

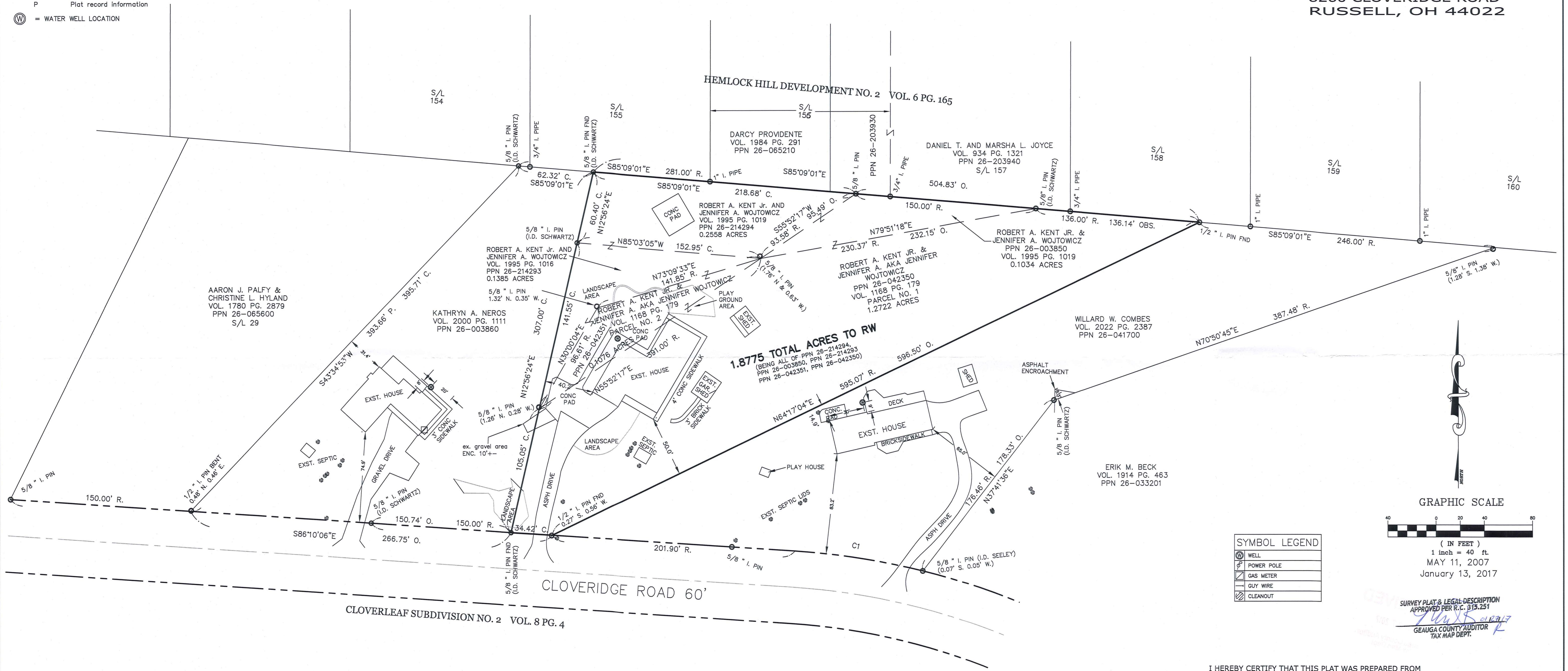
**LEGEND**

- 5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
- Iron Pin
- ⊖ Iron Pipe
- Monument
- ⊕ Fence post
- ⊗ Mag Nail Set
- ⊘ Found
- D. Dead
- R/Rec Record
- M/Msd Measured
- O/Obs Observed
- C/Calc Calculated
- U. Used
- D.R. Dead 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**  
**ROBERT A. Jr. KENT AND JENNIFER A. WOJTOWICZ**

SITUATED IN THE TOWNSHIP OF RUSSELL, COUNTY OF GAUGA AND THE STATE OF OHIO AND BEING OVER PART OF ORIGINAL LOT NO. 12, TRACT NO. 3, AND FURTHER KNOWN AS BEING A PART OF SUBLOT NO. 32 AND 31 OF CLOVERLEAF SUBDIVISION NO.2 AS RECORDED IN VOLUME 8, PAGE 4 OF GAUGA COUNTY PLAT RECORDS.

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



**1.8775 TOTAL ACRES TO RW**  
 (BEING ALL OF PPN 26-214294, PPN 26-003850, PPN 26-214293, PPN 26-042351, PPN 26-042350)

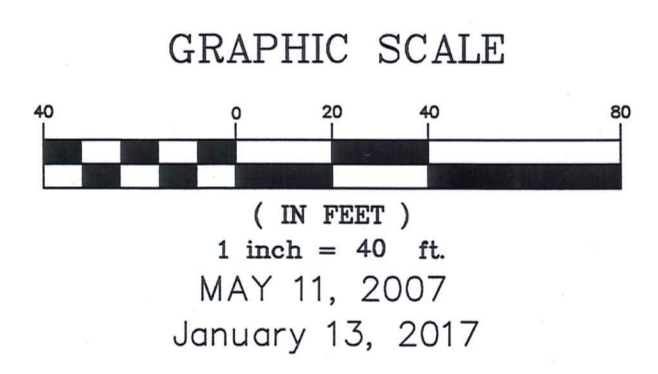
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	TANGENT
C1	107.49	600.00	10°15'51"	N81°02'11"W	107.34

**NOTES:**  
 1 IMPROVEMENTS SHOWN (ON KENT PROPERTY ONLY) PER LAST ON SITE VISIT JANUARY 16, 2017

THIS CONSOLIDATION OF LAND COMPLIES WITH THE APPLICABLE RUSSELL TOWNSHIP ZONING RESOLUTION.  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.  
 BY \_\_\_\_\_  
 RUSSELL TOWNSHIP ZONING INSPECTOR

**SYMBOL LEGEND**

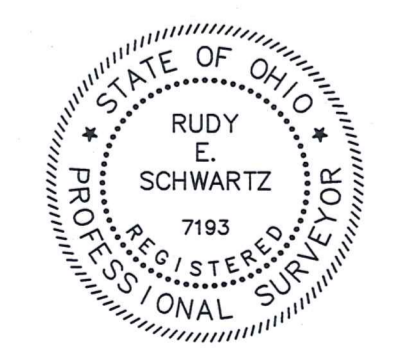
⊙	WELL
⊖	POWER POLE
⊕	GAS METER
—	GUY WIRE
⊘	CLEANOUT



SURVEY PLAT & LEGAL DESCRIPTION  
 APPROVED PER R.C. 315.251  
  
 RUDY E. SCHWARTZ  
 REGISTERED PROFESSIONAL SURVEYOR  
 7193  
 GAUGA COUNTY AUDITOR  
 TAX MAP DEPT.

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 MERIDAN 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 SCHWARTZ, P.S. #7193 Date 1-27-17



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

CONSOLIDATION  
LEGAL DESCRIPTION  
OF A  
1.8775 ACRE PARCEL  
FOR  
ROBERT A. KENT JR. &  
JENNIFER A. WOJTOWICZ

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 a parcel of land conveyed to Robert A. Kent Jr. and Jennifer A. aka Jennifer Wojtowicz by deed recorded in Volume 1168, Page 179 of Geauga County Deed Records (all of PPN 26-042350, and all of PPN 26-042351) also being all of parcels of land conveyed to Robert A. Kent Jr. and Jennifer A. Wojtowicz (PPN 26-003850, PPN 26-214294) by deed recorded in Volume 1995, Page 1019 of Geauga County Deed Records, and all of a parcel of land conveyed to Robert A. Kent, Jr and Jennifer A Wojtowicz (PPN 26-241293) by deed recorded in Volume 1955, Page 1016 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point on the Northerly right-of-way of Cloverridge Road, 60 feet wide, at the Southwesterly corner of subplot No. 32 of Cloverleaf Subdivision No. 1 as shown by plat recorded in Volume 8, Page 4 of Geauga County Plat Records (witness a 1/2 inch iron pin found 0.48 feet North and 0.46 feet East);

Thence South 86° 10' 06" East, along said Northerly right-of-way of Cloverridge Road, a distance of 266.75 feet to a 5/8 inch iron pin found (I.D. Schwartz) at the Southeasterly corner of land conveyed to Kathryn A. Neros (PPN 26-003860) by deed recorded in Volume 2000, Page 1111 of Geauga County Deed Records, and being the Principal Place of Beginning of the Premises herein intended to be described;

COURSE I                      Thence North 12° 56' 24" East, along the Easterly line of land so conveyed to Kathryn A. Neros, a distance of 307.00 feet to a 5/8 inch iron pin found (I.D. Schwartz) at the Northeasterly corner thereof, said pin also being on the Southerly line of subplot 155 of the Hemlock Hill Development No. 2 as shown by plat recorded in Volume 6, Page 165 of Geauga County Plat Records;

COURSE II                     Thence South 85° 09' 01" East, along the Southerly line of subplot Nos. 155-158 a distance of 504.83 feet to a 1/2 inch iron pin found at the Northwesterly corner of land conveyed to Willard W. Combes (PPN 26-041700) by deed recorded in Volume 2022, Page 2387 of Geauga County Deed records;

COURSE III                    Thence South 64° 17' 04" West, along the Westerly line of land so conveyed to Willard W. Combes, a distance of 596.50 feet to point at the Southwesterly corner thereof, said point also being on said Northerly

right-of-way of Cloveridge Road (witness a 1/2 inch iron pin found 0.27 feet South and 0.56 feet West);

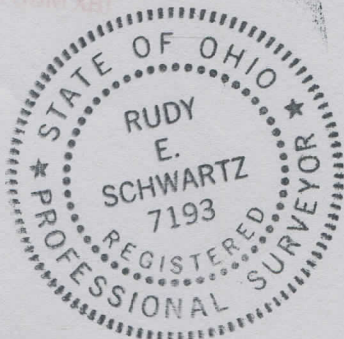
COURSE IV

Thence North 86° 10' 06" West, along said Northerly right-of-way of Cloveridge, a distance of 34.42 feet to the Principal Place of Beginning and containing 1.8775 acres of land (1.2722 acres all of PPN 26-042350, 0.1034 acres all of PPN 26-003850, 0.2558 acres all of PPN 26-214294, 0.1385 acres all of PPN 26-214293, and 0.1076 acres all of PPN 26-042351) as surveyed, calculated and described on May 11, 2007 and January 13, 2017 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.

RECEIVED

JAN 27 2017

Geauga County Auditor  
Tax Map Dept.



1-27-17

DATE

RUDY E. SCHWARTZ, P.S. 7193

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

GEAUGA COUNTY AUDITOR  
TAX MAP DEPT.

01/27/17