

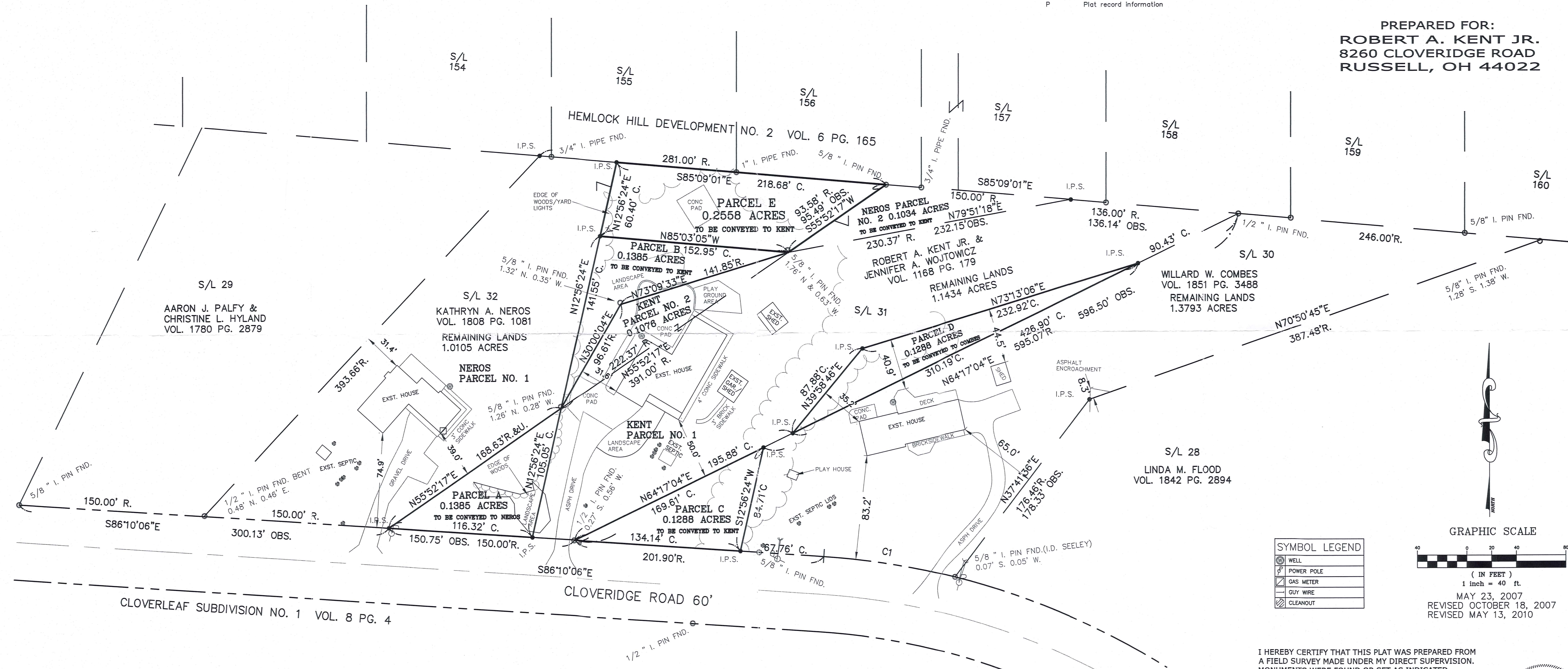
PLAT OF SURVEY AND LOT SPLIT
For
ROBERT A. KENT JR. & JENNIFER A. WOJTOWICZ

SITUATED IN THE TOWNSHIP OF RUSSELL, COUNTY OF GEauga AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL LOT NUMBER 12, TRACT 3 AND FURTHER BEING KNOWN AS PART OF A PARCEL OF LAND CONVEYED TO KATHRYN A. NEROS BY DEED RECORDED IN VOLUME 1808, PAGE 1081 OF GEAGA COUNTY DEED RECORDS, AND BEING A PART OF SUBLOT NO. 32 OF CLOVERLEAF SUBDIVISION NO.2 AS RECORDED IN VOLUME 8, PAGE 4 OF GEAGA COUNTY PLAT RECORDS.

LEGEND

•	ips	5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
○	i.Pin	Iron Pin
—	i.Pipe	Iron Pipe
—	Mon.	Monument
—	Fa	Fence post
—	Mag	Mag Nail Set
—	Fnd.	Found
—	D.	Deed
—	R/Rec	Record
—	M/Msd	Measured
—	O/Obs	Observed
—	C/Calc	Calculated
—	U.	Used
—	D.R.	Deed Record
—	O.R.	Official Record
—	C.L. C/L	Centerline
—	e/p	Edge of Pavement
—	P	Plat record information

PREPARED FOR:
ROBERT A. KENT JR.
8260 CLOVERIDGE ROAD
RUSSELL, OH 44022



S/L 29
AARON J. PALFY &
CHRISTINE L. HYLAND
VOL. 1780 PG. 2879

S/L 32
KATHRYN A. NEROS
VOL. 1808 PG. 1081
REMAINING LANDS
1.0105 ACRES

NEROS
PARCEL NO. 1

PARCEL A
0.1385 ACRES
TO BE CONVEYED TO NEROS
116.32' C.

PARCEL C
0.1288 ACRES
TO BE CONVEYED TO KENT
134.14' C.

PARCEL B
0.1385 ACRES
TO BE CONVEYED TO KENT
141.85' R.

PARCEL D
0.1288 ACRES
TO BE CONVEYED TO COMBES
310.19' C.

PARCEL E
0.2558 ACRES
TO BE CONVEYED TO KENT
218.68' C.

NEROS PARCEL
NO. 2 0.1034 ACRES
TO BE CONVEYED TO KENT
230.37' R.

ROBERT A. KENT JR. &
JENNIFER A. WOJTOWICZ
VOL. 1168 PG. 179
REMAINING LANDS
1.1434 ACRES

WILLARD W. COMBES
VOL. 1851 PG. 3488
REMAINING LANDS
1.3793 ACRES

S/L 28
LINDA M. FLOOD
VOL. 1842 PG. 2894

CURVE TABLE

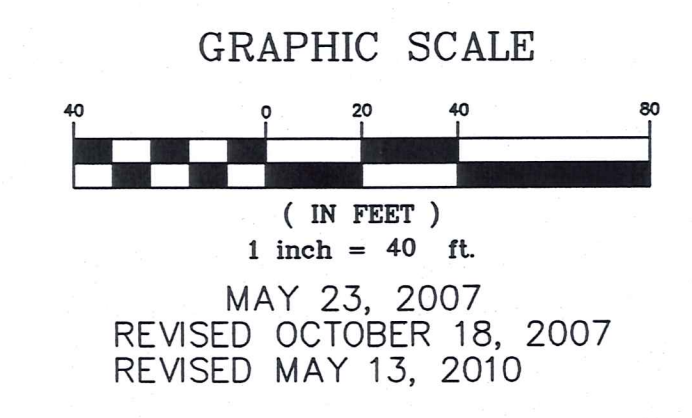
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH LENGTH	TANGENT
C1	107.49	600.00	10°15'51"	N81°02'11"W	107.34	53.89

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.S. 05/13/10
OFFICE OF THE REGISTERED
GEAGA COUNTY ENGINEER

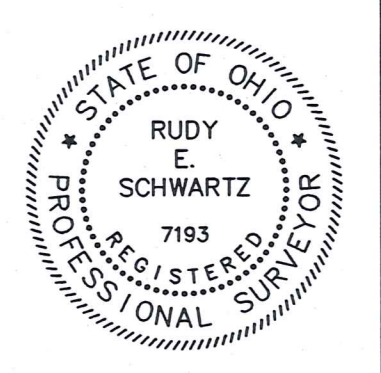
PARCEL AREA AFTER LOT CONSOLIDATION
NEROS PARCEL = 1.1490 ACRES
KENT PARCEL = 1.8775 ACRES
COMBES PARCEL = 1.5081 ACRES

SYMBOL LEGEND

⊙	WELL
⊕	POWER POLE
⊗	GAS METER
—	GUY WIRE
⊘	CLEANOUT



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



Rudy E. Schwartz 5.13.10
RUDY SCHWARTZ, P.S. #7193 Date

PREPARED BY:
SCHWARTZ LAND SURVEYING INC.
RUDY E. SCHWARTZ
PROFESSIONAL SURVEYOR
12121 KINSMAN ROAD
NEWBURY, OHIO 44065
440-564-8174 Fax: 440-564-8285

RUS00107

(RUS 00107)

Kent-Wojtowicz(10-040)

Picked up 05-13-10

VOL. 1995 pg 1019

PN# 26-214294

LEGAL DESCRIPTION
 OF A
 0.2558 ACRE PARCEL
 FOR
 ROBERT A. KENT JR. &
 JENNIFER A. WOJTOWICZ
 PARCEL "E"

Situated in the Township of Russell, County of Geauga, and State of Ohio and known as being a part of Original Lot No. 12, Tract No. 3, and further being known as a part of parcel No. 1 of lands conveyed to Kathryn A. Neros by deed recorded in Volume 1808, Page 1081 of Geauga County Deed Records, and being a part of Sublot No. 32 of Cloverleaf Subdivision No.2 as recorded in Volume 8, Page 4 of Geauga County Plat Records, further bounded and described as follows;

Beginning at a 5/8 inch iron pin set on the Northerly right-of-way of Cloveridge Road, 60 feet wide, at the Southeasterly corner of subplot No. 32 of Cloverleaf Subdivision No. 2 as shown by plat recorded in Volume 8, Page 4 of Geauga County Plat Records, said pin lying South 86° 10' 06" East, along said Northerly right-of-way of Cloveridge Road, a distance of 300.13 feet from a 5/8 inch iron pin found at the Southwesterly corner of subplot No. 29 in said Cloverleaf Subdivision No. 2;

Thence North 55° 52' 17" East, along the Easterly line of said parcel No. 1 of lands conveyed to Kathryn A. Neros, a distance of 168.63 feet to a point (witness a 5/8 inch iron pin found 0.28 feet West and 1.26 feet North) at the most Southerly corner of parcel No. 2 of land conveyed to Robert A. Kent Jr. and Jennifer A. Wojtowicz by deed recorded in Volume 1168, Page 179 of Geauga County Deed Records;

Thence North 12° 56' 24" East a distance of 141.55 feet to a 5/8 inch iron pin set and the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence North 12° 56' 24" East a distance of 60.40 feet to a 5/8 inch iron pin set on the Southerly line of the Hemlock Hill Development No. 2 as shown by plat in Volume 6, Page 165 of Geauga County Plat Records;

COURSE II Thence South 85° 09' 01" East, along said Southerly line of said Hemlock Hill Development No. 2, a distance of 218.68 feet to a 5/8 inch iron pin found at the Northwesterly corner of parcel No. 2 of lands so conveyed to Kathryn A. Neros;

COURSE III

Thence South 55° 52' 17" West, along the Westerly line of said parcel No. 2 of land so conveyed to Kathryn A. Neros, a distance of 95.49 feet to a point at the Southwesterly corner thereof, said point also being the most Northerly corner of parcel N. 2 of lands so conveyed to Robert A. Kent Jr. and Jennifer A. Wojtowicz (witness a 5/8 inch iron pin found 1.76 feet North and 0.63 feet West);

COURSE IV

Thence North 85° 03' 05" West a distance of 152.95 feet to the Principal Place of Beginning and containing 0.2558 acres of land as surveyed, calculated and described on May 11, 2010 by Rudy E. Schwartz, P.S. 7193 be the same more or less but subject to all legal highways and easements of record. Bearings used herein refer to an assumed meridian and are intended to indicate angles only. All 5/8 inch iron pins set are I.D. Schwartz 7193.

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

R.S. 05/13/10
OFFICE OF THE Revised
GEAUGA COUNTY ENGINEER



5.13.10

DATE

RUDY E. SCHWARTZ, P.S. 7193