

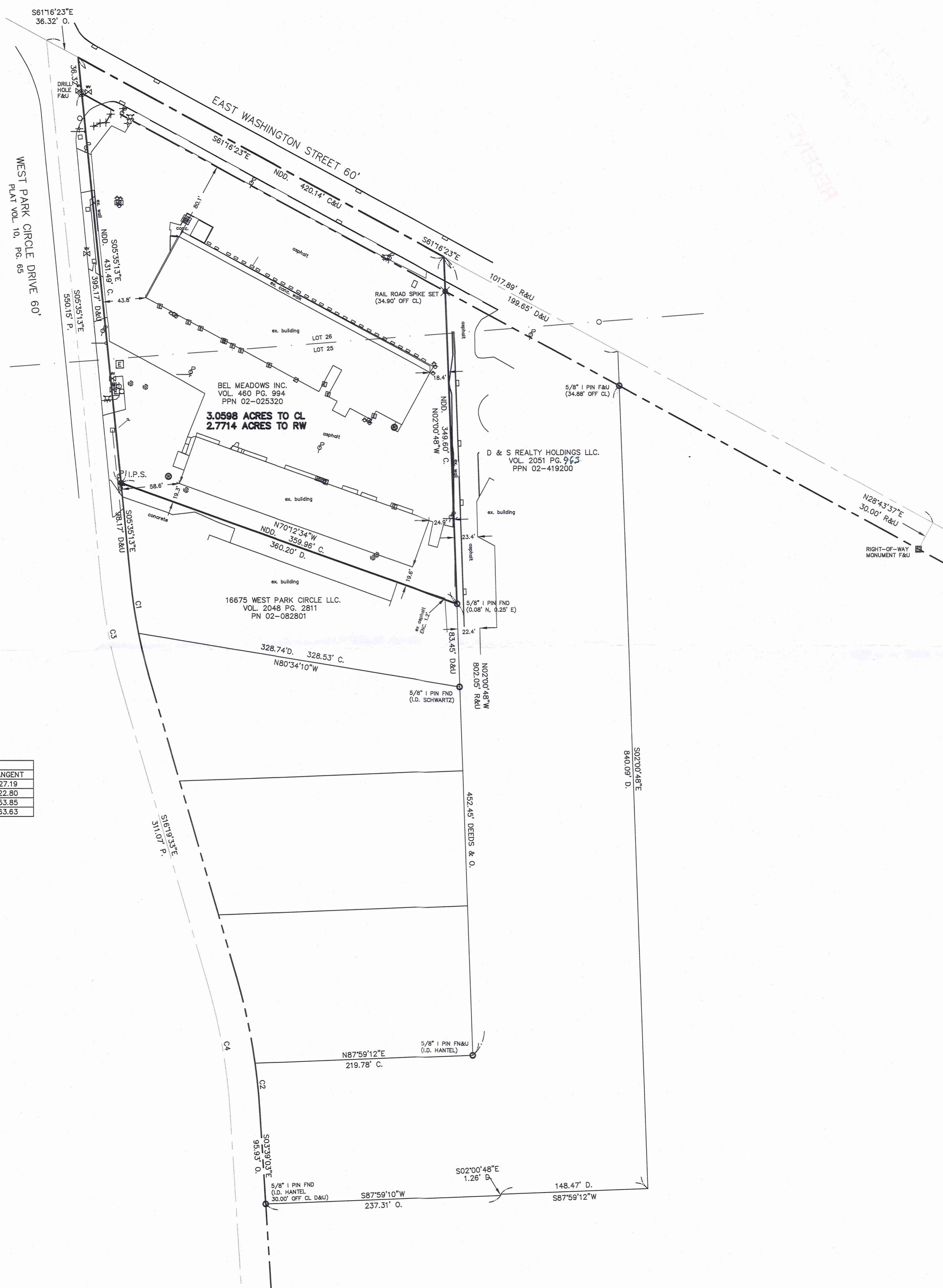
PLAT OF SURVEY For BEL MEADOWS INC.

SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GEAGA
AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF
ORIGINAL LOT NUMBERS 25 AND 26, TRACT 1.

PREPARED FOR:
BEL MEADOWS INC.
16665 W. PARK CIR., STE 4
CHAGRIN FALLS, OH 44023

REFERENCES USED:

- DEEDS OF RECORD
- DEDICATION PLAT OF PARK CIRCLE DRIVE AND WEST PARK CIRCLE DRIVE VOL. 10 PG. 65
- MAP OF CONSOLIDATION FOR D & S SCHNEIDER REALTY LLC. BY RICHARD HANTEL 10/18/02



SYMBOL LEGEND

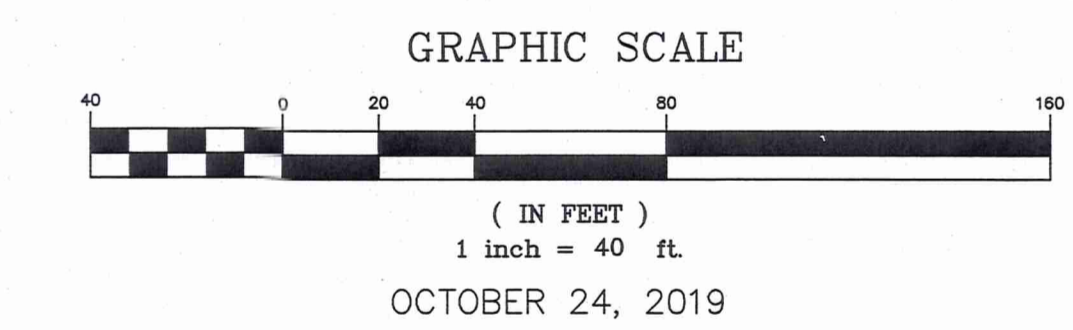
☐	TELEPHONE PEDISTAL
☒	TRANSFORMER
☐	CURB INLET
○	MANHOLE
⊗	WATER VALVE
⊕	FIRE HYDRANT
⊖	YARD DRAIN
⊙	POWER POLE
⊚	LIGHT POLE
⊛	LIGHT POWER POLE
⊜	GAS MARKER
⊝	CABLE TV BOX
⊞	GUARD POST
⊟	CATCH BASIN
⊠	WATER VALVE
⊡	GUY WIRE
⊢	GAS VALVE
⊣	MAIL BOX
⊤	GAS VALVE
⊥	CLEAN OUT
⊦	ELECTRIC METER

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
⊛	RR Spk	Railroad Spike 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

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CH LENGTH	TANGENT
C1	54.34	542.96	5°44'04"	S08°27'15"E	54.32	27.19
C2	45.58	602.96	4°19'51"	N05°48'59"W	45.57	22.80
C3	107.39	572.96	10°44'20"	S10°57'23"E	107.23	53.85
C4	126.75	572.96	12°40'30"	N09°59'18"W	126.49	63.63



I HEREBY CERTIFY TO LAWYERS'S TITLE AGENCY OF CHARDON AND NORWEST BANK, 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 E. Schwartz 10-28-19
 RUDY E. SCHWARTZ, P.S. #7193 Date

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

BAI 00269

BELL MEADOWS LLC
10-113
RECEIVED: 10/29/19
VOL. 2081 pg 2842
PN# 02-025320

LEGAL DESCRIPTION
OF A
3.0598 ACRE PARCEL
FOR
BEL MEADOWS INC.

Situated in the Township of Bainbridge, County of Geauga, and State of Ohio, and known as being part of Original Lot Nos. 25 and 26, also being known as a parcel of land conveyed to Bel Meadows Inc. (PPN 02-025320) by deed recorded in Volume 460 Page 994 of Geauga County Deed Records, further bounded and described as follows; ~~TRACT ONE~~

Beginning at a drill hole found at the intersection of the Southerly right-of-way of East Washington Street, 60 feet wide, and the Easterly right-of-way of West Park Circle Drive, 60 feet wide, as shown by the Dedication Plat of Park Circle drive and West Park Circle Drive recorded in Volume 10, Page 65 of Geauga County Plat Records;

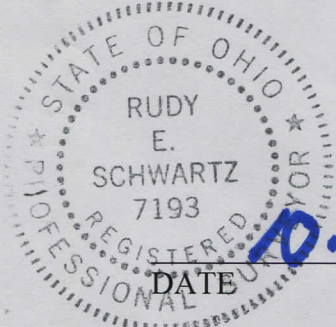
COURSE I Thence **North 5° 35' 13" West**, along the northerly prolongation of said right-of-way of West Park Circle Drive, a distance of **36.32 feet** to a point in the centerline of said East Washington Street;

COURSE II Thence **South 61° 16' 23" East**, along said centerline of East Washington Street, a distance of **420.14 feet** to a point at the Northwesterly corner of land conveyed to D & S Realty Holdings LLC. (PPN 02-419200) by deed recorded in Volume 2051, Page 363 of Geauga County Deed Records;

COURSE III Thence **South 2° 00' 48" East**, along the Westerly line of land so conveyed to D & S Realty Holdings LLC., passing through a railroad spike set at 34.90 feet, a total distance of **349.60 feet** to a point at the Northeasterly corner of land conveyed to 16675 West Park Circle LLC. (PPN 02-082801) by deed recorded in Volume 2048, Page 2811 of Geauga County Deed Records (witness a 5/8 inch iron pin found 0.08' North, and 0.25' East);

COURSE IV Thence **North 70° 12' 34" West**, along the Northerly line of land so conveyed to 16675 West Park Circle LLC., a distance of **359.96 feet** to a 5/8 inch iron pin set on said Easterly right-of-way of West Park Circle Drive at the Northwesterly corner thereof;

COURSE V Thence **North 5° 35' 13" West**, along said Easterly right-of-way of West Park Circle Drive, a distance of **395.17 feet** to the Place of Beginning and containing **3.0598 acres** of land (2.7714 acres excepting the area within the right-of-way of East Washington Street) as surveyed, calculated and described, on October 25, 2019 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.



10.28.19

DATE

RUDY E. SCHWARTZ, P.S. 7193
SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
GEOUGA COUNTY ENGINEER
TAX MAP DEPT.

10/29/19