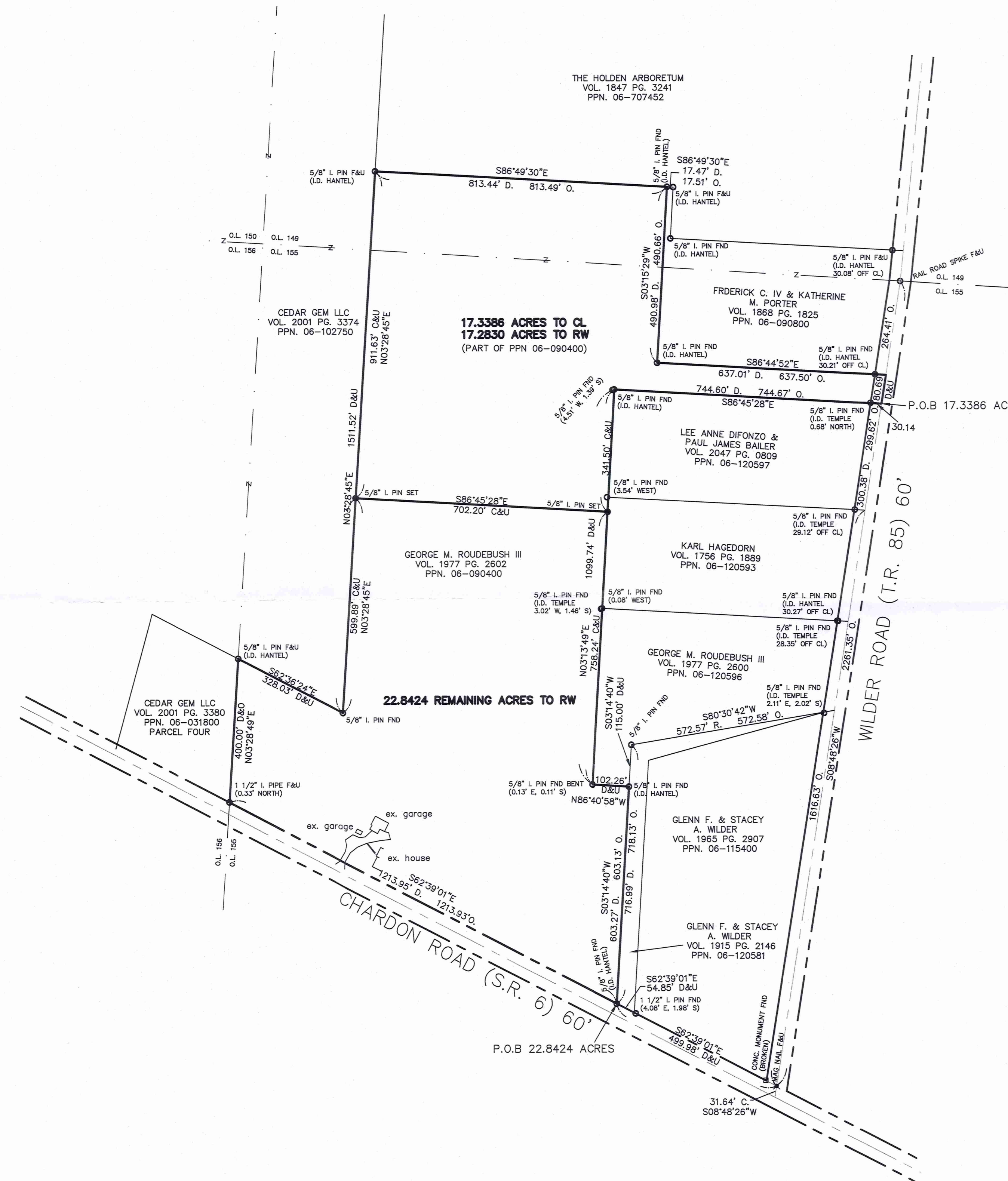


REFERENCES USED

- DEEDS OF RECORD
- MAP OF LOT SPLIT FOR GEORGE M. ROUDEBUSH III BY BAUER SURVEYS CO IN 07-23-08
- MAP OF LOT SPLIT FOR GEORGE M. ROUDEBUSH III BY BAUER SURVEYS CO. 08-27-09

**PLAT OF SURVEY AND LOT SPLIT**  
**For**  
**GEORGE M. ROUDEBUSH III**  
 SITUATED IN THE TOWNSHIP OF CHARDON, COUNTY OF GAUGA AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL LOT NUMBER 149 AND 155, TRACT 3, IN SAID TOWNSHIP.

PREPARED FOR:  
 GEORGE M. ROUDEBUSH III  
 P O BOX 777  
 CHARDON, OHIO 44024  
 AND  
 FREDERICK C. IV & KATHRINE M. PORTER  
 10400 WILDER RD.  
 CHARDON, OHIO 44024

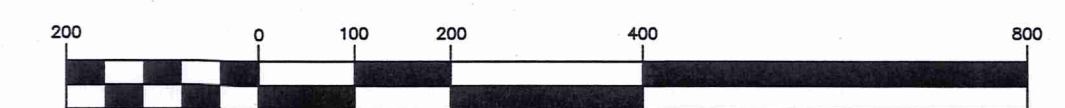


LEGEND

- 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
- 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



GRAPHIC SCALE

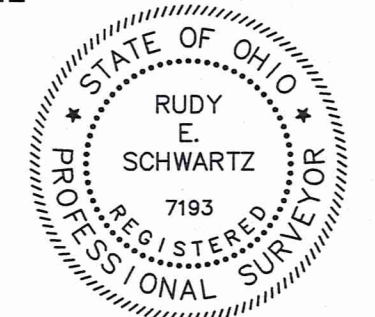


( IN FEET )  
 1 inch = 200 ft.

FEBRUARY 25, 2019

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



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

GEAUGA COUNTY ENGINEER  
 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

THIS DIVISION OF LAND COMPLIES WITH THE APPLICABLE CHARDON TOWNSHIP ZONING RESOLUTION.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2019.

BY \_\_\_\_\_  
 CHARDON TOWNSHIP ZONING INSPECTOR

CHA 0091  
CHA00191

Roudebush, George

19-030

picked up 3/6/19

VOL 2068 pg 734

PN# 06-120636

LEGAL DESCRIPTION  
OF A  
17.3386 ACRE PARCEL  
FOR  
GEORGE M. ROUDEBUSH III

Situated in the Township of Chardon, County of Geauga, and State of Ohio, and known as being a part of Original Lot Nos. 149 and 155, Tract 3, and further known as being part of a parcel of land conveyed to George M. Roudebush III (PPN 06-090400) by deed recorded in Volume 1977, Page 2602 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a mag nail found in the centerline of Wilder Road (T.R. 85), 60 feet wide, at its intersection with the Northerly right-of-way of Chardon Road (S.R. 6), 60 feet wide, said mag nail lying South 8° 48' 26" West, along said centerline of Wilder Road, a distance of 2261.35 feet from a rail road spike found on the shared line of Lot Nos. 149 and 150;

Thence North 8° 48' 26" East, along said centerline of Wilder Road, a distance of 1916.25 feet to point at the Northeasterly corner of land conveyed to Lee Anne Difonzo and Paul James Bailer (PPN 06-120597) by deed recorded in Volume 2047, Page 809 of Geauga County Deed Records, and being the Principal Place of Beginning of the premises herein intended to be described;

- COURSE I                      Thence North 86° 45' 28" West, along the Northerly line of land so conveyed to Lee Anne Difonzo and Paul James Bailer, passing through a point on the Westerly right-of-way of Wilder Road at 30.14 feet (witness a 5/8 inch iron pin found I.D. Temple 0.68' North) a total distance of 744.67 feet to a 5/8 inch iron pin found (I.D. Hantel) at the Northwesterly corner thereof;
- COURSE II                      Thence South 3° 13' 49" West, along the Westerly line of land so conveyed to Lee Anne Difonzo and Paul James Bailer, and along the Westerly line of land conveyed to Karl Hagedorn (PPN 06-120593) by deed recorded in Volume 1756, Page 1889 of Geauga County Deed Records, a distance of 341.50 feet to a 5/8 inch iron pin set;
- COURSE III                      Thence North 86° 45' 28" West (creating a new line) a distance of 702.20 feet to a 5/8 inch iron pin set on an Easterly line of land conveyed to Cedar Gem LLC. (PPN 06-102750) by deed recorded in Volume 2001, Page 3374 of Geauga County Deed Records;
- COURSE IV                      Thence North 3° 28' 45" East, along said Easterly line of land so conveyed to Cedar Gem LLC., a distance of 911.63 feet to a 5/8 inch iron pin found (I.D. Hantel) at the Southwesterly corner of land

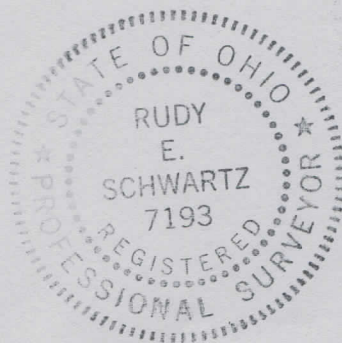
conveyed to The Holden Arboretum (PPN 06-707452) by deed recorded in Volume 1847, Page 3241 of Geauga County Deed Records;

COURSE V Thence South 86° 49' 30" East, along a Southerly line of land so conveyed to The Holden Arboretum, a distance of 813.49 feet to a 5/8 inch iron pin found (I.D. Hantel) at the Northwesterly corner of land conveyed to Frederick C. IV and Katherine M. Porter (PPN 06-090800) by deed recorded in Volume 1868, Page 1825 of Geauga County Deed Records;

COURSE VI Thence South 3° 15' 29" West, along the Westerly line of land so conveyed to Frederick C. IV and Katherine M. Porter, a distance of 490.66 feet to a 5/8 inch iron pin found (I.D. Hantel) at the Southwesterly corner thereof;

COURSE VII Thence South 86° 44' 52" East, along a Southerly line of land so conveyed to Frederick C. IV and Katherine M. Porter, and passing through a 5/8 inch iron pin found (I.D. Hantel) at 607.29 feet, a total distance of 637.50 feet to a point in said centerline of Wilder Road;

COURSE VIII Thence South 8° 48' 26" West, along said centerline of Wilder Road, a distance of 80.69 feet to the Principal Place of Beginning and containing 17.3386 acres of land (17.2830 acres excepting the area within the right-of-way of Wilder Road) as surveyed, calculated and described, on February 25, 2019 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. The intent of this survey is to describe a created parcel of land.



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

*[Signature]* 3/6/19  
GEAUGA COUNTY ENGINEER  
TAX MAP DEPT.

3.6.19

DATE

*[Signature]*

RUDY E. SCHWARTZ, P.S. 7193

REMAINING LANDS  
LEGAL DESCRIPTION  
OF A  
22.8424 ACRE PARCEL  
FOR  
GEORGE M. ROUDEBUSH III

Situated in the Township of Chardon, County of Geauga, and State of Ohio, and known as being a part of Original Lot No. 155, Tract 3, and further known as being part of a parcel of land conveyed to George M. Roudebush III (PPN 06-090400) by deed recorded in Volume 1977, Page 2602 of Geauga County Deed Records, further bounded and described as follows;

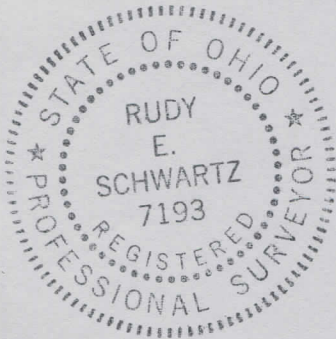
Beginning at a mag nail found in the centerline of Wilder Road (T.R. 85), 60 feet wide, at its intersection with the Northerly right-of-way of Chardon Road (S.R. 6), 60 feet wide, said mag nail lying South 8° 48' 26" West, along said centerline of Wilder Road, a distance of 2261.35 feet from a rail road spike found on the shared line of Lot Nos. 149 and 150;

Thence North 62° 39' 01" West, along the Northerly right-of-way of Chardon Road, a distance of 499.98 feet to a 5/8 inch iron pin found (I.D. Hantel) at the Southwesterly corner of land conveyed to Glenn F. and Stacey A. Wilder (PPN 06-120581) by deed recorded in Volume 1915, Page 2146 of Geauga County Deed Records, and being the Principal Place of Beginning of the premises herein intended to be described;

- COURSE I                    Thence North 62° 39' 01" West, continuing along said Northerly right-of-way of Chardon Road, a distance of 1213.93 feet to a point in the Easterly line of parcel four of lands conveyed to Cedar Gem LLC. (PPN 06-031800) by deed recorded in Volume 2001, Page 3380 of Geauga County Deed Records (witness a 1 1/2 inch iron pipe found 0.33 feet North);
- COURSE II                    Thence North 3° 28' 49" East, along the Easterly line if land so conveyed to Cedar Gem LLC. and passing through a 1 1/2 inch iron pipe found at 0.33 feet, a total distance of 400.00 feet to a 5/8 inch iron pin found (I.D. Hantel) on a Southerly line of land conveyed to Cedar Gem LLC. (PPN 06-102750) by deed recorded in Volume 2001, Page 3374 of Geauga County Deed Records;
- COURSE III                    Thence South 62° 36' 24" East, and along said Southerly line of land conveyed to Cedar Gem LLC. (PPN 06-102750), a distance of 328.03 feet to a 5/8 inch iron pin found at a Southeasterly corner thereof;
- COURSE IV                    Thence North 3° 28' 45" East, along the Easterly line of land so conveyed to Cedar Gem LLC., a distance of 599.89 feet to a 5/8 inch iron pin set;

CHA 00191

- COURSE V Thence South 86° 45' 28" East (creating a new line) a distance of 702.20 feet to a 5/8 inch iron pin set on the Westerly line of land conveyed to Karl Hagedorn (PPN 06-120593) by deed recorded in Volume 1756, Page 1889 of Geauga County Deed Records;
- COURSE VI Thence South 3° 13' 49" West, along said Westerly line of land so conveyed to Karl Hagedorn, and along the Westerly line of land conveyed to George M. Roudebush III (PPN 06-120596) by deed recorded in Volume 1977, Page 2600 of Geauga County Deed Records, a distance of 758.24 feet to a point at the Southwesterly corner thereof (witness a 5/8 inch iron pin found bent (0.13' East, 0.11' South);
- COURSE VII Thence South 86° 40' 58" East, along a Southerly line of land so conveyed to said George M. Roudebush III, a distance of 102.26 feet to a 5/8 inch iron pin found (I.D. Hantel) on the Westerly line of land conveyed to Glenn F. and Stacey A. Wilder (PPN 06-120581) by deed recorded in Volume 1915, Page 2146 of Geauga County Deed Records;
- COURSE VIII Thence South 3° 14' 40" West, along said Westerly line of land so conveyed to Glenn F. and Stacey A. Wilder, a distance of 603.13 feet to the Principal Place of Beginning and containing 22.8424 acres of land as surveyed, calculated and described, on February 25, 2019 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. The intent of this survey is to describe the remaining lands of a parcel of land.



**SURVEY PLAT & LEGAL DESCRIPTION**  
**APPROVED PER R.C. 315.251**  
 [Signature] 3/6/19  
**GEAUGA COUNTY ENGINEER**  
**TAX MAP DEPT.**

3.6.19  
 DATE

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