

PLAT OF LOT SPLIT AND CONSOLIDATION


PREPARED FOR
DAVE MAPES

SITUATED IN THE TOWNSHIP OF CHESTER,
COUNTY OF GEAUGA, AND STATE OF OHIO,
AND BEING PART OF ORIGINAL CHESTER
TOWNSHIP LOT 38, TRACT 3, AKA PARCELS
11-335937, 11-335938 & 11-335939.

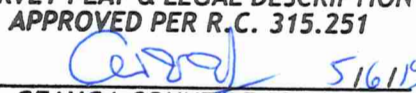
THESE DIVISIONS AND CONSOLIDATIONS OF LOTS OF RECORD
COMPLY WITH THE APPLICABLE CHESTER TOWNSHIP ZONING
RESOLUTION THIS _____ DAY OF _____, 2019. BY:

STEVE AVERILL
CHESTER TOWNSHIP ZONING INSPECTOR.

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.
OHIO REGISTERED SURVEYOR #7769
216-220-7222
www.marinosurveying.com

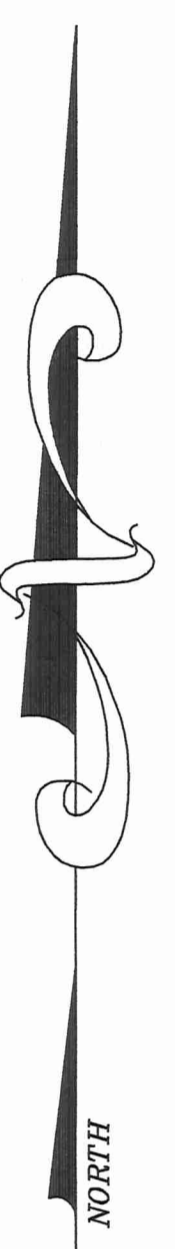
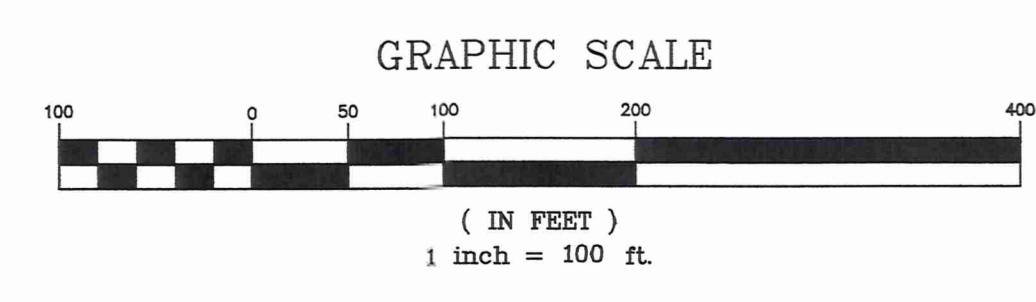
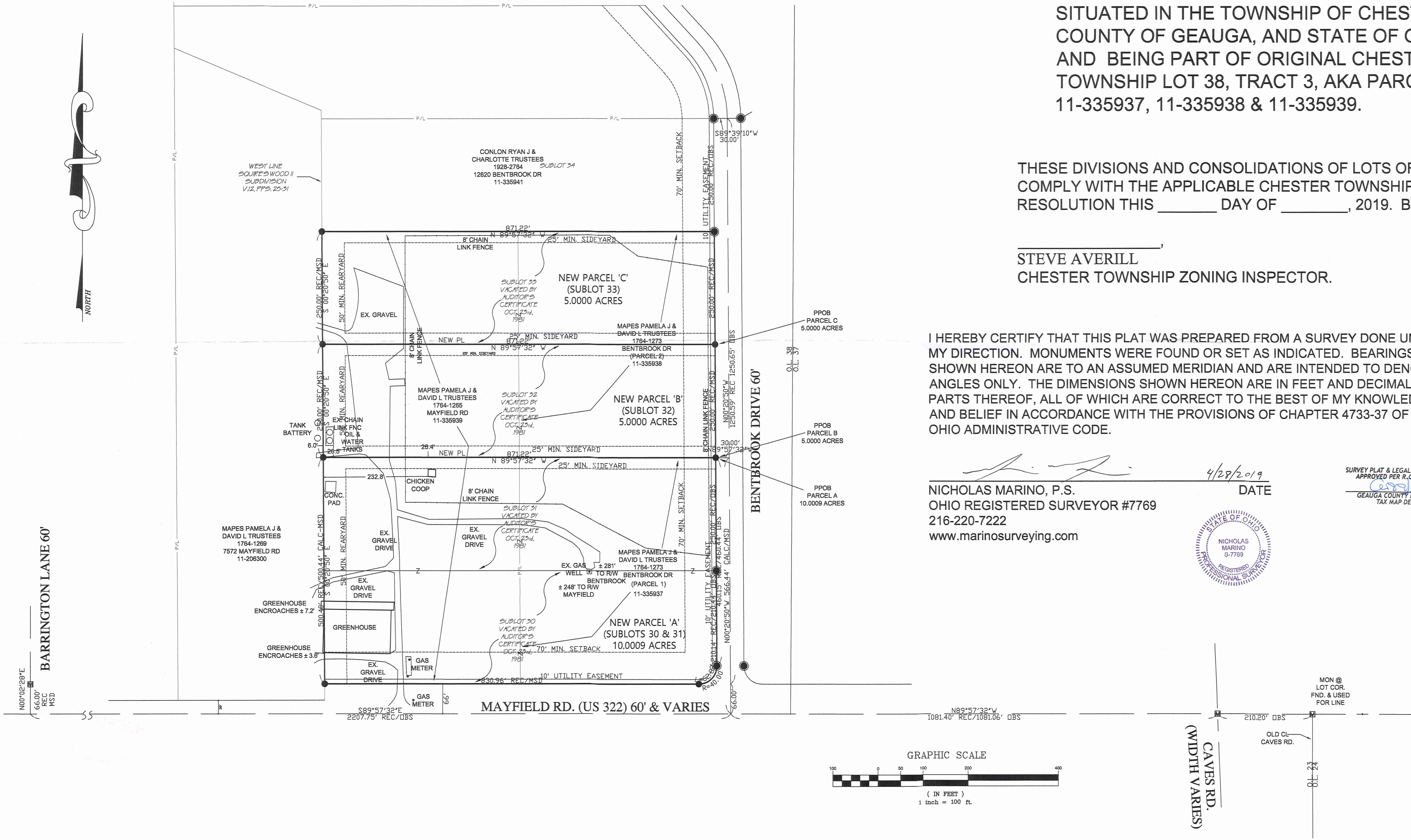


SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251

GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

DOCUMENTS USED:

- STATE OF OHIO DEPT. OF HIGHWAYS CLEVELAND-MEADVILLE RD. LOCATION PLAN DATED 1932
- SQUIRE'S WOOD II SUBDIVISION V12,P25-31 GEAUGA COUNTY PLAT RECORDS
- RECORD DEEDS

- M** = 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"



CHE 00246

CHE00246

MAPES, DAVE
(19-045)
Picked up: 5/16/19

LEGAL DESCRIPTION FOR A 10.0009 ACRE PARCEL (PARCEL 'A')
BENTBROOK DRIVE, 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 38, TRACT 3 OF SAID TOWNSHIP, AND BEING ALL OF FORMER SUBLOTS 30 AND 31 (BOTH NOW VACATED) OF SQUIRE'S WOOD II SUBDIVISION, AS RECORDED IN GEAUGA COUNTY PLAT RECORDS VOL. 25, PPS. 25-31, AND BEING BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A 1" IRON PIN FOUND IN A MONUMENT BOX AT THE RELOCATED CENTERLINE/CENTERLINE INTERSECTION OF CAVES ROAD (60' AND VARIES), AND MAYFIELD ROAD (US 322), (60' AND VARIES), AS SHOWN ON THE HIGHWAY RIGHT-OF-WAY ALTERATION PLAT FOR CAVES RD RECORDED IN GEAUGA COUNTY PLAT RECORDS IN VOL. 37, PPS. 110-111;

THENCE N 89°57'32" W ALONG THE CENTERLINE OF SAID MAYFIELD RD TO THE CENTERLINE/CENTERLINE INTERSECTION OF MAYFIELD RD AND BENTBROOK DRIVE (60') 1081.06' (1081.40' RECORD), AS SHOWN ON SAID SQUIRE'S WOOD II SUBDIVISION PLAT;

THENCE N 00°20'50" W ALONG THE CENTERLINE OF BENTBROOK DRIVE 566.44' TO A POINT;

THENCE N 89°57'32" W 30.00' TO A IRON PIN SET ON THE WESTERLY RIGHT-OF-WAY OF BENTBROOK DRIVE AT THE NORTHEAST CORNER OF PARCEL 1 (PN 11-335937) AND THE SOUTHEAST CORNER OF PARCEL 2 (PN 11-335938) OF LANDS CONVEYED TO DAVID L AND PAMELA J MAPES TRUSTEES BY DEED VOL 1764, PG 1273 IN GEAUGA COUNTY DEED RECORDS, SAID POINT ALSO BEING THE NORTHEAST CORNER OF FORMER SUBLOT 31 (NOW VACATED) AND THE SOUTHEAST CORNER OF FORMER SUBLOT 32 (NOW VACATED) OF SAID SQUIRE'S WOOD II, AND SAID POINT BEING THE PRINCIPAL PLACE OF BEGINNING OF THE PREMISES DESCRIBED HEREIN;

THENCE N 89°57'32" W ALONG THE LINE OF SAID MAPES AND A NEW DIVISION LINE CONTINUING ALONG SAID FORMER SUBLOT LINE 871.22' TO AN IRON PIN SET AT THE NORTHWEST CORNER OF SAID FORMER SUBLOT 31 AND THE SOUTHWEST CORNER OF SAID FORMER SUBLOT 32, SAID POINT ALSO BEING ON THE WEST LINE OF LAND CONVEYED TO DAVID L AND PAMELA J MAPES TRUSTEES (PN 11-335939) BY DEED VOL 1764, PG 1265 IN GEAUGA COUNTY DEED RECORDS, AND ALSO BEING ON THE EAST LINE OF LAND CONVEYED TO DAVID L AND PAMELA J MAPES TRUSTEES (PN 11-206300) BY DEED VOL 1764, PG 1269 IN GEAUGA COUNTY DEED RECORDS;

THENCE S 00°20'50" E ALONG THE LINE OF SAID MAPES LANDS 500.44' TO AN IRON PIN SET ON THE NORTHERLY RIGHT-OF-WAY OF MAYFIELD ROAD AT THE SOUTHWEST CORNER OF SAID MAPES (PN 11-335939) AND THE SOUTHEAST CORNER OF SAID MAPES (PN 11-206300), SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID FORMER SUBLOT 30;

THENCE S 89°57'32" E ALONG THE NORTHERLY LINE OF MAYFIELD RD AND THE SOUTH LINE OF SAID MAPES LANDS (PN 11-335939 AND PN 11-335937) AND THE SOUTH LINE OF SAID SUBLOT 30 830.96' TO AN IRON PIN SET AT A POINT OF CURVATURE ON THE WESTERLY RIGHT-OF-WAY OF BENTBROOK DRIVE;

THENCE ALONG A CURVE DEFLECTING TO THE LEFT, SAID CURVE HAVING AN INCLUDED ANGLE OF 90°00'00", A RADIUS OF 40.00', AND A CHORD WHICH BEARS N 45°02'28" E 56.57', AN ARC DISTANCE OF 62.83' TO A 5/8" IRON PIN FOUND ON THE WESTERLY RIGHT-OF-WAY OF BENTBROOK DRIVE;

THENCE N 00°20'50" W ALONG THE WESTERLY RIGHT-OF-WAY OF BENTBROOK DRIVE AND THE EAST LINE OF SAID MAPES (PN 335937), ALSO BEING ON THE EAST LINE OF SAID VACATED SUBLOTS 30 AND 31 (AND PASSING THROUGH A 5/8" IRON PIN FOUND AT THE NORTHEAST CORNER OF SAID SUBLOT 30 AND THE SOUTHEAST CORNER OF SAID SUBLOT 31 AT 210.44') 460.44' TO THE PRINCIPAL PLACE OF BEGINNING, AND CONTAINING 10.0009 ACRES OF LAND (0.0000 ACRES IN THE R/W) AS SURVEYED BY NICHOLAS MARINO, OHIO REGISTERED SURVEYOR #7769 IN APRIL, 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 PS7769".

THE INTENT OF THIS DESCRIPTION IS TO CONSOLIDATE ALL OF PN 11-335937, AS RECORDED IN DEED VOLUME 1764 PAGE 1273 OF GEAUGA COUNTY DEED RECORDS, WITH PART OF PN 11-335939, AS RECORDED IN DEED VOLUME 1764 PAGE 1265 OF GEAUGA COUNTY DEED RECORDS.

[Handwritten signature]
4/28/2019



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

[Handwritten signature] 5/16/19
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

LEGAL DESCRIPTION FOR A 5.0000 ACRE PARCEL (PARCEL 'B')
BENTBROOK DRIVE, CHESTER TWP., OHIO

PARCEL B:

SITUATED IN THE TOWNSHIP OF CHESTER, COUNTY OF GEAUGA, AND STATE OF OHIO, AND BEING PART OF ORIGINAL CHESTER TOWNSHIP LOT NUMBER 38, TRACT 3 OF SAID TOWNSHIP, AND BEING ALL OF FORMER SUBLOT 32 (NOW VACATED) OF SQUIRE'S WOOD II SUBDIVISION, AS RECORDED IN GEAUGA COUNTY PLAT RECORDS VOL. 25, PPS. 25-31, AND BEING BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A 1" IRON PIN FOUND IN A MONUMENT BOX AT THE RELOCATED CENTERLINE/CENTERLINE INTERSECTION OF CAVES ROAD (60' AND VARIES), AND MAYFIELD ROAD (US 322), (60' AND VARIES), AS SHOWN ON THE HIGHWAY RIGHT-OF-WAY ALTERATION PLAT FOR CAVES RD RECORDED IN GEAUGA COUNTY PLAT RECORDS IN VOL. 37, PPS. 110-111;

THENCE N 89°57'32" W ALONG THE CENTERLINE OF SAID MAYFIELD RD TO THE CENTERLINE/CENTERLINE INTERSECTION OF MAYFIELD RD AND BENTBROOK DRIVE (60') 1081.06' (1081.40' RECORD), AS SHOWN ON SAID SQUIRE'S WOOD II SUBDIVISION PLAT;

THENCE N 00°20'50" W ALONG THE CENTERLINE OF BENTBROOK DRIVE 566.44' TO A POINT;

THENCE N 89°57'32" W 30.00' TO A IRON PIN SET ON THE WESTERLY RIGHT-OF-WAY OF BENTBROOK DRIVE AT THE NORTHEAST CORNER OF PARCEL 1 (PN 11-335937) AND THE SOUTHEAST CORNER OF PARCEL 2 (PN 11-335938) OF LANDS CONVEYED TO DAVID L AND PAMELA J MAPES TRUSTEES BY DEED VOL 1764, PG 1273 IN GEAUGA COUNTY DEED RECORDS, SAID POINT ALSO BEING THE NORTHEAST CORNER OF FORMER SUBLOT 31 (NOW VACATED) AND THE SOUTHEAST CORNER OF FORMER SUBLOT 32 (NOW VACATED) OF SAID SQUIRE'S WOOD II, AND SAID POINT BEING THE PRINCIPAL PLACE OF BEGINNING OF THE PREMISES DESCRIBED HEREIN;

THENCE N 89°57'32" W ALONG THE LINE OF SAID MAPES AND A NEW DIVISION LINE CONTINUING ALONG SAID FORMER SUBLOT LINE 871.22' TO AN IRON PIN SET AT THE NORTHWEST CORNER OF SAID FORMER SUBLOT 31 AND THE SOUTHWEST CORNER OF SAID FORMER SUBLOT 32, SAID POINT ALSO BEING ON THE WEST LINE OF LAND CONVEYED TO DAVID L AND PAMELA J MAPES TRUSTEES (PN 11-335939) BY DEED VOL 1764, PG 1265 IN GEAUGA COUNTY DEED RECORDS, AND ALSO BEING ON THE EAST LINE OF LAND CONVEYED TO DAVID L AND PAMELA J MAPES TRUSTEES (PN 11-206300) BY DEED VOL 1764, PG 1269 IN GEAUGA COUNTY DEED RECORDS;

THENCE N 00°20'50" W ALONG THE LINE OF SAID MAPES LANDS AND THE WEST LINE OF SAID FORMER SUBLOT 32, 250.00' TO AN IRON PIN SET AT THE NORTHWEST CORNER THEREOF;

THENCE S 89°57'32" E ALONG A NEW DIVISION LINE AND THE NORTH LINE OF SAID FORMER SUBLOT 32 (ALSO THE SOUTH LINE OF FORMER SUBLOT 33, NOW VACATED) OF SAID SQUIRE'S WOOD II 871.22' TO AN IRON PIN SET AT THE NORTHEAST CORNER THEREOF, SAID POINT ALSO BEING ON THE EAST LINE OF SAID MAPES (PN 11-335938) AND THE WESTERLY RIGHT-OF-WAY OF BENTBROOK DRIVE;

THENCE S 00°20'50" E ALONG THE WESTERLY RIGHT-OF-WAY OF BENTBROOK DRIVE AND THE EAST LINE OF SAID MAPES (PN 11-335938), ALSO BEING ON THE EAST LINE OF SAID VACATED FORMER SUBLOT 32 250.00' TO THE PRINCIPAL PLACE OF BEGINNING, AND CONTAINING 5.0000 ACRES OF LAND (0.0000 ACRES IN R/W) AS SURVEYED BY NICHOLAS MARINO, OHIO REGISTERED SURVEYOR #7769 IN APRIL, 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 PS7769".

THE INTENT OF THIS DESCRIPTION IS TO CONSOLIDATE PART OF PN 11-335938, AS RECORDED IN DEED VOLUME 1764 PAGE 1273 OF GEAUGA COUNTY DEED RECORDS, WITH PART OF PN 11-335939, AS RECORDED IN DEED VOLUME 1764 PAGE 1265 OF GEAUGA COUNTY DEED RECORDS.

[Handwritten Signature]
4/28/2019



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

[Handwritten Signature] 5/16/19
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

LEGAL DESCRIPTION FOR A 5.0000 ACRE PARCEL (PARCEL 'C')
BENTBROOK DRIVE, CHESTER TWP., OHIO

PARCEL C:

SITUATED IN THE TOWNSHIP OF CHESTER, COUNTY OF GEAUGA, AND STATE OF OHIO, AND BEING PART OF ORIGINAL CHESTER TOWNSHIP LOT NUMBER 38, TRACT 3 OF SAID TOWNSHIP, AND BEING ALL OF FORMER SUBLT 33 (NOW VACATED) OF SQUIRE'S WOOD II SUBDIVISION, AS RECORDED IN GEAUGA COUNTY PLAT RECORDS VOL. 25, PPS. 25-31, AND BEING BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A 1" IRON PIN FOUND IN A MONUMENT BOX AT THE RELOCATED CENTERLINE/CENTERLINE INTERSECTION OF CAVES ROAD (60' AND VARIES), AND MAYFIELD ROAD (US 322), (60' AND VARIES), AS SHOWN ON THE HIGHWAY RIGHT-OF-WAY ALTERATION PLAT FOR CAVES RD RECORDED IN GEAUGA COUNTY PLAT RECORDS IN VOL. 37, PPS. 110-111;

THENCE N 89°57'32" W ALONG THE CENTERLINE OF SAID MAYFIELD RD TO THE CENTERLINE/CENTERLINE INTERSECTION OF MAYFIELD RD AND BENTBROOK DRIVE (60') 1081.06' (1081.40' RECORD), AS SHOWN ON SAID SQUIRE'S WOOD II SUBDIVISION PLAT;

THENCE N 00°20'50" W ALONG THE CENTERLINE OF BENTBROOK DRIVE 566.44' TO A POINT;

THENCE N 89°57'32" W 30.00' TO A IRON PIN SET ON THE WESTERLY RIGHT-OF-WAY OF BENTBROOK DRIVE AT THE NORTHEAST CORNER OF PARCEL 1 (PN 11-335937) AND THE SOUTHEAST CORNER OF PARCEL 2 (PN 11-335938) OF LANDS CONVEYED TO DAVID L AND PAMELA J MAPES TRUSTEES BY DEED VOL 1764, PG 1273 IN GEAUGA COUNTY DEED RECORDS, SAID POINT ALSO BEING THE NORTHEAST CORNER OF FORMER SUBLT 31 (NOW VACATED) AND THE SOUTHEAST CORNER OF FORMER SUBLT 32 (NOW VACATED) OF SAID SQUIRE'S WOOD II;

THENCE N 00°20'50" W 250.00' ALONG THE WESTERLY RIGHT-OF-WAY OF BENTBROOK DRIVE, AND THE EAST LINE OF SAID MAPES LAND (PN 11-335938) TO AN IRON PIN SET AT THE NORTHEAST CORNER OF SAID FORMER SUBLT 32 AND THE SOUTHEAST CORNER OF SAID FORMER SUBLT 33, SAID POINT BEING THE PRINCIPAL PLACE OF BEGINNING OF THE PREMISES DESCRIBED HEREIN;

THENCE N 89°57'32" W ALONG THE NORTH LINE OF SAID FORMER SUBLT 32 AND THE SOUTH LINE OF SAID FORMER SUBLT 33 871.22' TO AN IRON PIN SET AT THE NORTHWEST CORNER OF SAID FORMER SUBLT 32 AND THE SOUTHWEST CORNER OF SAID FORMER SUBLT 33, SAID POINT ALSO BEING ON THE WEST LINE OF LAND CONVEYED TO DAVID L AND PAMELA J MAPES TRUSTEES (PN 11-335939) BY DEED VOL 1764, PG 1265 IN GEAUGA COUNTY DEED RECORDS, AND ALSO BEING ON THE EAST LINE OF LAND CONVEYED TO DAVID L AND PAMELA J MAPES TRUSTEES (PN 11-206300) BY DEED VOL 1764, PG 1269 IN GEAUGA COUNTY DEED RECORDS;

THENCE N 00°20'50" W ALONG THE LINE OF SAID MAPES LANDS AND THE WEST LINE OF SAID FORMER SUBLT 33, 250.00' TO AN IRON PIN SET AT THE NORTHWEST CORNER THEREOF, SAID POINT BEING THE NORTHWEST CORNER OF SAID MAPES (11-335939), SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LAND CONVEYED TO RYAN J AND CHARLOTTE CONLON TRUSTEES BY DEED VOL 1928, PG 2764 IN GEAUGA COUNTY DEED RECORDS, AND SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SUBLT 34 OF SAID SQUIRE'S WOOD II;

THENCE S 89°57'32" E ALONG THE NORTH LINE OF SAID FORMER SUBLT 33 (NOW VACATED) ALSO THE SOUTH LINE OF SAID CONLON LAND AND THE SOUTH LINE OF SUBLT 34, OF SAID SQUIRE'S WOOD II 871.22' TO A 5/8" IRON PIN FOUND AT THE NORTHEAST CORNER THEREOF, SAID POINT ALSO BEING ON THE EAST LINE OF SAID MAPES (PN 11-335938) AND THE WESTERLY RIGHT-OF-WAY OF BENTBROOK DRIVE;

THENCE S 00°20'50" E ALONG THE WESTERLY RIGHT-OF-WAY OF BENTBROOK DRIVE AND THE EAST LINE OF SAID MAPES (PN 11-335938), ALSO BEING ON THE EAST LINE OF SAID VACATED FORMER SUBLT 33 250.00' TO THE PRINCIPAL PLACE OF BEGINNING, AND CONTAINING 5.0000 ACRES OF LAND (0.0000 ACRES IN R/W) AS SURVEYED BY NICHOLAS MARINO, OHIO REGISTERED SURVEYOR #7769 IN APRIL, 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 PS7769".

THE INTENT OF THIS DESCRIPTION IS TO CONSOLIDATE PART OF PN 11-335938, AS RECORDED IN DEED VOLUME 1764 PAGE 1273 OF GEAUGA COUNTY DEED RECORDS, WITH PART OF PN 11-335939, AS RECORDED IN DEED VOLUME 1764 PAGE 1265 OF GEAUGA COUNTY DEED RECORDS.

[Handwritten Signature]
4/28/2019



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