

**REFERENCES:**

CENTERLINE PLAT OF WISNER ROAD T.R. 84  
BOOK D, PAGE 468 GEauga COUNTY ENGINEERS RECORDS

DEDICATION PLAT OA A HIGHWAY EASEMENT FOR MENTOR ROAD,  
C.H. 5n, SECTION 1, NEAR THE MATHER BRIDLE PATH LOT1,  
SECTION 3, TRACT 4, CHARDON TOWNSHIP, GEauga COUNTY, OH  
VOLUME 22, PAGE 111

PLAT OF SURVEY FOR ALLAN DAVIS, BY BABCOCK JONES &  
ASSOCIATES INC., 11/03/08

PLAT OF SURVEY FOR MADELEINE McMILLAN OFFUTT, BY  
LAWRENCE WILSON AND ASSOCIATED, 12/24/98

THIS CONSOLIDATION OF LOTS COMPLIES WITH THE  
APPLICABLE CHARDON TOWNSHIP ZONING RESOLUTION  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2010. BY  
\_\_\_\_\_ CHARDON TOWNSHIP  
ZONING INSPECTOR.

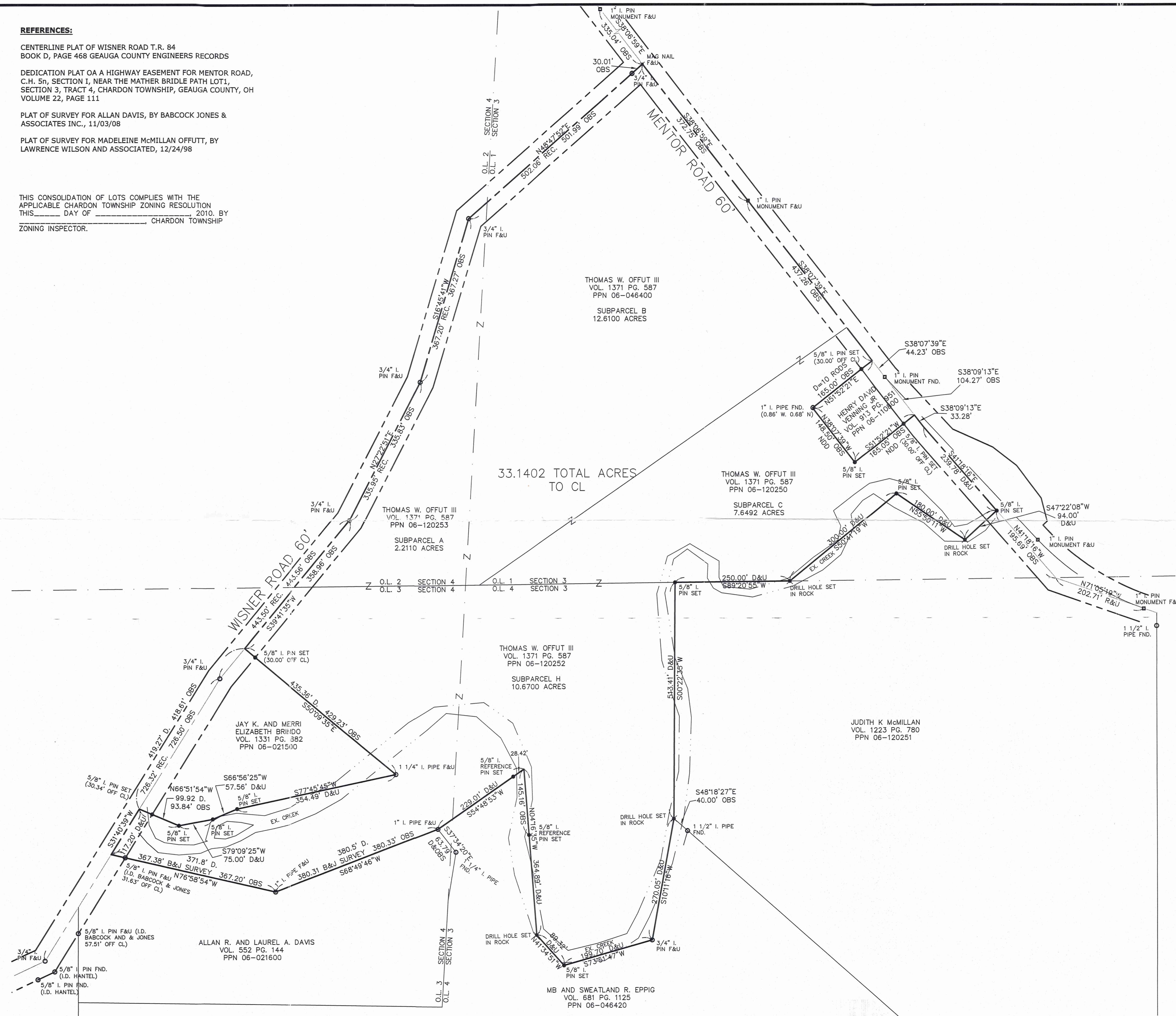
**CONSOLIDATION PLAT  
For  
THOMAS W. OFFUTT III**

SITUATED IN THE TOWNSHIP OF CHARDON, COUNTY OF GEAGA  
AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF  
ORIGINAL LOT NUMBERS 1, 2, 3, AND 4, SECTIONS 3, AND 4,  
TRACT 4.

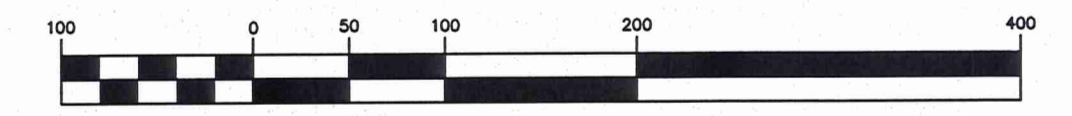
PREPARED FOR:  
**THOMAS W. OFFUTT**  
9071 KING MEMORIAL RD  
MENTOR, OH 44060

**LEGEND**

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



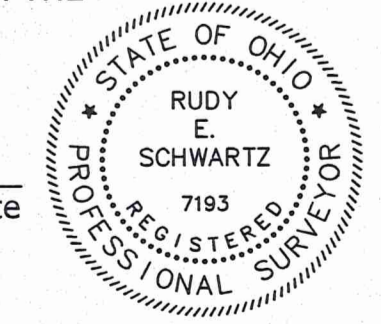
**GRAPHIC SCALE**



(IN FEET)  
1 inch = 100 ft.  
DECEMBER 17, 2010

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* 12-17-10  
RUDY E. SCHWARTZ, P.S.#7193 Date



SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
S.M. L.P.K. 12/17/10  
OFFICE OF THE REGISTERED  
GEAGA COUNTY ENGINEER

PREPARED BY:  
**SCHWARTZ LAND SURVEYING INC.**  
RUDY E. SCHWARTZ  
PROFESSIONAL SURVEYOR  
12121 KINSMAN ROAD  
NEWBURY, OHIO 44065  
440-564-8174 Fax: 440-564-8285

CHA00157  
CHA00157

(CHA 00157)

OFFUTT (10-098)  
picked up 12-27-10  
Vol. 2037 pg 2420  
PN# 06-046400

CONSOLIDATION  
LEGAL DESCRIPTION  
OF A  
33.1402 ACRE PARCEL  
FOR  
THOMAS W. OFFUTT III

Situated in the Township of Chardon, County of Geauga, and State of Ohio and known as being a part of Original Lot Nos. 1, 2, 3, and 4, , Section Nos. 3 and 4, Tract No. 4, and further being known as all of subparcel Nos. A and B, of lands conveyed to the Thomas W. Offutt III (PPNs 06-120253, 06-046400) by deed recorded in Volume 1371, Page 587 of Geauga County Deed Records, and also being known as part of subparcel Nos. C and H, of lands so conveyed to Thomas W. Offutt III (PPNs 06-120250, 06-120252) by deed recorded in Volume 1371, Page 587 of Geauga County Deed Records further bounded and described as follows;

Beginning at a Mag Nail found in the centerline of Mentor Road, 60 feet wide, at its intersection with the centerline of Wisner Road, 60 feet wide, said Mag Nail lying South 38° 06' 59" East along said centerline of Mentor Road, a distance of 335.04 feet from a monument box with a 1 inch iron pin found, said Mag Nail also lying North 48° 47' 52" East along said centerline of Wisner Road, 60 feet wide, a distance of 30.01 feet from a 3/4 inch iron pin found;

COURSE I                    Thence South 38° 06' 59" East, along said centerline of Mentor Road, a distance of 372.75 feet to a monument box with a 1 inch iron pin found at an angle point;

COURSE II                    Thence South 38° 07' 39" East, continuing along said centerline of Mentor Road, a distance of 437.26 feet to a point at the most Northerly corner of land conveyed to Henry David Venning Jr. (PPN 06-110800) by deed recorded in Volume 913, Page 951 of Geauga County Deed Records;

COURSE III                    Thence South 51° 52' 21" West, along the Northwesterly line of land so conveyed to Henry David Venning Jr. and passing through a 5/8 inch iron pin set at 30.00 feet, and a 1 inch iron pipe found at 163.90 feet, a total distance of 165.00 feet to a point at the most Westerly corner thereof;

COURSE IV                    Thence South 38° 07' 39" East, along the Southwesterly line of land so conveyed to Henry David Venning Jr., a distance of 148.50 feet to a 5/8 inch iron pin set at the most Southerly corner thereof;

COURSE V                    Thence North 51° 52' 21" East, along the Southeasterly line of land so conveyed to Henry David Venning Jr., and passing through a 5/8 inch

iron pin set at 135.05 feet, a total distance of 165.05 feet to a point in said centerline of Mentor Road;

COURSE VI Thence South 38° 09' 13" East, along said centerline of Mentor Road, a distance of 33.28 feet to an angle point;

COURSE VII Thence South 41° 18' 16" East, continuing along said centerline of Mentor Road, a distance of 239.78 feet to a 5/8 inch iron pin set at a Northerly corner of land conveyed to Judith K. McMullin (PPN 06-120251) by deed recorded in Volume 1223, Page 780 of Geauga County Deed Records;

COURSE VIII Thence South 47° 22' 08" West, along a Northerly line of land so conveyed to Judith K. McMullin, a distance of 94.00 feet to a drill hole set in a rock in a creek;

COURSE IX Thence North 55° 50' 11" West, continuing along a Northerly line of land so conveyed to Judith K. McMullin, a distance of 180.00 feet to a 5/8 inch iron pin set in a creek;

COURSE X Thence South 50° 41' 19" West, continuing along a Northerly line of land so conveyed to Judith K. McMullin, a distance of 300.00 feet to a drill hole set in a rock in a creek, said drill hole also being on the Southerly line of Original Lot No. 1, Section 3, also being on the Northerly line of Original Lot No. 4, Section 3;

COURSE XI Thence South 89° 20' 55" West, continuing along a Northerly line of land so conveyed to Judith K. McMullin, also being on said Southerly line of Original Lot No. 1, Section 3, and also being said Northerly line of Original Lot No. 4, Section 3, a distance of 250.00 feet to a 5/8 inch iron pin set at a Northwesterly corner thereof;

COURSE XII Thence South 00° 22' 35" West, along a Westerly line of land so conveyed to Judith K. McMullin, a distance of 513.41 feet to a drill hole set in a rock in a creek, said drill hole also being at a Northerly corner of land conveyed to M B and Sweatland R. Eppig (PPN 06-046420) by deed recorded in Volume 681, Page 1125 of Geauga County Deed Records;

COURSE XIII Thence South 10° 11' 16" West, along a Northwesterly line of land so conveyed to M B and Sweatland R. Eppig, a distance of 270.05 feet to a 3/4 inch iron pin found;

COURSE XIV Thence South 73° 51' 47" West, along a Northerly line of land so conveyed to M B and Sweatland R. Eppig, a distance of 199.70 feet to a 5/8 inch iron pin set;

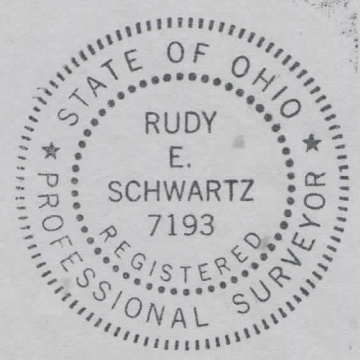
- COURSE XV                    Thence North 41° 34' 51" West, along a Northeasterly line of land so conveyed to M B and Sweatland R. Eppig, a distance of 89.32 feet to a drill hole set in a rock in a creek;
  
- COURSE XVI                   Thence North 04° 16' 35" West, along an Easterly line of land so conveyed to M B and Sweatland R. Eppig, and passing through a 5/8 inch iron reference pin set at 219.73 feet, a total distance of 364.89 feet to a point in a creek at a Northerly corner thereof;
  
- COURSE XVII                   Thence South 54° 48' 53" West, along a Northwesterly line of land so conveyed to M B and Sweatland R. Eppig, and passing through a 5/8 inch iron pin set at 28.42 feet, a total distance of 229.01 feet to a 1 inch iron pipe found at a Northeasterly corner of land conveyed to Allan R. and Laurel A Davis (PPN 06-021600) by deed recorded in Volume 552, Page 144 of Geauga County Deed Records;
  
- COURSE XVIII                   Thence South 68° 49' 46" West, along a Northwesterly line of land so conveyed to of land conveyed to Allan R. and Laurel A Davis, a distance of 380.33 feet to a 1 inch iron pipe found;
  
- COURSE XIX                   Thence North 76° 58' 54" West, along a Northwesterly line of land so conveyed to of land conveyed to Allan R. and Laurel A Davis, and passing through a 5/8 inch iron pin found (I.D. Babcock and Jones) at 335.58 feet, a total distance of 367.20 feet to a point in said centerline of Wisner Road at a Northwesterly corner thereof;
  
- COURSE XX                    Thence North 31° 40' 39" East, along said centerline of Wisner Road, a distance of 117.20 feet to a point at a Southwesterly corner land conveyed to Jay K. and Merri Elizabeth Brindo (PPN 06-021500) by deed recorded in Volume 1331, Page 882 of Geauga County Deed Records;
  
- COURSE XXI                    Thence South 66° 51' 54" East, along a Southerly line of land conveyed to Jay K. and Merri Elizabeth Brindo, and passing through a 5/8 inch iron pin set at 30.34 feet, a total distance of 93.84 feet to a 5/8 inch iron pin set;
  
- COURSE XXII                   Thence North 79° 09' 25" East, along a Southerly line of land conveyed to Jay K. and Merri Elizabeth Brindo, a distance of 75.00 feet to a 5/8 inch iron pin set;
  
- COURSE XXIII                   Thence North 66° 56' 25" East, along a Southerly line of land conveyed to Jay K. and Merri Elizabeth Brindo, a distance of 57.56 feet to a 5/8 inch iron pin set;
  
- COURSE XXIV                   Thence North 77° 45' 45" East, along a Southerly line of land conveyed to Jay K. and Merri Elizabeth Brindo, a distance of 354.49 feet to a 1 1/4 inch iron pipe found at the Easterly corner thereof;

- COURSE XXV      Thence North 50° 09' 35" West, along a Northerly line of land conveyed to Jay K. and Merri Elizabeth Brindo, and passing through a 5/8 inch iron pin set at 399.23 feet, a total distance of 429.23 feet to a point in said centerline of Wisner Road;
- COURSE XXVI     Thence North 39° 41' 35" East, along said centerline of Wisner Road, a distance of 358.96 feet to a 3/4 inch iron pin found at an angle point therein;
- COURSE XXVII    Thence North 27° 22' 51" East, continuing along said centerline of Wisner Road, a distance of 335.83 feet to a 3/4 inch iron pin found at an angle point therein;
- COURSE XXVIII   Thence North 16° 45' 41" East, continuing along said centerline of Wisner Road, a distance of 367.27 feet to a 3/4 inch iron pin found at an angle point therein;
- COURSE XXIX     Thence North 48° 47' 52" East, continuing along said centerline of Wisner Road, a distance of 501.99 feet to the Place of Beginning and containing 33.1403 acres of land (2.2110 acres out of PPN 06-120253, 12.6100 acres out of PPN 06-046400, 7.6492 acres out of PPN 06-120250, and 10.6700 acres out of PPN 06-120252) as calculated and described on December 15, 2010 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.

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

S. M. I. P. K.      12/27/10

OFFICE OF THE *Revised*  
 GAUGA COUNTY ENGINEER



*12.17.10*

*[Handwritten Signature]*

DATE

RUDY E. SCHWARTZ, P.S. 7193