

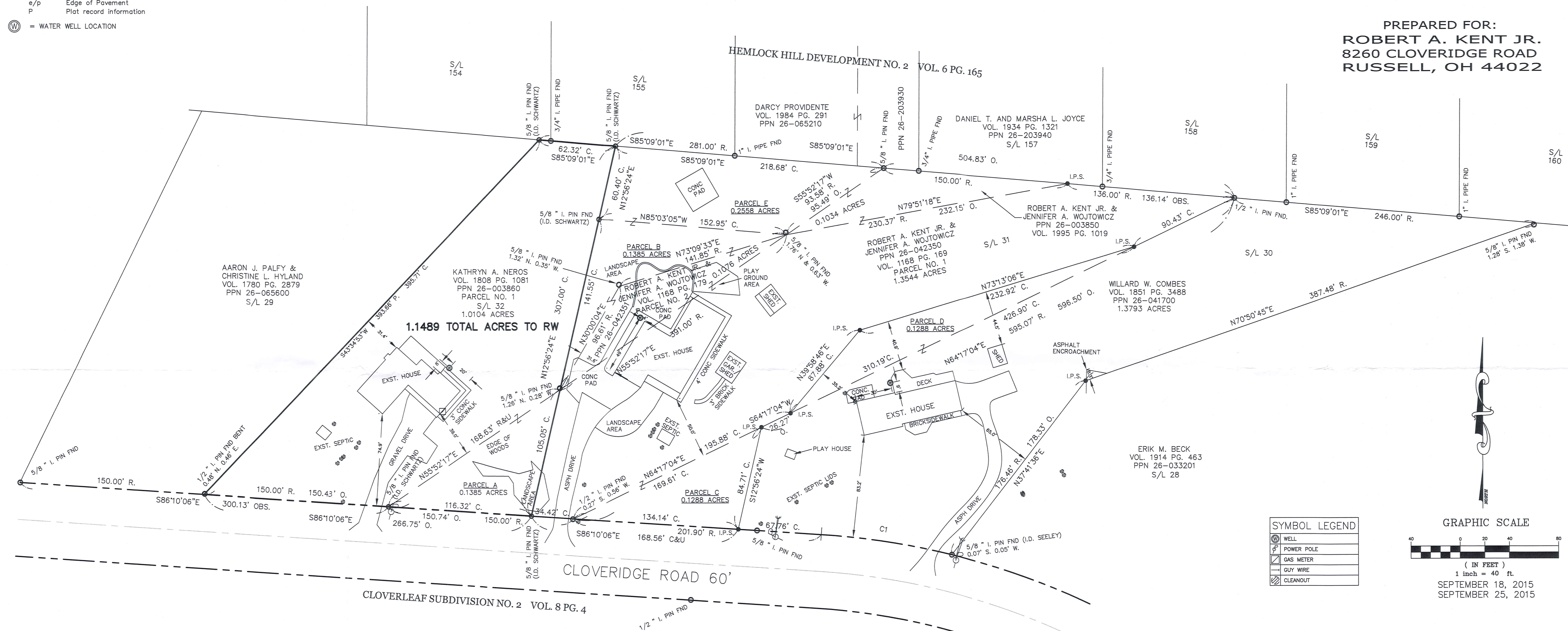
**LEGEND**

- ips 5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
  - i.Pin Iron Pin
  - i.Pipe Iron Pipe
  - Mon. Monument
  - Fe Fence post
  - ✕ Mag Mag Nail Set
  - Fnd. Found
  - D. Deed
  - R/Rec Record
  - M/Mad 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
- ⊕ = WATER WELL LOCATION

**CONSOLIDATION PLAT**  
For  
**KATHERYN A. NEROS**

SITUATED IN THE TOWNSHIP OF RUSSELL, COUNTY OF GEAUGA AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF SUBLIST NO. 32 AND 31 OF CLOVERLEAF SUBDIVISION NO.2 AS RECORDED IN VOLUME 8, PAGE 4 OF GEAUGA COUNTY PLAT RECORDS.

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



1.1489 TOTAL ACRES TO RW

PARCEL A  
KATHERYN A. NEROS  
VOL. 1995 PG. 1013  
PPN 26-214292

PARCEL B  
ROBERT A. KENT JR. AND  
JENNIFER A. WOJTCOWICZ  
VOL. 1995 PG. 1016  
PPN 26-214293

PARCEL E  
ROBERT A. KENT JR. AND  
JENNIFER A. WOJTCOWICZ  
VOL. 1995 PG. 1019  
PPN 26-214294

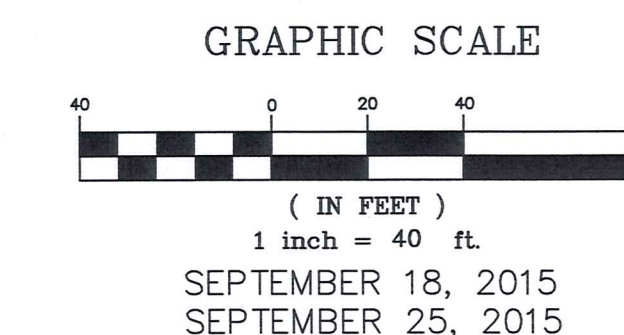
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	TANGENT
C1	107.49	600.00	101°5'51"	N81°02'11"W	107.34

**PARCEL AREA AFTER LOT CONSOLIDATION**

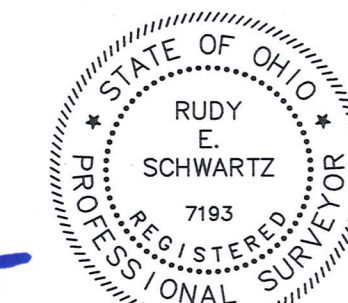
- NEROS PARCEL = 1.1489 ACRES
- KENT PARCEL = 1.8775 ACRES
- COMBES PARCEL = 1.5081 ACRES

**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* 10.8.15  
RUDY SCHWARTZ, P.S. #7193 Date

PREPARED BY:  
**SCHWARTZ LAND SURVEYING INC.**

SURVEY PLAT & LEGAL DESCRIPTION APPROVED PER R.C. 315.231  
*M. J. ...* 10/15/15  
GEAUGA COUNTY AUDITOR TAX MAP DEPT.

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

**NOTES:**  
1 IMPROVEMENTS SHOWN PER LAST ON SITE VISIT SEPTEMBER 4, 2015  
  
THIS CONSOLIDATION OF LAND COMPLIES WITH THE APPLICABLE RUSSELL TOWNSHIP ZONING RESOLUTION.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2015.  
BY \_\_\_\_\_  
RUSSELL TOWNSHIP ZONING INSPECTOR

RUS00122  
RUS 00122

Nero, Kathryn (15-104)  
Picked Up. 10/09/15

VOL. 2000 pg 1111

PN# 26-003860

LEGAL DESCRIPTION  
OF A  
1.1489 ACRE PARCEL  
FOR  
KATHERYN A. NEROS

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 subplot nos. 31 and 32, of the Cloverleaf Subdivision No. 2 as shown by plat recorded in Volume 8, Page 4 of Geauga County Plat Records, and also being part of parcel No. 1 of lands conveyed to Kathryn A. Neros (PPN 26-003860) by deed recorded in Volume 1808, Page 1081 of Geauga County Deed Records, and also being known as all of a parcel of land conveyed to Kathryn A. Neros (PPN 26-214292) by deed recorded in Volume 1995, Page 1013 of Geauga County Deed Records, further bounded and described as follows;

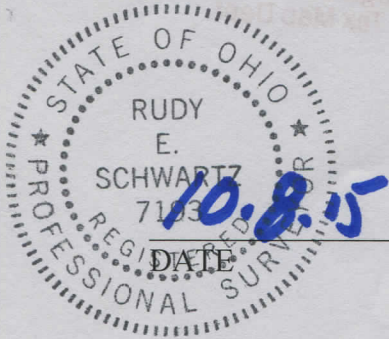
Beginning at a point on the Northerly right-of-way of Cloveridge Road 60 feet wide, at the Southeasterly corner of subplot No. 29 (witness a 5/8 inch iron pin found 0.48 feet North, and 0.46 feet East), said point lying South 86° 10' 06" East, along said Northerly right-of-way of Cloveridge Road, a distance of 150.00 feet from a 5/8 inch iron pin found at the Southwesterly corner of said subplot 29;

COURSE I Thence North 43° 34' 53" East, along the Easterly line of said subplot No. 29, a distance of 395.71 feet to a 5/8 inch iron pin found (I.D. Schwartz), at the Northeasterly corner of said subplot 29, said pin also being on the southerly line of subplot no. 154 of the Hemlock Hill Development No. 2 subdivision as recorded in volume 6, Page 165 of Geauga County Plat Records;

COURSE II Thence South 85° 09' 01" East, along said Southerly line of subplot nos. 154 and 155 of the Hemlock Hill Development No. 2 subdivision, a distance of 62.32 feet to a 5/8 inch iron pin found (I.D. Schwartz) at the Northwesterly corner of parcel E of lands conveyed to Robert A. Kent Jr. and Jennifer A. Wojtowicz (PPN 26-214294) by deed recorded in Volume 1995, Page 1019 of Geauga County Deed Records;

COURSE III Thence South 12° 56' 24" West, along the Westerly line of Parcel E of lands so conveyed to Robert A. Kent Jr. and Jennifer A. Wojtowicz, and along the Westerly line of parcel B of lands conveyed to Robert A. Kent Jr. and Jennifer A. Wojtowicz (PPN 26-214293) by deed recorded in Volume 1995, Page 1016 of Geauga County Deed Records, and along the Southerly prolongation of said Westerly line, a distance of 307.00 feet to a 5/8 inch iron pin found (I.D. Schwartz) on said Northerly right-of-way of Cloveridge Road;

COURSE IV Thence North 86° 10' 06" West, along said Northerly right-of-way of Cloveridge Road, a distance of 266.75 feet to the Place of Beginning and containing 1.1489 acres of land (1.0104 acres all of PPN 26-003860, and 0.1385 acres all of PPN 26-214292) as surveyed, calculated and described on September 18, 2015 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 by 30 inch iron pins set are I.D. Schwartz 7193.



*[Signature]*  
RUDY E. SCHWARTZ, P.S. 7193

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

*[Signature]* 10/28/15  
GEAUGA COUNTY AUDITOR  
TAX MAP DEPT. *Rev.*