

PROPERTY DETAILS

- 1. RICHARD M. & RICHARD NELSON VOL. 1997 PG. 586 PPN 06-038600
2. ANTONIUS K. CLARA M. ADITJANDRA VOL. 1966 PG. 2282 PPN 06-086650
3. THOMAS R. AND JEANINE O. BARSTOW VOL. 1400 PG. 569 PPN 06-034500
4. PATRICIA & DAVID DAWSON VOL. 1644 PG. 1200 PPN 06-088200
5. PATRICIA AND DAVID DAWSON VOL. 1644 PG. 1200 PPN 06-088300
6. JULIA L. PELTZ VOL. 1965 PG. 1128 PPN 06-055700
7. THOMAS P. AND REBECCA L. SWAIDNER VOL. 1901 PG. 2644 PPN 06-055600
8. GREGORY D. AND KAREN A. O'BRIEN VOL. 945 PG. 412 PPN 06-100200
9. RYAN A. AND KIMBERLY A. CIPRIANI VOL. 2006 PG. 2904 PPN 06-080200
10. VILMOS S. SZABO VOL. 1993 PG. 762 PPN 06-056200
11. JOSEPH E. HANYOK VOL. 1006 PG. 401 PPN 06-038450
12. FRANZISKA AKA FRANCES GRAJZL VOL. 1956 PG. 243 PPN 06-035900
13. VILLAGE OF CHARDON VOL. 515 PG. 451 PPN 10-703100

NOTES:

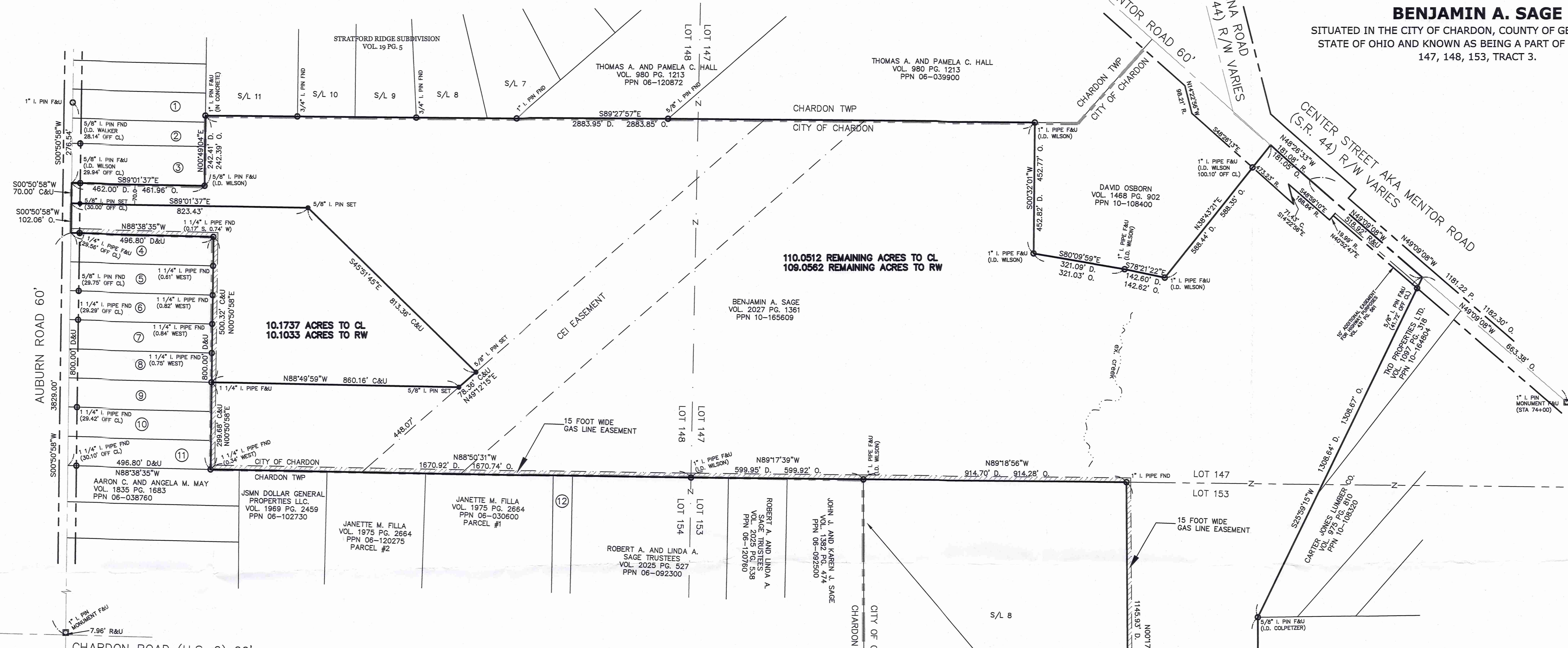
- 1 NO TITLE COMMITMENT SUPPLIED

PLAT OF SURVEY AND LOT SPLIT

For

BENJAMIN A. SAGE

SITUATED IN THE CITY OF CHARDON, COUNTY OF GEauga AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF LOT NUMBERS 147, 148, 153, TRACT 3.



ACCEPTANCE CERTIFICATION

BE IT KNOWN THAT BENJAMIN A. SAGE OWNER OF THE LAND SHOWN HEREIN, HEREBY CERTIFIES THAT THE PLAT OF SURVEY AND LOT SPLIT CORRECTLY REPRESENTS THE AGREED UPON PROPERTY LINES, AND HAS PAID ALL CURRENT TAXES AND ASSESSMENTS.

IN WITNESS WHEREOF THE UNDERSIGNED HERETO SET HIS HAND THIS ___ DAY OF ___, 20__

BENJAMIN A. SAGE WITNESS WITNESS

STATE OF OHIO, COUNTY OF ___ BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED BENJAMIN A. SAGE, 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

REFERENCES USED:

- 1 DEEDS OF RECORD
2 PLAT OF SURVEY AND SUBDIVISION FOR WILLIAM C. COLLIER, TRUSTEE BY LESSMAN, BENDER AND ASSOC. 01/31/02
3 MENTOR ROAD CENTERLINE PLAT VOL. 8 PG 87
4 STRATFORD RIDGE SUBDIVISION VOL. 19 PGS. 5-7
5 PARKER COURT SUBDIVISION VOL. 10 PGS. 61
6 STATE RIGHT-OF-WAY PLANS GEA-44-18.30
7 RELOCATED S.R. 44 CENTERLINE PLAT VOL. 8 PG. 79
8 STATE OF OHIO ROAD PLANS AUBURN ROAD 1953
9 PLAT SHOWING LAND TO BE ANNEXED TO THE CITY OF CHARDON VOL. 9 PG. 74

MUNICIPAL APPROVALS

THIS PLAT OF SURVEY AND LOT SPLIT IS RECOMMENDED BY THE MUNICIPAL ENGINEER FOR APPROVAL BY THE PLANNING COMMISSION OF THE CITY OF CHARDON, OHIO.

THIS ___ DAY OF ___, 20__

DOUGLAS COURTNEY, PE, MUNICIPAL ENGINEER

PLANNING COMMISSION APPROVAL

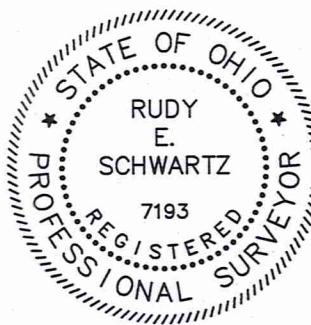
THIS PLAT OF SURVEY AND LOT SPLIT HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF CHARDON, OHIO, BY ANNOUNCEMENT OF DECISION ADOPTED ON THE ___ DAY OF ___, 20__

KENNETH R. MILLER, CHAIRMAN

SECRETARY

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, P.S. #7193 Date 5.8.17

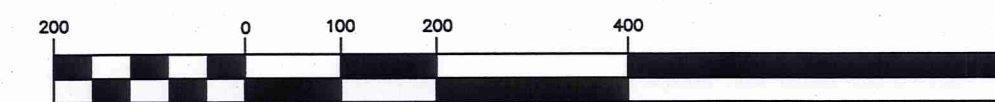


SURVEY PLAT & LEGAL DESCRIPTION APPROVED PER R.C. 315.251 GEauga COUNTY AUDITOR TAX MAP DEPT.

LEGEND

- ips 5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
iPin Iron Pin
iPipe Iron Pipe
Mon. Monument
Fe Fence post
RR Spk Railroad Spike set
Fnd. Found
D. Deed
R/Rec Record
M/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. Plot record information

GRAPHIC SCALE



(IN FEET) 1 inch = 200 ft. APRIL 27, 2017

PREPARED FOR: BENJAMIN A. SAGE 11258 CHARDON RD CHARDON, OH 44024

PREPARED BY: SCHWARTZ LAND SURVEYING INC.

RUDY E. SCHWARTZ PROFESSIONAL SURVEYOR 12121 KINSMAN ROAD NEWBURY, OHIO 44065 440-564-8174 Fax: 440-564-8285

LEGAL DESCRIPTION
OF A
10.1737 ACRE PARCEL
FOR
BENJAMIN A. SAGE

Situated in the City of Chardon, County of Geauga and State of Ohio and known as being a part of Original Lot No. 148, and further being known as part of a parcel of land conveyed to Benjamin A. Sage (PPN 10-165609) by deed recorded in Volume 2027, Page 1361 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Auburn Road, 60 feet wide, at the Northwesterly corner of land conveyed to Patricia and David Dawson (PPN 06-088200) by deed recorded in Volume 1644, Page 1200 of Geauga County Deed Records, said point being the Southwesterly corner of the City of Chardon and an interior corner of Chardon Township, said point lying North 0° 50' 58" East along said centerline of Auburn Road, a distance of 3829.00 from a monument with a 1 inch iron pin found 7.96 feet North of its intersection with the centerline of Chardon Road (U.S. 6), 60 feet wide;

- COURSE I Thence North 0° 50' 58" East, continuing along said centerline of Auburn Road, also being the shared line between the City of Chardon and Chardon Township, a distance of 102.06 feet to a point;
- COURSE II Thence South 89° 01' 37" East (creating a new line) passing through a 5/8 inch iron pin set at 30.00 feet, a total distance of 823.43 feet to a 5/8 inch iron pin set;
- COURSE III Thence South 45° 51' 45" East (creating a new line) a distance of 813.36 feet to a 5/8 inch iron pin set;
- COURSE IV Thence South 49° 12' 15" West (creating a new line) a distance of 78.36 feet to a 5/8 inch iron pin set;
- COURSE V Thence North 88° 49' 59" West (creating a new line) a distance of 860.16 feet to a 1 1/4 inch iron pipe found at the Southeasterly corner of land conveyed to Gregory D. and Karen A. O'Brien (PPN 06-100200) by deed recorded in Volume 945, Page 412 of Geauga County Deed Records, said pipe also being on the shared line between the City of Chardon and Chardon Township;
- COURSE VI Thence North 0° 50' 58" East, along the Easterly line of land so conveyed to Gregory D. and Karen A. O'Brien, and along the Easterly line of land conveyed to Thomas P. and Rebecca L. Swaidner (PPN 06-055600) by deed recorded in Volume 1901, Page 2644 of Geauga County Deed Records, and along the Easterly line of land conveyed to

Julia L. Peltz (PPN 06-055700) by deed recorded in Volume 1965, Page 1128 of Geauga County Deed Records, and along the Easterly line of land conveyed to Patricia and David Dawson (PPN 06-088300) by deed recorded in Volume 1644, Page 1200 of Geauga County Deed Records, and along the Easterly line of land conveyed to Patricia and David Dawson (PPN 06-088200) by deed recorded in Volume 1644, Page 1200 of Geauga County Deed Records, also being said shared line between the City of Chardon and Chardon Township, a distance of 500.32 feet to a point at the Northeasterly corner thereof (witness a 1 1/4 inch iron pipe found 0.17 feet South and 0.74 feet West);

COURSE VII

Thence North 88° 38' 35" West, along the Northerly line of land so conveyed to Patricia and David Dawson (PPN 06-088200) also being said shared line between the City of Chardon and Chardon Township, and passing through a 1 1/4 inch iron pipe found at 467.24 feet, a total distance of 496.80 feet to the Place of Beginning and containing 10.1737 acres of land (10.1033 acres excepting the area within the right-of-way of Auburn Road) as surveyed, calculated and described on April 27, 2017 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
MAY 22 2017
COUNTY ENGINEER
JAMES H. HARRIS



5-5-17

DATE

RUDY E. SCHWARTZ, P.S. 7193

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

05/28/17
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

REMAINING LANDS
LEGAL DESCRIPTION
OF A
110.0512 ACRE PARCEL
FOR
BENJAMIN A. SAGE

Situated in the City of Chardon, County of Geauga and State of Ohio and known as being a part of Original Lot Nos. 147, 148, and 153, and further being known as part of a parcel of land conveyed to Benjamin A. Sage (PPN 10-165609) by deed recorded in Volume 2027, Page 1361 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Auburn Road, 60 feet wide, at the Northwestern corner of land conveyed to Patricia and David Dawson (PPN 06-088200) by deed recorded in Volume 1644, Page 1200 of Geauga County Deed Records, said point being the Southwesterly corner of the City of Chardon and an interior corner of Chardon Township, said point lying North 0° 50' 58" East along said centerline of Auburn Road, a distance of 3829.00 from a monument with a 1 inch iron pin found 7.96 feet North of its intersection with the centerline of Chardon Road (U.S. 6), 60 feet wide;

Thence North 0° 50' 58" East, continuing along said centerline of Auburn Road, also being the shared line between the City of Chardon and Chardon Township, a distance of 102.06 feet to the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence North 0° 50' 58" East, continuing along said centerline of Auburn Road, also being the shared line between the City of Chardon and Chardon Township, a distance of 70.00 feet to a point at the Southwesterly corner of land conveyed to Thomas R. and Jeanne Q. Barstow (PPN 06-034500) by deed recorded in Volume 1400, Page 569 of Geauga County Deed Records;

COURSE II Thence South 89° 01' 37" East, along the Southerly line of land so conveyed to Thomas R. and Jeanne Q. Barstow, also being the shared line between the City of Chardon and Chardon Township, and passing through a 5/8 inch iron pin found (I.D. Wilson) at 29.94 feet, a total distance of 461.96 feet to a 5/8 inch iron pin found (I.D. Wilson) at the Southeasterly corner thereof;

COURSE III Thence North 0° 49' 04" East, along the Easterly line of land so conveyed to Thomas R. and Jeanne Q. Barstow, and along the Easterly line of land conveyed to Antonius K. and Clara M. Aditjandra (PPN 06-086650) by deed recorded in Volume 1966, Page 2282 of Geauga County Deed Records, and along the Easterly line of land conveyed to Richard M. and Richard Nelson (PPN 06-038600) by deed recorded in Volume 1997, Page 586 of Geauga County Deed Records, also being the shared line between the City of Chardon and Chardon Township, a distance of 242.39 feet to a 1 inch iron pin found in concrete at the Southwesterly corner of subplot No. 11 in the Stratford Ridge Subdivision as shown by plat recorded in Volume 19, Page 5 of Geauga County Plat Records;

COURSE IV Thence South 89° 27' 57" East, along the Southerly line of subplot Nos. 11, 10, 9, 8, and 7 in said Stratford Ridge Subdivision, and along the Southerly line of land

conveyed to Thomas A. and Pamela C. Hall (PPN 06-120872) by deed recorded in Volume 980, Page 1213 of Geauga County Deed Records, and along the Southerly line of land conveyed to Thomas A. and Pamela C. Hall (PPN 06-039900) by deed recorded in Volume 980, Page 1213 of Geauga County Deed Records, also being the shared line between the City of Chardon and Chardon Township, a distance of 2883.85 feet to a 1 inch iron pipe found (I.D. Wilson) at the Northwesterly corner of land conveyed to David Osborn (PPN 10-108400) by deed recorded in Volume 1468, Page 902 of Geauga County Deed Records;

- COURSE V Thence South $0^{\circ} 32' 01''$ West, along the Westerly line of land so conveyed to David Osborn, a distance of 452.77 feet to a 1 inch iron pipe found (I.D. Wilson) at the Southwesterly corner thereof;
- COURSE VI Thence South $80^{\circ} 09' 59''$ East, along a Southerly line of land so conveyed to David Osborn, a distance of 321.03 feet to a 1 inch iron pipe found (I.D. Wilson) at in interior corner thereof;
- COURSE VII Thence South $78^{\circ} 21' 22''$ East, along a Southerly line of land so conveyed to David Osborn, a distance of 142.62 feet to a 1 inch iron pipe found (I.D. Wilson) at in interior corner thereof;
- COURSE VIII Thence North $38^{\circ} 43' 21''$ East, along an Easterly line of land so conveyed to David Osborn, and passing through a 1 inch iron pipe found (I.D. Wilson) at 488.25 feet, a total distance of 588.25 feet to a point in the centerline of Center Street aka Mentor Road (S.R. 44), width varies at the Northeasterly corner thereof;
- COURSE IX Thence South $48^{\circ} 26' 33''$ East, along said centerline of Center Street, a distance of 181.05 feet to an angle point;
- COURSE X Thence South $49^{\circ} 09' 08''$ East, along said centerline of Center Street, a distance of 518.92 feet to a point at the Northwesterly corner of land conveyed to TKD Properties Ltd. (PPN 10-164804) by deed recorded in Volume 1097, Page 318 of Geauga County Deed records;
- COURSE XI Thence South $25^{\circ} 59' 15''$ West, along the Westerly line of land so conveyed to TKD Properties Ltd., and along the Westerly line of land conveyed to Carter Jones Lumber Company (PPN 10-108320) by deed recorded in Volume 975, Page 810 of Geauga County Deed Records, and passing through a 5/8 inch iron pin found at 41.72 feet, a total distance of 1308.67 feet to a 5/8 inch iron pin found (I.D. Colpetzer) at the Southwest corner thereof, said pin also being at the Northwesterly corner of land conveyed to Wal Mart Real Estate (PPN 10-165668) by deed recorded in Volume 1837, Page 989 of Geauga County Deed Records;
- COURSE XII Thence South $0^{\circ} 04' 34''$ West, along the Westerly line of land conveyed to Wal Mart Real Estate, a distance of 651.60 feet to a point at the Northeasterly corner of land conveyed to the Village of Chardon (PPN 10-703100) by deed recorded in Volume 515, Page 451 of Geauga County Deed records;
- COURSE XIII Thence South $86^{\circ} 51' 54''$ West, along the Northerly line of land so conveyed to the Village of Chardon, and along the Northerly line of subplot No. 7 in the

Parker Court Subdivision as shown by plat recorded in Volume 10, Page 61 of Geauga County Plat Records, a distance of 450.77 feet to a 1 inch iron pipe found at a Southeasterly corner of subplot No. 8, in said subdivision;

COURSE XIV

Thence North $0^{\circ} 17' 10''$ West, along the Easterly line of said subplot No. 8, a distance of 1146.10 feet to a 1 inch iron pipe found at the Northeasterly corner thereof, said pipe also being on the shared line between Lot Nos. 147 and 153;

COURSE XV

Thence North $89^{\circ} 18' 56''$ West, along the Northerly line of said subplot No. 8, also being said shared line between Lot Nos. 147 and 153, a distance of 914.28 feet to a 1 inch iron pipe found (I.D. Wilson) at the Northwesterly corner thereof, said pin also being at the Northeasterly corner of land conveyed to John J. and Karen J. Sage (PPN 06-092500) by deed recorded in Volume 1382, Page 474 of Geauga County Deed Records, said pipe also being at the shared corner of the City of Chardon and Chardon Township;

COURSE XVI

Thence North $89^{\circ} 17' 39''$ West, along the Northerly line of land so conveyed to John J. and Karen J. Sage, and along the Northerly line of land conveyed to Robert A. and Linda A. Sage Trustees (PPN 06-120760) by deed recorded in Volume 2025, Page 538 of Geauga County Deed records, and along the Northerly line of land conveyed to Robert A. and Linda A. Sage Trustees (PPN 06-092300) by deed recorded in Volume 2025, Page 527 of Geauga County Deed Records, also being said shared line between Lot Nos. 147, (City of Chardon) and 153, (Chardon Township), a distance of 599.92 feet to a 1 inch iron pipe found (I.D. Wilson) at an angle point at the shared corner of Lot Nos. 147, 148, 153, and 154;

COURSE XVII

Thence North $88^{\circ} 50' 31''$ West, along said Northerly line of land so conveyed to Robert A. and Linda A. Sage Trustees (PPN 06-092300), and along the Northerly line of land conveyed to Franziska AKA Frances Grajzl (PPN 06-035900) by deed recorded in Volume 1956, Page 243 of Geauga County Deed Records, and along the Northerly line of parcel No. 1 of lands conveyed to Janette M. Filla (PPN 06-030600) by deed recorded in Volume 1975, Page 2664 of Geauga County Deed Records, and along the Northerly line of parcel No. 2 of lands conveyed to Janette M. Filla (PPN 06-120275) by deed recorded in Volume 1975, Page 2664 of Geauga County Deed Records, and along the Northerly line of land conveyed to JSMN Dollar General Properties LLC. (PPN 06-102730) by deed recorded in Volume 1969, Page 2459 of Geauga County Deed Records, and along the Northerly line of land conveyed to Aaron C. and Angela M. May (PPN 06-038760) by deed recorded in Volume 1835, Page 1683 of Geauga County Deed Records, also being said shared line between Lot No. 148 (the City of Chardon) and Lot No. 154 (Chardon Township) distance of 1670.74 feet to a point at the Southeasterly corner of land conveyed to Joseph Hanyok (PPN 06-038450) by deed recorded in Volume 1006, Page 401 of Geauga County Deed Records;

COURSE XVIII

Thence North $0^{\circ} 50' 58''$ East, along the Easterly line of land so conveyed to Joseph E. Hanyok, and along the Easterly line of land conveyed to Vilmos S. Szabo (PPN 06-056200) by deed recorded in Volume 1993, Page 762 of Geauga County Deed Records, and along the Easterly line of land conveyed to Ryan A. and Kimberly A. Cipriani (PPN 06-080200) by deed recorded in Volume 2006, Page 2904 of Geauga County Deed Records, to the Northeasterly corner thereof,

also being said shared line between the City of Chardon and Chardon Township, a distance of 299.68 feet to a 1 1/4 inch iron pipe found;

COURSE XIX Thence South 88° 49' 59" East (creating a new line) a distance of 860.16 feet to a 5/8 inch iron pin set;

COURSE XX Thence North 49° 12' 15" East (creating a new line) a distance of 78.36 feet to a 5/8 inch iron pin set;

COURSE XXI Thence North 45° 51' 45" West (creating a new line) a distance of 813.36 feet to a 5/8 inch iron pin set;

COURSE XXII Thence North 89° 01' 37" West (creating a new line) and passing through a 5/8 inch iron pin set at 793.43, a total distance of 823.43 feet to the Principal Place of Beginning and containing 110.0512 acres of land (109.0562 acres excepting the area within the right-of-ways of Auburn Road, and Center Street) as surveyed, calculated and described on April 27, 2017 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
MAY 17 2017
COUNTY CLERK
GEAUGA COUNTY, OHIO



5.5.17

DATE

RUDY E. SCHWARTZ, P.S. 7193

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

MDS 05/08/17

GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

R