

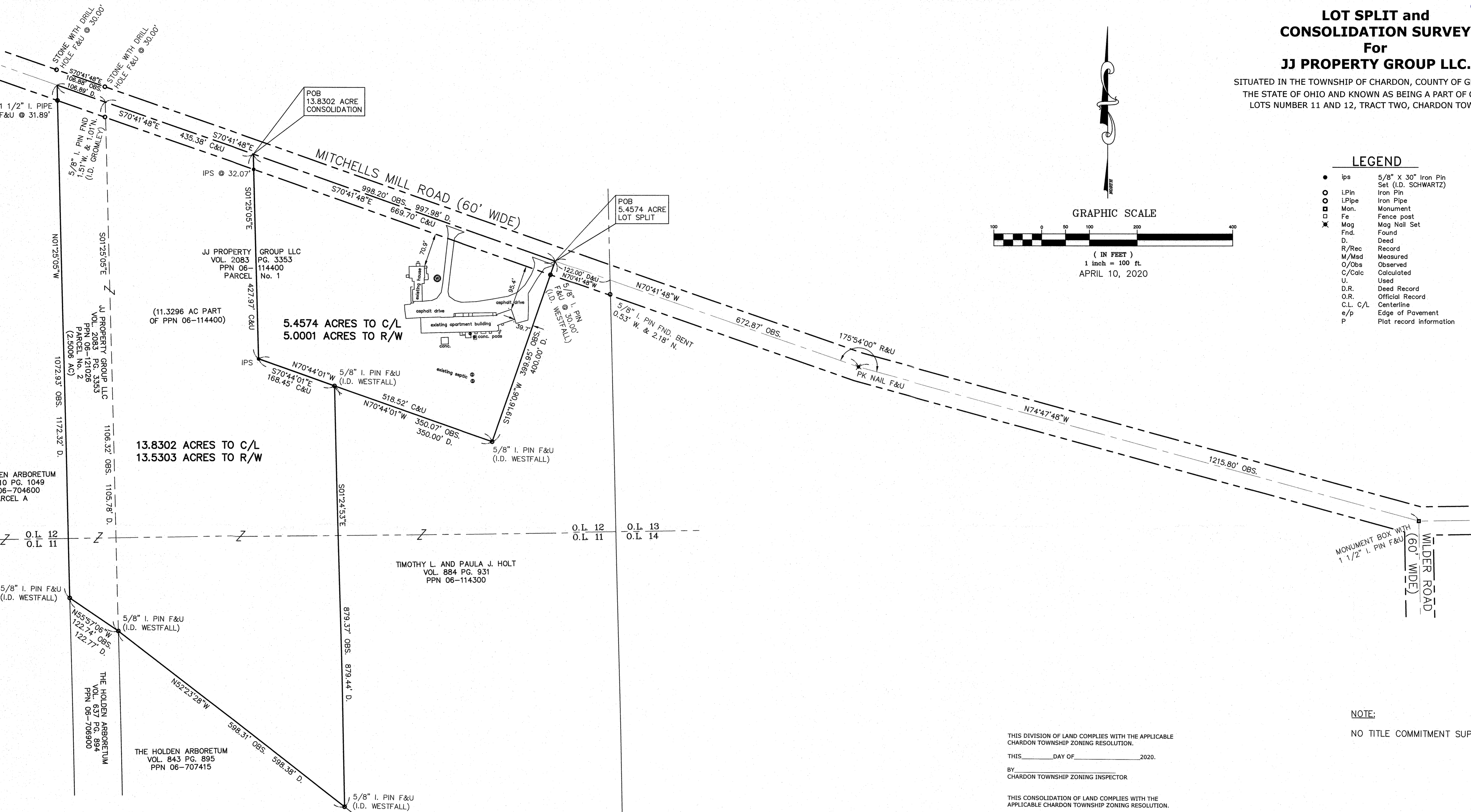
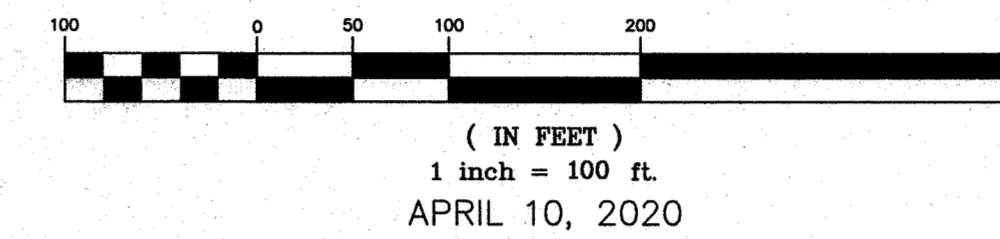
LOT SPLIT and CONSOLIDATION SURVEY For JJ PROPERTY GROUP LLC.

SITUATED IN THE TOWNSHIP OF CHARDON, COUNTY OF GEauga AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL LOTS NUMBER 11 AND 12, TRACT TWO, 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
- 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



NOTE:

NO TITLE COMMITMENT SUPPLIED

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

THIS _____ DAY OF _____ 2020.

BY _____
CHARDON TOWNSHIP ZONING INSPECTOR

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

THIS _____ DAY OF _____ 2020.

BY _____
CHARDON TOWNSHIP ZONING INSPECTOR

PREPARED FOR:
JJ PROPERTY GROUP LLC
11955 PEKIN ROAD
NEWBURY, OH 44065

PREPARED BY:

HES & ASSOCIATES ENGINEERING INC.
12121 KINSMAN ROAD
NEWBURY, OHIO 44065
Telephone: (440) 564-8008
Fax: (440) 564-8176

SCHWARTZ LAND SURVEYING, INC.

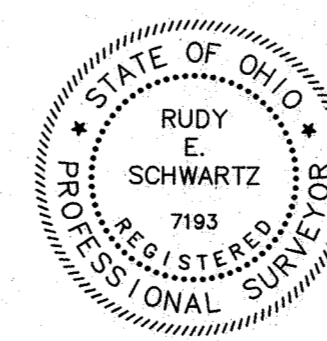
RUDY E. SCHWARTZ
PROFESSIONAL SURVEYOR
12121 KINSMAN ROAD
NEWBURY, OHIO 44065
(440) 564-8174 Fax: (440) 564-8285

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

[Signature] 4.10.20



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
[Signature] 4/10/2020
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

REFERENCES USED:

- 1 DEEDS OF RECORD
- 2 RESIDUAL BOUNDARY SURVEY OF LANDS DEEDED TO LILLIAN SWANK BY ERIC B. WESTFALL, OCT. 1996
- 3 PLAT OF PROPERTY LINE REALIGNMENT BY RICHARD F. HANTEL, 3-7-2001
- 4 PLAT OF REFERENCES FOR ANGLE POINTS ON CENTERLINE OF MITCHELL MILLS ROAD BY F.R. ZETHMAYR, JUNE 1930

LEGAL DESCRIPTION
OF A
13.8302 ACRE PARCEL
FOR
JJ PROPERTY GROUP LLC

Situated in the Township of Chardon, County of Geauga, and State of Ohio and known as being a part Original Lots No. 11 and 12, Tract Two, and further known as being all of parcel No. 2 of land conveyed to JJ Property Group LLC. (PPN 06-121026) by deed recorded in Volume 2083, Page 3353 of Geauga County Deed Records, also being part of parcel No. 1 of land conveyed to JJ Property Group LLC. (PPN 06-114400) by deed recorded in Volume 2083, Page 3353 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a 1 1/2 inch iron pin found in a monument box in the centerline of Mitchells Mill Road (60 feet wide), at its intersection with the centerline of Wilder Road (60 feet wide)

Thence **North 74° 47' 48" West**, along said centerline of Mitchells Mill Road, a distance of **1215.80 feet** to a PK nail found at an angle point in said centerline of Mitchells Mill Road;

Thence **North 70° 41' 48" West**, continuing along said centerline of Mitchells Mill Road, a distance of **1342.57 feet** to a point and the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence **South 01° 25' 05" East**, (creating a new line), passing through a 5/8 inch iron pin set at 32.07 feet, a total distance of **427.97 feet** to a 5/8 inch iron pin set;

COURSE II Thence **South 70° 44' 01" East**, (creating a new line), a distance of **168.45 feet** to a 5/8 inch iron pin set at a northwesterly corner of a parcel of land conveyed to Timothy L. and Paula J. Holt (PPN 06-114300) by deed recorded in Volume 884, Page 931 of Geauga County Deed Records;

COURSE III Thence **South 01° 24' 53" East**, along the westerly line of said Timothy L. and Paula J. Holt parcel, a distance of **879.37 feet** to a 5/8 inch iron pin found (ID Westfall) at the southwesterly corner thereof, also being the northerly line of a parcel of land conveyed to

The Holden Arboretum (PPN 06-707415) by deed recorded in Volume 843, Page 895 of Geauga County Deed Records;

COURSE IV

Thence **North 52° 23' 28" West**, along said northerly line of The Holden Arboretum (PPN 06-707415) parcel, a distance of **598.31 feet** to a 5/8 inch iron pin found (ID Westfall) at the northwesterly corner thereof, also being the northeasterly corner of a parcel of land conveyed to The Holden Arboretum (PPN 06-706900) by deed recorded in Volume 637, Page 894 of Geauga County Deed Records;

COURSE V

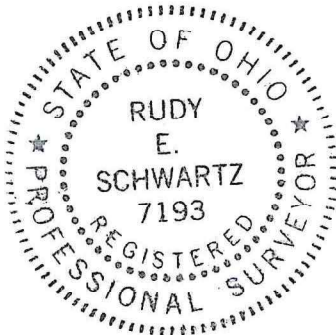
Thence **North 55° 57' 06" West**, along said northerly line of The Holden Arboretum (PPN 06-706900) parcel, a distance of **122.74 feet** to a 5/8 inch iron pin found (ID Westfall) at the northwesterly corner thereof, also being the easterly line of parcel A of land conveyed to The Holden Arboretum (PPN 06-704600) by deed recorded in Volume 410, Page 1049 of Geauga County Deed Records;

COURSE VI

Thence **North 01° 25' 05" West**, along said easterly line of The Holden Arboretum (PPN 06-704600) parcel, passing through a 1 1/2 inch iron pipe found at 1041.04 feet, a total distance of **1072.93 feet** to said centerline of Mitchells Mill Road;

COURSE VII

Thence **South 70° 41' 48" East**, along said centerline of Mitchells Mill Road, a distance of **435.38 feet** to the Principal Place of Beginning and containing 13.8302 acres of land (13.5303 acres excepting the area within the right-of-way of Mitchells Mill Road) (2.5006 acres all of PPN 06-121026 and 11.3296 part of PPN 06-114400) as surveyed calculated and described on April 10, 2020, 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.



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
Jerry Roessman 4/10/2020
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

4-10-20

DATE

RUDY E. SCHWARTZ, P.S. 7193

LEGAL DESCRIPTION
OF A
5.4574 ACRE PARCEL
FOR
JJ PROPERTY GROUP LLC

Situated in the Township of Chardon, County of Geauga, and State of Ohio and known as being a part Original Lots No. 11 and 12, Tract Two, and further known as being part of parcel No. 1 of land conveyed to JJ Property Group LLC. (PPN 06-114400) by deed recorded in Volume 2083, Page 3353 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a 1 1/2 inch iron pin found in a monument box in the centerline of Mitchells Mill Road (60 feet wide), at its intersection with the centerline of Wilder Road (60 feet wide)

Thence **North 74° 47' 48" West**, along said centerline of Mitchells Mill Road, a distance of **1215.80 feet** to a PK nail found at an angle point in said centerline of Mitchells Mill Road;

Thence **North 70° 41' 48" West**, continuing along said centerline of Mitchells Mill Road, a distance of **672.87 feet** to a point at a Northwesterly corner of a parcel of land conveyed to Timothy L. and Paula J. Holt (PPN 06-114300) by deed recorded in Volume 884, Page 931 of Geauga County Deed Records, and being the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence **South 19° 16' 06" West**, along the westerly line of said Timothy L. and Paula J. Holt parcel, passing through a 5/8 inch iron pin found (ID Westfall) at 30.00 feet, a total distance of **399.95 feet** to a 5/8 inch iron pin found (ID Westfall) at an interior corner thereof;

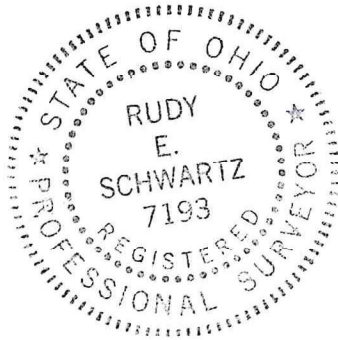
COURSE II Thence **North 70° 44' 01" West**, along a northerly line of said Timothy L. and Paula J. Holt parcel, passing through a 5/8 inch iron pin found (ID Westfall) at 350.07 feet, and the westerly extension thereof (creating a new line), a total distance of **518.52 feet** to a 5/8 inch iron pin set;

COURSE III Thence **North 01° 25' 05" West** (creating a new line), passing through a 5/8 inch iron pin set at 395.90 feet, a total distance of **427.97 feet** to said centerline of Mitchells Mill Road;

COURSE IV

Thence **South 70° 41' 48" East**, along said centerline of Madison Road, a distance of **669.70 feet** to the Principal Place of Beginning and containing 5.4574 acres of land (5.0001 acres excepting the area within the right-of-way of Mitchells Mill Road) as surveyed calculated and described on April 10, 2020, 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.

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
James Kessner 4/10/2020
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.



4-10-20

DATE

RUDY E. SCHWARTZ, P.S. 7193