

**PLAT OF SURVEY AND LOT SPLIT
For
D&T ENTERPRISES**

SITUATED IN THE CITY OF CHARDON, COUNTY OF GEAUGA AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL LOT NUMBERS 135 AND 136.

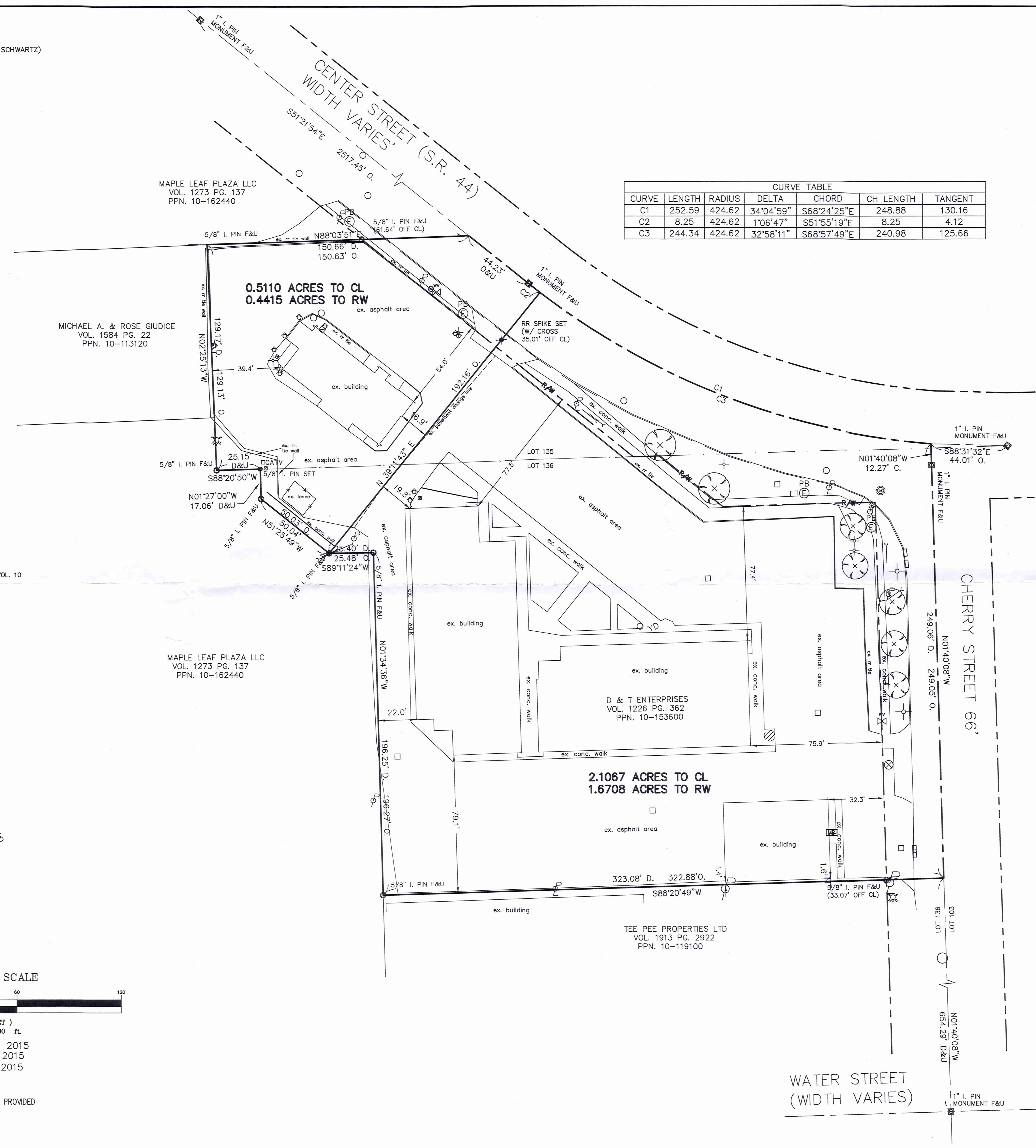
PREPARED FOR:
**D&T ENTERPRISES
P.O. BOX 1247
MIDDLEFIELD, OH 44062**

CURVE	LENGTH	RADIUS	DELTA	CHORD	CH LENGTH	TANGENT
C1	252.59	424.62	34°04'59"	S68°24'25"E	248.88	130.16
C2	8.25	424.62	1°06'47"	S51°55'19"E	8.25	4.12
C3	244.34	424.62	32°58'11"	S68°57'49"E	240.98	125.66

- LEGEND**
- 5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
 - Iron Pin
 - Iron Pipe
 - Monument
 - Fence post
 - ✕ Mag Nail Set
 - Fnd.
 - D.
 - R/Rec
 - M/Asd
 - O/Obs
 - C/Calc
 - U.
 - D.R.
 - O.R.
 - C.L.
 - e/p
 - P
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O.R.
C.L.
e/p
P

- 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:**
- DEEDS OF RECORD
 - ALTA/ACSM LAND TITLE SURVEY BY CRABBS SURVEYING 3/4/1999
 - TAX MAPS OF RECORD
 - ODOT GEA-44-16.84 RW PLANS
 - CENTERLINE PLAT OF CHERRY AVENUE PLAT VOL. 10 PG. 29



PLANNING COMMISSION APPROVALS
THIS PLAN IS APPROVED BY THE PLANNING COMMISSION OF THE MUNICIPALITY OF CHARDON, OH BY RESOLUTION ADOPTED _____, 2015.

CHAIRMAN _____

SECRETARY _____

MUNICIPALITY APPROVALS
THIS PLAN IS APPROVED BY THE ENGINEER OF THE CITY OF CHARDON THIS _____ DAY OF _____, 2015.

DOUGLAS COURTNEY, PE, MUNICIPAL ENGINEER

OWNERS ACCEPTANCE
THE UNDERSIGNED D&T ENTERPRISES, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, DO HEREBY ASSENT TO AND ADOPT THIS LOT SPLIT OF THE SAME AND ACKNOWLEDGE THAT THE SAME WAS AT ITS REQUEST.

MANAGING MEMBER OF D&T ENTERPRISES _____

NOTARY PUBLIC
STATE OF OHIO
COUNTY OF _____
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED THE ABOVE NAMED _____ WHO WHO REPRESENTED THAT HE IS DULY AUTHORIZED IN THE PREMISES, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME WAS HIS VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL AT _____ OHIO, THIS _____ DAY OF _____, 2015

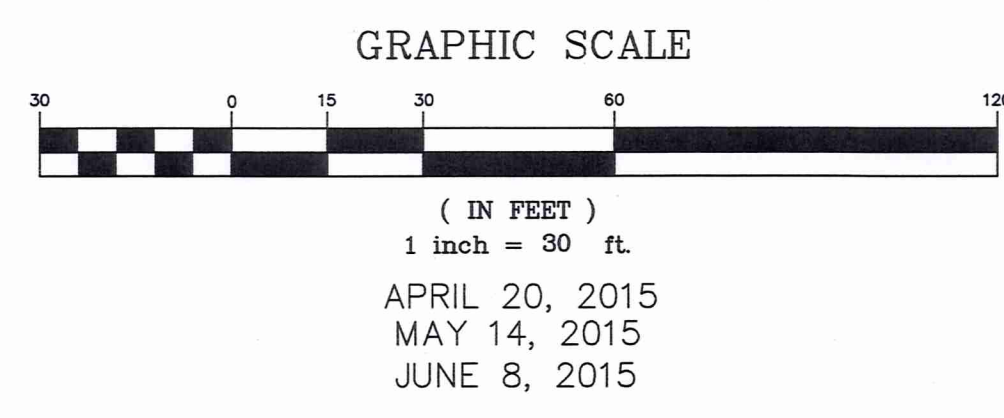
NOTARY PUBLIC _____

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 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 6.8.15
RUDY E. SCHWARTZ, P.S. #7193 Date

SURVEY PLAT & LEGAL DESCRIPTION APPROVED PER R.C. 315.251
[Signature]
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



NOTE:
NO TITLE REPORT PROVIDED

LEGAL DESCRIPTION
OF A
0.5110 ACRE PARCEL
FOR
D & T ENTERPRISES

Situated in the City of Chardon, County of Geauga and State of Ohio and known as being a part of Original Lot Nos. 135 and 136, and further being known as part of a parcel of land conveyed to D & T Enterprises (PPN 10-153600) by deed recorded in Volume 1226, Page 362 of Geauga County Deed Records, further bounded and described as follows;

Beginning in the centerline of Cherry Street, 66 feet wide, at the Northeasterly corner of land conveyed to Tee Pee Properties Limited (PPN 10-119100) by deed recorded in Volume 1913, Page 2922 of Geauga County Deed Records, said point lying North 1° 40' 08" West along said centerline of Cherry Street, a distance of 654.29 from a monument with a 1 inch iron pin found at its intersection with the centerline of Water Street, width varies, said point also being on the shared line between Lot Nos. 136 and 103;

Thence South 88° 19' 52" West, along the Northerly line of land so conveyed to Tee Pee Properties Limited, and passing through a 5/8 inch iron pin found at 33.07 feet, a total distance of 322.88 feet to a 5/8 inch iron pin found at the Northwesterly corner thereof, said pin also being on an Easterly line of land conveyed to Maple Leaf Plaza LLC. (PPN 10-162440) by deed recorded in Volume 1273, Page 137 of Geauga County Deed Records;

Thence North 1° 34' 09" West, along said Easterly line of land so conveyed to Maple Leaf Plaza LLC., a distance of 196.27 feet to a 5/8 inch iron pin found at a Northeasterly corner thereof;

Thence South 89° 14' 16" West, along a Northerly line of land so conveyed to Maple Leaf Plaza LLC., a distance of 25.48 feet to a 5/8 inch iron pin found and the Principal Place of Beginning of the premises herein intended to be described;

- COURSE I Thence North 51° 25' 49" West, along a Northeasterly line of land so conveyed to Maple Leaf Plaza LLC., a distance of 50.04 feet to a 5/8 inch iron pin found at an interior corner thereof;
- COURSE II Thence North 1° 27' 00" West, along an Easterly line of land so conveyed to Maple Leaf Plaza LLC., a distance of 17.06 feet to a 5/8 inch iron pin set at an interior corner thereof, said pin being on the shared line between Lot Nos. 135 and 136;
- COURSE III Thence South 88° 20' 50" West, along a Northerly line of land so conveyed to Maple Leaf Plaza LLC., also being said shared line between Lot Nos. 135 and 136, a distance of 25.15 feet to a 5/8 inch iron pin found at an interior corner thereof;

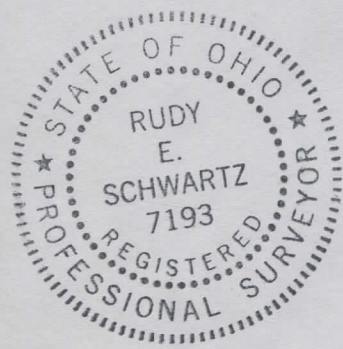
COURSE IV Thence North 2° 25' 13" West, along an Easterly line of land so conveyed to Maple Leaf Plaza LLC., and along the Easterly line of land conveyed to Michael A. and Rose Giudice (PPN 10-113120) by deed recorded in Volume 1584, Page 22 of Geauga County Deed records, a distance of 129.13 feet to a 5/8 inch iron pin found at the Northeasterly corner thereof, said pin also being on a Southerly line of land so conveyed to Maple Leaf Plaza LLC. (PPN 10-162440);

COURSE V Thence North 88° 03' 51" East, along said Southerly line of land so conveyed to Maple Leaf Plaza LLC., and passing through a 5/8 inch iron pin found at 88.99 feet, a total distance of 150.63 feet to a point in the centerline of Center Street (S.R. 44), width varies, at a Northeasterly corner thereof;

COURSE VI Thence South 51° 21' 54" East, along said centerline of Center Street, a distance of 44.23 feet to a monument box with a 1 inch iron pin found at a point of curvature;

COURSE VII Thence along the arc of a curve deflecting to the left, also being said centerline of Center Street, a distance of 8.25 feet, said curve having a radius of 424.62 feet, a delta of 1° 06' 47", and a chord which bears South 51° 55' 19" East a distance of 8.25 feet to a point;

COURSE VIII Thence South 39° 11' 43" West (creating a new line) passing through a railroad spike with a cross set at 35.01 feet, a total distance of 192.16 feet to the Principal Place of Beginning and containing 0.5110 acres of land (0.4415 acres excepting the area within the right-of-ways of Center Street) as surveyed, calculated and described on May 14, 2015 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.



6. 8. 15

DATE

[Signature]

RUDY E. SCHWARTZ, P.S. 7193

PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251

[Signature] 06/11/15
GAUGA COUNTY AUDITOR
TAX MAP DEPT.

LEGAL DESCRIPTION
OF A
2.1067 ACRE PARCEL
FOR
D & T ENTERPRISES

Situated in the City of Chardon, County of Geauga and State of Ohio and known as being a part of Original Lot Nos. 135 and 136, and further being known as part of a parcel of land conveyed to D & T Enterprises (PPN 10-153600) by deed recorded in Volume 1226, Page 362 of Geauga County Deed Records, further bounded and described as follows;

Beginning in the centerline of Cherry Street, 66 feet wide, at the Northeasterly corner of land conveyed to Tee Pee Properties Limited (PPN 10-119100) by deed recorded in Volume 1913, Page 2922 of Geauga County Deed Records, said point lying North $1^{\circ} 40' 08''$ West along said centerline of Cherry Street, a distance of 654.29 from a monument with a 1 inch iron pin found at its intersection with the centerline of Water Street, width varies, said point also being on the shared line between Lot Nos. 136 and 103;

- COURSE I Thence South $88^{\circ} 20' 49''$ West, along the Northerly line of land so conveyed to Tee Pee Properties Limited, and passing through a 5/8 inch iron pin set at 33.07 feet, a total distance of 322.88 feet to a 5/8 inch iron pin found at the Northwesterly corner thereof, said pin also being on an Easterly line of land conveyed to Maple Leaf Plaza LLC. (PPN 10-162440) by deed recorded in Volume 1273, Page 137 of Geauga County Deed Records;
- COURSE II Thence North $1^{\circ} 34' 36''$ West, along said Easterly line of land so conveyed to Maple Leaf Plaza LLC., a distance of 196.27 feet to a 5/8 inch iron pin found at a Northeasterly corner thereof;
- COURSE III Thence South $89^{\circ} 11' 24''$ West, along a Northerly line of land so conveyed to Maple Leaf Plaza LLC., a distance of 25.48 feet to a 5/8 inch iron pin found at an interior corner thereof;
- COURSE IV Thence North $39^{\circ} 11' 43''$ East (creating a new line) and passing through a railroad spike with cross set at 157.15 feet, a total distance of 192.16 feet to a point in the centerline of Center Street (S.R. 44) width varies;
- COURSE V Thence along the arc of a curve deflecting to the left, also being said centerline of Center Street, a distance of 244.34 feet, said curve having a radius of 424.62 feet, a delta of $32^{\circ} 58' 11''$, and a chord which bears South $68^{\circ} 57' 49''$ East a distance of 240.98 feet to a point at the intersection of the centerlines of said Center Street and Cherry Street;

COURSE VI

Thence South 1° 40' 08" East, along said centerline of Cherry Street, passing through a monument box with a 1 inch iron pin found at 12.27 feet, a total distance of 249.05 feet to the Place of Beginning and containing 2.1067 acres of land (1.6708 acres excepting the area within the right-of-ways of Center Street and Cherry Street) as surveyed, calculated and described on May 14, 2015 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.



6.8.15

DATE

RUDY E. SCHWARTZ, P.S. 7193

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

[Signature] 06/11/15
GEAUGA COUNTY AUDITOR
TAX MAP DEPT. *[Signature]*