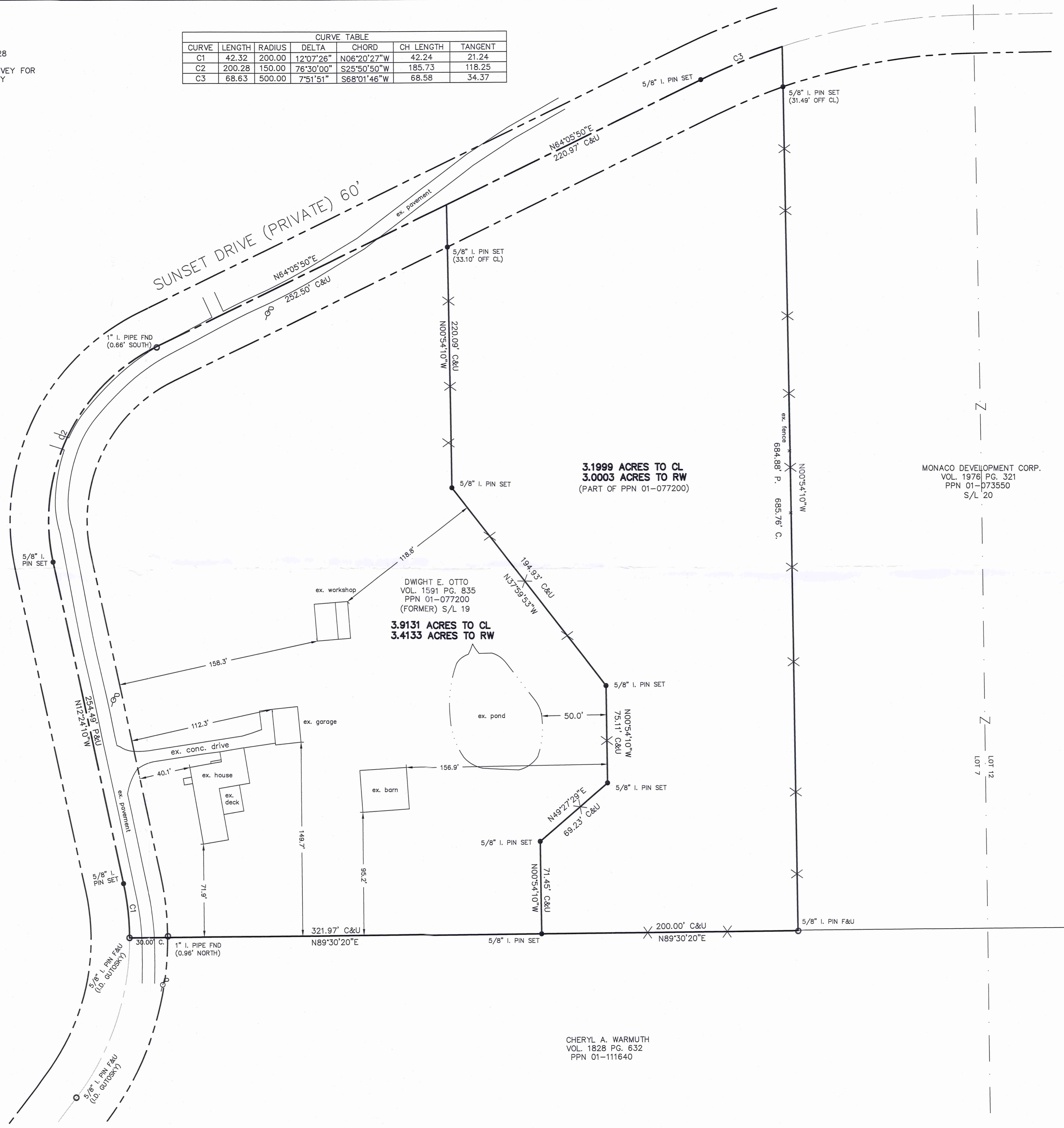


REFERENCES USED:

- DEEDS OF RECORD
- SUNSET DRIVE SUBDIVISION VOL. 2 PGS. 27-28
- PLAT OF CONSOLIDATION AND BOUNDARY SURVEY FOR PINNACLE HOMES SALES BY JOSEPH GUTOSKEY 8/18/02

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH LENGTH	TANGENT
C1	42.32	200.00	12°07'26"	N06°20'27"W	42.24	21.24
C2	200.28	150.00	76°30'00"	S25°50'50"W	185.73	118.25
C3	68.63	500.00	7°51'51"	S68°01'46"W	68.58	34.37



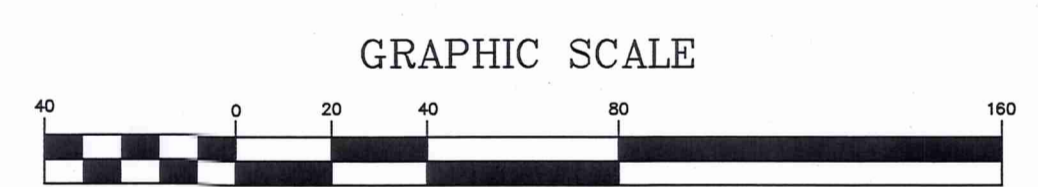
PLAT OF SURVEY AND LOT SPLIT
For
DWIGHT E. OTTO

SITUATED IN THE TOWNSHIP OF AUBURN, COUNTY OF GEauga AND THE STATE OF OHIO AND KNOWN AS BEING FORMER SUBLot 19 OF THE SUNSET DRIVE SUBDIVISION AS RECORDED IN VOLUME 2, PAGES 27-28 OF GEauga COUNTY PLAT RECORDS.

PREPARED FOR:
DWIGHT E. OTTO
10007 SUNSET DR
CHAGRIN FALLS, OH 44023

LEGEND

- 5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
- Iron Pin
- Iron Pipe
- Monument
- Fe Fence post
- × Stk Stake Set
- × 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

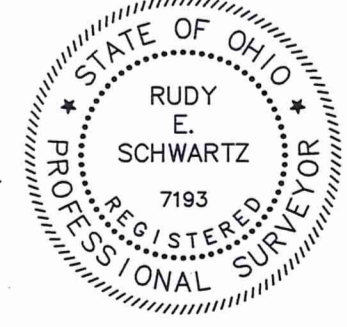


OCTOBER 9, 2017

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 10-19-17
Date

RUDY E. SCHWARTZ, P.S. #7193



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
[Signature] 10/19/17
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

CHERYL A. WARMUTH
VOL. 1828 PG. 632
PPN 01-111640

THIS DIVISION OF LAND COMPLIES WITH THE APPLICABLE AUBURN TOWNSHIP ZONING RESOLUTION.
THIS _____ DAY OF _____ 2017.
BY _____
AUBURN TOWNSHIP ZONING INSPECTOR

LEGAL DESCRIPTION
OF A
3.1999 ACRE PARCEL
FOR
DWIGHT E. OTTO

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being a part of Lot No. 7, Tract 3 in said Township, and further being known as part of (former) subplot No. 19 in the Sunset Drive Subdivision as shown by plat recorded in Volume 2, Pages 27-28 of Geauga County Plat Records, also being known as part of a parcel of land conveyed to Dwight E. Otto (PPN 01-077200) by deed recorded in Volume 1591, Page 835 of Geauga County Deed Records;

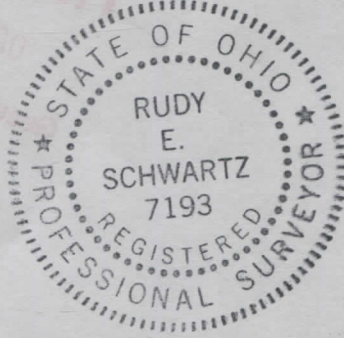
Beginning at a 5/8 inch iron pin found (I.D. AAA) at the Southwesterly corner of subplot 20 in said Sunset Drive Subdivision, said pin also being on the Northerly line of land conveyed to Cheryl A. Warmuth (PPN 01-111640) by deed recorded in Volume 1828, Page 632 of Geauga County Deed Records;

- COURSE I Thence South 89° 30' 20" West, along said Northerly line of land so conveyed to Cheryl A. Warmuth, a distance of 200.00 feet to a 5/8 inch iron pin set;
- COURSE II Thence North 0° 54' 10" West (creating a new line) a distance of 71.45 feet to a 5/8 inch iron pin set;
- COURSE III Thence North 49° 27' 29" East (creating a new line) a distance of 69.23 feet to a 5/8 inch iron pin set;
- COURSE IV Thence North 0° 54' 10" West (creating a new line) a distance of 75.11 feet to a 5/8 inch iron pin set;
- COURSE V Thence North 37° 59' 53" West (creating a new line) a distance of 194.93 feet to a 5/8 inch iron pin set;
- COURSE VI Thence North 0° 54' 10" West (creating a new line) passing through a 5/8 inch iron pin set at 186.99 feet, a total distance of 220.09 feet to a point in the centerline of Sunset Drive (private) 60 feet wide;
- COURSE VII Thence North 64° 05' 50" East, along said centerline of Sunset Drive, a distance of 220.97 feet to a 5/8 inch iron pin set at a point of curvature;
- COURSE VIII Thence Northeasterly along the arc of a curve deflecting to the right, also being said centerline of Sunset Drive (private), a distance of 68.63 feet, said curve having a radius of 500.00 feet, a delta of 7° 51' 51", and

a chord which bears North 68° 01' 46" East a distance of 68.58 feet to a point at the Northwesterly corner of said subplot No. 20;

COURSE IX

Thence South 0° 54' 10" East, along the Westerly line of said subplot No. 20, and passing through a 5/8 inch iron pin set at 31.49 feet, a total distance of 685.76 feet to the Place of Beginning and containing 3.1999 acres of land (3.0003 acres excepting the area within the right-of-way of Sunset Drive, private) as surveyed, calculated and described on October 9, 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 by 30 inch iron pins set are I.D. Schwartz 7193.



10.19.17

DATE

[Handwritten Signature]

RUDY E. SCHWARTZ, P.S. 7193

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

[Handwritten Signature] 10 19 17

GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

LEGAL DESCRIPTION
OF A
3.9131 ACRE PARCEL
FOR
DWIGHT E. OTTO

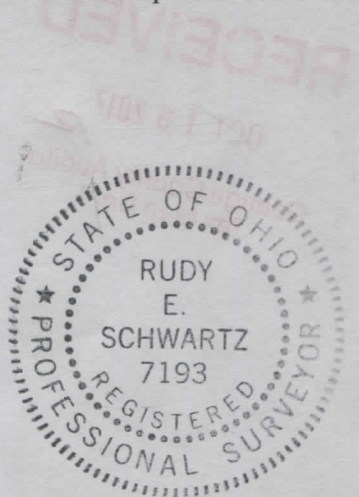
Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being a part of Lot No. 7, Tract 3 in said Township, and further being known as part of (former) subplot No. 19 in the Sunset Drive Subdivision as shown by plat recorded in Volume 2, Pages 27-28 of Geauga County Plat Records, also being known as part of a parcel of land conveyed to Dwight E. Otto (PPN 01-077200) by deed recorded in Volume 1591, Page 835 of Geauga County Deed Records;

Beginning at a 5/8 inch iron pin found (I.D. AAA) at the Southwesterly corner of subplot 20 in said Sunset Drive Subdivision, said pin also being on the Northerly line of land conveyed to Cheryl A. Warmuth (PPN 01-111640) by deed recorded in Volume 1828, Page 632 of Geauga County Deed Records;

Thence South $89^{\circ} 30' 20''$ West, along said Northerly line of land so conveyed to Cheryl A. Warmuth, a distance of 200.00 feet to a 5/8 inch iron pin set at the Principal Place of Beginning of the premises herein intended to be described;

- COURSE I Thence South $89^{\circ} 30' 20''$ West, continuing along said Northerly line of land so conveyed to Cheryl A. Warmuth, and passing through a point on the Easterly right-of-way of Sunset Drive (private), 60 feet wide, at 291.97 feet (witness a 1 inch iron pipe found 0.96 feet North), a total distance of 321.97 feet to a 5/8 inch iron pin found (I.D. Gutoskey) in the centerline of said Sunset Drive (private);
- COURSE II Thence Northwesterly along the arc of a curve deflecting to the left, also being said centerline of Sunset Drive (private), a distance of 42.32 feet, said curve having a radius of 200.00 feet, a delta of $12^{\circ} 07' 26''$, and a chord which bears North $6^{\circ} 20' 27''$ West, a distance of 42.24 feet to a 5/8 inch iron pin set at a point of tangency;
- COURSE III Thence North $12^{\circ} 24' 10''$ West, continuing along said centerline of Sunset Drive (private), a distance of 254.49 feet to a 5/8 inch iron pin set at a point of curvature;
- COURSE IV Thence Northeasterly along the arc of a curve deflecting to the right, also being said centerline of Sunset Drive (private), a distance of 200.28 feet, said curve having a radius of 150.00 feet, a delta of $76^{\circ} 30' 00''$, and a chord which bears North $25^{\circ} 50' 50''$ East, a distance of 185.73 feet to a point of tangency (witness a 1 inch iron pipe found 0.66 feet south);

- COURSE V Thence North 64° 05' 50" East, continuing along said centerline of Sunset Drive (private), a distance of 252.50 feet to a point;
- COURSE VI Thence South 0° 54' 10" East (creating a new line) passing through a 5/8 inch iron pin set at 33.10 feet, a total distance of 220.09 feet to a 5/8 inch iron pin set;
- COURSE VII Thence South 37° 59' 53" East (creating a new line) a distance of 194.93 feet to a 5/8 inch iron pin set;
- COURSE VIII Thence South 0° 54' 10" East (creating a new line) a distance of 75.11 feet to a 5/8 inch iron pin set;
- COURSE IX Thence South 49° 27' 29" West (creating a new line) a distance of 69.23 feet to a 5/8 inch iron pin set;
- COURSE X Thence South 0° 54' 10" East (creating a new line) a distance of 71.45 feet to the Principal Place of Beginning and containing 3.9131 acres of land (3.4133 acres excepting the area within the right-of-way of Sunset Drive, private) as surveyed, calculated and described on October 9, 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 by 30 inch iron pins set are I.D. Schwartz 7193.



10.19.17

DATE

[Handwritten Signature]

RUDY E. SCHWARTZ, P.S. 7193

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

[Handwritten Signature] 10.19.17
**GEAUGA COUNTY AUDITOR
TAX MAP DEPT.**