

**For
ROBERT A. Jr. KENT AND JENNIFER A. WOJTOWICZ**

SITUATED IN THE TOWNSHIP OF RUSSELL, COUNTY OF GEAGA 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 GEAGA COUNTY PLAT RECORDS.

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

- 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/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

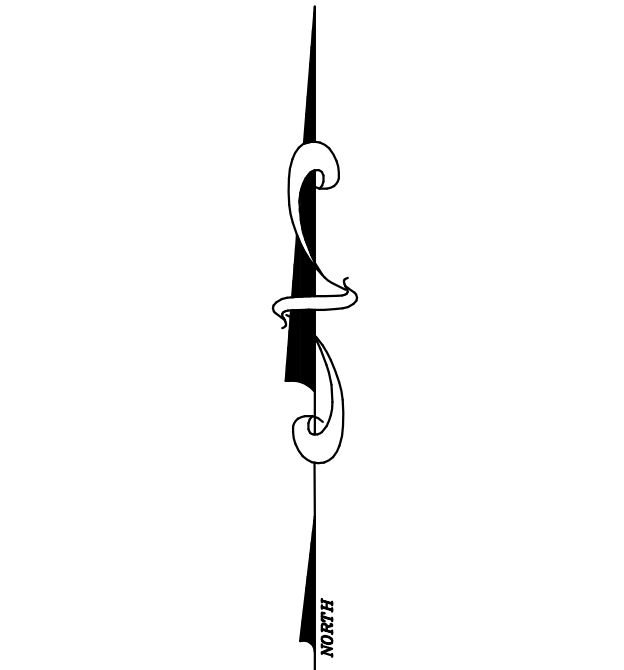
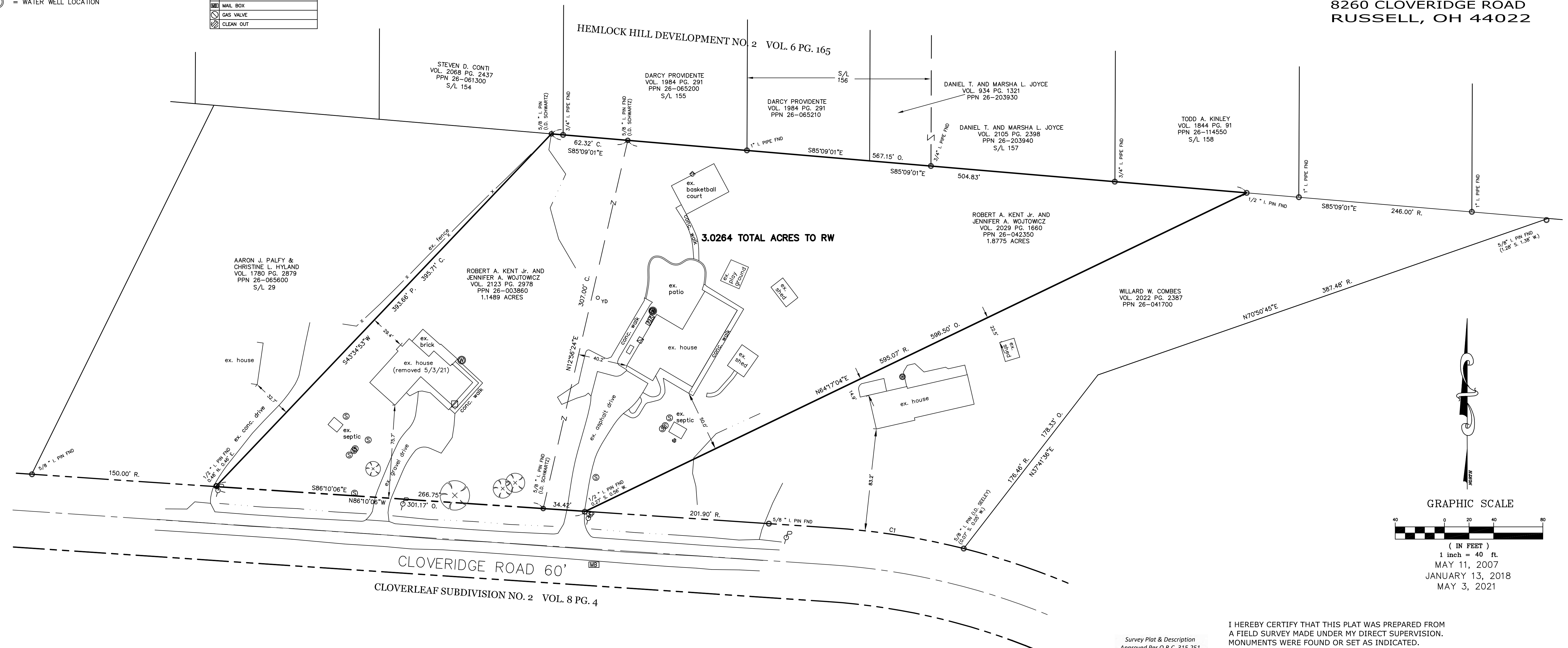
- SYMBOL LEGEND**
- ☐ TELEPHONE PEDISTAL
 - ☐ TRANSFORMER
 - ☐ CURB INLET
 - ☐ MANHOLE
 - ☐ WATER VALVE
 - ☐ FIRE HYDRANT
 - ☐ YARD DRAIN
 - ☐ POWER POLE
 - ☐ LIGHT POLE
 - ☐ LIGHT POWER POLE
 - ☐ GAS MARKER
 - ☐ CABLE TV BOX
 - ☐ GUARD POST
 - ☐ CATCH BASIN
 - ☐ WATER VALVE
 - ☐ GUY WIRE
 - ☐ GAS VALVE
 - ☐ MAIL BOX
 - ☐ GAS VALVE
 - ☐ CLEAN OUT

REFERENCES USED:

- 1 DEEDS OF RECORD
- 2 CLOVERIDGE SUBDIVISION NO.2 VOL. 8 PG. 4
- 3 CONSOLIDATION PLAT FOR ROBERT A. KENT JR. AND JENNIFER A. WOJTOWICZ BY SCHWARTZ LAND SURVEYING 1/13/2017

NOTES:

- 1 NO TITLE COMMITMENT SUPPLIED



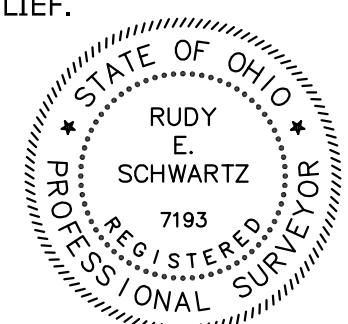
CURVE TABLE

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 & Description
Approved Per O.R.C. 315.251
Geauga County Engineer
Reviewed under the supervision of
Steven H. Rossmor, P.S. Ohio #97070
By: SNR Date: 05/02/2021
21-078

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 SCHWARTZ, P.S. #7193 Date: 5-04-21



THIS CONSOLIDATION OF LAND COMPLIES WITH THE APPLICABLE RUSSELL TOWNSHIP ZONING RESOLUTION.

THIS _____ DAY OF _____ 2021.

BY _____
RUSSELL TOWNSHIP ZONING INSPECTOR

PREPARED BY:
SCHWARTZ LAND SURVEYING INC.

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

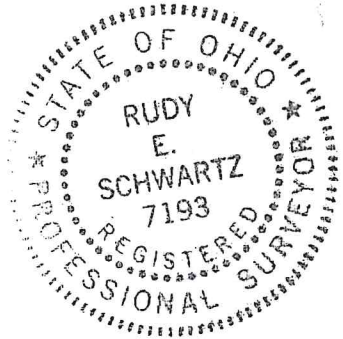
CONSOLIDATION
 LEGAL DESCRIPTION
 OF A
 3.0264 ACRE PARCEL
 FOR
 ROBERT A. KENT JR. &
 JENNIFER A. WOJTOWICZ

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 all of a parcel of land conveyed to Robert A. Kent Jr. and Jennifer A. Wojtowicz (PPN 26-042350) by deed recorded in Volume 2029, Page 1660 of Geauga County Deed Records, also being all of a parcel of land conveyed to Robert A. Kent Jr. and Jennifer A. Wojtowicz (PPN 26-003860) by deed recorded in Volume 2123, Page 2978 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 of Cloverleaf Subdivision No. 2 as shown by plat recorded in Volume 8, Page 4 of Geauga County Plat Records as conveyed to Aaron J. Palfy and Christine L. Hyland (PPN 26-065600) by deed recorded in Volume 1780, Page 2879 of Geauga County Deed Records (witness a 1/2 inch iron pin found 0.48 feet North and 0.46 feet East);

- COURSE I Thence **North 43° 34' 53" East**, along the Easterly line of land so conveyed to Aaron J. Palfy and Christine L. Hyland, a distance of **395.71 feet** to a 5/8 inch iron pin found (I.D. Schwartz) on the Southerly line of subplot 154 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. 154-158, a distance of **567.15 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 **301.17 feet** to the Principal Place of

Beginning and containing **3.0264 acres** of land (1.1489 acres all of PPN 26-003860, and 1.8775 acres all of PPN 26-042350) as surveyed, calculated and described on May 11, 2007 and January 13, 2018, and May 3, 2021 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. the intent of this survey is to consolidate PPNs 26-042350 and PPN 26-003860.



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: 05/10/2021
21-078

5.10.21
DATE


RUDY E. SCHWARTZ, P.S. 7193