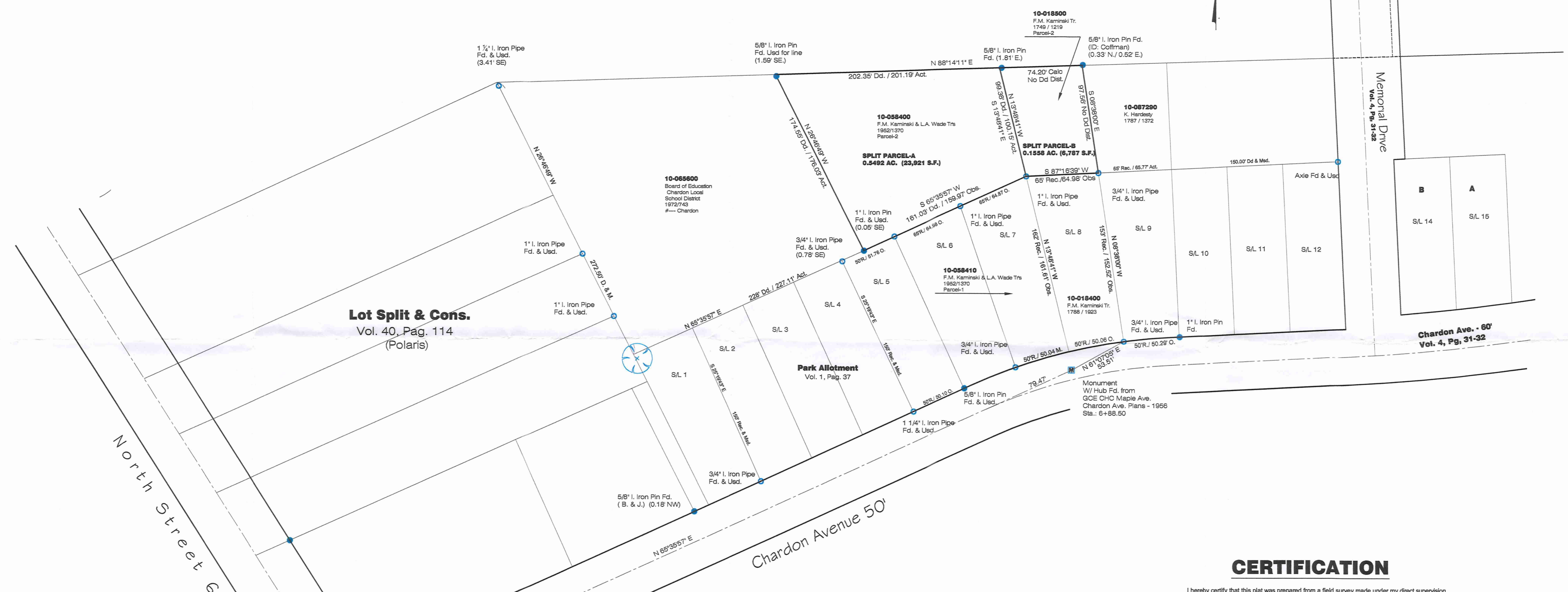
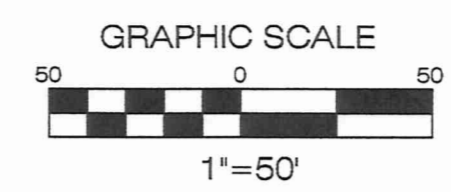


# PLAT OF LOT SPLIT

**FOR: Board of Education Chardon  
Local School District**

**Situated in the City of Chardon, County of Geauga and State of Ohio  
and known as being part of Original Lot No. 133.  
June 2015 SCALE 1"=50'**

**10-703800**  
Board of Education  
Chardon Local School District  
247/399  
#424 North



**LEGEND**

● Iron Pin Found	⊕ Drill Hole Found
● Iron Pipe Found	⊕ Drill Hole Set
● Iron Pin Set	△ Horizontal Control Point
⊕ Monument Box Found	○ Vertical Control Point
□ Monument Box Empty	⊕ Hub Found
▲ PK Set	⊕ Hub Set
△ PK Found	⊕ Railroad Spike Found
⊙ Stone Found	⊕ Railroad Spike Set
Meas. = Measured	Dd. = Deed
Plat = Subdivision Plat	Rec. = Record
D./M. = Deed & Measured	Act. = Actual

Revised 9-25-98

## CERTIFICATION

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. This plat was prepared without the benefit of an abstract of title and is subject to any state of facts revealed by an examination of the same.

*James R. Pegoraro, Jr.*  
James R. Pegoraro, Jr., P.S. #8150



SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
*[Signature]*  
GEAUGA COUNTY AUDITOR  
TAX MAP DEPT.

REV. No.	DATE	BY	CHKD

**LAND DESIGN consultants**  
www.LDCinc.net  
ENGINEERS PLANNERS SURVEYORS  
9025 Osborne Drive Mentor, Ohio 44060  
TEL: (440) 255-8483 (440) 951-LAND  
(440) 354-6938 FAX: (440) 255-9575

**EL Acquisition, LLC**  
Kaminski Property  
City of Chardon - Geauga County - Ohio

DATE 06/15/2015  
SCALE: HOR. 1"=50'  
VERT.                      
FILENAME Base  
COMPUTER S:  
TAB NAME Split

Lot Split

SHEET	OF
1	1
CONTRACT No.	
CHARD1-1401	

JUNE 5, 2015

LEGAL DESCRIPTION  
0.5492 ACRE LOT SPLIT A  
PN: 10-058400

Situated in the City of Chardon, County of Geauga and State of Ohio, known as being part of Original Lot No. 133, further known as being parcel 2 in the deed of land conveyed to Frank M. Kaminski, Trustee and Lauren A. Wade, Trustee as recorded in deed volume 1952, page 1370 of Geauga County Records (All of PN: 10-058400):

Beginning at a  $\frac{3}{4}$  Inch iron pipe in the Northerly sideline of Chardon Avenue 50 feet wide at the Southeasterly corner Sublot No. 8 in the Park Allotment as recorded in volume 1, page 37 of Geauga County Plat Records, also being the Southeasterly corner of land conveyed to Frank M. Kaminski, Trustee By deed recorded in Volume 1788, Page 1923 of Geauga county Records (PN: 10-018400), said point also being North  $61^{\circ}07'05''$  East, 53.51 feet from a Monument Box with hub found;

Thence North  $08^{\circ}38'00''$  West, along the Easterly line of said Sublot No. 8 and Kaminski (PN: 10-018400), 152.52 feet to a  $\frac{3}{4}$  Inch iron pipe found at the Northeasterly corner thereof;

Thence South  $87^{\circ}16'39''$  West, along the Northerly line of said Sublot No. 8 and Kaminski (PN: 10-018400), 64.98 feet to a 1 Inch Iron pipe found at the Northeasterly corner of Sublot No. 7 and Principal Place of Beginning;

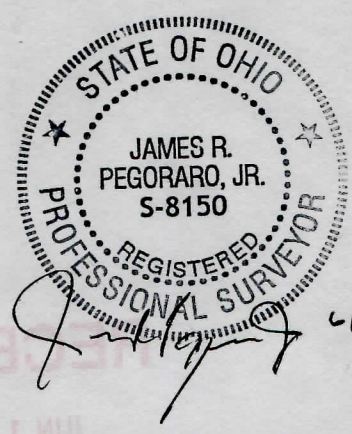
COURSE I Thence South  $65^{\circ}35'57''$  West, along the Northerly line of Sublots 7, 6 and 5 in said Allotment, 159.97 feet to the Southeasterly corner of land conveyed to Board of Education of Chardon Local School District by deed recorded in Volume 1972, Page 743 (PN:10-065600) witness a 1 inch iron pin found 0.05 feet Southeast;

COURSE II Thence North  $26^{\circ}46'49''$  West, along the Easterly line of said School property, passing through a  $\frac{5}{8}$  Inch iron pin at 174.44 feet, a total distance of 176.03 feet to the Southerly line of land conveyed the Board of Education of Chardon Local School District by deed recorded in Volume 247, Page 399 of Geauga County Records (PN10-703800);

LEGAL DESCRIPTION  
0.5492 ACRE LOT SPLIT A  
PN: 10-058400  
PAGE 2

COURSE III Thence North 88°14'11" East, Along said Southerly line of the School property, 201.19 feet to the Northwesterly corner of parcel 2 of land so conveyed to Frank M. Kaminski Trustee by deed recorded in Vol. 1749, Page 1219 of Geauga County Records (PN: 10-018500), witness a 5/8 Inch iron pin found 1.81 feet East;

COURSE IV Thence South 13°48'41" East, along the Westerly line of said parcel 2 of Kaminski (PN: 10-018500), 100.15 feet to the Principal Place of Beginning and containing 0.5492 acres (23,921 square feet) of land as calculated and described according to a survey performed in May 2015 by James R. Pegoraro, Jr., P.S. 8150, be the same, more or less, but subject to all legal highways and easements of record. Bearings are based on an assumed meridian and are intended to indicate angles only.



6/15/2015

PLAN & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
*MWB* 06/16/15  
GAUGA COUNTY AUDITOR  
TAX MAP DEPT.

RECEIVED  
JUN 16 2015  
Gaugua County Auditor  
Tax Map Dept.

JUNE 5, 2015

LEGAL DESCRIPTION  
0.1558 ACRE LOT SPLIT B  
PN: 10-018500

Situated in the City of Chardon, County of Geauga and State of Ohio, known as being part of Original Lot No. 133, further known as being parcel 2 in the deed of land conveyed to Frank M. Kaminski, Trustee as recorded in deed volume 1749, page 1219 of Geauga County Records (All of PN: 10-018500):

Beginning at a  $\frac{3}{4}$  Inch iron pipe in the Northerly sideline of Chardon Avenue 50 feet wide at the Southeasterly corner Sublot No. 8 in the Park Allotment as recorded in Volume 1, Page 37 of Geauga County Plat Records, also being the Southeasterly corner of land conveyed so to Frank M. Kaminski, Trustee, by deed recorded in Vol. 1788, Page 1923 in Geauga County Records (PN 10-081400) said point further being North  $61^{\circ}07'05''$  East, 53.51 feet from a Monument Box with hub found;

Thence North  $08^{\circ}38'00''$  West, along the Easterly line of said Sublot No. 8 and Kaminski (PN: 10-018400), 152.52 feet to a  $\frac{3}{4}$  Inch iron pipe found at the Northeasterly corner thereof and the Principal Place of Beginning;

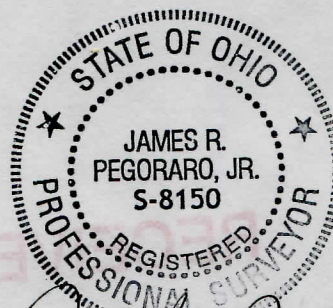
COURSE I                      Thence South  $87^{\circ}16'39''$  West, along the Northerly line of said Sublot No. 8 and Kaminski, 64.98 feet to a 1 Inch Iron pipe found at the Northeasterly corner of Sublot No. 7, said point also being the Southeasterly corner parcel 2 of land conveyed to Frank M. Kaminski, Trustee and Lauren A. Wade Trustee by deed recorded in volume 1952, page 1370 of Geauga County Records (PN:10-058400)

COURSE II                     Thence North  $13^{\circ}48'41''$  West, along the Easterly line of said parcel 2 of Kaminski and Wade (PN: 10-058400), 100.15 feet to Southerly line of land conveyed to the Board of Education of Chardon Local School District by deed recorded in Volume 247, Page 399 of Geauga County Records (PN10-703800) witness a  $\frac{5}{8}$  inch iron pin found 1.81 feet East;

LEGAL DESCRIPTION  
0.1558 ACRE LOT SPLIT B  
PN: 10-018500  
PAGE 2

COURSE III Thence North 88°14'11" East, Along said Southerly line of the School property, 74.20 feet to the Northwesterly corner of land conveyed to Kent Hardesty by deed recorded in volume 1787, page 1372 of Geauga County Records (PN: 10-087290) Witness a 5/8 inch iron pin found (0.33' N. & 0.52' E.) ID: Coffman;

COURSE IV Thence South 08°38'00" East, along the Westerly line of said Hardesty, 97.56 feet to the Principal Place of Beginning and containing 0.1558 acres (6,787 square feet) of land as calculated and described according to a survey performed in May 2015 by James R. Pegoraro, Jr., P.S. 8150, be the same, more or less, but subject to all legal highways and easements of record. Bearings are based on an assumed meridian and are intended to indicate angles only.



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

*[Signature]* 06/16/15  
**GAUGA COUNTY AUDITOR  
TAX MAP DEPT.** *Rev.*

*[Signature]* 6/15/2015