

PLAT OF SURVEY AND LOT SPLIT
For
D&T ENTERPRISES
 SITUATED IN THE CITY OF CHARDON, COUNTY OF GAUGA 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

PLANNING COMMISSION APPROVALS
 THIS PLAN OF LOT SPLIT HAS BEEN 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
 HERETO 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 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
 RUDY E. SCHWARTZ, P.S. #7193 Date _____

SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 313.231
Rudy E. Schwartz
 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

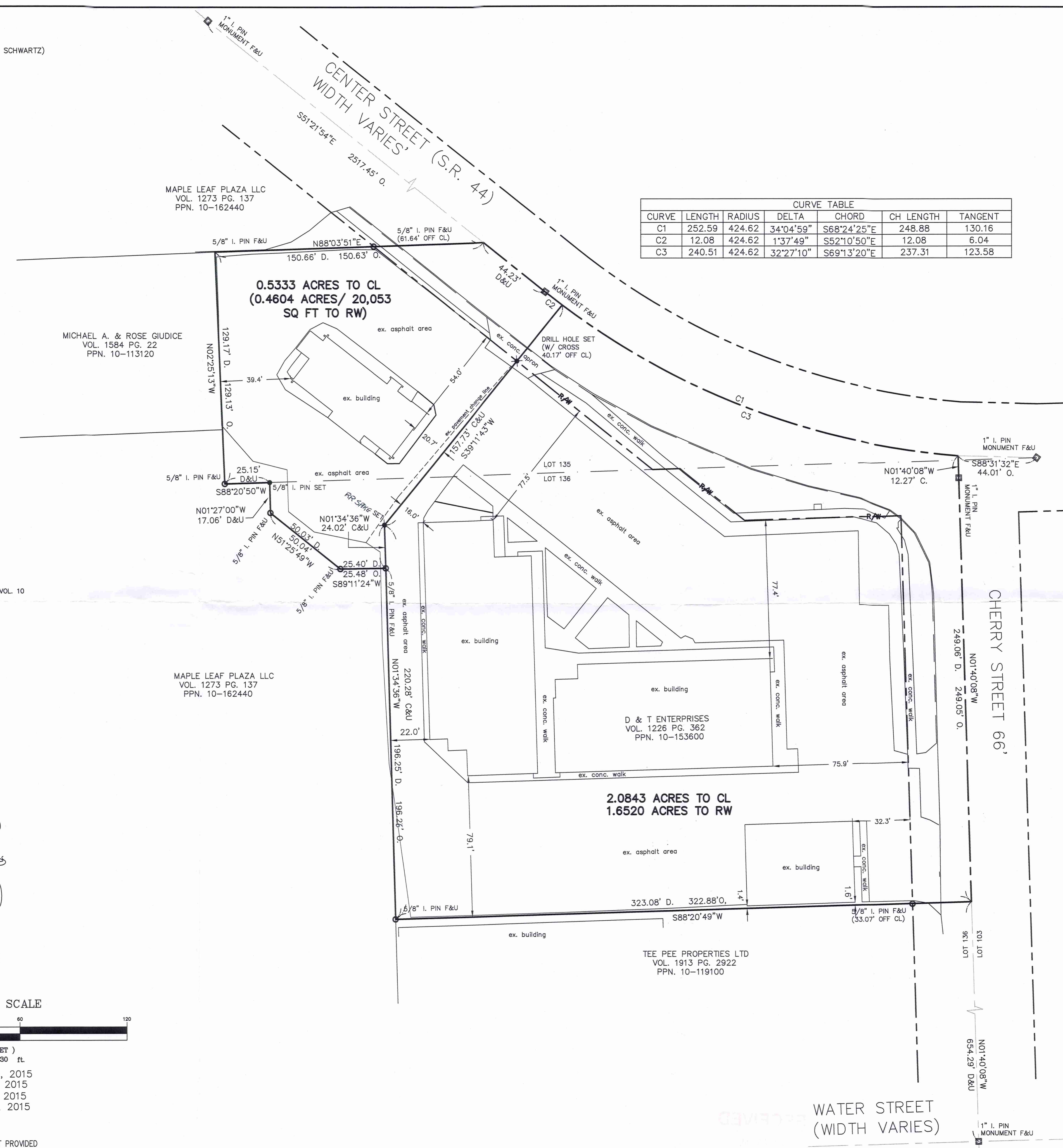
- LEGEND**
- ips 5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
 - I.Pin Iron Pin
 - I.Pipe Iron Pipe
 - Mon. Monument
 - Fe Fence post
 - ✕ Mag Mag Nail Set
 - Fnd. Found
 - D. Deed
 - R/Rec Record
 - M/Asd Measured
 - O/Obs Observed
 - C/Calc Calculated
 - U. Used
 - D.R. Deed Record
 - O.R. Official Record
 - C.L. C/L Centerline
 - e/p Edge of Pavement
 - P Plat record information

- 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
 - ☐ GLY WIRE
 - ☐ GAS VALVE
 - ☐ MAIL BOX
 - ☐ GAS VALVE
 - ☐ CLEAN OUT

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

CURVE TABLE

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	12.08	424.62	1°37'49"	S52°10'50"E	12.08	6.04
C3	240.51	424.62	32°27'10"	S69°13'20"E	237.31	123.58



GRAPHIC SCALE



(IN FEET)
 1 inch = 30 ft.
 APRIL 20, 2015
 MAY 14, 2015
 JUNE 8, 2015
 JULY 20, 2015

NOTE:
 NO TITLE REPORT PROVIDED

CHC 00136

DIT EN D&T Enterprises (15-085)
REPLACES (15-061) CHL00132
Picked Up 08/03/2015

VOL. 1999 pg 698
PN# 10-165770

LEGAL DESCRIPTION
OF A
0.5333 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° 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 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' 36" West, along said Easterly line of land so conveyed to Maple Leaf Plaza LLC., a distance of 196.26 feet to a 5/8 inch iron pin found at a Northeasterly corner thereof and the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence South 89° 11' 24" West, along a Northeasterly 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 II 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 III 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 IV 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 V

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 VI

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 VII

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 VIII

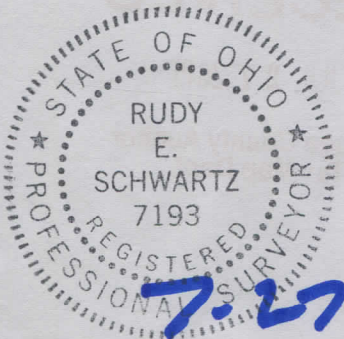
Thence along the arc of a curve deflecting to the left, also being said centerline of Center Street, a distance of 12.08 feet, said curve having a radius of 424.62 feet, a delta of 1° 37' 49", and a chord which bears South 52° 10' 50" East a distance of 12.08 feet to a point;

COURSE IX

Thence South 39° 11' 43" West (creating a new line) passing through a drill hole set with a cross set in concrete at 40.17 feet, a total distance of 157.73 feet to a RR spike set;

COURSE X

Thence South 1° 34' 36" East (creating a new line) a distance of 24.02 feet to the Principal Place of Beginning and containing 0.5333 acres of land (0.4604 acres excepting the area within the right-of-ways of Center Street) as surveyed, calculated and described on July 20, 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.



7-27-15
DATE

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

SHOWN PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
[Signature] 07/31/15
GAUGA COUNTY AUDITOR
TAX MAP DEPT.

CHC 00136

D&T Enterprises (15-085)

Replaces (15-001)

CHC 00132

Picked up 8/3/15

VOL 1999 pg 747

PN# 10-153600

LEGAL DESCRIPTION
OF A
2.0843 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;

COURSE I

Thence South 88° 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° 34' 36" West, along said Easterly line of land so conveyed to Maple Leaf Plaza LLC. and creating a new line, a distance of 220.28 feet to a RR spike set;

COURSE III

Thence North 39° 11' 43" East (creating a new line) and passing through a drill hole with cross set in concrete at 117.56 feet, a total distance of 157.73 feet to a point in the centerline of Center Street (S.R. 44) width varies;

COURSE IV

Thence along the arc of a curve deflecting to the left, also being said centerline of Center Street, a distance of 240.51 feet, said curve having a radius of 424.62 feet, a delta of 32° 27' 10", and a chord which bears South 69° 13' 20" East a distance of 237.31 feet to a point at the intersection of the centerlines of said Center Street and Cherry Street;

COURSE V

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 2.0843 acres of land (1.6520 acres excepting the area within

the right-of-ways of Center Street and Cherry Street) as surveyed, calculated and described on July 20, 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.



RECEIVED

7.27.15

DATE

RUDY E. SCHWARTZ, P.S. 7193

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

07/31/15

**GEAUGA COUNTY AUDITOR
TAX MAP DEPT.**