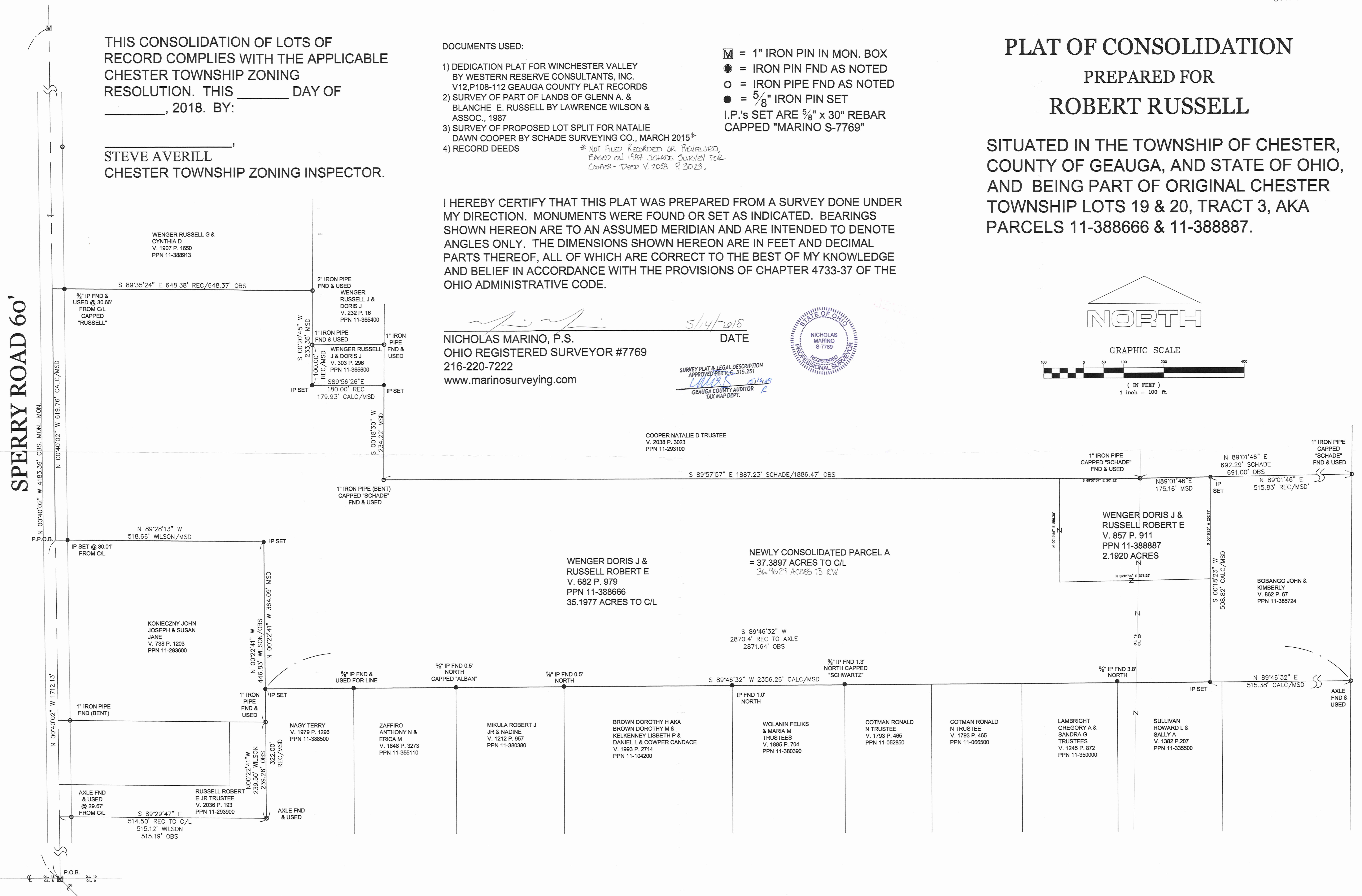
*[Signature]*  
NICHOLAS MARINO, P.S.  
OHIO REGISTERED SURVEYOR #7769  
216-220-7222  
www.marinosurveying.com

DATE: 5/14/2018

SURVEY PLAT & LEGAL DESCRIPTION APPROVED PER P.S. 315.251  
UNMS  
GEAUGA COUNTY AUDITOR TAX MAP DEPT.



SPERRY ROAD 60'



LEGAL DESCRIPTION FOR PARCEL 'A'  
SPERRY 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 LOTS NUMBER 19 AND 20, TRACT 3 OF SAID TOWNSHIP, AND BEING BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A 1" IRON PIN FOUND IN A MONUMENT BOX AT THE CENTERLINE/CENTERLINE INTERSECTION OF CEDAR ROAD, (60'), AND SPERRY ROAD (60'), SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID ORIGINAL LOT 19;

THENCE N 00°40'02" W ALONG THE CENTERLINE OF SAID SPERRY ROAD 1712.13' TO A POINT, SAID POINT BEING THE PRINCIPAL PLACE OF BEGINNING OF THE PREMISES DESCRIBED HEREIN;

THENCE N 00°40'02" W CONTINUING ALONG THE CENTERLINE OF SPERRY ROAD 619.76' TO A POINT;

THENCE S 89°35'24" E ALONG THE SOUTH LINE OF LAND CONVEYED TO RUSSELL G AND CYNTHIA D WENGER (PN 11-388913) BY DEED VOL 1907, PG 1650 IN GEAUGA COUNTY DEED RECORDS, AND PASSING THROUGH A 5/8" IRON PIN FOUND AT 30.66' CAPPED "RUSSELL", 648.37' TO A 2" IRON PIPE FOUND AT THE SOUTHEAST CORNER OF SAID WENGER, SAID POINT ALSO BEING ON THE WEST LINE OF LAND CONVEYED TO RUSSELL J AND DORIS J WENGER BY DEED VOL 232, PG 16 IN GEAUGA COUNTY DEED RECORDS;

THENCE S 00°20'45" W ALONG THE WEST LINE OF SAID WENGER, AND ALONG THE WEST LINE OF ANOTHER PARCEL CONVEYED TO RUSSELL J AND DORIS J WENGER (PN 11-365600) BY DEED VOL 303, PG 296 IN GEAUGA COUNTY DEED RECORDS, AND PASSING THROUGH A 1" IRON PIPE FOUND AT 133.35', 233.35' TO AN IRON PIN SET AT THE SOUTHWEST CORNER THEREOF;

THENCE S 89°56'26" E ALONG THE SOUTH LINE OF SAID WENGER 179.93' TO AN IRON PIN SET AT THE SOUTHEAST CORNER THEREOF, SAID POINT ALSO BEING ON THE WEST LINE OF LAND CONVEYED TO NATALIE D COOPER TRUSTEE (PN 11-293100) BY DEED VOL 2038, PG 3023 IN GEAUGA COUNTY DEED RECORDS;

THENCE S 00°18'30" W ALONG THE WEST LINE OF SAID COOPER 234.22' TO A 1" IRON PIPE FOUND (BENT) CAPPED "SCHADE" AT THE SOUTHWEST CORNER THEREOF;

THENCE S 89°57'57" E ALONG THE SOUTH LINE OF SAID COOPER 1886.47' TO A 1" IRON PIPE FOUND CAPPED "SCHADE";

THENCE N 89°01'46" E CONTINUING ALONG THE SOUTH LINE OF SAID COOPER 175.16' TO AN IRON PIN SET AT THE NORTHWEST CORNER OF LAND CONVEYED TO JOHN AND KIMBERLY BOBANGO (PN 11-385724) BY DEED VOL 862, PG 67 IN GEAUGA COUNTY DEED RECORDS;

THENCE S 00°18'23" W ALONG THE WEST LINE OF SAID BOBANGO 508.82' TO AN IRON PIN SET AT THE SOUTHWEST CORNER THEREOF, SAID POINT ALSO BEING ON THE NORTH LINE OF LAND CONVEYED TO HOWARD L AND SALLY A SULLIVAN (PN 11-335500) BY DEED VOL 1382, PG 207 IN GEAUGA COUNTY DEED RECORDS;

THENCE S 89°46'32" W ALONG THE NORTH LINE OF SAID SULLIVAN AND THE NORTH LINE OF THE FOLLOWING PARCELS: LAND CONVEYED TO GREGORY A AND SANDRA G LAMBRIGHT TRUSTEE (PN 11-350000), VOL 1245, PG 872, RONALD N COTMAN TRUSTEE (PN 11-066500 AND PN 11-052850), VOL 1793, PG 465, FELIKS AND MARIA M WOLANIN TRUSTEES (PN 11-380390), VOL 1885, PG 704, DOROTHY H BROWN ET AL (PN 11-104200), VOL 1993, PG 2714, ROBERT J JR AND NADINE MIKULA (PN 11-380380), VOL 1212, PG 957, ANTHONY N AND ERICA M ZAFFIRO (PN 11-355110), VOL 1843, PG 3273, AND TERRY NAGY (PN 11-388500), VOL 1979, PG 1296, 2356.26' TO AN IRON PIN SET AT THE NORTHWEST CORNER OF SAID NAGY, SAID POINT ALSO BEING ON THE EAST LINE OF LAND CONVEYED TO JOHN JOSEPH AND SUSAN JANE KONIECZNY (PN 11-293600) BY DEED VOL 738, PG 1203 IN GEAUGA COUNTY DEED RECORDS;

THENCE N 00°22'41" W CONTINUING ALONG THE EAST LINE OF SAID KONIECZNY 364.09' TO AN IRON PIN SET AT THE NORTHEAST CORNER THEREOF;

THENCE N 89°28'13" W ALONG THE NORTH LINE OF SAID KONIECZNY (AND PASSING THROUGH AN IRON PIN SET 30.01' THEREFROM) 518.66' TO THE PRINCIPAL PLACE OF BEGINNING, AND CONTAINING 37.3897 ACRES OF LAND (36.9629 ACRES TO RIGHT-OF-WAY) 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 11-388887, AS RECORDED IN DEED VOLUME 857 PAGE 911 OF GEAUGA COUNTY DEED RECORDS, WITH ALL OF PN 11-388666 AS RECORDED IN DEED VOLUME 682 PAGE 979 OF GEAUGA COUNTY DEED RECORDS.



*[Handwritten Signature]*  
5/14/18

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

*[Handwritten Signature]* 05/16/18  
GEAUGA COUNTY AUDITOR  
TAX MAP DEPT.

**(18-054) Robert E. Russell and Doris J. Wenger Consolidation Survey  
Sperry Road (CH-0012), Chester Township**

**REFERENCES PROVIDED BY GCE PUBLIC REQUEST (10/20/2017) AND SUGGESTED BY TAX MAP  
DEPARTMENT – NOT CITED ON SURVEY:**

- CH-0012-B-D-SPERRY ROAD 1940 PLANS
- CH-0012-B-D-SPERRY ROAD 1941 SURVEY
- CH-0012-B-E-SPERRY ROAD 1924 PLANS
- CH-0012-B-G-SPERRY ROAD 1979 PLANS
- CH-0012-D-F-SPERRY ROAD 1941 PLANS
- CH-0012-D-F-SPERRY ROAD 1942 SURVEY
- CH-0012-D-F-SPERRY ROAD 1944 SURVEY
- CH-0012-D-G-SPERRY ROAD 1994 PLANS
- CH-0012-D-SPERRY ROAD 1994 PLANS BR-0012-02.42 (SFN-2832844) (AS-BUILTS)
- CH-0012-D-SPERRY ROAD 1994 PLANS BR-0012-02.42 (SFN-2832844) (SOIL LOGS)
- CH-0012-D-SPERRY ROAD 1994 PLANS BR-0012-02.42 (SFN-2832844)
- CH-0012-E-SPERRY ROAD 1994 PLANS CUL-0012-VAR (MYLAR)
- CH-0012-E-SPERRY ROAD 1994 PLANS CUL-0012-VAR
- CH-0012-F-G-CEDAR ROAD 1994 PLANS