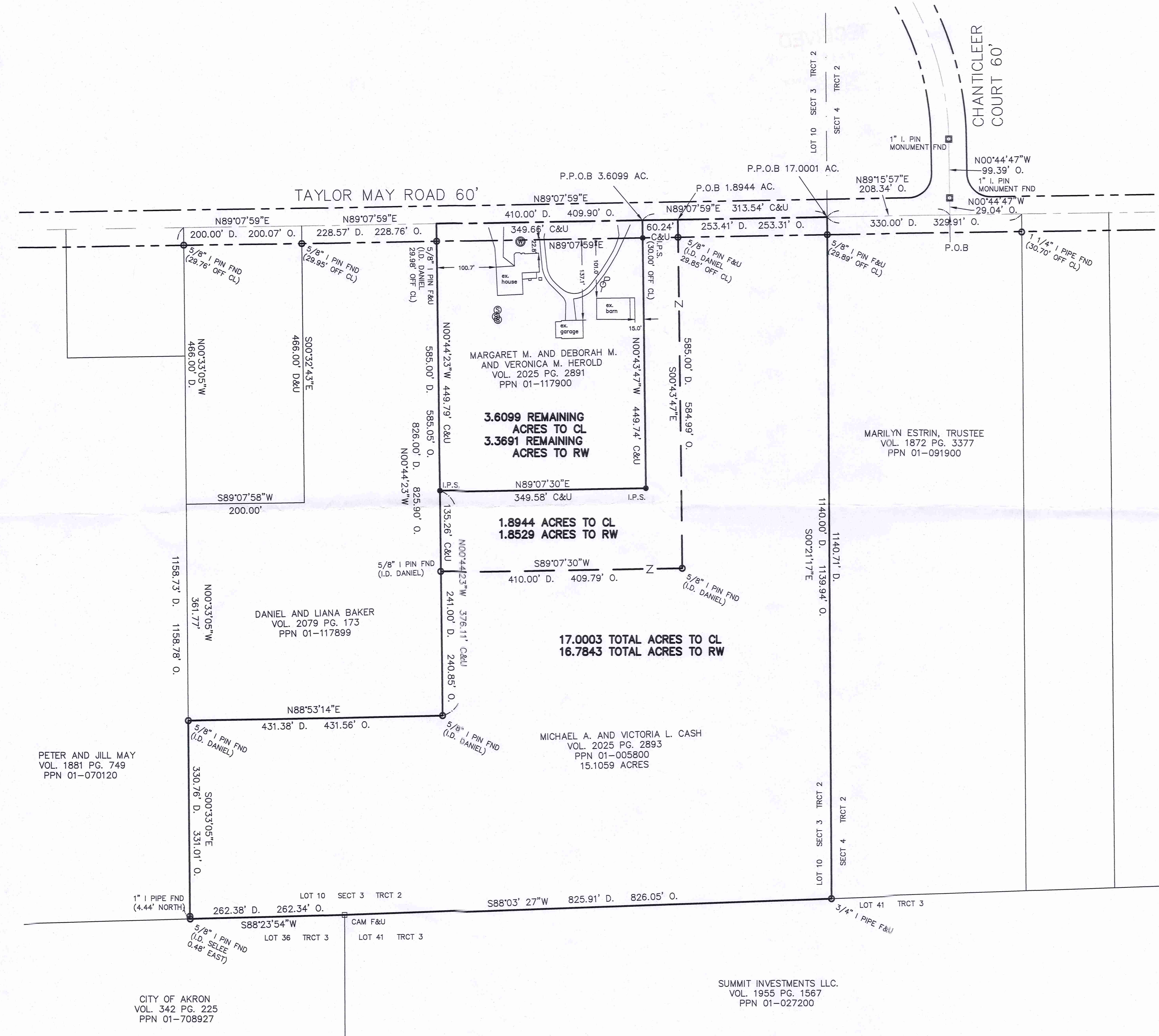


REFERENCES USED:

- 1 DEEDS OF RECORD
- 2 MAPLE RIDGE-PHASE 1 VOL. 30 PGS. 28-30
- 3 JERRY DANIEL SURVEY APPROVED 11-06-2016 (AUB 00332)

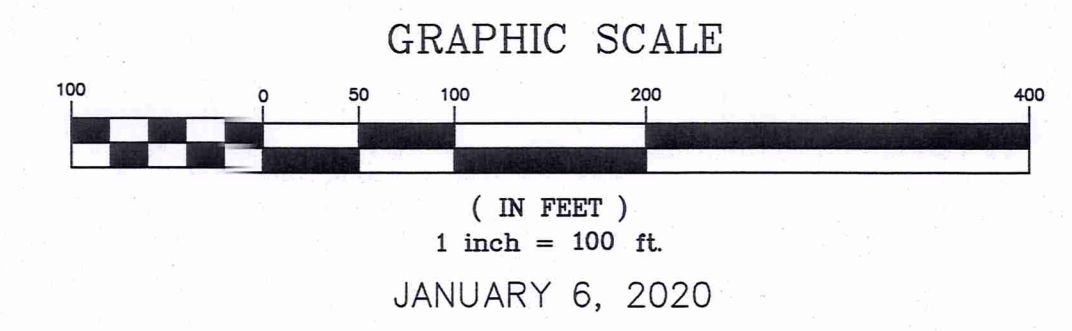
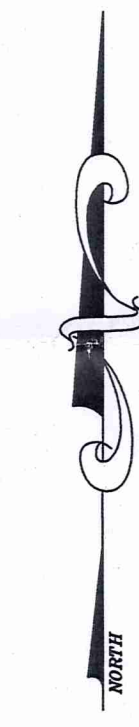
LOT SPLIT AND CONSOLIDATION PLAT
For
MICHAEL A. AND VICTORIA L. CASH
 SITUATED IN THE TOWNSHIP OF AUBURN, COUNTY OF GEAUGA AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL LOT NUMBER 10, SECTION 3, TRACT 2.

PREPARED FOR:
 MICHAEL AND VICTORIA CASH
 11425 TAYLOR MAY RD
 CHAGRIN FALLS, OH 44023



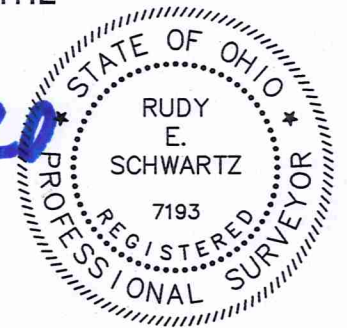
LEGEND

- ips 5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
- i.Pin Iron Pin
- i.Pipe Iron Pipe
- Mon. Monument
- Cam Concrete Akron Monument
- ✕ 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



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 1-10-2020
 RUDY E. SCHWARTZ, P.S. #7193 Date



SURVEY PLAT & LEGAL DESCRIPTION APPROVED PER R.C. 315.251
 GEAUGA COUNTY ENGINEER 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

THIS DIVISION OF LAND COMPLIES WITH THE APPLICABLE AUBURN TOWNSHIP ZONING RESOLUTION.

THIS _____ DAY OF _____ 2020.
 BY _____
 AUBURN TOWNSHIP ZONING INSPECTOR

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

THIS _____ DAY OF _____ 2020.
 BY _____
 AUBURN TOWNSHIP ZONING INSPECTOR

CITY OF AKRON
 VOL. 342 PG. 225
 PPN 01-708927

SUMMIT INVESTMENTS LLC.
 VOL. 1955 PG. 1567
 PPN 01-027200

AUB 00353

CASH - Herold
(20-002)

Plat No Up: 1-10-20
Vol. 2088 pg 2830

pn# 01-119195

LEGAL DESCRIPTION
OF A
1.8944 ACRE PARCEL
FOR
MICHAEL A. AND VICTORIA L. CASH

Situated in the Township of Auburn, County of Geauga, and State of Ohio, and known as being a part of Original Lot No. 10, Section 3, Tract 2, and further known as being part of a parcel of land conveyed to Margaret M. and Deborah M. and Veronica M. Herold (PPN 01-117900) by deed recorded in Volume 2025, Page 2891 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Taylor May Road, 60 feet wide, at its intersection with the centerline of Chanticleer Court, 60 feet wide, said point lying **South 0° 44' 47" East**, along said centerline of Chanticleer Court, a distance of **29.04 feet** from a monument box with a 1 inch iron pin found;

Thence **South 89° 15' 57" West**, along said centerline of Taylor May Road, a distance of **208.34 feet** to a point at an angle point on the shared line of Section 4, Tract 2 and Lot 10, Section 3, Tract 2;

Thence **South 89° 07' 59" West**, along said centerline of Taylor May Road, a distance of **253.31 feet** to a point at the Northwesterly corner of land conveyed to Michael A. and Victoria L. Cash (PPN 01-005800) by deed recorded in Volume 2025, Page 2893 of Geauga County Deed Records, and being the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence **South 0° 43' 47" East**, along a Westerly line of land so conveyed to Michael A. and Victoria L. Cash, and passing through a 5/8 inch iron pin found (I.D. Daniel) at 29.85 feet, a total distance of **584.99 feet** to a 5/8 inch iron pin found (I.D. Daniel) at an interior corner thereof;

COURSE II Thence **South 89° 07' 30" West**, along a Northerly line of land so conveyed to Michael A. and Victoria L. Cash, a distance of **409.79 feet** to a 5/8 inch iron pin found (I.D. Daniel) at a Northwesterly corner thereof, said pin also being on the Easterly line of land conveyed to Daniel and Liana Baker (PPN 01-117899) by deed recorded in Volume 2079, Page 173 of Geauga County Deed Records;

COURSE III Thence **North 0° 44' 23" West**, along said Easterly line of land so conveyed to Daniel and Liana Baker, a distance of **135.26 feet** to a 5/8 inch iron pin set;

COURSE IV Thence **North 89° 07' 30" East** (creating a new line) a distance of **349.58 feet** to a 5/8 inch iron pin set;

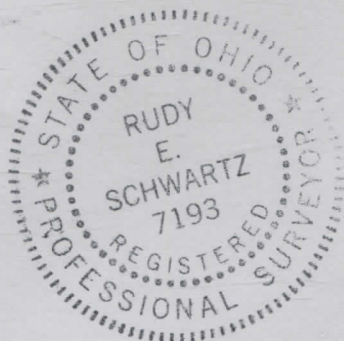
COURSE V Thence **North 0° 43' 47" West** (creating a new line) and passing through a 5/8 inch iron pin set at 419.74 feet, a total distance of **449.74 feet** to a point in said centerline of Taylor May Road;

COURSE VI Thence **North 89° 07' 59" East**, along said centerline of Taylor May Road, a distance of **60.23 feet** to the Principal Place of Beginning and containing

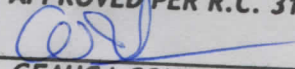
AUB 00353

(20-002)

1.8944 acres of land (1.8529 acres excepting the area within the right-of-ways of Taylor May Road) as surveyed, calculated and described, on January 7, 2020 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.



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


1/10/20
**GEAUGA COUNTY ENGINEER
TAX MAP DEPT.**

1-10-2020

DATE



RUDY E. SCHWARTZ, P.S. 7193

LEGAL DESCRIPTION
OF A
3.6099 REMAINING ACRE PARCEL
FOR
MARGARET M. AND DEBORAH M.
AND VERONICA M. HEROLD

Situated in the Township of Auburn, County of Geauga, and State of Ohio, and known as being a part of Original Lot No. 10, Section 3, Tract 2, and further known as being part of a parcel of land conveyed to Margaret M. and Deborah M. and Veronica M. Herold (PPN 01-117900) by deed recorded in Volume 2025, Page 2891 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Taylor May Road, 60 feet wide, at its intersection with the centerline of Chanticleer Court, 60 feet wide, said point lying **South 0° 44' 47" East**, along said centerline of Chanticleer Court, a distance of **29.04 feet** from a monument box with a 1 inch iron pin found;

Thence **South 89° 15' 57" West**, along said centerline of Taylor May Road, a distance of **208.34 feet** to a point at an angle point on the shared line of Section 4, Tract 2 and Lot 10, Section 3, Tract 2;

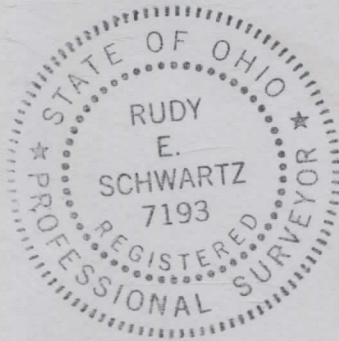
Thence **South 89° 07' 59" West**, along said centerline of Taylor May Road, a distance of **313.54 feet** to a point at Principal Place of Beginning of the premises herein intended to be described;

- COURSE I Thence **South 0° 43' 47" East** (creating a new line) and passing through a 5/8 inch iron pin set at 30.00 feet, a total distance of **449.74 feet** to a 5/8 inch iron pin set;
- COURSE II Thence **South 89° 07' 30" West** (creating a new line) a distance of **349.58 feet** to a 5/8 inch iron pin set on the Easterly line of land conveyed to Daniel and Liana Baker (PPN 01-117899) by deed recorded in Volume 2079, Page 173 of Geauga County Deed Records;
- COURSE III Thence **North 0° 44' 23" West**, along said Easterly line of land so conveyed to Daniel and Liana Baker, passing through a 5/8 inch iron pin found (I.D. Daniel) at 419.81 feet, a total distance of **449.79 feet** to a point in said centerline of Taylor May Road;
- COURSE IV Thence **North 89° 07' 59" East**, along said centerline of Taylor May Road, a distance of **349.66 feet** to the Principal Place of Beginning and containing **3.6099 acres** of land (3.3691 acres excepting the area within

AUB 00353

(20-002)

the right-of-ways of Taylor May Road) as surveyed, calculated and described, on January 7, 2020 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.



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
[Signature] 1/10/20
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

1.10.2020

DATE

[Signature]

RUDY E. SCHWARTZ, P.S. 7193

CONSOLIDATION
LEGAL DESCRIPTION
OF A
17.0003 ACRE PARCEL
FOR
MICHAEL A. AND VICTORIA L. CASH

Situated in the Township of Auburn, County of Geauga, and State of Ohio, and known as being a part of Original Lot No. 10, Section 3, Tract 2, and further known as being part of a parcel of land conveyed to Margaret M. and Deborah M. and Veronica M. Herold (PPN 01-117900) by deed recorded in Volume 2025, Page 2891 of Geauga County Deed Records, also being all of a parcel of land conveyed to Michael A. and Victoria L. Cash (PPN 01-005800) by deed recorded in Volume 2025, page 2893 of Geauga County Deed Records and the intent of the following legal description is to consolidate a 1.8944 acre parcel (Part of PPN 01-117900, and a 15.1059 acre parcel (all of PPN 01-005800) further bounded and described as follows;

Beginning at a point in the centerline of Taylor May Road, 60 feet wide, at its intersection with the centerline of Chanticleer Court, 60 feet wide, said point lying **South 0° 44' 47" East**, along said centerline of Chanticleer Court, a distance of **29.04 feet** from a monument box with a 1 inch iron pin found;

Thence **South 89° 15' 57" West**, along said centerline of Taylor May Road, a distance of **208.34 feet** to a point at the Northwesterly corner of land conveyed to Marilyn Estrin, Trustee (PPN 01-091900) by deed recorded in Volume 1872, Page 3377 of Geauga County Deed Records, said point also being on the shared line between Lot Nos. 10, Section 3, Tract 2, and Section 4, Tract 2, and being the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence **South 0° 21' 17" East**, along the Westerly line of land so conveyed to Marilyn Estrin, Trustee also being said shared line between Lot Nos. 10, Section 3, Tract 2, and Section 4, Tract 2, and passing through a 5/8 inch iron pin found at 29.89 feet, a total distance of **1139.94 feet** to a 3/4 inch iron pipe found at the Southwesterly corner thereof, said pipe also being on the Northerly line of land conveyed to Summit Investments LLC. (PPN 01-027200) by deed recorded in Volume 1955, Page 1567 of Geauga County Deed Records, also being on the Northerly line of Lot 41, Tract 3;

COURSE II Thence **South 88° 03' 27" West**, along said Northerly line of land so conveyed to Summit Investments LLC., also being the shared line between Lot No. 10, Section 3, Tract 2, and Lot 41, Tract 3, a distance of **826.05 feet** to a concrete Akron monument found at the Northeasterly corner of land conveyed to The City of Akron (PPN 01-708927) by deed recorded in Volume 342, Page 225 of Geauga County Deed Records;

COURSE III Thence **South 88° 23' 54" West**, along the Northerly line of land so conveyed to The City of Akron, also being the shared line between Lot No. 10, Section 3, Tract 2, and Lot 36, Tract 3, and passing through a 5/8 inch iron pin found at 261.86 feet, a total distance of **262.34 feet** to a point at the

Southeasterly corner of land conveyed to Peter and Jill May (PPN 01-070120) by deed recorded in Volume 1881, Page 749 of Geauga County Deed Records;

COURSE IV Thence **North 0° 33' 05" West**, along the Easterly line of land so conveyed to Peter and Jill May, passing through a 1 inch iron pipe found at 4.44 feet, a total distance of **331.01 feet** to a 5/8 inch iron pin found (I.D. Daniel) at the Southwesterly corner of land conveyed to Daniel and Liana Baker (PPN 01-117899) by deed recorded in Volume 2079, Page 173 of Geauga County Deed Records;

COURSE V Thence **North 88° 53' 14" East**, along the Southerly line of land so conveyed to Daniel and Liana Baker, a distance of **431.56 feet** to a 5/8 inch iron pin found (I.D. Daniel) at the Southeasterly corner thereof;

COURSE VI Thence **North 0° 44' 23" West**, along the Easterly line of land so conveyed to Daniel and Liana Baker, a distance of **376.11 feet** to a 5/8 inch iron pin set;

COURSE VII Thence **North 89° 07' 30" East** (creating a new line) a distance of **349.58 feet** to a 5/8 inch iron pin set;

COURSE VIII Thence **North 0° 43' 47" West** (creating a new line) and passing through a 5/8 inch iron pin set at 419.74 feet, a total distance of **449.74 feet** to a point in said centerline of Taylor May Road;

COURSE IX Thence **North 89° 07' 59" East**, along said centerline of Taylor May Road, a distance of **313.54 feet** to the Principal Place of Beginning and containing **17.0003 acres** of land (16.7843 acres excepting the area within the right-of-way of Taylor May Road) as surveyed, calculated and described, on January 7, 2020 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.



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

[Signature] 1/10/20
**GEAUGA COUNTY ENGINEER
TAX MAP DEPT.**

1-10-2020
DATE

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