

REFERENCES USED:

- DEEDS OF RECORD
- ROCKY CELLARS SUBDIVISION PHASE 2 VOL. 25 PGS. 104-105
- RE-SURVEY, LOT SPLIT AND CONSOLIDATION FOR MICHEAL AND JOYCE PERRICO AND EDWARD AND SUSAN LAWRENCE BY ROBERT L. KOSIE 2/18/2016 VOL. 42 PG. 45
- DEDICATION PLAT OF EXTENSIONS OF CHARDON AVE, ALLYND BLVD, AND BASQUIN RD VOL. 9 PG. 48
- DEDICATION PLAT OF EXTENSIONS OF CHARDON AVE, ALLYND BLVD, AND BASQUIN RD VOL. 9 PG. 48
- DEDICATION PLAT OF DOWNING DRIVE AND, AND BASQUIN RD VOL. 6 PG. 191

LEGEND

- 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
- N/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

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

PLAT OF SURVEY AND LOT SPLIT AND CONSOLIDATION

For  
**DAVID E. LOWE TRUSTEE AND EDWARD C. AND SUSAN M. LAWRENCE**

SITUATED IN THE CITY OF CHARDON, COUNTY OF GEauga AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL LOT NUMBER 134, IN SAID CITY.

PREPARED FOR:  
**DAVID E. LOWE TRUSTEE  
212 BASQUIN DR  
CHARDON, OH 44024**

PREPARED FOR:  
**EDWARD AND SUSAN LAWRENCE  
214 BASQUIN RD  
CHARDON, OH 44024**

ACCEPTANCE CERTIFICATION

BE IT KNOWN THAT DAVID E. LOWE TRUSTEE OWNER OF THE LAND SHOWN HEREIN, HEREBY CERTIFY THAT THE PLAT OF SURVEY AND PROPERTY LINE ADJUSTMENT CORRECTLY REPRESENTS THE AGREED UPON PROPERTY LINES.

IN WITNESS WHEREOF THE UNDERSIGNED HEREUNTO SET THEIR HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

DAVID E. LOWE TRUSTEE      WITNESS      WITNESS

STATE OF OHIO, COUNTY OF \_\_\_\_\_  
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED DAVID E. LOWE, TRUSTEE, WHO ACKNOWLEDGE THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED PERSONALLY, AND FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL.

AT \_\_\_\_\_ OHIO THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

BE IT KNOWN THAT EDWARD C. AND SUSAN M. LAWRENCE (HUSBAND AND WIFE) OWNERS OF THE LAND SHOWN HEREIN, HEREBY CERTIFY THAT THE PLAT OF SURVEY AND PROPERTY LINE ADJUSTMENT CORRECTLY REPRESENTS THE AGREED UPON PROPERTY LINES.

IN WITNESS WHEREOF THE UNDERSIGNED HEREUNTO SET THEIR HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

EDWARD C. LAWRENCE (HUSBAND)      WITNESS      WITNESS

SUSAN M. LAWRENCE (WIFE)      WITNESS      WITNESS

STATE OF OHIO, COUNTY OF \_\_\_\_\_  
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED EDWARD C. AND SUSAN M. LAWRENCE, WHO ACKNOWLEDGE THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR FREE ACT AND DEED PERSONALLY, AND FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL.

AT \_\_\_\_\_ OHIO THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

MUNICIPAL APPROVALS

THIS RE-SURVEY AND PROPERTY LINE ADJUSTMENT HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE MUNICIPALITY OF THE CITY OF CHARDON, OHIO.

IN WITNESS WHEREOF THE UNDERSIGNED HEREUNTO SET THEIR HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

KENNETH R. MILLER      WITNESS      WITNESS

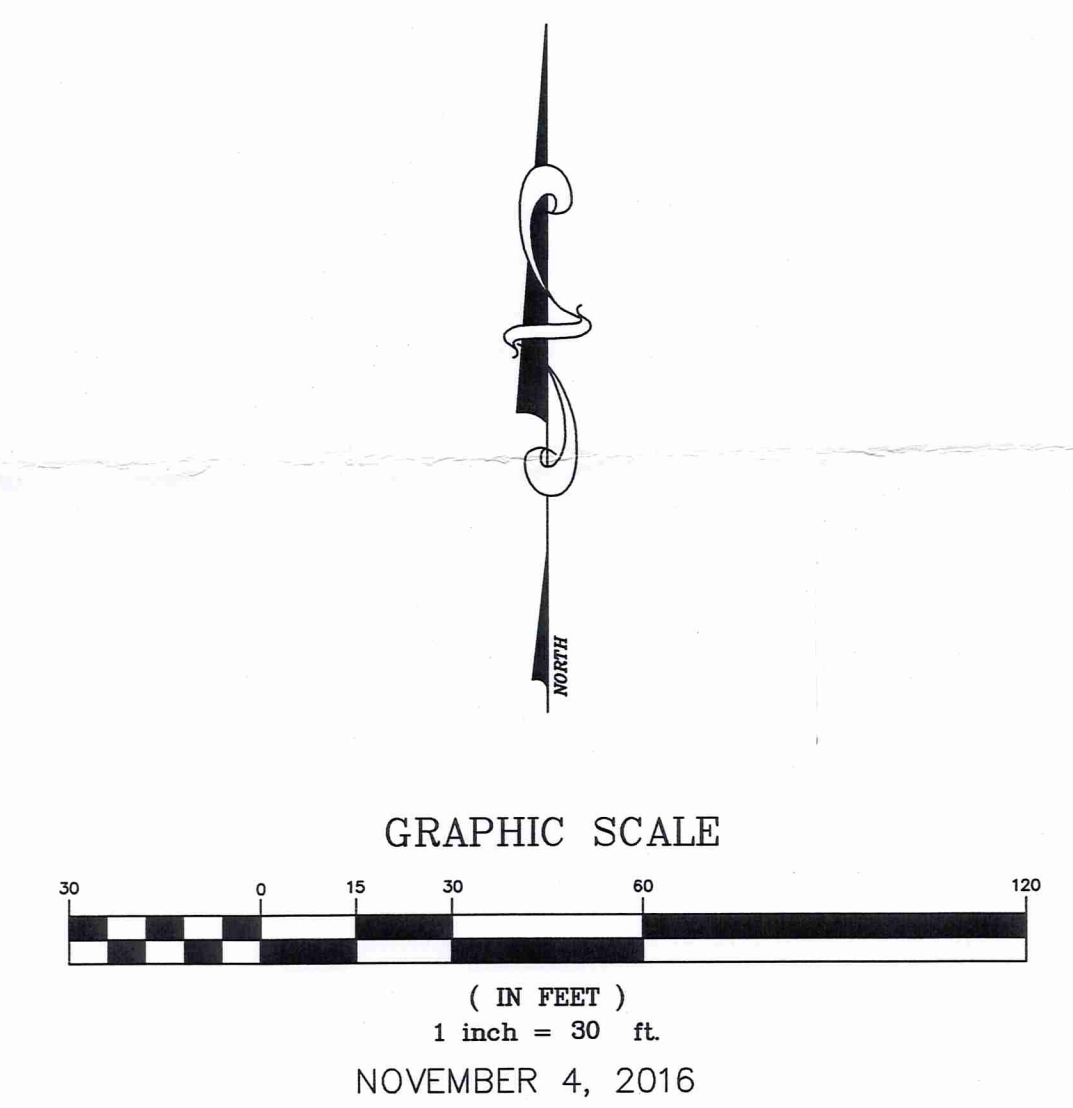
THIS PLAT OF SURVEY IS APPROVED BY THE MUNICIPAL ENGINEER OF THE MUNICIPALITY OF THE CITY OF CHARDON, OHIO.

IN WITNESS WHEREOF THE UNDERSIGNED HEREUNTO SET THEIR HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

DOUGLAS COURTNEY      WITNESS      WITNESS

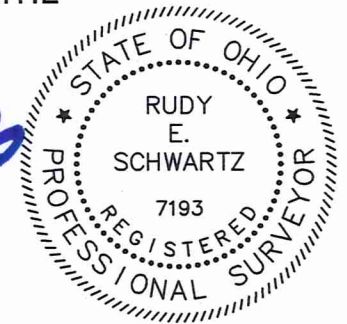


CURVE	LENGTH	RADIUS	DELTA	CHORD	CH LENGTH	TANGENT
C1	154.85	2000.00	4°26'10"	N74°42'04"W	154.81	77.46
C2	121.21	200.26	34°40'46"	N55°07'55"W	119.37	62.53
C3	103.04	170.15	34°41'58"	N55°07'33"W	101.48	53.16
C4	41.83	25.00	95°52'43"	S58°22'42"W	37.12	27.71
C5	91.82	1970.00	2°40'14"	N72°27'47"W	91.81	45.92
C6	30.10	2000.00	0°51'44"	N76°29'17"W	30.10	15.05



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* 11-28-16  
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

CHC00141

Lawrence-Lowe (16-141)  
Picked up 12/02/2016

VOL. 2027 pg 1793  
pn# 10-165798

LEGAL DESCRIPTION  
OF A  
0.0588 ACRE PARCEL  
FOR  
DAVID E. LOWE, TRUSTEE

Situated in the City of Chardon, County of Geauga, and State of Ohio and known as being a part of Lot No. 134, and further known as being part of a parcel of land conveyed to Edward C. and Susan M. Lawrence (PPN 10-079400) by deed recorded in Volume 2009, Page 2941 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a 5/8 inch iron pin found on the Southerly right-of-way of Chardon Road, at the Northwesterly corner of subplot No. 19 in the Rocky Cellars Subdivision Phase 2 as shown by plat recorded in Volume 25, Pages 104-105 of Geauga County Plat Records, said pin also being the Northeasterly corner of land conveyed to Michael and Joyce Perrico (PPN 10-165787) by deed recorded in Volume 2009, Page 2937 of Geauga County Deed Records;

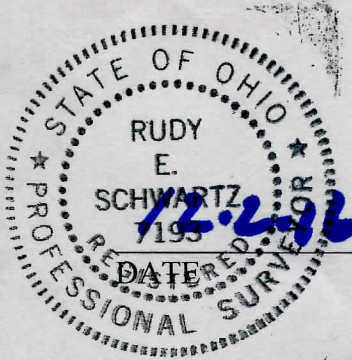
Thence South 14° 21' 48" West, along the Westerly of said subplot No. 19, also being the Easterly line of land so conveyed to Michael and Joyce Perrico, a distance of 134.30 feet to a 1 inch iron pipe found at the Southeasterly corner thereof, said point also being on a Northerly line of land conveyed to David E. Lowe Trustee (PPN 10-164711) by deed recorded in Volume 1445, Page 374 of Geauga County deed records;

Thence North 75° 48' 01" West, along said Northerly line of land so conveyed to David E. Lowe Trustee, also being the Southerly line of land so conveyed to Michael and Joyce Perrico, also being the Southerly line of land conveyed so conveyed to Edward C. and Susan M. Lawrence, a distance of 82.26 feet to a 1 1/4 inch iron pipe found at the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence South 49° 19' 01" West, along a Northerly line of land so conveyed to David E. Lowe Trustee, a distance of 50.45 feet to a 5/8 inch iron pin set at an interior corner thereof;

COURSE II Thence North 60° 32' 19" West, along a Northerly line of land so conveyed to David E. Lowe Trustee, a distance of 107.90 feet to a 5/8 inch iron pin found (I.D. Kosie) t the Southwesterly corner thereof, said pin also being on the Easterly right-of-way of Basquin Road, 60 feet wide;

COURSE III Thence South 81° 19' 14" East (creating a new line) a distance of 133.73 feet to the Principal Place of Beginning and containing 0.0588 acres of land as surveyed, calculated and described, on November 4, 2016 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.



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

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

*[Signature]* 12/02/16  
GEAUGA COUNTY AUDITOR  
TAX MAP DEPT.

REMAINING LANDS  
 LEGAL DESCRIPTION  
 OF A  
 0.5647 ACRE PARCEL  
 FOR  
 EDWARD C. AND SUSAN M. LAWRENCE

Situated in the City of Chardon, County of Geauga, and State of Ohio and known as being a part of Lot No. 134, and further known as being part of land conveyed to Edward C. and Susan M. Lawrence (PPN 10-079400) by deed recorded in Volume 2009, Page 2941 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a 5/8 inch iron pin found on the Southerly right-of-way of Chardon Road, at the Northwesterly corner of subplot No. 19 in the Rocky Cellars Subdivision Phase 2 as shown by plat recorded in Volume 25, Pages 104-105 of Geauga County Plat Records, said pin also being the Northeasterly corner of land conveyed to Michael and Joyce Perrico (PPN 10-165787) by deed recorded in Volume 2009, Page 2937 of Geauga County Deed Records;

Thence North 72° 27' 48" West, along said Southerly right-of-way of Chardon Road, 60' wide, also being the Northerly line of land so conveyed to Michael and Joyce Perrico, a distance of 55.00 feet to a 5/8 inch iron pin found (I.D. Kosie) at the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence South 14° 46' 54" West, along the Westerly line of land so conveyed to Michael and Joyce Perrico, a distance of 137.51 feet to a 5/8 inch iron pin found (I.D. Kosie) at the Southwesterly corner thereof, said pin also being on a Northerly line of land conveyed to David E. Lowe, Trustee (PPN 10-164711) by deed recorded in Volume 1445, Page 374 of Geauga County Deed Records;

COURSE II Thence North 75° 48' 01" West, along a Northerly line of land so conveyed to David E. Lowe, Trustee, a distance of 26.34 feet to a 1 1/4 inch iron pipe found at an interior corner thereof;

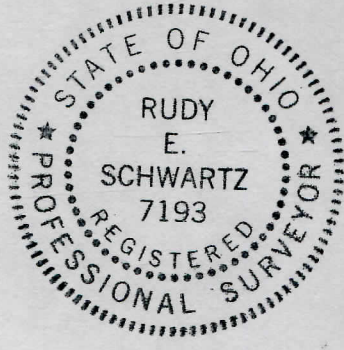
COURSE III Thence North 81° 19' 14" West (creating a new line) a distance of 133.73 feet to a 5/8 inch iron pin found (I.D. Kosie) on the Easterly right-of-way of Basquin Road;

COURSE IV Thence North 9° 11' 50" East, along said Easterly right-of-way of Basquin Road, a distance of 132.80 feet to a drill hole found in a driveway at a point of curvature;

COURSE V Thence along the arc of a curve deflecting to the right, also being said Easterly right-of-way of Basquin Road and Southerly right-of-way of Chardon Road, a distance of 41.83 feet, said curve having a radius of 25.00 feet, a delta of 95° 52' 43", and a chord which bears North 58° 22' 42" East a distance of 37.12 feet to a 5/8 inch iron pin found (I.D. Kosie) at a point of compound curvature;

COURSE VI Thence along the arc of a curve deflecting to the right, also being said Southerly right-of-way of Chardon Road, a distance of 91.82 feet, said curve having a radius of 1970.00 feet, a delta of 2° 40' 14", and a chord which bears South 72° 27' 47" East a distance of 91.81 feet to a 5/8 inch iron pin found at a point of tangency;

COURSE VII Thence South 72° 27' 48" East, continuing along said Southerly right-of-way of Chardon Road, a distance of 55.00 feet to the Principal Place of Beginning and containing 0.5647 acres of land as surveyed, calculated and described, on November 4, 2016 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.



12.2.16  
DATE

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

**SURVEY PLAT & LEGAL DESCRIPTION**  
**APPROVED PER R.C. 315.251**  
[Signature] 12 10 2016  
**GEAUGA COUNTY AUDITOR**  
**TAX MAP DEPT.**

CONSOLIDATION  
LEGAL DESCRIPTION  
OF A  
0.7545 ACRE PARCEL  
FOR  
DAVID E. LOWE, TRUSTEE

Situated in the City of Chardon, County of Geauga, and State of Ohio and known as being a part of Lot No. 134, and further known as being all of a parcel land conveyed to David E. Lowe, Trustee (PPN 10-164711) by deed recorded in Volume 1445, Page 374 of Geauga County Deed Records, and also being part of a parcel of land conveyed to Edward C. and Susan M. Lawrence (PPN 10-079400) by deed recorded in Volume 2009, Page 2941 of Geauga County Deed Records and the intent of the following legal description is to consolidate a 0.6957 acre parcel and a 0.0588 acre parcel owned by David E. Lowe Trustee, further bounded and described as follows;

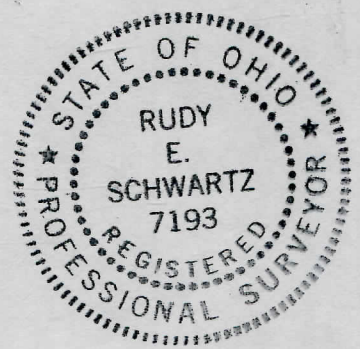
Beginning at a 5/8 inch iron pin found on the Southerly right-of-way of Chardon ~~Road~~ <sup>Avenue</sup>, at the Northwestern corner of subplot No. 19 in the Rocky Cellars Subdivision Phase 2 as shown by plat recorded in Volume 25, Pages 104-105 of Geauga County Plat Records, said pin also being the Northeasterly corner of land conveyed to Michael and Joyce Perrico (PPN 10-165787) by deed recorded in Volume 2009, Page 2937 of Geauga County Deed Records;

Thence South 14° 21' 48" West, along the Westerly line of said subplot No. 19, also being the Easterly line of land so conveyed to Michael and Joyce Perrico, a distance of 134.30 feet to a 1 inch iron pipe found at the Principal Place of Beginning of the premises herein intended to be described;

- COURSE I                      Thence South 14° 21' 48" West, continuing along said Westerly line of said subplot No. 19, a distance of 135.82 feet to a point at the Southwesterly corner thereof (witness a 1/2 inch iron pin found 0.66' West, 0.94' North), said point also being on the Northerly line of land conveyed to Daniel H. and Linda J. Bowyer (PPN 10-116400) by deed recorded in Volume 909, Page 819 of Geauga County Deed Records;
- COURSE II                     Thence South 83° 56' 21" West, along the Northerly line of land so conveyed to Daniel H. and Linda J. Bowyer, a distance of 66.48 to a 1/2 inch iron pin found at an interior corner thereof;
- COURSE III                    Thence North 82° 49' 55" West, along a Northerly line of land so conveyed to Daniel H. and Linda J. Bowyer, a distance of 139.41 feet to a 1 1/4 inch iron pipe found at the Northwesterly corner thereof, said pipe also being on the Easterly right-of-way of Basquin Road, 60 feet wide;
- COURSE IV                    Thence North 9° 11' 50" East, along said Easterly right-of-way of Basquin Road, a distance of 163.67 feet to a 5/8 inch iron pin found (I.D. Kosie) at the Southwesterly corner of land conveyed to Edward C. and Susan M. Lawrence (PPN 10-164711) by deed recorded in Volume 2009, Page 2941 of Geauga County Deed Records

COURSE V Thence South 81° 19' 14" East (creating a new line) a distance of 133.73 feet to a 1 1/4 inch iron pipe found at an interior corner of land so conveyed to Edward C. and Susan M. Lawrence;

COURSE VI Thence South 75° 48' 01" East, along a Southerly line of land so conveyed to Edward C. and Susan M. Lawrence, a distance of 82.26 feet to the Principal Place of Beginning and containing 0.7545 acres of land (0.0588 acres out of PPN 10-079400, and 0.6957 acres all of PPN 10-164711) as surveyed, calculated and described, on November 4, 2016 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.



12.2.16

DATE

*[Handwritten Signature]*

RUDY E. SCHWARTZ, P.S. 7193

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

*[Handwritten Signature]* 12/21/16  
**GEAUGA COUNTY AUDITOR  
TAX MAP DEPT.**