

LOT SPLIT AND CONSOLIDATION PLAT

For
JOHN E. Mc MILLAN

SITUATED IN THE TOWNSHIP OF CHARDON, COUNTY OF GEAUGA AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL LOT NUMBER 2, TRACT 2.

PREPARED FOR:
JOHN E. Mc MILLAN
8970 WISNER RD
KIRTLAND, OH 44094

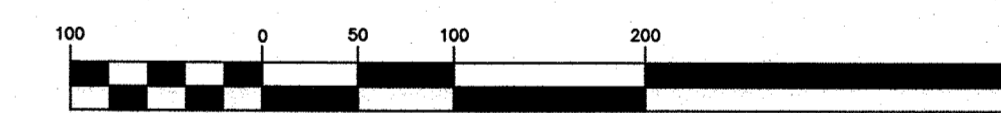
AND
THE HOLDEN ARBORETUM
9500 SPERRY RD
KIRTLAND, OH 44094

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
- Stk Stake Per Owner



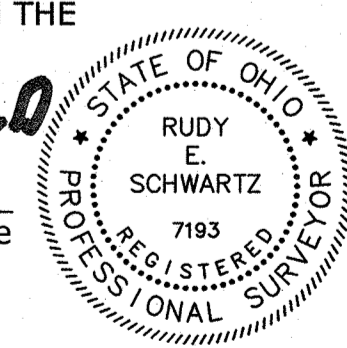
GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.
MAY 8, 2020

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 E. Schwartz
RUDY E. SCHWARTZ, P.S. #7193 Date **5.8.20**



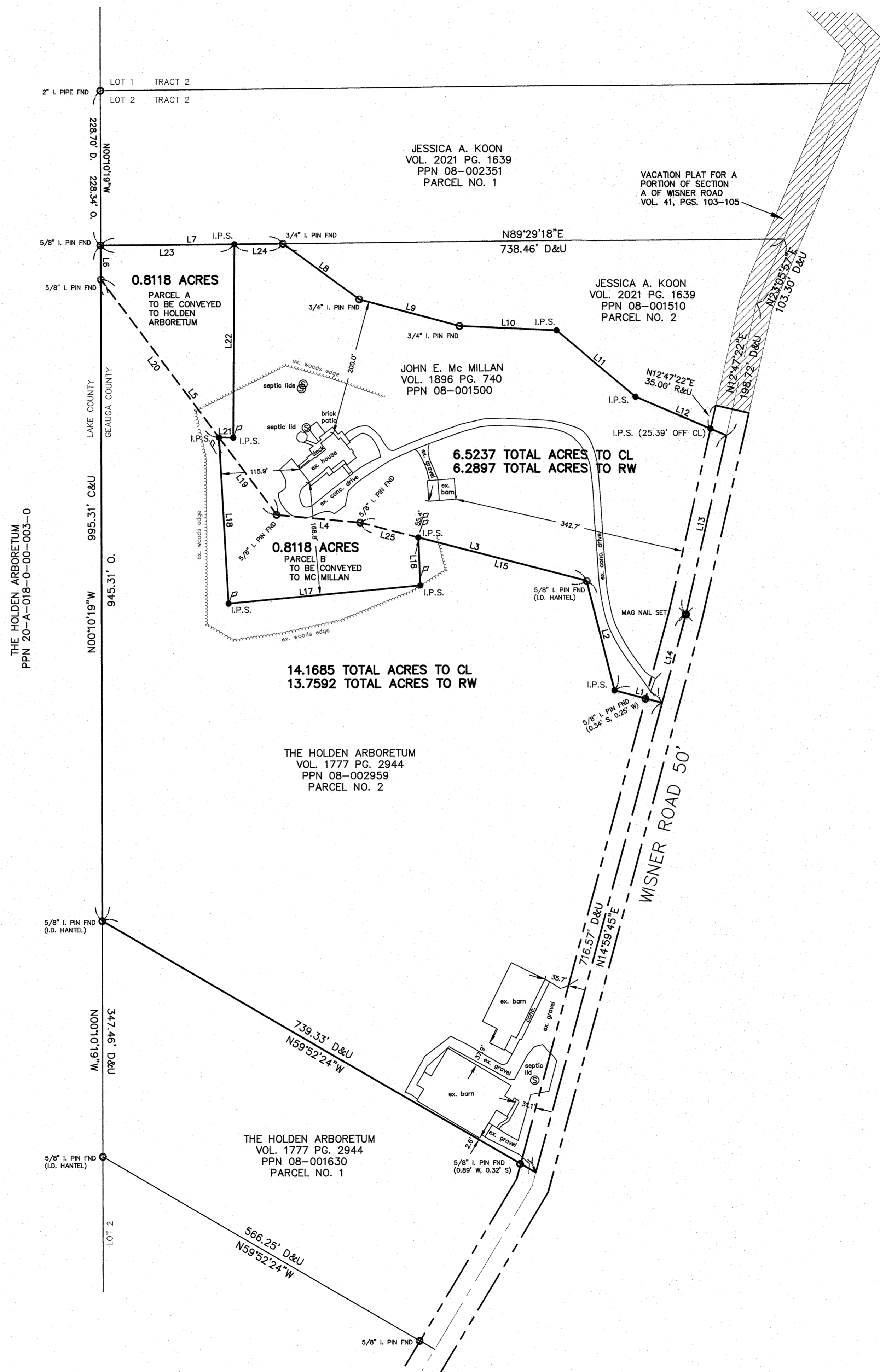
SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
John Kocum 5/08/2020
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

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

REFERENCES USED:

- DEEDS OF RECORD
- PLAT OF LOT SPLIT FOR THE HOLDEN ARBORETUM BY BAUER SURVEYS COMPANY 5/13/2005 (CHA 00042)

LINE	LENGTH O.	LENGTH R.	BEARING
L1	72.34		N75°30'04"W
L2	166.36		N75°30'04"W
L3	344.88		N75°30'04"W
L4	123.51	123.43	N84°39'17"W
L5	433.52	433.37	N36°49'30"W
L6	50.00		N00°10'19"W
L7	268.82	268.57	N89°29'18"E
L8	139.65	139.63	S53°54'46"E
L9	153.19		S74°59'43"E
L10	143.00		S87°18'48"E
L11	151.24		S50°06'58"E
L12	145.65	145.63	S67°07'38"E
L13	270.66		S12°47'22"W
L14	135.07	135.00	S14°59'45"W
L15	256.54		N75°30'04"W
L16	70.78		S02°28'15"E
L17	283.95		S84°41'18"W
L18	245.16		N03°20'13"W
L19	142.57		N36°49'30"W
L20	290.95		N36°49'30"W
L21	21.08		S89°43'23"E
L22	284.76		N00°16'37"E
L23	197.00		S89°29'18"W
L24	71.82		N89°29'18"E
L25	88.34		N75°30'04"W



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

LEGAL DESCRIPTION
OF A
0.8118 ACRE PARCEL
PARCEL "A"
(TO BE CONVEYED TO THE
HOLDEN ARBORETUM)

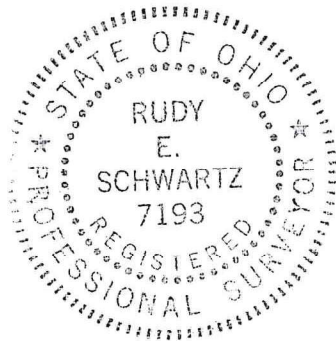
Situated in the Township of Chardon, County of Geauga, and State of Ohio and known as being a part of Original Lot No. 2, Tract No. 2, and further being known as part of parcel of land conveyed to John E. Mc Millan (PPN 08-001500) by deed recorded in Volume 1896, Page 740 of Geauga County Deed Records;

Beginning at a 2 inch iron pipe found at the Northwesterly corner of land conveyed to Jessica A. Koon (PPN 08-002351) by deed recorded in Volume 2021, Page 1639 of Geauga County Deed Records, also being the Easterly line of land conveyed to The Holden Arboretum (PPN 20-A-018-0-00-003-0), said pipe being on the shared line of Geauga and Lake Counties, also being at the shared corner of Lot Nos. 1 and 2, Tract 2;

Thence **South 0° 10' 19" East**, along the Westerly line of land so conveyed to Jessica A. Koon, also being the Westerly line of Lot No. 2, also being said Easterly line of land so conveyed to The Holden Arboretum (PPN 20-A-018-0-00-003-0), also being said shared line between Lake and Geauga Counties, a distance of **228.34 feet** to a 5/8 inch iron pin found at the Southwesterly corner thereof, and being the Principal Place of Beginning of the premises herein intended to be described;

- COURSE I Thence **North 89° 29' 18" East**, along the Southerly line of land so conveyed to Jessica A. Koon, a distance of **197.00 feet** to a 5/8 inch iron pin set;
- COURSE II Thence **South 0° 16' 37" West** (creating a new line) a distance of **284.76 feet** to a 5/8 inch iron pin set;
- COURSE III Thence **North 89° 43' 23" West** (creating a new line) a distance of **21.08 feet** to a 5/8 inch iron pin set on a Northerly line of parcel No. 2 of lands conveyed to The Holden Arboretum (PPN 08-002959) by deed recorded in Volume 1777, Page 2944 of Geauga County Deed Records;
- COURSE IV Thence **North 36° 49' 30" West**, along said Northerly line of parcel No. 2 of lands conveyed to The Holden Arboretum, a distance of **290.95 feet** to a 5/8 inch iron pin found at the most Northerly corner thereof, said pin also being on said shared line of Geauga and Lake Counties, also being said Easterly line of land so conveyed to The Holden Arboretum (PPN 20-A-018-0-00-003-0), also being the Westerly line of Lot No. 2;
- COURSE V Thence **North 0° 10' 19" West**, along said shared line of Geauga and Lake Counties, also being the Westerly line of Lot No. 2, also being said Easterly line of land so conveyed to The Holden Arboretum (PPN 20-A-018-0-00-003-0), a

distance of **50.00 feet** to the Principal Place of Beginning and containing **0.8118 acres** of land as surveyed, calculated and described on April 30, 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 iron pins set are I.D. Schwartz 7193.



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

James Roessner 5/8/2020
**GAUGA COUNTY ENGINEER
TAX MAP DEPT.**

5.8.20

DATE

RUDY E. SCHWARTZ, P.S. 7193

LEGAL DESCRIPTION
OF A
0.8118 ACRE PARCEL
PARCEL "B"
(TO BE CONVEYED TO JOHN E. Mc MILLAN)

Situated in the Township of Chardon, County of Geauga, and State of Ohio and known as being a part of Original Lot No. 2, Tract No. 2, and further being known as part of parcel of land conveyed to The Holden Arboretum (PPN 08-002959) by deed recorded in Volume 1777, Page 2944 of Geauga County Deed Records;

Beginning at a 2 inch iron pipe found at the Northwesterly corner of land conveyed to Jessica A. Koon (PPN 08-002351) by deed recorded in Volume 2021, Page 1639 of Geauga County Deed Records, also being the Easterly line of land conveyed to The Holden Arboretum (PPN 20-A-018-0-00-003-0), said pipe being on the shared line of Geauga and Lake Counties, also being at the shared corner of Lot Nos. 1 and 2, Tract 2;

Thence **South 0° 10' 19" East**, along the Westerly line of land so conveyed to Jessica A. Koon, also being said Easterly line of land conveyed to The Holden Arboretum (PPN 20-A-018-0-00-003-0), also being said shared line of Geauga and Lake Counties, and the Westerly line of Lot No. 2, a distance of **228.34 feet** to a 5/8 inch iron pin found at the Southwesterly corner thereof, also being at the Northwesterly corner of land conveyed to John E. Mc Millan (PPN 08-001500) by deed recorded in Volume 1896, Page 740 of Geauga County Deed Records;

Thence **South 0° 10' 19" East**, along the Westerly line of land so conveyed to John E. Mc Millan, also being said Easterly line of land conveyed to The Holden Arboretum (PPN 20-A-018-0-00-003-0), also being said shared line of Geauga and Lake Counties, and the Westerly line of Lot No. 2, a distance of **50.00 feet** to a 5/8 inch iron pin found at a Southwesterly corner thereof;

Thence **South 36° 49' 30" East**, along a Southwesterly line of land so conveyed to John E. Mc Millan, a distance of **290.95 feet** to a 5/8 inch iron pin set at the Principal Place of Beginning of the premises herein intended to be described;

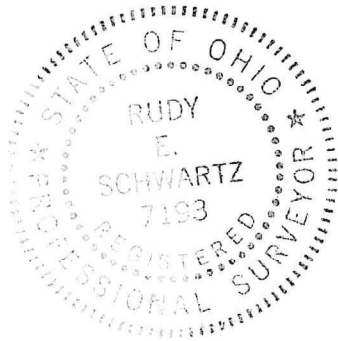
- | | |
|------------|--|
| COURSE I | Thence South 36° 49' 30" East , continuing along said Southwesterly line of land so conveyed to John E. Mc Millan, a distance of 142.57 feet to a 5/8 inch iron pin found; |
| COURSE II | Thence South 84° 39' 17" East , along a Southerly line of land so conveyed to John E. Mc Millan, a distance of 123.51 feet to a 5/8 inch iron pin found; |
| COURSE III | Thence South 75° 30' 04" East , along a Southerly line of land so conveyed to John E. Mc Millan, a distance of 88.34 feet to a 5/8 inch iron pin set; |
| COURSE IV | Thence South 2° 28' 15" East (creating a new line) a distance of 70.78 feet to a 5/8 inch iron pin set; |

COURSE V

Thence **South 84° 41' 18" West** (creating a new line) a distance of **283.95 feet** to a 5/8 inch iron pin set.

COURSE VI

Thence **North 3° 20' 13" West** (creating a new line) a distance of **245.16 feet** to the Principal Place of Beginning and containing **0.8118 acres** of land as surveyed, calculated and described on April 30, 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 iron pins set are I.D. Schwartz 7193.



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
John Roessman 5/8/2020

GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

5-8-20

DATE

[Handwritten Signature]

RUDY E. SCHWARTZ, P.S. 7193

CONSOLIDATION
 LEGAL DESCRIPTION
 OF A
 14.1685 ACRE PARCEL
 FOR
 THE HOLDEN ARBORETUM

Situated in the Township of Chardon, County of Geauga, and State of Ohio and known as being a part of Original Lot No. 2, Tract No. 2, and further being known as part of parcel of land conveyed to John E. Mc Millan (PPN 08-001500) by deed recorded in Volume 1896, Page 740 of Geauga County Deed Records, and also being part of parcel No. 2 of lands conveyed to The Holden Arboretum (PPN 08-002959) by deed recorded in Volume 1777, Page 2944 of Geauga County Deed Records;

Beginning at a 2 inch iron pipe found at the Northwesterly corner of land conveyed to Jessica A. Koon (PPN 08-002351) by deed recorded in Volume 2021, Page 1639 of Geauga County Deed Records, also being the Easterly line of land conveyed to The Holden Arboretum (PPN 20-A-018-0-00-003-0), said pipe being on the shared line of Geauga and Lake Counties, also being at the shared corner of Lot Nos. 1 and 2, Tract 2;

Thence **South 0° 10' 19" East**, along the Westerly line of land so conveyed to Jessica A. Koon, also being the Westerly line of Lot No. 2, also being said Easterly line of land conveyed to The Holden Arboretum (PPN 20-A-018-0-00-003-0), also being said shared line between Lake and Geauga Counties, a distance of **228.34 feet** to a 5/8 inch iron pin found at the Southwesterly corner thereof, and being the Principal Place of Beginning of the premises herein intended to be described;

COURSE I	Thence North 89° 29' 18" East , along the Southerly line of land so conveyed to Jessica A. Koon, a distance of 197.00 feet to a 5/8 inch iron pin set;
COURSE II	Thence South 0° 16' 37" West (creating a new line) a distance of 284.76 feet to a 5/8 inch iron pin set;
COURSE III	Thence North 89° 43' 23" West (creating a new line) a distance of 21.08 feet to a 5/8 inch iron pin set on a Southwesterly line of land so conveyed to John E. Mc Millan;
COURSE IV	Thence South 3° 20' 13" East (creating a new line) a distance of 245.16 feet to a 5/8 inch iron pin set;
COURSE V	Thence North 84° 41' 18" East (creating a new line) a distance of 283.95 feet to a 5/8 inch iron pin set;
COURSE VI	Thence North 2° 28' 15" West (creating a new line) a distance of 70.78 feet to a 5/8 inch iron pin set on a Southerly line of land so conveyed to John E. Mc Millan;

- COURSE VII Thence **South 75° 30' 04" East**, along said Southerly line of land so conveyed to John E. Mc Millan, a distance of **256.54 feet** to a 5/8 inch iron pin found (I.D. Hantel);
- COURSE VIII Thence **South 14° 15' 15" East**, along a Westerly line of land so conveyed to John E. Mc Millan, a distance of **166.36 feet** to a 5/8 inch iron pin set;
- COURSE IX Thence **South 75° 30' 04" East**, along a Westerly line of land so conveyed to John E. Mc Millan, passing through a point on the Westerly right-of-way of Wisner Road, 50 feet wide, at 47.34 feet (witness a 5/8 inch iron pin found 0.34 feet South, 0.25 feet West), a total distance of **72.34 feet** to a point in the centerline of Wisner Road at the Southeasterly corner thereof;
- COURSE X Thence **South 14° 59' 45" West**, along said centerline of Wisner Road, a distance of **716.57 feet** to a point at the Northeasterly corner of parcel No. 1 of lands conveyed to The Holden Arboretum (PPN 08-010630) by deed recorded in Volume 1777, Page 2944 of Geauga County Deed Records;
- COURSE XI Thence **North 59° 52' 24" West**, along the Northerly line of said parcel No. 1 of lands conveyed to The Holden Arboretum, passing through a point on the Westerly right-of-way of said Wisner Road, at 25.90' (witness a 5/8 inch iron pin found 0.89 feet West, and 0.32 feet South), a total distance of **739.33 feet** to a 5/8 inch iron pin found (I.D. Hantel) on the shared line between Lake and Geauga Counties, also being the Easterly line of land conveyed to The Holden Arboretum (PPN 20-A-018-0-00-003-0), also being the Westerly line of Lot 2;
- COURSE XII Thence **North 0° 10' 19" West**, along said the shared line between Lake and Geauga Counties, also being the Easterly line of land conveyed to The Holden Arboretum (PPN 20-A-018-0-00-003-0), also being the Westerly line of Lot 2, a distance of **995.31 feet** to the Principal Place of Beginning and containing **14.1685 acres** of land (13.7592 acres excepting the area within the right-of-way of Wisner Road, 13.3567 acres part of PPN 08-002959, and 0.8118 acres part of PPN 08-001500) as surveyed, calculated and described on April 30, 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 iron pins set are I.D. Schwartz 7193.

5.8.20

DATE

RUDY E. SCHWARTZ, P.S. 7193



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

John Roemer 5/8/2020
**GEAUGA COUNTY ENGINEER
TAX MAP DEPT.**

CONSOLIDATION
 LEGAL DESCRIPTION
 OF A
 6.5237 ACRE PARCEL
 FOR
 JOHN E. Mc MILLLAN

Situated in the Township of Chardon, County of Geauga, and State of Ohio and known as being a part of Original Lot No. 2, Tract No. 2, and further being known as part of parcel of land conveyed to John E. Mc Millan (PPN 08-001500) by deed recorded in Volume 1896, Page 740 of Geauga County Deed Records, and also being part of parcel No. 2 of lands conveyed to The Holden Arboretum (PPN 08-002959) by deed recorded in Volume 1777, Page 2944 of Geauga County Deed Records;

Beginning at a 2 inch iron pipe found at the Northwesterly corner of land conveyed to Jessica A. Koon (PPN 08-002351) by deed recorded in Volume 2021, Page 1639 of Geauga County Deed Records, also being the Easterly line of land conveyed to The Holden Arboretum (PPN 20-A-018-0-00-003-0), said pipe being on the shared line of Geauga and Lake Counties, also being at the shared corner of Lot Nos. 1 and 2, Tract 2;

Thence **South 0° 10' 19" East**, along the Westerly line of land so conveyed to Jessica A. Koon, also being the Westerly line of Lot No. 2, also being said Easterly line of land conveyed to The Holden Arboretum (PPN 20-A-018-0-00-003-0), also being said shared line between Lake and Geauga Counties, a distance of **228.34 feet** to a 5/8 inch iron pin found at the Southwesterly corner thereof;

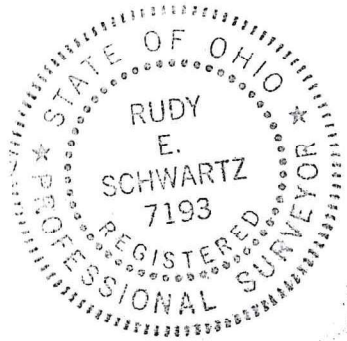
Thence **North 89° 29' 18" East**, along the Southerly line of land so conveyed to Jessica A. Koon, a distance of **197.00 feet** to a 5/8 inch iron pin set, and being the Principal Place of Beginning of the premises herein intended to be described;

- | | |
|------------|---|
| COURSE I | Thence North 89° 29' 18" East , along the Southerly line of land so conveyed to Jessica A. Koon, a distance of 71.82 feet to a 3/4 inch iron pin found at the most Westerly corner of parcel No. 2 of lands conveyed to Jessica A. Koon (PPN 08-001510) by deed recorded in Volume 2021, Page 1639 of Geauga County Deed Records; |
| COURSE II | Thence South 53° 54' 46" East , along a Southerly line of said parcel No. 2 of lands conveyed to Jessica A. Koon (PPN 08-001510), a distance of 139.65 feet to a 3/4 inch iron pin found; |
| COURSE III | Thence South 74° 59' 43" East , along a Southerly line of said parcel No. 2 of lands conveyed to Jessica A. Koon, a distance of 153.19 feet to a 3/4 inch iron pin found; |
| COURSE IV | Thence South 87° 18' 48" East , along a Southerly line of said parcel No. 2 of lands conveyed to Jessica A. Koon, a distance of 143.00 feet to a 5/8 inch iron pin set; |

- COURSE V Thence **South 50° 06' 58" East**, along a Southerly line of said parcel No. 2 of lands conveyed to Jessica A. Koon, a distance of **151.24 feet** to a 5/8 inch iron pin set;
- COURSE VI Thence **South 67° 07' 38" East**, along a Southerly line of said parcel No. 2 of lands conveyed to Jessica A. Koon, passing through a 5/8 inch iron pin set at 120.26 feet, a total distance of **145.65 feet** to a point in the centerline of Wisner Road, 50 feet wide;
- COURSE VII Thence **South 12° 47' 22" West**, along said centerline of Wisner Road, a distance of **270.66 feet** to a mag nail set at an angle point;
- COURSE VIII Thence **South 14° 59' 45" West**, continuing along said centerline of Wisner Road, a distance of **135.07 feet** to a point at Northeasterly corner of parcel No. 2 of lands conveyed to The Holden Arboretum (PPN 08-002959) by deed recorded in Volume 1777, Page 2944 of Geauga County Deed Records;
- COURSE IX Thence **North 75° 30' 04" West**, along a Northerly line of said parcel No. 2 of lands conveyed to The Holden Arboretum, passing through a point on the Westerly right-of-way of said Wisner Road, at 25.00 feet, (witness a 5/8 inch iron pin found 0.34 feet South, 0.25 feet West) a total distance of **72.34 feet** to a 5/8 inch iron pin set;
- COURSE X Thence **North 14° 15' 15" West**, along a Northeasterly line of said parcel No. 2 of lands conveyed to The Holden Arboretum, a distance of **166.36 feet** to a 5/8 inch iron pin found (I.D. Hantel);
- COURSE XI Thence **North 75° 30' 04" West**, along a Northerly line of said parcel No. 2 of lands conveyed to The Holden Arboretum, a distance of **256.54 feet** to a 5/8 inch iron pin set;
- COURSE XII Thence **South 2° 28' 15" East** (creating a new line) a distance of **70.78 feet** to a 5/8 inch iron pin set;
- COURSE XIII Thence **South 84° 41' 18" West** (creating a new line) a distance of **283.95 feet** to a 5/8 inch iron pin set;
- COURSE XIV Thence **North 3° 20' 13" West** (creating a new line) a distance of **245.16 feet** to a 5/8 inch iron pin set on a Northerly line of parcel No. 2 of lands conveyed to The Holden Arboretum;
- COURSE XV Thence **South 89° 43' 23" East** (creating a new line) a distance of **21.08 feet** to a 5/8 inch iron pin set;

COURSE XVI

Thence **North 0° 16' 37" East** (creating a new line) a distance of **284.76 feet** to the Principal Place of Beginning and containing **6.5237 acres** of land (6.2897 acres excepting the area within the right-of-way of Wisner Road, 5.7119 acres part of PPN 08-001500, and 0.8118 acres part of PPN 08-002959) as surveyed, calculated and described on April 30, 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 iron pins set are I.D. Schwartz 7193.



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

Steven Roessman 5/8/2020

**GEAUGA COUNTY ENGINEER
TAX MAP DEPT.**

5.8.20

DATE

RUDY E. SCHWARTZ, P.S. 7193