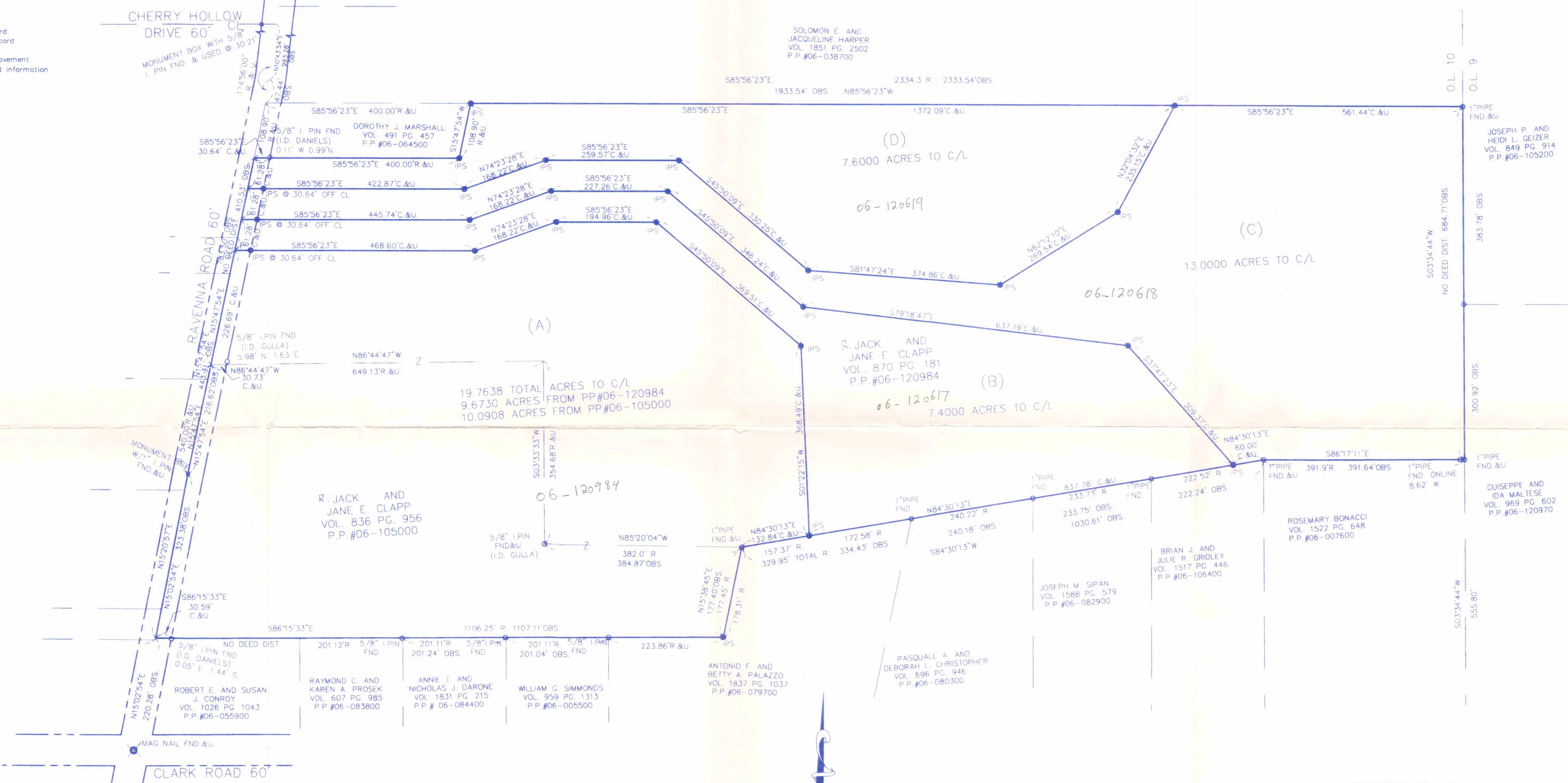


# PLAT OF SURVEY AND LOT SPLIT

## For RYAN SOMMERS

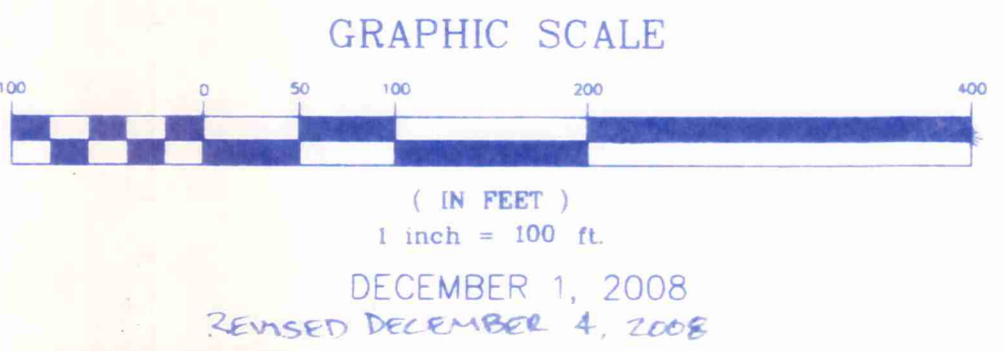
SITUATED IN THE TOWNSHIP OF CHARDON, COUNTY OF GEauga AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL LOT NUMBER 10, TRACT 1, CHARDON TOWNSHIP.

- 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 or Found
  - 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. Plat record information



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 Schwartz* 12-01-08  
RUDY SCHWARTZ, P.S. #7193 Date



SURVEY PLAT & LEGAL DESCRIPTION APPROVED PER R.C. 315.251  
*R.S.* 12/1/08  
OFFICE OF THE REGISTERED SURVEYORS  
GEAUGA COUNTY ENGINEER

PREPARED FOR:  
**RYAN SOMMERS**  
P.O. BOX 1102  
CHARDON, OHIO 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

RECEIVED  
12/1/08

CHA00145

Sommers (08-150)  
picked up 12-4-08  
06-120984  
Vol. 1853-Pg. 463

LEGAL DESCRIPTION  
OF A  
19.7638 ACRE PARCEL  
FOR  
RYAN SOMMERS  
PARCEL "A"

Situated in the Township of Chardon, County of Geauga and State of Ohio and known as being a part of Original Lot No. 10, Tract No. 1 and further being known as being all of a parcel of land conveyed to R. Jack and Jane E Clapp (PPN 06-105000) by deed recorded in Volume 836, Page 956 of Geauga County Deed Records, and a part of a parcel of land conveyed to R. Jack and Jane E Clapp (PPN 06-120984) by deed recorded in Volume 870, Page 181 of Geauga County Deed Records, and further bounded and described as follows;

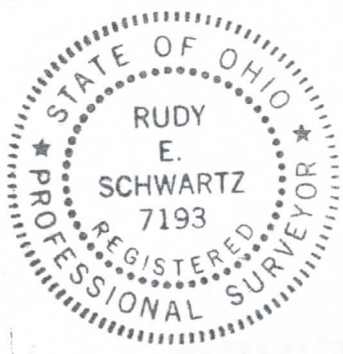
Beginning at a point in the centerline of Ravenna Road, 60 feet wide, at the Northwesterly corner of land conveyed to Robert E. and Susan J. Conroy by deed recorded in Volume 1026, Page 1043 of Geauga County Deed Records, said point lying North 15° 02' 54" East a distance of 220.28 feet from a Mag Nail found at its intersection with the centerline of Clark Road, 60 feet wide;

- COURSE I                    Thence North 15° 02' 54" East, along said centerline of Ravenna Road, a distance of 323.38 feet to a monument box with a 1 inch iron pin found at an angle point;
- COURSE II                   Thence North 15° 47' 54" East, continuing along said centerline of Ravenna Road, a distance of 443.31 feet to a point;
- COURSE III                   Thence South 85° 56' 23" East, passing through a 5/8 inch iron pin set at 30.64 feet, a total distance of 468.60 feet to a 5/8 inch iron pin set;
- COURSE IV                   Thence North 74° 23' 28" East a distance of 168.22 feet to a 5/8 inch iron pin set;
- COURSE V                   Thence South 85° 56' 23" East a distance of 194.96 feet to a 5/8 inch iron pin set;
- COURSE VI                   Thence South 45° 50' 09" East a distance of 369.51 feet to a 5/8 inch iron pin set;
- COURSE VII                   Thence South 1° 22' 15" West a distance of 368.49 feet to a 5/8 inch iron pin set on a northerly line of land conveyed to Antonio F. and Betty A. Palazzo by deed recorded in Volume 1837, Page 1037 of Geauga County Deed Records;
- COURSE VIII                   Thence South 84° 30' 13" West, along said Northerly line of land so conveyed to Antonio F. and Betty A. Palazzo, a distance of 132.84 feet to a 1 inch iron pipe found;
- COURSE IX                   Thence South 15° 38' 45" West, along said Northerly line of land so conveyed to Antonio F. and Betty A. Palazzo, a distance of 177.40 feet to a 5/8 inch iron pin set;
- COURSE XI                   Thence North 86° 15' 33" West, along a Northerly line of land so conveyed to Antonio F. and Betty A. Palazzo, and along the Northerly line of land conveyed

to William G. Simmonds by deed recorded in Volume 959, Page 1313 of Geauga County Deed Records, and along the Northerly line of land conveyed to Annie T. and Nicholas J. Darone by deed recorded in Volume 1831, Page 215 of Geauga County Deed Records, and along the Northerly line of land conveyed to Raymond C. and Karen A. Prosek by deed recorded in Volume 607, Page 985 of Geauga County Deed Records, and along the Northerly line of land so conveyed to Robert E. and Susan J. Conroy, and passing through the Easterly right-of-way of said Ravenna Road at 1076.52 feet (witness a 5/8 inch iron pin found (I.D. Daniels) 0.05 feet East and 1.44 feet South), a total distance of 1107.11 feet to the Place of Beginning and containing 19.7638 acres of land (10.0908 acres from a parcel of land conveyed to R. Jack and Jane E Clapp (PPN 06-105000) and 9.6730 acres of land from a parcel of land conveyed to R. Jack and Jane E Clapp (PPN 06-120984) as surveyed, calculated and described on December 4, 2008 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 iron pins set are I.D. Schwartz 7193.

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

*R.S.* 12/4/08  
 OFFICE OF THE *Revised*  
 GEauga COUNTY ENGINEER



12.4.08  
 DATE

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

LEGAL DESCRIPTION  
OF A  
7.4000 ACRE PARCEL  
RYAN SOMMERS  
PARCEL "B"

Situated in the Township of Chardon, County of Geauga and State of Ohio and known as being a part of Original Lot No. 10, Tract No. 1 and further being known as part of a parcel of land conveyed to R. Jack and Jane E. Clapp (PPN 06-120984) by deed recorded in Volume 870, Page 181 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Ravenna Road, 60 feet wide, at the Northwesterly corner of land conveyed to Robert E. and Susan J. Conroy by deed recorded in Volume 1026, Page 1043 of Geauga County Deed Records, said point lying North 15° 02' 54" East a distance of 220.28 feet from a Mag Nail found at its intersection with the centerline of Clark Road, 60 feet wide;

Thence North 15° 02' 54" East, along said centerline of Ravenna Road, a distance of 323.38 feet to a monument box with a 1 inch iron pin found at an angle point therein;

Thence North 15° 47' 54" East, continuing along said centerline of Ravenna Road, a distance of 443.31 feet the Principal Place of Beginning of the premises herein intended to be described;

- COURSE I                    Thence North 15° 47' 54" East, continuing along said centerline of Ravenna Road, a distance of 61.28 feet to a point;
- COURSE II                   Thence South 85° 56' 23" East, passing through a 5/8 inch iron pin set on the Easterly right-of-way of said Ravenna Road at 30.64 feet, a total distance of 445.74 feet to a 5/8 inch iron pin set;
- COURSE III                   Thence North 74° 23' 28" East a distance of 168.22 feet to a 5/8 inch iron pin set;
- COURSE IV                   Thence South 85° 56' 23" East a distance of 227.26 feet to a 5/8 inch iron pin set;
- COURSE V                   Thence South 45° 50' 09" East a distance of 346.24 feet to a 5/8 inch iron pin set;
- COURSE VI                   Thence South 79° 18' 47" East a distance of 637.19 feet to a 5/8 inch iron pin set;
- COURSE VII                   Thence South 37° 47' 23" East a distance of 309.37 feet to a 5/8 inch iron pin set on the Northerly line of land conveyed to Brian J. and Julie R. Gridley by deed recorded in Volume 1517, Page 446 of Geauga County Deed Records;
- COURSE VIII                   Thence South 84° 30' 13" West, along said Northerly line of land so conveyed to Brian J. and Julie R. Gridley, and along the Northerly line of land conveyed to Joseph M. Sipan by deed recorded in Volume 1588, Page 579 of Geauga County Deed Records, and along the Northerly line of land conveyed to Pasquale A. and Deborah L. Christopher by deed recorded in Volume 696, Page 946 of Geauga County Deed Records, and along the Northerly line of land conveyed to Antonio

F. and Betty A. Palazzo by deed recorded in Volume 1837, Page 1037 of Geauga County Deed Records, distance of 837.78 feet to a 5/8 inch iron pin set;

COURSE IX Thence North 1° 22' 15" East a distance of 368.49 feet to a 5/8 inch iron pin set;

COURSE X Thence North 45° 50' 09" West a distance of 369.51 feet to a 5/8 inch iron pin set;

COURSE XI Thence North 85° 56' 23" West a distance of 194.96 feet to a 5/8 inch iron pin set;

COURSE XII Thence South 74° 23' 28" West a distance of 168.22 feet to a 5/8 inch iron pin set;

COURSE XIII Thence North 85° 56' 23" West, passing through a 5/8 inch iron pin set at 437.96 feet, a total distance of 468.60 feet to the Principal Place of Beginning and containing 7.4000 acres of land as surveyed, calculated and described on December 4, 2008 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 iron pins set are I.D. Schwartz 7193.

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

R.S. 12/4/08  
OFFICE OF THE Revised  
GEAUGA COUNTY ENGINEER



12.4.08  
DATE

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

LEGAL DESCRIPTION  
OF A  
13.0000 ACRE PARCEL  
FOR  
RYAN SOMMERS  
PARCEL "C"

Situated in the Township of Chardon, County of Geauga and State of Ohio and known as being a part of Original Lot No. 10, Tract No. 1 and further being known as part of a parcel of land conveyed to R. Jack and Jane E. Clapp (PPN 06-120984) by deed recorded in Volume 870, Page 181 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Ravenna Road, 60 feet wide, at the Northwesterly corner of land conveyed to Robert E. and Susan J. Conroy by deed recorded in Volume 1026, Page 1043 of Geauga County Deed Records, said point lying North 15° 02' 54" East a distance of 220.28 feet from a Mag Nail found at its intersection with the centerline of Clark Road, 60 feet wide;

Thence North 15° 02' 54" East, along said centerline of Ravenna Road, a distance of 323.38 feet to a monument box with a 1 inch iron pin found at an angle point therein;

Thence North 15° 47' 54" East, continuing along said centerline of Ravenna Road, a distance of 504.59 feet the Principal Place of Beginning of the premises herein intended to be described;

- COURSE I                    Thence North 15° 47' 54" East, continuing along said centerline of Ravenna Road, a distance of 61.28 feet to a point;
- COURSE II                   Thence South 85° 56' 23" East, and passing through a 5/8 inch iron pin set at 30.64 feet, a total distance of 422.87 feet to a 5/8 inch iron pin set;
- COURSE III                   Thence North 74° 23' 28" East a distance of 168.22 feet to a 5/8 inch iron pin set;
- COURSE IV                   Thence South 85° 56' 23" East a distance of 259.57 feet to a 5/8 inch iron pin set;
- COURSE V                    Thence South 45° 50' 09" East a distance of 330.25 feet to a 5/8 inch iron pin set;
- COURSE VI                   Thence South 81° 47' 24" East a distance of 374.86 feet to a 5/8 inch iron pin set;
- COURSE VII                   Thence North 62° 12' 10" East a distance of 269.54 feet to a 5/8 inch iron pin set;
- COURSE VIII                   Thence North 32° 04' 32" East a distance of 235.15 feet to a 5/8 inch iron pin set on the Southerly line of land conveyed to Solomon E. and Jaqueline Harper by deed recorded in Volume 1851, Page 2502 of Geauga County Deed Records;
- COURSE IX                   Thence South 85° 56' 23" East, along said Southerly line of land so conveyed to Solomon E. and Jaqueline Harper, a distance of 561.44 feet to a 1 inch iron pipe

found at the Southeasterly corner thereof, said pipe also being on the Westerly line of land conveyed to Joseph P. and Heidi L. Geizer by deed recorded in Volume 849, Page 914 of Geauga County Deed Records, said pipe also being the Westerly line of Original Lot No. 9;

COURSE X Thence South 3° 34' 44" West, along said Westerly line of land so conveyed to Joseph P. and Heidi L. Geizer, also being the Westerly line of Original Lot No. 9, and along the Westerly line of land conveyed to Guiseppe and Ida Maltese by deed recorded in Volume 969, Page 602 of Geauga County Deed Records, a distance of 684.71 feet to a 1 inch iron pipe found at the Northeasterly corner of land conveyed to Rosemary Bonacci by deed recorded in Volume 1522, Page 648 of Geauga County Deed Records;

COURSE XI Thence North 86° 17' 11" West, along said Northerly line of land so conveyed to Rosemary Bonacci, a distance of 391.64 feet to a 1 inch iron pipe found at the Northwesterly corner thereof, said pipe also being at the Northeasterly corner of land conveyed to Brian J. and Julie R. Gridley by deed recorded in Volume 1517, Page 446 of Geauga County Deed Records;

COURSE XVI Thence South 84° 30' 13" West, along the Northerly line of land so conveyed to Brian J. and Julie R. Gridley, a distance of 60.00 feet to a 5/8 inch iron pin set;

COURSE XII Thence North 37° 47' 23" West a distance of 309.37 feet to a 5/8 inch iron pin set;

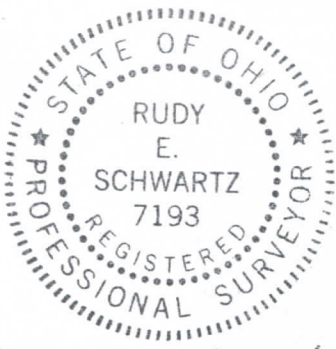
COURSE XIII Thence North 79° 18' 47" West a distance of 637.19 feet to a 5/8 inch iron pin set;

COURSE XIV Thence North 45° 50' 09" West a distance of 346.24 feet to a 5/8 inch iron pin set;

COURSE XV Thence North 85° 56' 23" West a distance of 227.26 feet to a 5/8 inch iron pin set;

COURSE XVI Thence South 74° 23' 28" West a distance of 168.22 feet to a 5/8 inch iron pin set;

COURSE XVII Thence North 85° 56' 23" West, passing through a 5/8 inch iron pin set at 415.10 feet, a total distance of 445.74 feet to the Principal Place of Beginning and containing 13.0000 acres of land as surveyed, calculated and described on December 4, 2008 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 iron pins set are I.D. Schwartz 7193.



12.4.08

DATE

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

R.S. 12/4/08  
OFFICE OF THE *Revised*  
GAUGA COUNTY ENGINEER

RUDY E. SCHWARTZ, P.S. 7193

LEGAL DESCRIPTION  
OF A  
7.6000 ACRE PARCEL  
FOR  
RYAN SOMMERS  
PARCEL "D"

Situated in the Township of Chardon, County of Geauga and State of Ohio and known as being a part of Original Lot No. 10, Tract No. 1 and further being known as part of a parcel of land conveyed to R. Jack and Jane E. Clapp (PPN 06-120984) by deed recorded in Volume 870, Page 181 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Ravenna Road, 60 feet wide, at the Northwesterly corner of land conveyed to Robert E. and Susan J. Conroy by deed recorded in Volume 1026, Page 1043 of Geauga County Deed Records, said point lying North 15° 02' 54" East a distance of 220.28 feet from a Mag Nail found at its intersection with the centerline of Clark Road, 60 feet wide;

Thence North 15° 02' 54" East, along said centerline of Ravenna Road, a distance of 323.38 feet to a monument box with a 1 inch iron pin found at an angle point therein;

Thence North 15° 47' 54" East, continuing along said centerline of Ravenna Road, a distance of 565.87 feet the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence North 15° 47' 54" East, continuing along said centerline of Ravenna Road, a distance of 61.28 feet to a point at the Southwesterly corner of land conveyed to Dorothy J. Marshall by deed recorded in Volume 491, Page 457 of Geauga County Deed Records;

COURSE II Thence South 85° 56' 23" East, along the Southerly line of land so conveyed to Dorothy J. Marshall and passing through the Easterly right-of-way of said Ravenna Road at 30.64 feet (witness a 5/8 inch iron pin found(I.D. Daniels) 0.11 feet West and 0.99 feet North), a total distance of 400.00 feet to a 5/8 inch iron pin set at the Southeasterly corner thereof;

COURSE III Thence North 15° 47' 54" East, along the Easterly line of land so conveyed to Dorothy J. Marshall, a distance of 108.90 feet to a 5/8 inch iron pin set at the Northeasterly corner thereof, said pin also being on the Southerly line of land conveyed to Solomon E. and Jaqueline Harper by deed recorded in Volume 1851, Page 2502 of Geauga County Deed Records;

COURSE IV Thence South 85° 56' 23" East, along said Southerly line of land so conveyed to Solomon E. and Jaqueline Harper, a distance of 1372.09 feet to a 5/8 inch iron pin set;

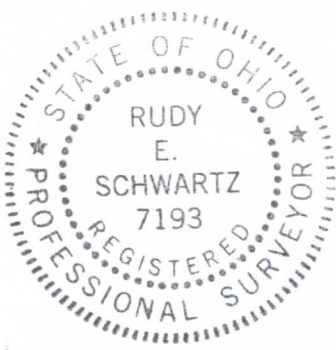
COURSE V Thence South 32° 04' 32" West a distance of 235.15 feet to a 5/8 inch iron pin set;

COURSE VI Thence South 62° 12' 10" West a distance of 269.54 feet to a 5/8 inch iron pin set;

- COURSE VII Thence North 81° 47' 24" West a distance of 374.86 feet to a 5/8 inch iron pin set;
- COURSE VIII Thence North 45° 50' 09" West a distance of 330.25 feet to a 5/8 inch iron pin set;
- COURSE IX Thence North 85° 56' 23" West a distance of 259.57 feet to a 5/8 inch iron pin set;
- COURSE X Thence South 74° 23' 28" West a distance of 168.22 feet to a 5/8 inch iron pin set;
- COURSE XI Thence North 85° 56' 23" West, passing through a 5/8 inch iron pin set at 392.23 feet, a total distance of 422.87 feet to the Principal Place of Beginning and containing 7.6000 acres of land as surveyed, calculated and described on December 4, 2008 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 iron pins set are I.D. Schwartz 7193.

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

R.S. 12/4/08  
 OFFICE OF THE *Revised*  
 GEauga COUNTY ENGINEER



12.4.08  
 DATE

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