

# PLAT OF LOT SPLIT & CONSOLIDATION OF GEAUGA COUNTY PARCEL NO.'S 11-308800 & 11-288881 PREPARED FOR DAVID REX

SITUATED IN THE TOWNSHIP OF CHESTER, COUNTY OF GEAUGA, AND STATE OF OHIO, AND BEING PART OF ORIGINAL CHESTER TOWNSHIP LOTS 16 & 17, TRACT 2.

**SURVEYOR**  
This plat was prepared from a survey done under my direction and conforms to the standards for boundary surveys as defined by Section 4733-37 in the Ohio Administrative code. Bearings shown hereon are based on True North using the Ohio Department of Transportation CORS GNSS Network. Distances are given in feet and decimal parts thereof, all of which I acknowledge to be correct.

*Nicholas Marino* 4/28/2021  
NICHOLAS MARINO, P.S. DATE  
MARINO SURVEYING LLC  
OHIO REGISTERED SURVEYOR #7769  
216-220-7222 www.marinosurveying.com



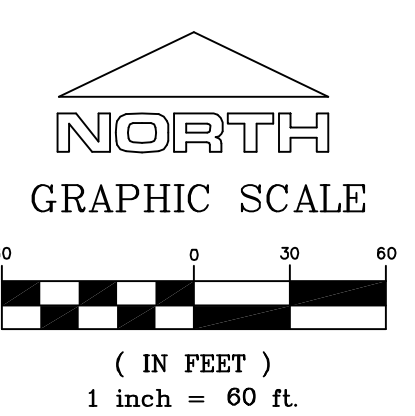
Iron pins set are 5/8" x 30" rebar capped "MARINO PS7769".

Survey Plat & Description  
Approved Per O.R.C. 315.251  
Geauga County Engineer  
Reviewed under the supervision of  
Steven H. Robinson, P.S. Ohio #47020  
By: SNR Date: 04/28/2021  
21-074

- DOCUMENTS USED:**
1. Geauga County Deed Records
  2. Glen Rex Subdivision V.9, Pgs. 94 of Geauga County Recorder's Records

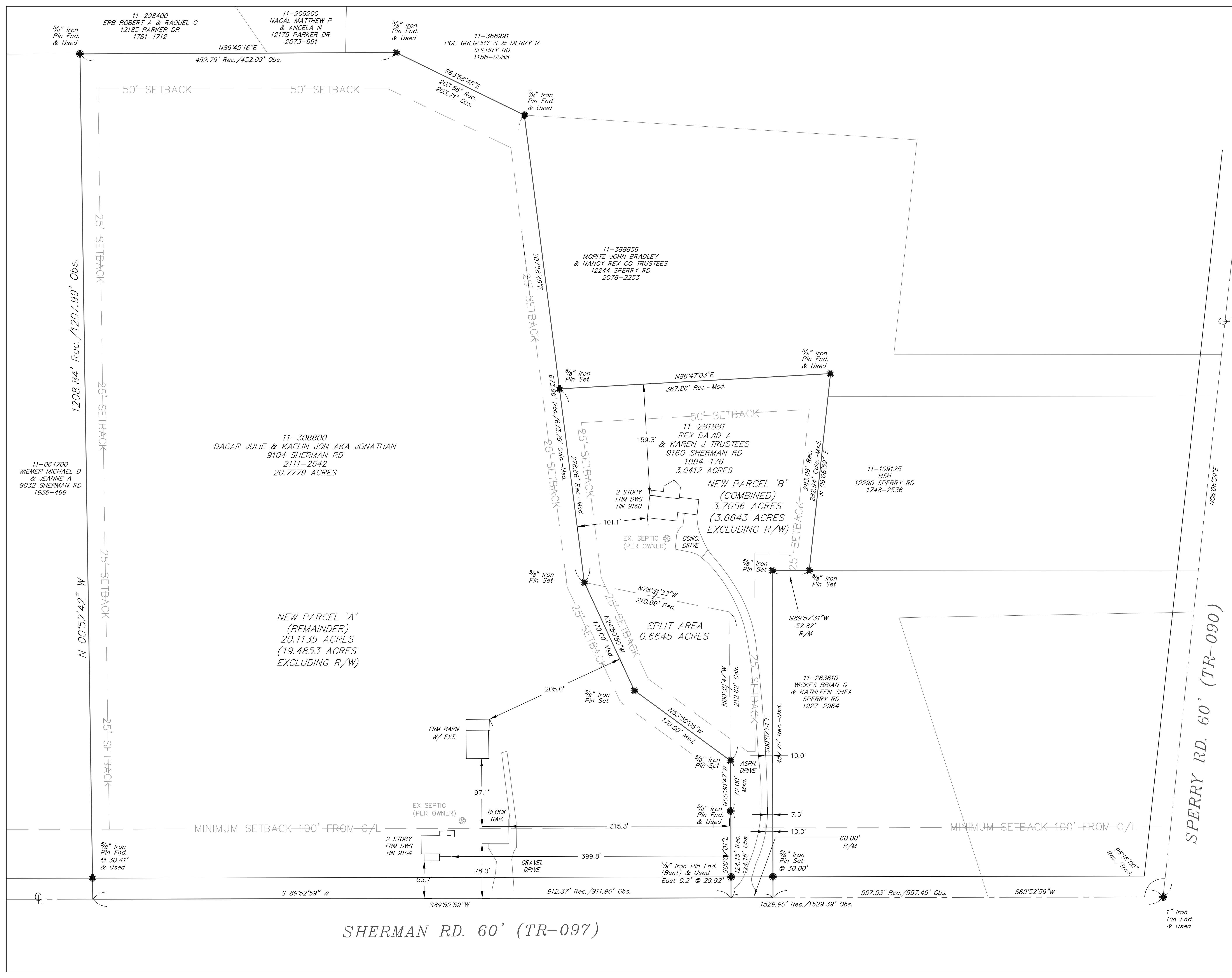
This consolidation of land complies with the applicable Chester Township Zoning Resolution. This \_\_\_\_\_ day of \_\_\_\_\_, 2021.

By: \_\_\_\_\_  
Title: \_\_\_\_\_



**NOTE:**  
This plat was prepared without the benefit of an abstract of title and is subject to any state of facts revealed by an examination of the same.

**MARINO SURVEYING, LLC**  
www.marinosurveying.com  
CHESTERLAND, OHIO  
216-220-7222  
DATE: 04/25/2021  
JOB NO: 2021-009



MARINO SURVEYING LLC  
 12638 HOVEY DRIVE  
 CHESTERLAND, OHIO 44026  
 216-220-7222  
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LEGAL DESCRIPTION FOR A 20.1135 ACRE PARCEL-REMAINDER  
 9104 SHERMAN ROAD, CHESTERLAND, OHIO (PARCEL 'A')

Situated in the Township of Chester, County of Geauga, and State of Ohio, and being a part of Original Township Lot No. 16, Tract No. 2, and being further bounded and described as follows:

Beginning at a 1" iron pin found at the centerline/centerline intersection of Sperry Road (60') and Sherman Road (60');

Thence S 89°52'59" W along the centerline of Sherman Road 1529.39' to the Southeast corner of lands conveyed to Michael D & Jeanne A Weimer in V. 1936, P. 469 of Geauga County deed records (Parcel 11-064700), said point being THE PRINCIPAL POINT OF BEGINNING of the premises described herein;

Thence N 00°52'42" W along the East line of said Weimer (and passing through a 5/8" iron pin found at 30.41') 1207.99' to a 5/8" iron pin found at the Northeast corner thereof, said point being on the South line of lands conveyed to Robert A & Raquel C Erb in V. 1781, P. 1712 of Geauga County deed records (Parcel 11-298400);

Thence N 89°45'16" E continuing along the South line of said Erb, and the South line of lands conveyed to Matthew P & Angela N Nagal in V. 2073, P. 691 of Geauga County deed records (Parcel 11-205200), and the South line of lands conveyed to Gregory S & Merry R Poe in V. 1158, P. 88 of Geauga County deed records (Parcel 11-388991) 452.09' to a 5/8" iron pin found at a corner thereof;

Thence S 63°58'45" E continuing along the South line of said Poe 203.71' to a 5/8" iron pin found at a corner thereof, said point also being the Northwest corner of lands conveyed to John Bradley Moritz and Nancy Rex Moritz, co-trustees in V. 2078, P. 2253 of Geauga County deed records (Parcel 11-388856);

Thence S 07°18'45" E along the West line of said Moritz (and passing through a 5/8" iron set at 394.43' at a corner thereof, said point also being the Northwest corner of lands conveyed to David A & Karen J Rex, co-trustees in V. 1994, P. 176 of Geauga County deed records (Parcel 11-281881), for a total distance of 673.29' to a 5/8" iron pin set;

Thence S 24°50'50" E along a new division line 170.00' to an iron pin set;

Thence S 53°50'05" E along a new division line 170.00' to an iron pin set on the West line of said Rex;

Thence S 00°30'47" E along the West line of said Rex 72.00' to a 5/8" iron pin found at a corner thereof;

Thence S 00°07'01" E along the West line of said Rex, (and passing through a 5/8" iron pin (bent) found East 0.2' 29.92' therefrom) for a total distance of 124.16' to the Centerline of Sherman Road;

Thence S 89°52'59" W continuing along the Centerline of Sherman Road 911.90' to the Principal Point of Beginning, and containing 20.1135 acres of land, of which 0.6282 acres lies within the Right-of-Way of Sherman Road, as surveyed by Nicholas Marino, Ohio Registered Surveyor #7769 in April, 2021, 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 describe the remainder of Parcel 11-308800, currently 20.7779 acres (9104 Sherman Road) after splitting off 0.6645 acres.



*Nicholas Marino*

4/28/2021

Survey Plat & Description  
 Approved Per O.R.C. 315.251  
 Geauga County Engineer  
 Reviewed under the supervision of  
 Steven N. Roessner, P.S. Ohio #7070

By: SNR Date: 04/28/2021

MARINO SURVEYING LLC  
 12638 HOVEY DRIVE  
 CHESTERLAND, OHIO 44026  
 216-220-7222  
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LEGAL DESCRIPTION FOR A 3.7056 ACRE PARCEL-COMBINE  
 9160 SHERMAN ROAD, CHESTERLAND, OHIO (PARCEL 'B')

Situated in the Township of Chester, County of Geauga, and State of Ohio, and being a part of Original Township Lot No.'s 16 & 17, Tract No. 2, and being further bounded and described as follows:

Beginning at a 1" iron pin found at the centerline/centerline intersection of Sperry Road (60') and Sherman Road (60');

Thence S 89°52'59" W along the centerline of Sherman Road 617.49' to the Southeast corner of lands conveyed to Julie Dacar & Jonathan Kaelin in V. 2111, P. 2542 of Geauga County deed records (Parcel 11-308800), said point being THE PRINCIPAL POINT OF BEGINNING of the premises described herein;

Thence N 00°07'01" W along the East line of said Dacar-Kaelin, (and passing through a 5/8" iron pin (bent) found East 0.2' @ 29.92') 124.16' a 5/8" iron pin found at a corner thereof;

Thence N 00°30'47" W along the East line of said Dacar-Kaelin 72.00' to an iron pin set;

Thence N 53°50'05" W along a new division line 170.00' to an iron pin set;

Thence N 24°50'50" W along a new division line 170.00' to an iron pin set on the East line of said Dacar-Kaelin;

Thence N 07°18'45" W along the East line of said Dacar-Kaelin 278.86' to a 5/8" iron pin set, said point also being the Southwest corner of lands conveyed to John Bradley Moritz and Nancy Rex Moritz, co-trustees in V. 2078, P. 2253 of Geauga County deed records (Parcel 11-388856);

Thence N 86°47'03" E along the South line of said Moritz 387.86' to a 5/8" iron pin found at a corner thereof;

Thence S 06°08'59" W continuing along a line of said Moritz, and the West line of lands conveyed to HSH in V. 1748, P. 2536 of Geauga County deed records (Parcel 11-109125), 282.94' to a 5/8" iron pin set, said point also being on the North line of lands conveyed to Brian G and Kathleen Shea Wickes in V. 1927, P. 2964 of Geauga County deed records (Parcel 11-283810);

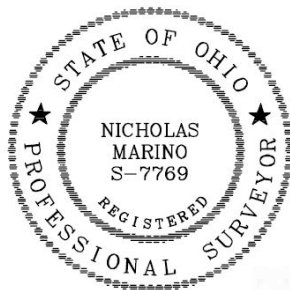
Thence N 89°57'31" W continuing along the North line of said Wickes 52.82' to a 5/8" iron pin set at the Northwest corner thereof;

Thence S 00°07'01" E along the West line of said Wickes, (and passing through a 5/8" iron pin set 30.00' therefrom) for a total distance of 467.70' to the Centerline of Sherman Road;

Thence S 89°52'59" W along the Centerline of Sherman Road 60.00' to the Principal Point of Beginning, and containing 3.7056 acres of land, of which 0.0413 acres lies within the Right-of-Way of Sherman Road, as surveyed by Nicholas Marino, Ohio Registered Surveyor #7769 in April, 2021, 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 describe the total of Parcel 11-281881, currently 3.0412 acres (9160 Sherman Road) after combining 0.6645 acres.



*[Handwritten Signature]*

4/28/2021

Survey Plat & Description  
 Approved Per O.R.C. 315.251  
 Geauga County Engineer  
 Reviewed under the supervision of  
 Steven N. Roessner, P.S. Ohio #7070

By: SNR Date: 04/28/2021

MARINO SURVEYING LLC  
12638 HOVEY DRIVE  
CHESTERLAND, OHIO 44026  
216-220-7222  
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LEGAL DESCRIPTION FOR A 0.6645 ACRE SPLIT AREA  
SHERMAN ROAD, CHESTERLAND, OHIO

Situated in the Township of Chester, County of Geauga, and State of Ohio, and being a part of Original Township Lot No.'s 16 & 17, Tract No. 2, and being further bounded and described as follows:

Beginning at a 1" iron pin found at the centerline/centerline intersection of Sperry Road (60') and Sherman Road (60');

Thence S 89°52'59" W along the centerline of Sherman Road 617.49' to the Southeast corner of lands conveyed to Julie Dacar & Jonathan Kaelin in V. 2111, P. 2542 of Geauga County deed records (Parcel 11-308800);

Thence N 00°07'01" W along the East line of said Dacar-Kaelin, (and passing through a 5/8" iron pin (bent) found East 0.2' @ 29.92') 124.16' a 5/8" iron pin found at a corner thereof;

Thence N 00°30'47" W along the East line of said Dacar-Kaelin 72.00' to an iron pin set, said point being THE PRINCIPAL POINT OF BEGINNING of the premises described herein;;

Thence N 53°50'05" W along a new division line 170.00' to an iron pin set;

Thence N 24°50'50" W along a new division line 170.00' to an iron pin set on the East line of said Dacar-Kaelin;

Thence S 78°31'33" E 210.99' to a point;

Thence S 00°30'47" E 212.62' to the Principal Point of Beginning, and containing 0.6645 acres of land, as surveyed by Nicholas Marino, Ohio Registered Surveyor #7769 in April, 2021, 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 describe the area of land to be split from Parcel 11-308800, currently 20.7779 acres (9104 Sherman Road).



4/26/2021

*Survey Plat & Description*  
*Approved Per O.R.C. 315.251*  
*Gauga County Engineer*  
Reviewed under the supervision of  
Steven N. Roessner, P.S. Ohio #7070  
By: SNR Date: 04/28/2021