

APPROVALS

THIS PLAT OF THE MINTUS-SCHULER SUBDIVISION HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE MUNICIPALITY OF CHARDON, OHIO BY RESOLUTION ADOPTED THIS DAY OF 20

CHAIRMAN SECRETARY

GEAUGA COUNTY AUDITOR

TRANSFERRED THIS DAY OF 20

GEAUGA COUNTY AUDITOR TRACY JEMSON

GEAUGA COUNTY RECORDER

FILED FOR RECORD THIS DAY OF 20 AT M. RECORDED THIS DAY OF 20 IN PLAT BOOK VOLUME PAGE

GEAUGA COUNTY RECORDER MARY MARGARET MC BRIDE

CERTIFICATE OF OWNERSHIP & DEDICATION

I, THE UNDERSIGNED BENJAMIN J. SCHULER, OWNER OF THE PROPERTY SHOWN AND DESCRIBED AS THE MINTUS-SCHULER SUBDIVISION, DO HEREBY ASSENT TO AND ADOPT THIS SUBDIVISION OF THE SAID, AND ACKNOWLEDGE THAT THE SAID WAS MADE AT MY REQUEST.

OWNER OF RECORD: BENJAMIN J. & JENNIFER L. SCHULER DEED VOL. 1488, PG. 1075

BENJAMIN J. SCHULER, AS AN INDIVIDUAL OWNER AND AS THE EXECUTOR OF THE ESTATE OF JENNIFER LYNN SCHULER, DECEASED

WITNESS PRINTED NAME

WITNESS PRINTED NAME

STATE OF OHIO COUNTY OF GEAUGA

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAID IS THEIR FREE ACT AND DEED.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS DAY OF 2005

NOTARY PUBLIC MY COMMISSION EXPIRES

I, THE UNDERSIGNED AIMEE L. MINTUS, OWNER OF THE PROPERTY SHOWN AND DESCRIBED AS THE MINTUS-SCHULER SUBDIVISION, DO HEREBY ASSENT TO AND ADOPT THIS SUBDIVISION OF THE SAID, AND ACKNOWLEDGE THAT THE SAID WAS MADE AT MY REQUEST.

OWNER OF RECORD: AIMEE L. MINTUS DEED VOL. 1488, PG. 1075

AIMEE L. MINTUS

WITNESS PRINTED NAME

WITNESS PRINTED NAME

STATE OF OHIO COUNTY OF GEAUGA

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAID IS THEIR FREE ACT AND DEED.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS DAY OF 2005

NOTARY PUBLIC MY COMMISSION EXPIRES

PLAT OF SURVEY & SUBDIVISION MADE FOR

AIMEE L. MINTUS & BENJAMIN J. SCHULER

KNOWN AS BEING PART OF ORIGINAL CHARDON VILLAGE LOT NOS. 68 & 69. NOW IN THE CITY OF CHARDON COUNTY OF GEAUGA, STATE OF OHIO

SCALE: 1" = 20' LESSMAN, BENDER & ASSOCIATES Engineers - Surveyors - Planners

330 Downing Drive Chardon, Ohio 44024 Phone: (440) 286-7204

56 River Hill Road S.E. Port Washington, Ohio 43837 Fax: (440) 286-3535

AUGUST 2005 REVISED AUG. 26, 2005

THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNER, I HAVE SURVEYED AND PLATTED THE PARCEL OF LAND SHOWN HEREON IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-57 OF THE OHIO ADMINISTRATIVE CODE.

MONUMENTS WERE FOUND OR SET AS INDICATED HEREON. DIMENSIONS ARE EXPRESSED IN US SURVEY FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE TO AN ASSUMED MERIDIAN AND ARE FOR THE SOLE PURPOSE OF DESIGNATING THE RELATIVE ANGULAR VALUE BETWEEN LINES. ALL OF WHICH CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

STEVEN J. LESSMAN, Ohio Professional Surveyor No. 7078

DATE 8/26/05



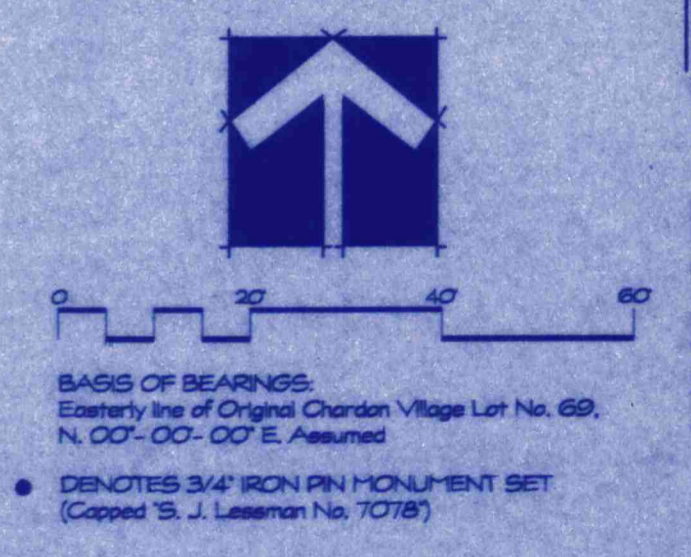
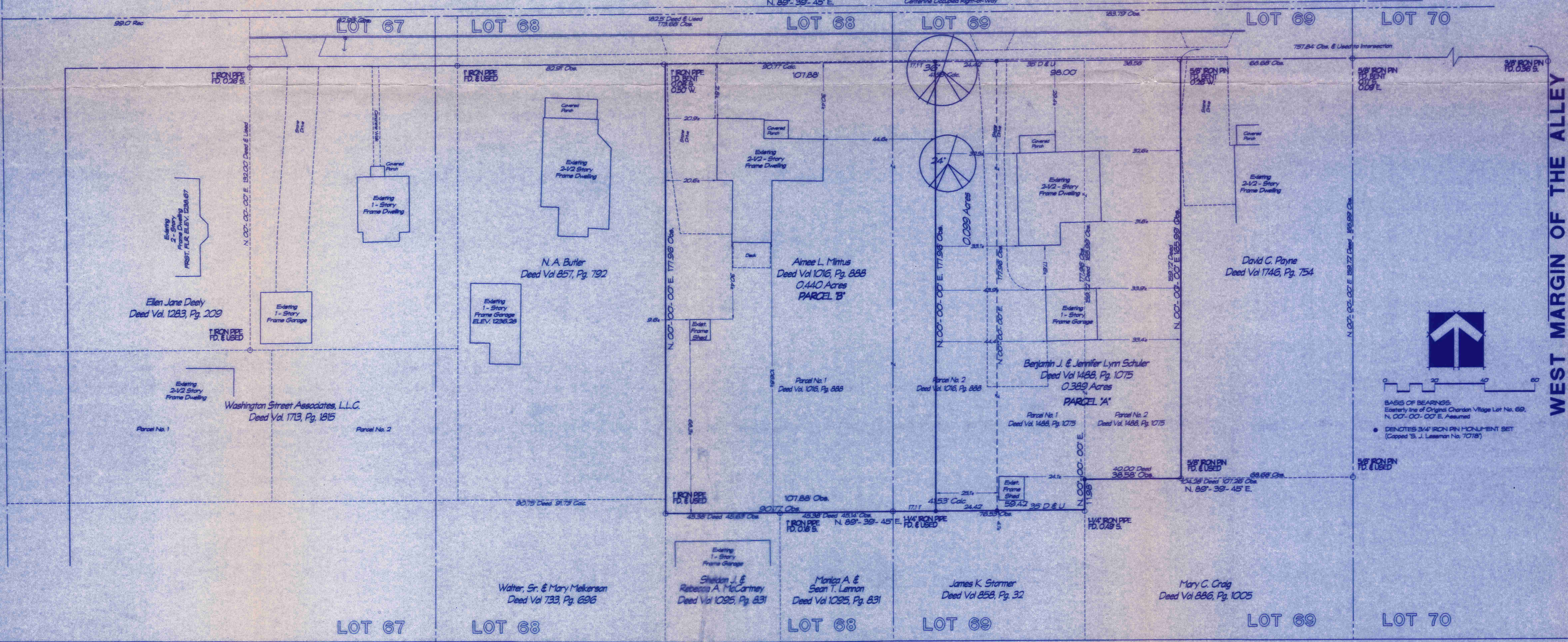
SURVEY PLAT & LEGAL DESCRIPTION APPROVED PER R.C. 315.251

PAK \$3,301.05 OFFICE OF THE GEAUGA COUNTY ENGINEER

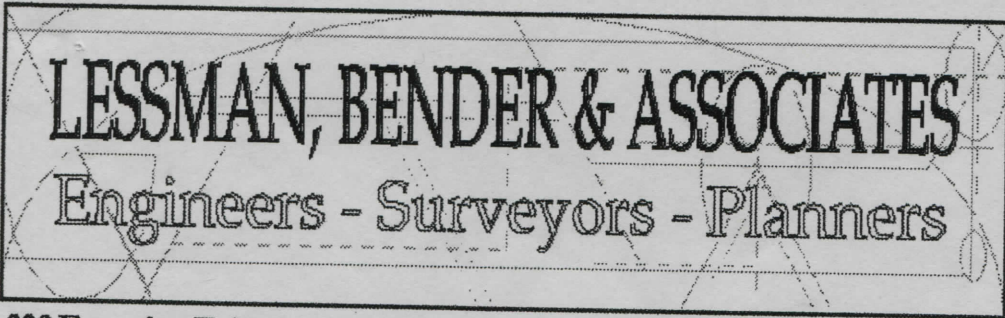
WASHINGTON STREET 50'

COURT STREET (45' Wide By Occupation)

WEST MARGIN OF THE ALLEY



BASIS OF BEARINGS: Eastern line of Original Chardon Village Lot No. 69. N. 00°-00'-00" E. Assumed. DENOTES 3/4" IRON PIN MONUMENT SET (Capped 'S', J. Lessman No. 7078)



Steven J. Lessman, P.S.
Managing Partner

Michael W. Bender, P.E.
General Partner

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Lessman_Bender@hotmail.com

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LEGAL DESCRIPTION
Consolidated
Benjamin J. Schuler Property
PARCEL "A"

Situated in the City of Chardon, County of Geauga, and State of Ohio, and known as being part of Original Chardon Village Lot No. 69, further bounded and described: Beginning at the intersection of the southerly right-of-way line of Court Street (45 feet wide by occupation), and the westerly margin of the Alley west of the Chardon Public Square.. Said point being referenced by a 3/8" iron pin monument found 0.36 feet south of said intersection. Thence S. 89 deg. - 39 min. - 45 sec. W., along said southerly right-of-way line of Court Street, a distance of 757.84 feet to the northwesterly corner of a parcel of land conveyed to David C. Payne by deed recorded in Volume 1746, Page 754 of Geauga County records; Said point being referenced by a 5/8" iron pin monument found bent 0.26 feet west of said corner;

- Course No. 1 Thence S. 89 deg. - 39 min. - 45 sec. W., continuing along said southerly right-of-way line of Court Street, a distance of 98.00 feet to a 3/4" iron pin monument set;
- Course No. 2 Thence S. 00 deg. - 00 min. - 00 sec. E., along a line parallel with the aforesaid easterly line of Original Chardon Village Lot No. 69, a distance of 177.96 feet to a 3/4" iron pin monument set at a point on the northerly line of a parcel of land conveyed to James K. Stormer by deed recorded in Volume 858, Page 32 of Geauga County records;
- Course No. 3 Thence N. 89 deg. - 39 min. - 45 sec. E., along said northerly line of land so conveyed to James K. Stormer, being parallel with the aforesaid southerly right-of-way line of Court Street, a distance of 59.42 feet to the northeasterly corner thereof. Said point lying on the westerly line of a parcel of land conveyed to Mary C. Craig by deed recorded in Volume 886, Page 1005 of Geauga County records, and is referenced by a 1-1/4" iron pipe monument found 0.49 feet south of said point;
- Course No. 4 Thence N. 00 deg. - 00 min. - 00 sec. E., along the westerly line of land so conveyed to Mary C. Craig, being parallel with the aforementioned easterly line of Original Chardon Village Lot No. 69, a distance of 11.98 feet to a 3/4" iron pin monument set at the northwesterly corner of said parcel of land so conveyed;

Course No. 5 Thence N. 89 deg. - 39 min. - 45 sec. E., along the northerly line of said parcel of land so conveyed to Mary C. Craig, a distance of 38.58 feet to a 5/8" iron pin monument found at the southwesterly corner of the aforementioned parcel of land so conveyed to David C. Payne;

Course No. 6 Thence N. 00 deg. - 00 min. - 00 sec. E., along the westerly line of land so conveyed to David C. Payne, a distance of 165.99 feet to the point of beginning. Containing 0.389 acres of land, be the same more or less, but subject to all legal highways and easements of record;

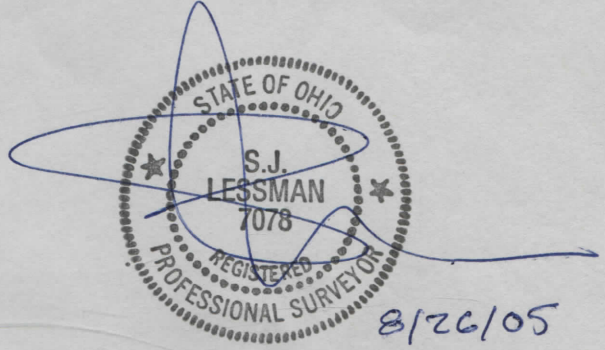
Above description is based upon a survey dated August 2005, by Steven J. Lessman, Ohio Professional Surveyor No. 7078. Bearings cited are to an assumed meridian and are intended to describe the relative angular value between lines.

Revised August 26, 2005

Deeds of Record:

Benjamin J. & Jennifer L. Schuler
Parcel No. 1, P.P. No. 10-045850 - 0.147 Acres
Parcel No. 2, P.P. No. 10-045860 - 0.143 Acres
Deed Vol. 1488, Page 1075

Aimee L. Mintus
Part of Parcel No. 2, P.P. No. 10-069960 - 0.099 Acres
Deed Vol. 1016, Pg. 888

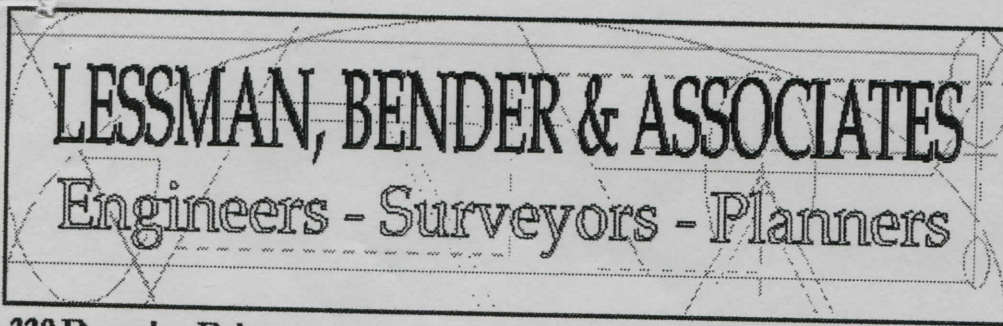


SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251

RAK 8/30/05

OFFICE OF THE
GEAUGA COUNTY ENGINEER

RECEIVED
AUG 29 2005
GEAUGA COUNTY
ENGINEER



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Steven J. Lessman, P.S.
Managing Partner

Michael W. Bender, P.E.
General Partner

Email:
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LEGAL DESCRIPTION
Consolidated
Aimee L. Mintus Property
PARCEL "B"

Situated in the City of Chardon, County of Geauga, and State of Ohio, and known as being part of Original Chardon Village Lot Nos. 68 & 69, further bounded and described: Beginning at the intersection of the southerly right-of-way line of Court Street (45 feet wide by occupation), and the westerly margin of the Alley west of the Chardon Public Square.. Said point being referenced by a 3/8" iron pin monument found 0.36 feet south of said intersection. Thence S. 89 deg. - 39 min. - 45 sec. W., along said southerly right-of-way line of Court Street, a distance of 757.84 feet to the northwesterly corner of a parcel of land conveyed to David C. Payne by deed recorded in Volume 1746, Page 754 of Geauga County records; Said point being referenced by a 5/8" iron pin monument found bent 0.26 feet west of said corner; Thence S. 89 deg. - 39 min. - 45 sec. W., along said southerly right-of-way line of Court Street, a distance of 98.00 feet to a 3/4" iron pin monument set at the point of beginning of the parcel of land herein described;

Course No. 1 Thence S. 89 deg. - 39 min. - 45 sec. W., continuing along said southerly right-of-way line of Court Street, a distance of 107.88 feet to a 1" iron pipe monument found bent 0.08 feet south and 0.50 feet west of the northeasterly corner of a parcel of land conveyed to Nancy A. Butler by deed recorded in Volume 857, Page 792 of Geauga County records;

Course No. 2 Thence S. 00 deg. - 00 min. - 00 sec. E., along the easterly line of said land so conveyed to Nancy A. Butler, and along the easterly line of a parcel of land conveyed to Walter Sr. and Mary Melkerson by deed recorded in Volume 733, Page 696 of Geauga County record, being a line being parallel with the aforesaid easterly line of Original Chardon Village Lot No. 69, a distance of 177.96 feet to a 1" iron pipe monument found at the northwesterly corner of a parcel of land conveyed to Sheldon J. & Rebecca A. McCartney by deed recorded in Volume 1095, Page 831 of Geauga County records;

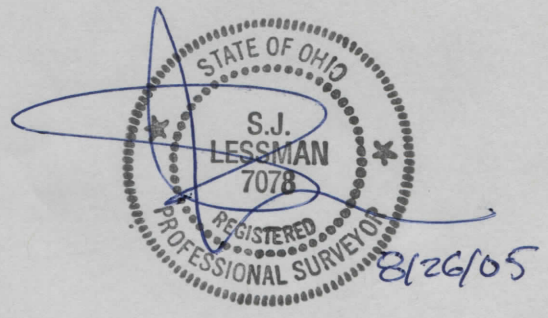
Course No. 3 Thence N. 89 deg. - 39 min. - 45 sec. E., along said northerly line of land so conveyed to Sheldon J. & Rebecca A. McCartney, and along the northerly lines of parcels of land conveyed to Monica A. and Sean T. Lennon, by deed recorded in Volume 1095, Page 831 of Geauga County records, and James K. Stormer by deed recorded in Volume 858, Page 32 of Geauga County records, being parallel with the aforesaid southerly right-of-way line of Court Street, passing through a 1-1/4" iron pipe found at 90.77 feet, a total distance of 107.88 feet to a 3/4" iron pin monument set;

Course No. 4 Thence N. 00 deg. - 00 min. - 00 sec. E., parallel with the aforesaid easterly line of Original Chardon Village Lot No. 69, a distance of 177.96 feet to the point of beginning. Containing 0.440 acres of land, be the same more or less, but subject to all legal highways and easements of record;

Above description is based upon a survey dated August 2005, by Steven J. Lessman, Ohio Professional Surveyor No. 7078. Bearings cited are to an assumed meridian and are intended to describe the relative angular value therein.

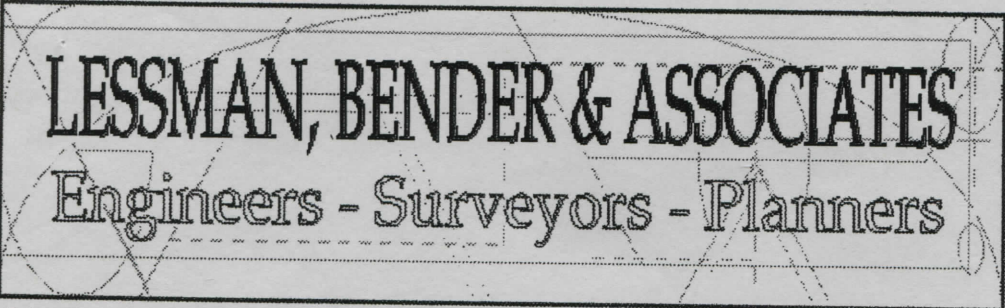
Revised August 26, 2005

Deed of Record:
Aimee L. Mintus
Parcel No. 1, P.P. No. 10-069950 - 0.370 Acres
Part of Parcel No. 2, P.P. No. 10-069960 - 0.070 Acres
Deed Vol. 1016, Pg. 888



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ENGINEERS
GEAUGA COUNTY



Steven J. Lessman, P.S.
Managing Partner

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General Partner

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Port Washington, Ohio 43837
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LEGAL DESCRIPTION
0.099 Acre Parcel
Aimee L. Mintus Property
Part of Parcel No. 2

Situated in the City of Chardon, County of Geauga, and State of Ohio, and known as being part of Original Chardon Village Lot No. 69, further bounded and described: Beginning at the intersection of the southerly right-of-way line of Court Street (45 feet wide by occupation), and the westerly margin of the Alley west of the Chardon Public Square.. Said point being referenced by a 3/8" iron pin monument found 0.36 feet south of said intersection. Thence S. 89 deg. - 39 min. - 45 sec. W., along said southerly right-of-way line of Court Street, a distance of 757.84 feet to the northwesterly corner of a parcel of land conveyed to David C. Payne by deed recorded in Volume 1746, Page 754 of Geauga County records; Said point being referenced by a 5/8" iron pin monument found bent 0.26 feet west of said corner; Thence S. 89 deg. - 39 min. - 45 sec. W., along said southerly right-of-way line of Court Street, a distance of 73.58 feet to a 3/4" iron pin monument set at the northwesterly corner of a parcel of land conveyed to Benjamin J. & Jennifer Lynn Schuler by deed recorded in Volume 1488, Page 1075 of Geauga County records and the point of beginning of the parcel of land herein described;

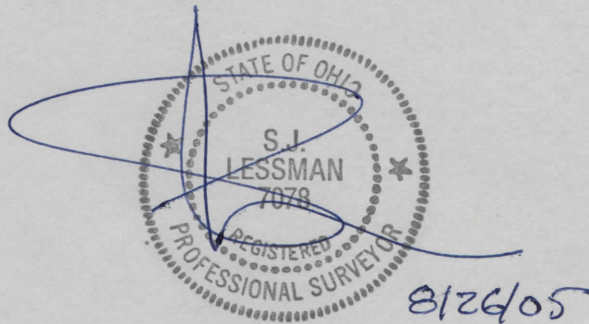
- Course No. 1 Thence S. 89 deg. - 39 min. - 45 sec. W., continuing along said southerly right-of-way line of Court Street, a distance of 24.42 feet to a 3/4" iron pin monument set;
- Course No. 2 Thence S. 00 deg. - 00 min. - 00 sec. E., along a line being parallel with the aforesaid easterly line of Original Chardon Village Lot No. 69, a distance of 177.96 feet to a 3/4" iron pin monument set at a point on the northerly line of a parcel of land conveyed to James K. Stormer by deed recorded in Volume 858, Page 32 of Geauga County records;
- Course No. 3 Thence N. 89 deg. - 39 min. - 45 sec. E., along said northerly line of land so conveyed to James K. Stormer, being parallel with the aforesaid southerly right-of-way line of Court Street, a distance of 24.42 feet to a 3/4" iron pin monument set at the southwestly corner of the aforesaid parcel of land so conveyed to Benjamin J. & Jennifer Lynn Schuler;

CHC 00131

Course No. 4 Thence N. 00 deg. - 00 min. - 00 sec. E., along the westerly line of said parcel of land so conveyed to Benjamin J. and Jennifer Lynn Schuler, a distance of 177.96 feet to the point of beginning. Containing 0.099 acres of land, be the same more or less, but subject to all legal highways and easements of record;

Above description is based upon a survey dated August 2005, by Steven J. Lessman, Ohio Professional Surveyor No. 7078. Bearings cited are to an assumed meridian and are intended to describe the relative angular value therein.

Deed of Record:
Aimee L. Mintus
Part of Parcel No. 2
Deed Vol. 1016, Pg. 888



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