

PLAT OF SURVEY OF 9418 WILSON MILLS RD

PREPARED FOR MANLEY DEAS KOCHALSKI LLC

SITUATED IN THE TOWNSHIP OF CHESTER, COUNTY OF GEAUGA, AND STATE OF OHIO, AND BEING PART OF ORIGINAL CHESTER TOWNSHIP LOT 30, TRACT 1, AND LOT 19, TRACT 2, AKA PARCEL 11-053100.

- DOCUMENTS USED: 1) WILSON MILLS ROAD CENTERLINE PLAT V22,P26-27 GEAUGA COUNTY PLAT RECORDS 2) SURVEY OF PARCELS 11-259800 & 11-259700 PERFORMED BY O'HARA LAND SURVEYING LLC DATED 5/23/2018 3) RECORD DEEDS

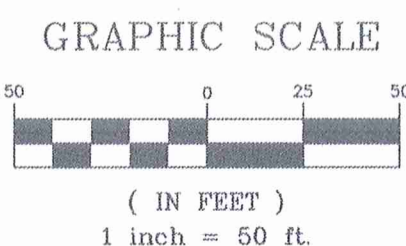
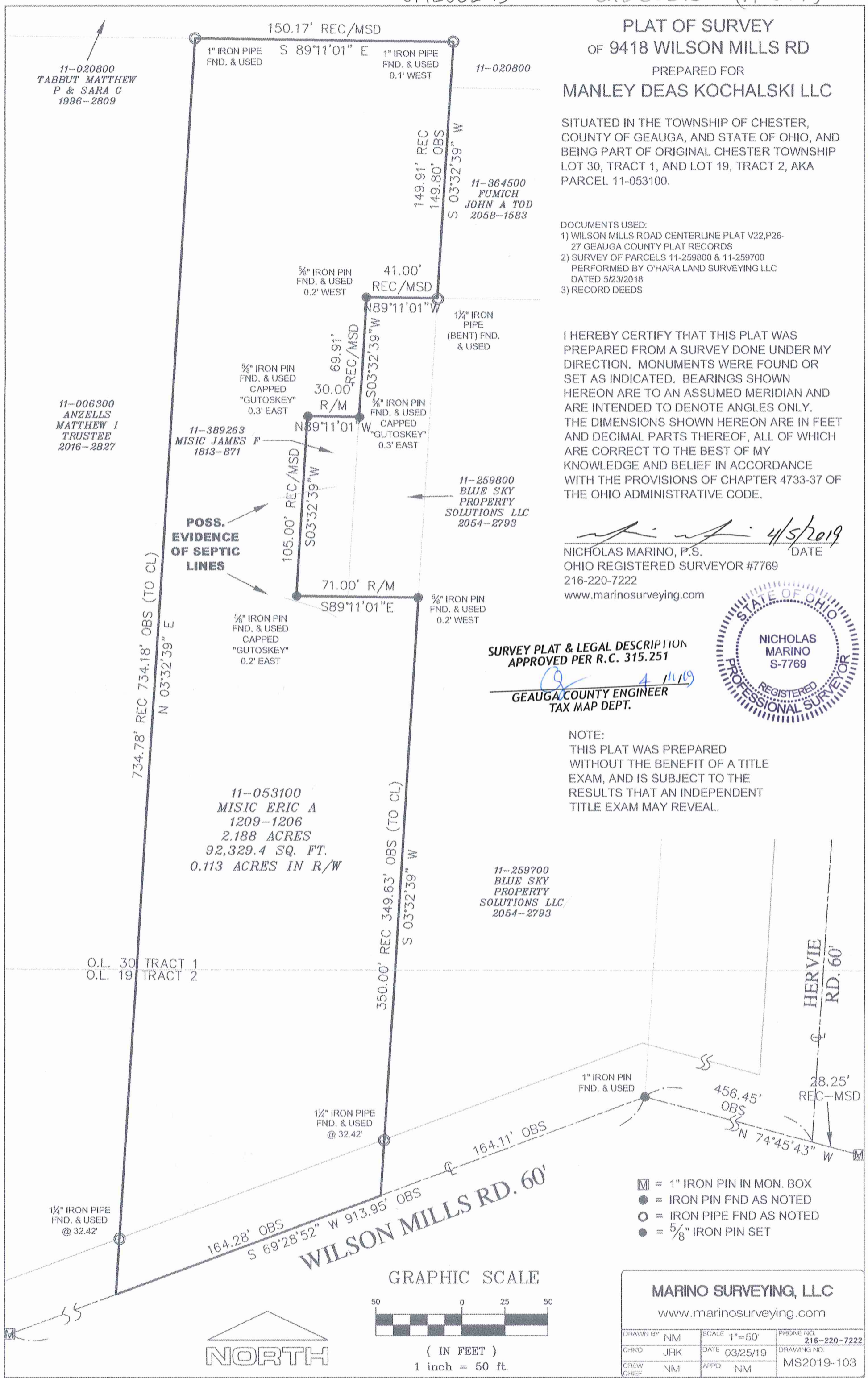
I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A SURVEY DONE UNDER MY DIRECTION. MONUMENTS WERE FOUND OR SET AS INDICATED. BEARINGS SHOWN HEREON ARE TO AN ASSUMED MERIDIAN AND ARE INTENDED TO DENOTE ANGLES ONLY. THE DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH ARE CORRECT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

NICHOLAS MARINO, P.S. DATE 4/5/2019 OHIO REGISTERED SURVEYOR #7769 216-220-7222 www.marinosurveying.com



SURVEY PLAT & LEGAL DESCRIPTION APPROVED PER R.C. 315.251 GEAUGA COUNTY ENGINEER TAX MAP DEPT. 4/14/19

NOTE: THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAM, AND IS SUBJECT TO THE RESULTS THAT AN INDEPENDENT TITLE EXAM MAY REVEAL.



NORTH

- 1" IRON PIN IN MON. BOX
- = IRON PIN FND AS NOTED
- = IRON PIPE FND AS NOTED
- = 5/8" IRON PIN SET

MARINO SURVEYING, LLC www.marinosurveying.com

DRAWN BY	NM	SCALE	1"=50'	PHONE NO.	216-220-7222
CHKD	JRK	DATE	03/25/19	DRAWING NO.	
CREW CHIEF	NM	APPD	NM		MS2019-103

CHE 00245
CHE00245

LOCHALSKI LLC
(19-044)
PICKED UP: 4/12/19
VOL. 2082 PG 184
PN# 11-053100

LEGAL DESCRIPTION FOR PARCEL 11-053100
9418 WILSON MILLS ROAD, CHESTER TWP., OHIO

SITUATED IN THE TOWNSHIP OF CHESTER, COUNTY OF GEAUGA, AND STATE OF OHIO, AND BEING PART OF ORIGINAL CHESTER TOWNSHIP LOT NUMBER 30, TRACT 1, AND LOT NUMBER 19, TRACT 2 OF SAID TOWNSHIP, AND BEING BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING IN THE CENTERLINE OF WILSON MILLS ROAD (60') AT A POINT WHICH IS S 69°28'52" W 164.11' FROM A 1" IRON PIN AT AN ANGLE POINT IN SAID CENTERLINE, SAID ANGLE POINT BEING N 74°45'43" W 456.45' FROM THE CENTERLINE/CENTERLINE INTERSECTION OF WILSON MILLS ROAD AND HERVIE ROAD, WHICH INTERSECTION IS N 74°45'43" W 28.25' FROM A 1" IRON PIN FOUND IN A MONUMENT BOX AT ANOTHER ANGLE POINT IN THE CENTERLINE OF WILSON MILLS ROAD, SAID BEGINNING POINT ALSO BEING THE SOUTHWEST CORNER OF LAND CONVEYED TO BLUE SKY PROPERTY SOLUTIONS LLC (PN11-259700) BY DEED VOL 2054, PG 2793 IN GEAUGA COUNTY DEED RECORDS, AND BEING THE PRINCIPAL PLACE OF BEGINNING OF THE PREMISES DESCRIBED HEREIN;

THENCE S 69°28'52" W CONTINUING ALONG THE CENTERLINE OF WILSON MILLS ROAD 164.28' TO A POINT AT THE SOUTHEAST CORNER OF LAND CONVEYED TO MATTHEW I ANZELLS, TRUSTEE (PN 11-006300) BY DEED VOL 2016, PG 2827 IN GEAUGA COUNTY DEED RECORDS;

THENCE N 03°32'39" E ALONG THE EAST LINE OF SAID ANZELLS, (AND PASSING THROUGH A 1&1/4" IRON PIPE FOUND AT 32.42') 734.18' TO A 1" IRON PIPE FOUND AT THE NORTHEAST CORNER OF SAID ANZELLS, SAID POINT ALSO BEING ON THE SOUTH LINE OF LAND CONVEYED TO MATTHEW P AND SARA G TABBUTT (PN 11-020800) BY DEED VOL 1996, PG 2809 IN GEAUGA COUNTY DEED RECORDS;

THENCE S 89°11'01" E ALONG THE SOUTH LINE OF SAID TABBUTT, 150.17' TO A CORNER OF SAID TABBUTT, SAID POINT BEING REFERENCED BY 1" IRON PIPE FOUND 0.1' WEST;

THENCE S 03°32'39" W ALONG THE WEST LINE OF SAID TABBUTT, AND CONTINUING ALONG THE WEST LINE OF LAND CONVEYED TO JOHN A FUMICH (PN 11-364500) BY DEED VOL 2058, PG 1583 IN GEAUGA COUNTY DEED RECORDS, 149.80' TO A 1&1/4" IRON PIPE (BENT) FOUND AT THE SOUTHWEST CORNER OF SAID FUMICH, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LAND CONVEYED TO BLUE SKY PROPERTY SOLUTIONS LLC (PN 11-259700) AND THE NORTHEAST CORNER OF LAND CONVEYED TO BLUE SKY PROPERTY SOLUTIONS LLC (PN 11-259800), BOTH PARCELS BY DEED VOL 2054, PG 2793 IN GEAUGA COUNTY DEED RECORDS;

THENCE N 89°11'01" W ALONG THE NORTH LINE OF SAID BLUE SKY PROPERTY SOLUTIONS LLC 41.00' TO THE NORTHWEST CORNER THEREOF, SAID POINT BEING REFERENCED BY 5/8" IRON PIN FOUND 0.2' WEST;

THENCE S 03°32'39" W ALONG THE WEST LINE OF SAID BLUE SKY PROPERTY SOLUTIONS LLC 69.91' TO A POINT AT THE NORTHEAST CORNER OF LAND CONVEYED TO JAMES F MISIC (PN 11-389263) BY DEED VOL 1813, PG 871 IN GEAUGA COUNTY DEED RECORDS, SAID POINT BEING REFERENCED BY 5/8" IRON PIN (CAPPED "GUTOSKEY") FOUND 0.3' EAST;

THENCE N 89°11'01" W ALONG THE NORTH LINE OF SAID MISIC 30.00' TO THE NORTHWEST CORNER THEREOF, SAID POINT BEING REFERENCED BY 5/8" IRON PIN (CAPPED "GUTOSKEY") FOUND 0.3' EAST;

THENCE S 03°32'39" W ALONG THE WEST LINE OF SAID MISIC, 105.00' TO THE SOUTHWEST CORNER THEREOF, SAID POINT BEING REFERENCED BY 5/8" IRON PIN (CAPPED "GUTOSKEY") FOUND 0.2' EAST;

THENCE S 89°11'01" E ALONG THE SOUTH LINE OF SAID MISIC, AND CONTINUING ALONG THE SOUTH LINE OF SAID BLUE SKY PROPERTY SOLUTIONS LLC (PN 11-259800), 71.00' TO A POINT ON THE WEST LINE OF SAID BLUE SKY PROPERTY SOLUTIONS LLC (PN 11-259700), SAID POINT BEING REFERENCED BY 5/8" IRON PIN FOUND 0.2' WEST;

THENCE S 03°32'39" W ALONG THE WEST LINE OF SAID BLUE SKY PROPERTY SOLUTIONS LLC (PN 11-259700), (AND PASSING THROUGH A 1&1/4" IRON PIPE FOUND AT 32.42' THEREFROM), 349.63' TO THE CENTERLINE OF WILSON MILLS ROAD AND THE PRINCIPAL PLACE OF BEGINNING, AND CONTAINING 2.188 ACRES OF LAND OF WHICH 0.113 ACRES LIES WITHIN THE RIGHT-OF-WAY OF WILSON MILLS ROAD, AS SURVEYED BY NICHOLAS MARINO, OHIO REGISTERED SURVEYOR #7769 IN MARCH, 2019, 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".

[Handwritten Signature] 4/5/2019

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
[Signature] 4/11/19
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

