

- REFERENCES USED:
 1 DEEDS OF RECORD
 2 HEATHER HOLLOW SUBDIVISION VOL. 37 PGS. 103-104

CONSOLIDATION PLAT
For
NELSON E. PETERSON Jr. AND
PAMELA M. PETERSON, TRUSTEES
 SITUATED IN THE TOWNSHIP OF RUSSELL, COUNTY OF GEauga
 AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF
 ORIGINAL LOT NUMBER 5, SECTION 6, TRACT 1, RUSSELL
 TOWNSHIP.

PREPARED FOR:
 NELSON Jr. AND PAMELA PETERSON, TRUSTEES
 9466 PEKIN RD
 NOVELTY, OH 44072

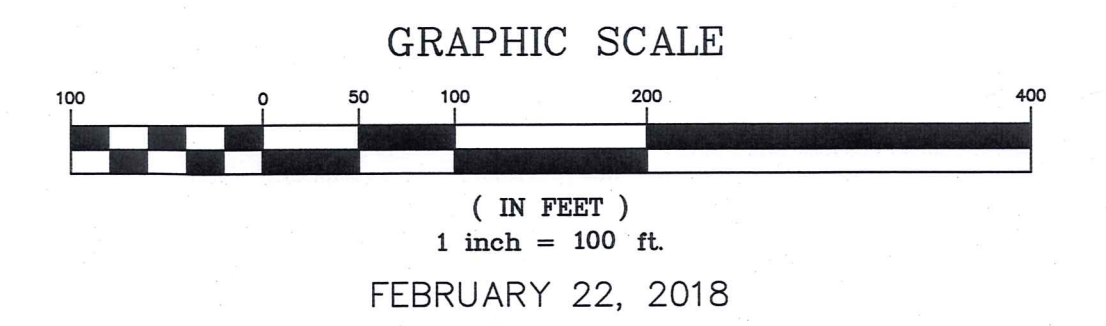
LEGEND

- 5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
- Iron Pin
- Iron Pipe
- Monument
- Fence post
- × Stk/Pnt Stake or Paint Mark Set
- ✱ Mag Mag Nail Set
- Frnd. Found
- D. Deed
- R/Rec Record
- M/Meas 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

LINE TABLE		
LINE	LENGTH	BEARING
L1	35.00	N03°18'23"E
L2	60.00	N86°42'01"W
L3	100.00	N122°23'38"W
L4	100.00	S03°39'03"W

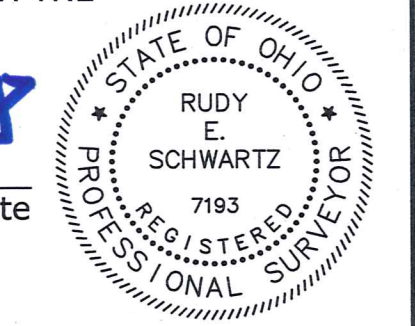
30.3430 TOTAL ACRES TO CL
 30.1244 TOTAL ACRES TO RW

THIS CONSOLIDATION OF LAND COMPLIES WITH THE
 APPLICABLE RUSSELL TOWNSHIP ZONING RESOLUTION.
 THIS _____ DAY OF _____ 2018.
 BY _____
 RUSSELL TOWNSHIP ZONING INSPECTOR

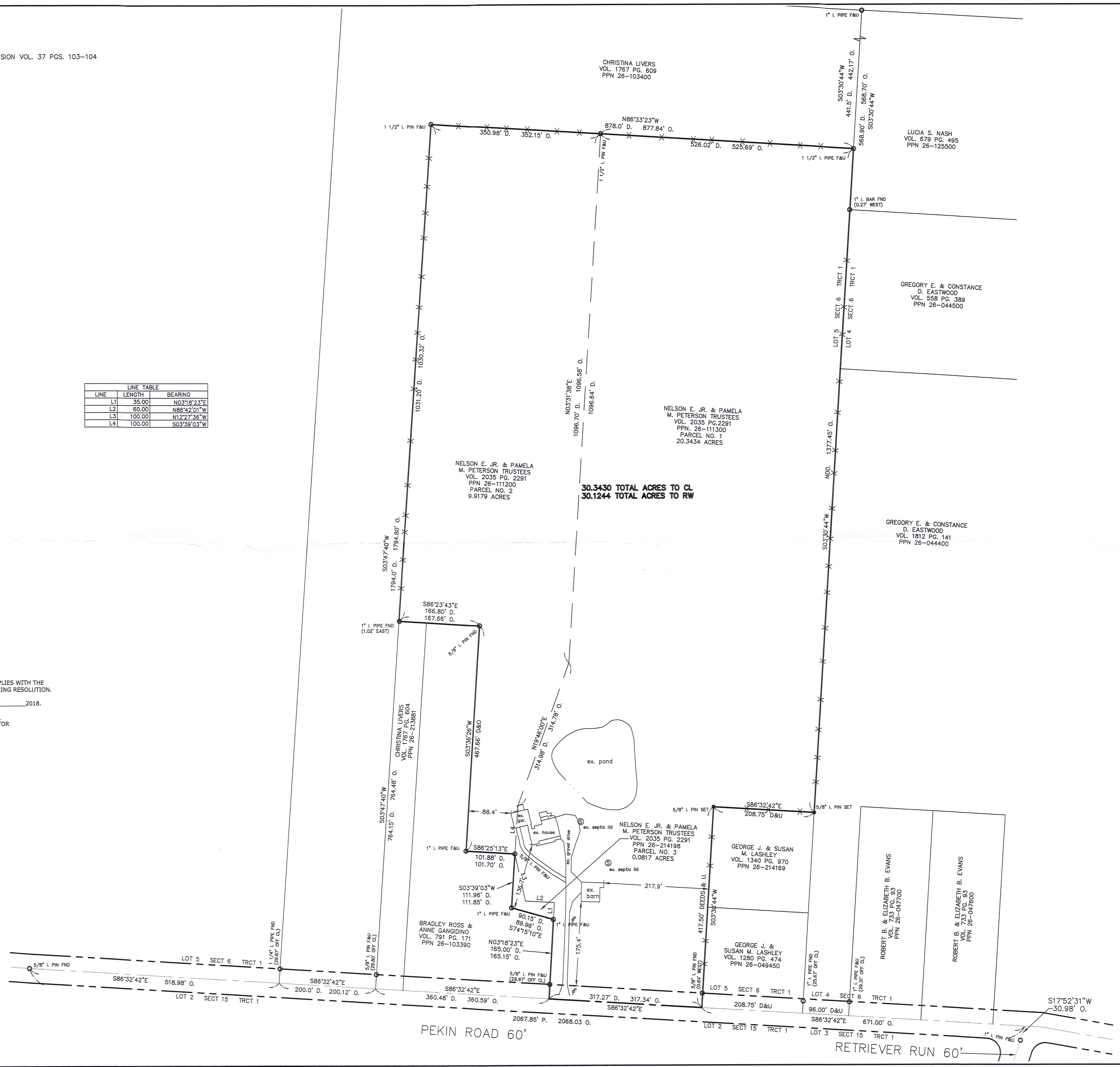


I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM
 A FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION.
 MONUMENTS WERE FOUND OR SET AS INDICATED.
 DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS
 THEREOF. BEARINGS REFER TO AN ASSUMED MERIDIAN AND
 ARE INTENDED TO INDICATE ANGLES ONLY. ALL OF WHICH
 ARE 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
 RUDY E. SCHWARTZ, P.S. #7193 Date 2-22-18
 SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER P.S. #7193
 GEauga COUNTY AUDITOR
 TAX MAP DEPT.



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



RUS 00138

RUS00138

Peterson, Nelson & Pamela (18-021)

Picked-Up 02/22/18

VOL. 2048 pg 909

pn# 26-111300

CONSOLIDATION
 LEGAL DESCRIPTION
 OF A
 30.3430 ACRE PARCEL
 FOR
 NELSON E. Jr. AND PAMELA M. PETERSON, TRUSTEES

Situated in the Township of Russell, County of Geauga, and State of Ohio and known as being a part of Lot No. 5, Section 6, Tract 1, and further known as being all of parcel No. 1 of lands conveyed to Nelson E. Jr. and Pamela M. Peterson, Trustees (PPN 26-111300) by deed recorded in Volume 2035, Page 2291, of Geauga County Deed Records, also being all of parcel No. 2 of lands conveyed to Nelson E. Jr. and Pamela M. Peterson, Trustees (PPN 26-111200) by deed recorded in Volume 2035, Page 2291, of Geauga County Deed Records, and also being all of parcel No. 3 of lands conveyed to Nelson E. Jr. and Pamela M. Peterson, Trustees (PPN 26-214198) by deed recorded in Volume 2035, Page 2291, of Geauga County Deed Records, the intent of the following legal description is to consolidate a 9.9179 acre parcel (all of PPN 26-111200), a 20.3434 acres parcel (all of PPN 26-111300) and a 0.0817 acre parcel (all of PPN 26-214198), further bounded and described as follows;

Beginning at a point in the centerline of Pekin Road, 60 feet wide, at its intersection with the centerline of Retriever Run, 60 feet wide, also being on the shared line between Lot Nos. 3 (Section 15) and Lot No. 4 (Section 6), said point lying North 17° 52' 31" East along said centerline of Retriever Run, a distance of 30.98 feet from a 1 inch iron pin found;

Thence North 86° 32' 42" West, along said centerline of Pekin Road, along said the shared line between Lot Nos. 3 (Section 15) and Lot No. 4 (Section 6), and along the shared line between Lot Nos. 2 (Section 15) and Lot No. 5 (Section 6), a distance of 671.00 feet to a point at the Southwesterly corner of land conveyed to George J. and Susan M. Lashley (PPN 26-049450) by deed recorded in Volume 1280, Page 470 of Geauga County Deed Records, and being the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence North 86° 32' 42" West, along said centerline of Pekin Road, also being said and along the shared line between Lot Nos. 2 (Section 15) and Lot No. 5 (Section 6), a distance of 317.34 feet to a point at the Southeasterly corner of land conveyed to Bradley Ross and Anne Gangidino (PPN 26-103390) by deed recorded in Volume 791, Page 171 of Geauga County Deed Records;

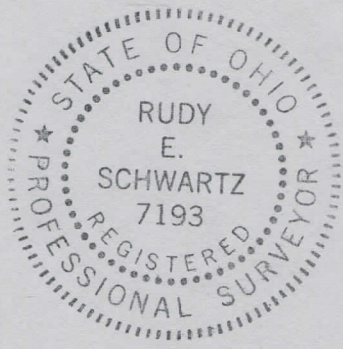
COURSE II Thence North 3° 18' 23" East, along the Easterly line of land so conveyed to Bradley Ross and Anne Gangidino, and passing through a 5/8 inch iron pin found at 29.97 feet, a total distance of 165.15 feet to a 1 inch iron pipe found at a Northeasterly corner thereof;

- COURSE III Thence North 74° 15' 10" West, along a Northerly line of land so conveyed to Bradley Ross and Anne Gangidino, a distance of 89.96 feet to a 1 inch iron pipe found ;
- COURSE IV Thence North 3° 39' 03" East, along an Easterly line of land so conveyed to Bradley Ross and Anne Gangidino, a distance of 111.85 feet to a 5/8 inch iron pin found at a Northeasterly corner thereof;
- COURSE V Thence North 86° 25' 13" West, along a Northerly line of land so conveyed to Bradley Ross and Anne Gangidino, a distance of 101.70 feet to a 5/8 inch iron pin found at an interior corner thereof;
- COURSE VI Thence North 3° 36' 26" East, along an Easterly line of land so conveyed to Bradley Ross and Anne Gangidino, a distance of 467.66 feet to a 5/8 inch iron pin found at the Northeasterly corner thereof;
- COURSE VII Thence North 86° 23' 43" West, along the Northerly line of land so conveyed to Bradley Ross and Anne Gangidino, and along the Northerly line of land conveyed to Christina Livers (PPN 26-213881) by deed recorded in Volume 1767, Page 604 of Geauga County Deed Records, a distance of 167.66 feet to a point at the Northwesterly corner thereof, said point also being on the Easterly line of land conveyed to Christina Livers (PPN 26-103400) by deed recorded in Volume 1767, Page 609 of Geauga County Deed Records (witness a 1 inch iron pipe found 1.02 feet East);
- COURSE VIII Thence North 3° 47' 40" East, along said Easterly line of land so conveyed to Christina Livers (PPN 26-103400), a distance of 1030.32 feet to a 1 1/2" iron pipe found at an interior corner thereof;
- COURSE IX Thence South 86° 33' 23" East, along a Southerly line of land so conveyed to Christina Livers (PPN 26-103400), a distance of 877.84 feet to a 1 1/2 inch iron pipe found on the Westerly line of land conveyed to Lucia S. Nash (PPN 26-125500) by deed recorded in Volume 679, Page 495 of Geauga County Deed Records;
- COURSE X Thence South 3° 30' 44" West, along said Westerly line of land so conveyed to Lucia S. Nash, and along the Westerly line of land conveyed to Gregory E. and Constance D. Eastwood (PPN 26-044500) by deed recorded in Volume 558, Page 389 of Geauga County Deed Records, and along the Westerly line of land conveyed to Gregory E. and Constance D. Eastwood (PPN 26-044400) by deed recorded in Volume 1812, Page 141 of Geauga County Deed Records, a distance of 1377.45 feet to a 5/8 inch iron pin set at the Northeasterly corner of land conveyed to George J. and Susan M. Lashley (PPN 26-214169) by deed recorded in Volume 1340, Page 970 of Geauga County Deed Records;

COURSE XI Thence North 86° 32' 42" West, along the Northerly line of land so conveyed to George J. and Susan M. Lashley, a distance of 208.75 feet to a 5/8 inch iron pin set at the Northwesterly corner thereof;

COURSE XII Thence South 3° 30' 44" West, along the Westerly line of land so conveyed to George J. and Susan M. Lashley, and along the Westerly line of land conveyed to George J. and Susan M. Lashley (PPN 26-049450) by deed recorded in Volume 1280, Page 474 of Geauga County Deed Records, and passing through a point on the Northerly right-of-way of said Pekin Road at 387.50 feet (witness a 5/8 inch iron pin found 0.64 feet West), a total distance of 417.50 feet to the Principal Place of Beginning and containing 30.3430 acres of land (30.1244 acres excepting the area within the right-of-way of Pekin Road, 20.3434 acres all of PPN 26-111300, 9.9179 acres all of PPN 26-111200, and 0.0817 acres all of PPN 26-214198) as surveyed, calculated and described, on February 13, 2018 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.

RECEIVED
FEB 23 2018
Gaugua County Auditor
Tax Map Dept



2-22-18

DATE

RUDY E. SCHWARTZ, P.S. 7193

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

MDS 02/22/18
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.