

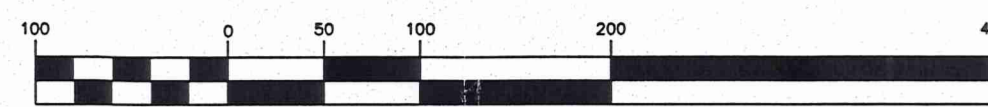
# PLAT OF SURVEY AND LOT SPLIT For SCHOCH INVESTMENTS LLC.

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.

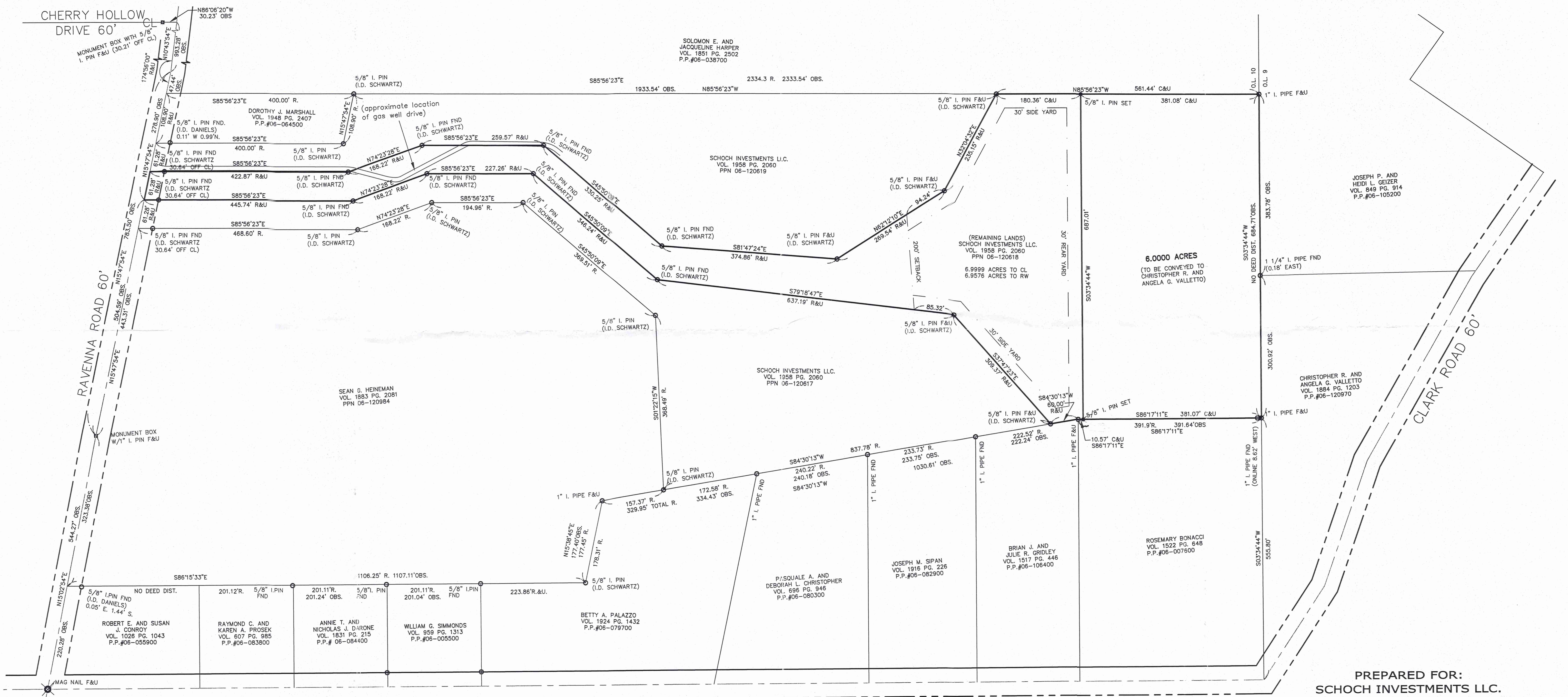
## LEGEND

- 5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
- Iron Pin
- Iron Pipe
- Monument
- Fence post
- Mag Nail Set or Found
- Found
- Dead
- 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

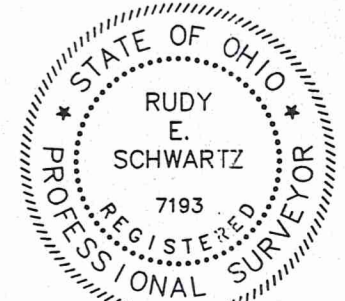
## GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.  
DECEMBER 1, 2008  
REVISED DECEMBER 4, 2008  
REVISED JANUARY 30, 2014  
REVISED FEBRUARY 10, 2014



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.



SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED BY: *Rudy E. Schwartz* 02/11/14  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER

- REFERENCES USED:
- 1 DEEDS OF RECORD.
  - 2 PLAT SURVEY AND LOT SPLIT FOR RYAN SOMMERS BY SCHWARTZ LAND SURVEYING DECEMBER 4, 2008

RUDY E. SCHWARTZ, P.S. #7193 Date

PREPARED FOR:  
SCHOCH INVESTMENTS LLC.  
4923 HATTRICK RD  
RAVENNA, OH 44066

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

REMAINING LANDS  
LEGAL DESCRIPTION  
OF A  
6.9999 ACRE PARCEL  
FOR  
SCHOCH INVESTMENTS LLC.

Situated in the Township of Chardon, County of Geauga, and State of Ohio and known as being a part of Lot No. 10, Tract 1, and further being known as being part of a parcel of land conveyed to the Schoch Investments LLC. (PPN 06-120618) by deed recorded in Volume 1958, Page 2060 of Geauga County Deed Records, further bounded and described as follows;

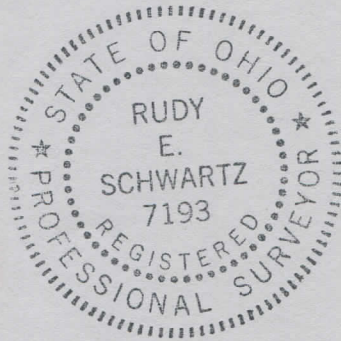
Beginning at a monument box with a 1 inch iron pin found in the centerline of Ravenna Road, 60 feet wide, said monument lying North 15° 02' 54" East, along said centerline of Ravenna Road, a distance of 544.27 feet from a mag nail found at its intersection with the centerline of Clark Road, 60 feet wide;

Thence North 15° 47' 54" East, continuing along said centerline of Ravenna Road, a distance of 504.59 feet to a point at the Northwesterly corner of land conveyed to Schoch Investments LLC. (PPN 06-120617) by deed recorded in Volume 1958, Page 2060 of Geauga County Deed Records, and the Principal Place of Beginning of the premises herein intended to be described (said point lying South 15° 47' 54" West, along said centerline of Ravenna Road, a distance of 278.90 feet from an angle point lying South 10° 43' 54" West along said Centerline of Ravenna Road, a distance of 993.28 feet from a point at the intersection of the centerline of Cherry Hollow Drive, 60 feet wide, lying South 86° 06' 20" East, along said centerline of Cherry Hollow Drive, a distance of 30.23 feet from a monument box with a 5/8 inch iron pin found);

- |            |  |
|------------|--|
| COURSE I   | Thence North 15° 47' 54" East, continuing along said centerline of Ravenna Road, a distance of 61.28 feet to the Southwesterly corner of land conveyed to Schoch Investments LLC. (PPN 06-120619) by deed recorded in Volume 1958, Page 2060 of Geauga County Deed Records;      |
| COURSE II  | Thence South 85° 56' 23" East, along a Southerly line of land so conveyed to Schoch Investments LLC. (PPN 06-120619), and passing through a 5/8 inch iron pin found (I.D. Schwartz) at 30.64 feet, a total distance of 422.87 feet to a 5/8 inch iron pin found (I.D. Schwartz); |
| COURSE III | Thence North 74° 23' 28" East, along a Southerly line of land so conveyed to Schoch Investments LLC. (PPN 06-120619), a distance of 168.22 feet to a 5/8 inch iron pin found (I.D. Schwartz);  |
| COURSE IV  | Thence South 85° 56' 23" East, along a Southerly line of land so conveyed to Schoch Investments LLC. (PPN 06-120619), a distance of 259.57 feet to a 5/8 inch iron pin found (I.D. Schwartz);  |

- COURSE V Thence South 45° 50' 09" East, along a Southerly line of land so conveyed to Schoch Investments LLC. (PPN 06-120619), a distance of 330.25 feet to a 5/8 inch iron pin found (I.D. Schwartz);
- COURSE VI Thence South 81° 47' 24" East, along a Southerly line of land so conveyed to Schoch Investments LLC. (PPN 06-120619), a distance of 374.86 feet to a 5/8 inch iron pin found (I.D. Schwartz);
- COURSE VII Thence North 62° 12' 10" East, along a Southerly line of land so conveyed to Schoch Investments LLC. (PPN 06-120619), a distance of 269.54 feet to a 5/8 inch iron pin found (I.D. Schwartz);
- COURSE VIII Thence North 32° 04' 32" East, along an Easterly line of land so conveyed to Schoch Investments LLC. (PPN 06-120619), a distance of 235.15 feet to a 5/8 inch iron pin found (I.D. Schwartz) on the Southerly line of land conveyed to Solomon E. and Jaqueline Harper (PPN 06-038700) 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 180.36 feet to a 5/8 inch iron pin set;
- COURSE X Thence South 3° 34' 44" West (creating a new line) a distance of 687.01 feet to a 5/8 inch iron pin set on the Northerly line of land conveyed to Rosemary Bonacci (PPN 06-007600) 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 10.57 feet to a 1 inch iron pin found at the Northwesterly corner thereof and the Northeasterly corner of land conveyed to Brian J and Julie R. Gridley (PPN 06-106400) by deed recorded in Volume 1517, Page 446 of Geauga County Deed Records;
- COURSE XII 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 found (I.D. Schwartz) at the Southeasterly corner of land conveyed to Schoch Investments LLC. (PPN 06-120617) by deed recorded in Volume 1958, Page 2060 of Geauga County Deed Records;
- COURSE XIII Thence North 37° 47' 23" West, along a Northerly line of land so conveyed to Schoch Investments LLC. (PPN 06-120617), a distance of 309.37 feet to a 5/8 inch iron pin found (I.D. Schwartz);
- COURSE XIV Thence North 79° 18' 47" West, along a Northerly line of land so conveyed to Schoch Investments LLC. (PPN 06-120617), a distance of 637.19 feet to a 5/8 inch iron pin found (I.D. Schwartz);
- COURSE XV Thence North 45° 50' 09" West, along a Northerly line of land so conveyed to Schoch Investments LLC. (PPN 06-120617), a distance of 346.24 feet to a 5/8 inch iron pin found (I.D. Schwartz);

- COURSE XVI            Thence North 85° 56' 23" West, along a Northerly line of land so conveyed to Schoch Investments LLC. (PPN 06-120617), a distance of 227.26 feet to a 5/8 inch iron pin found (I.D. Schwartz);
- COURSE XVII        Thence South 74° 23' 28" West, along a Northerly line of land so conveyed to Schoch Investments LLC. (PPN 06-120617), a distance of 168.22 feet to a 5/8 inch iron pin found (I.D. Schwartz);
- COURSE XVIII      Thence North 85° 56' 23" West, along a Northerly line of land so conveyed to Schoch Investments LLC. (PPN 06-120617), and passing through a 5/8 inch iron pin found (I.D. Schwartz) at 415.10 feet, a total distance of 445.74 feet to the Principal Place of Beginning and containing 6.9999 acres of land (6.9576 acres excepting the area within the right-of-way of said Ravenna Road) as surveyed December 1, 2008, and surveyed and calculated and described on January 30, 2014, 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.



2.11.14

DATE

RUDY E. SCHWARTZ, P.S. 7193

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

02/11/14

OFFICE OF THE *Rev*  
GEAUGA COUNTY ENGINEER

LEGAL DESCRIPTION  
OF A  
6.0000 ACRE PARCEL  
FOR  
SCHOCH INVESTMENTS LLC.

Situated in the Township of Chardon, County of Geauga, and State of Ohio and known as being a part of Lot No. 10, Tract 1, and further being known as being part of a parcel of land conveyed to the Schoch Investments LLC. (PPN 06-120618) by deed recorded in Volume 1958, Page 2060 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a monument box with a 1 inch iron pin found in the centerline of Ravenna Road, 60 feet wide, said monument lying North 15° 02' 54" East, along said centerline of Ravenna Road, a distance of 544.27 feet from a mag nail found at its intersection with the centerline of Clark Road, 60 feet wide;

Thence North 15° 47' 54" East, continuing along said centerline of Ravenna Road, a distance of 504.59 feet to a point at the Northwesterly corner of land conveyed to Schoch Investments LLC. (PPN 06-120617) by deed recorded in Volume 1958, Page 2060 of Geauga County Deed Records, said point lying South 15° 47' 54" West, along said centerline of Ravenna Road, a distance of 278.90 feet from an angle point lying South 10° 43' 54" West along said Centerline of Ravenna Road, a distance of 993.28 feet from a point at the intersection of the centerline of Cherry Hollow Drive, 60 feet wide, which is lying South 86° 06' 20" East, along said centerline of Cherry Hollow Drive, a distance of 30.23 feet from a monument box with a 5/8 inch iron pin found;

Thence North 15° 47' 54" East, continuing along said centerline of Ravenna Road, a distance of 61.28 feet to the Southwesterly corner of land conveyed to Schoch Investments LLC. (PPN 06-120619) by deed recorded in Volume 1958, Page 2060 of Geauga County Deed Records;

Thence South 85° 56' 23" East, along a Southerly line of land so conveyed to Schoch Investments LLC. (PPN 06-120619), and passing through a 5/8 inch iron pin found (I.D. Schwartz) at 30.64 feet, a total distance of 422.87 feet to a 5/8 inch iron pin found (I.D. Schwartz);

Thence North 74° 23' 28" East, along a Southerly line of land so conveyed to Schoch Investments LLC. (PPN 06-120619), a distance of 168.22 feet to a 5/8 inch iron pin found (I.D. Schwartz);

Thence South 85° 56' 23" East, along a Southerly line of land so conveyed to Schoch Investments LLC. (PPN 06-120619), a distance of 259.57 feet to a 5/8 inch iron pin found (I.D. Schwartz);

Thence South 45° 50' 09" East, along a Southerly line of land so conveyed to Schoch Investments LLC. (PPN 06-120619), a distance of 330.25 feet to a 5/8 inch iron pin found (I.D. Schwartz);

Thence South 81° 47' 24" East, along a Southerly line of land so conveyed to Schoch Investments LLC. (PPN 06-120619), a distance of 374.86 feet to a 5/8 inch iron pin found (I.D. Schwartz);

Thence North 62° 12' 10" East, along a Southerly line of land so conveyed to Schoch Investments LLC. (PPN 06-120619), a distance of 269.54 feet to a 5/8 inch iron pin found (I.D. Schwartz);

Thence North 32° 04' 32" East, along an Easterly line of land so conveyed to Schoch Investments

LLC. (PPN 06-120619), a distance of 235.15 feet to a 5/8 inch iron pin found (I.D. Schwartz) on the Southerly line of land conveyed to Solomon E. and Jaqueline Harper (PPN 06-038700) by deed recorded in Volume 1851, Page 2502 of Geauga County Deed Records;

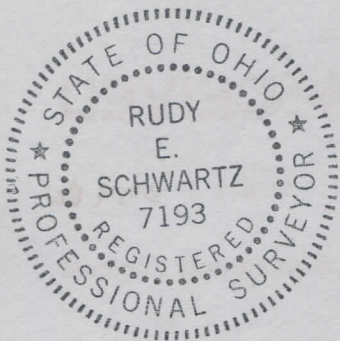
Thence South 85° 56' 23" East, along said Southerly line of land so conveyed to Solomon E. and Jaqueline Harper, a distance of 180.36 feet to a 5/8 inch iron pin set at the Principal Place of Beginning of the premises herein intended to be described ;

COURSE I Thence South 85° 56' 23" East, continuing along said Southerly line of land so conveyed to Solomon E. and Jaqueline Harper, a distance of 381.08 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 (PPN 06-105200) by deed recorded in Volume 849, Page 914 of Geauga County Deed Records, said pipe also being on the shared line between Lot No. 9, and 10;

COURSE II Thence South 3° 34' 44" West, along said Westerly line of land so conveyed to Joseph P. and Heidi L. Geizer, also being said shared line between Lot Nos. 9 and 10, and along the Westerly line of land conveyed to Christopher R. and Angela G. Valletto (PPN 06-120970) by deed recorded in Volume 1884, Page 1203 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 (PPN 06-007600) by deed recorded in Volume 1522, Page 648 of Geauga County Deed Records;

COURSE III Thence North 86° 17' 11" West, along the Northerly line of land so conveyed to Rosemary Bonacci, a distance of 381.07 feet to a 5/8 inch iron pin set;

COURSE IV Thence North 3° 34' 44 East (creating a new line) a distance of 687.01 feet to the Principal Place of Beginning and containing 6.0000 acres of land as surveyed December 1, 2008, and surveyed and calculated and described on January 30, 2014, 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.

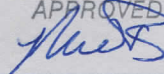


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