

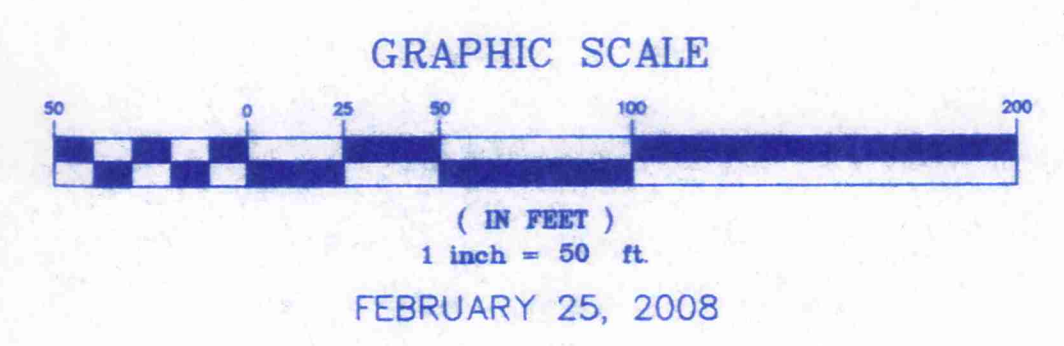
MAYFIELD ROAD (U.S. HIGHWAY 322) 60'

**PLAT OF SURVEY**  
**For**  
**LAWRENCE A. AND CONNIE M. FOX**  
 SITUATED IN THE TOWNSHIP OF CHESTER, COUNTY OF GEUGA  
 AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF  
 ORIGINAL LOT NUMBER 28, TRACT 3.

PREPARED FOR:  
 LAWRENCE A. AND CONNIE M. FOX  
 12830 SPERRY ROAD  
 CHESTERLAND, OHIO 44026

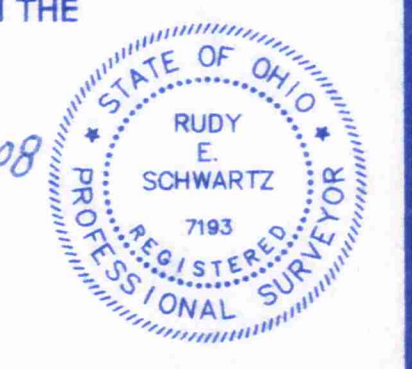
**LEGEND**

•	ips	5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
○	i.Pipe	Iron Pin
○	i.Pipe	Iron Pipe
□	Mon.	Monument
+	Fe	Fence post
+	Mag	Mag Nail Set
+	Fnd.	Found
+	D.	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



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* 2-26-08  
 RUDY SCHWARTZ, P.S. #7193 Date



SURVEY PLAT & LEGAL DESCRIPTION  
 APPROVED PER R.C. 315.251  
 PAK 316/08  
 OFFICE OF THE  
 GEUGA 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

ZANGARA TRIVISON SUBDIVISION  
 VOLUME 7, PAGE 33

ADAM A & NATALIE A NEFF  
 VOL. 1807, PG. 2867  
 PARCEL 2  
 P.P.# 11-389217

ADAM A & NATALIE A NEFF  
 VOL. 1807, PG. 2867  
 PARCEL 1  
 P.P.# 11-126950

S00°54'15"W  
 25.00' D.&U.

S00°54'15"W  
 25.00' D.&U.

LAWRENCE A. & CONNIE M. FOX  
 VOL. 1830, PG. 1  
 P.P.# 11-031800  
 5.9302 ACRES TO CL

CONNIE E HABERNY  
 VOL. 1399, PG. 1103  
 P.P.# 11-166200

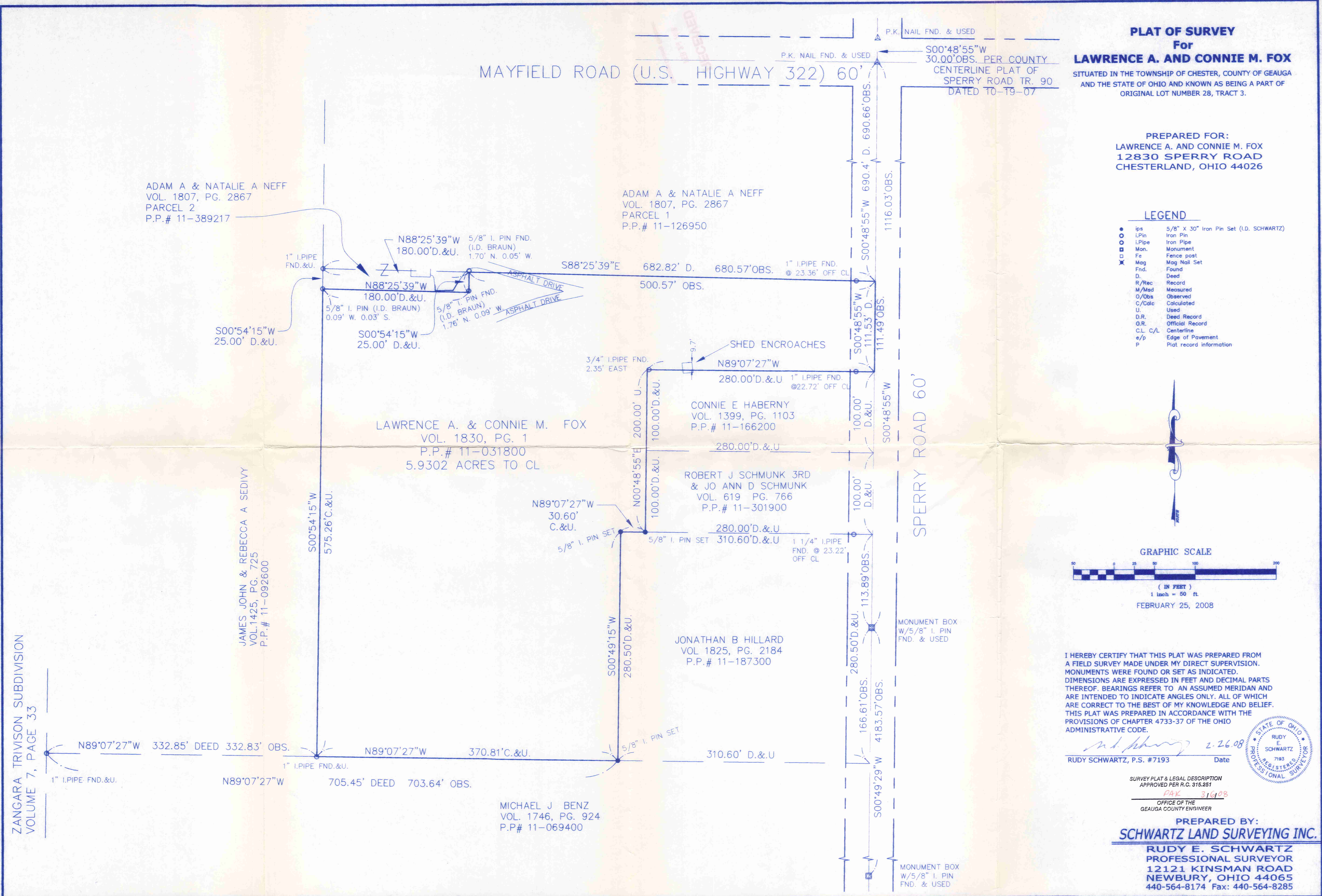
ROBERT J SCHMUNK 3RD  
 & JO ANN D SCHMUNK  
 VOL. 619 PG. 766  
 P.P.# 11-301900

JONATHAN B HILLARD  
 VOL 1825, PG. 2184  
 P.P.# 11-187300

MICHAEL J BENZ  
 VOL. 1746, PG. 924  
 P.P.# 11-069400

MONUMENT BOX  
 W/5/8" I. PIN  
 FND. & USED

MONUMENT BOX  
 W/5/8" I. PIN  
 FND. & USED



CHE00167

Fox (08-024)

Pick up date

3-6-08

11-031800

Vol. 1918 - Pg. 1511

CHE-00167

LEGAL DESCRIPTION  
OF A  
5.9302 ACRE PARCEL  
FOR  
LAWRENCE A. AND  
CONNIE M. FOX

Situated in the Township of Chester, County of Geauga, and State of Ohio and known as being a part of Original Lot No. 28, Tract No. 3, and further being known all of a parcel of land conveyed to Lawrence A. and Connie M. Fox (PPN 11-031800) by deed recorded in Volume 1830, Page 1 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a P.K. nail found in the centerline of Mayfield Road (U.S. Highway 322), 60 feet wide, at its intersection with the centerline of Sperry Road, 60 feet wide, said point lying South 0° 48' 55" West, along said centerline of Sperry Road, a distance of 30.00 feet from a Mag nail found on the Northerly right-of-way of said Mayfield Road, said point also lying North 0° 48' 55" East, along said centerline of Sperry Road, a distance of 1116.03 feet from a monument box with a 5/8 inch iron pin found at an angle point therein;

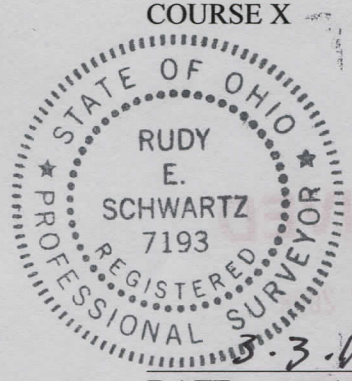
Thence South 0° 48' 55" West, along said centerline of Sperry Road, a distance of 690.66 feet to a Southeasterly corner of parcel No. 1 of lands conveyed to Adam A. and Natalie A. Neff (PPN 11-126950) by deed recorded in Volume 1807, Page 2867 of Geauga County Deed Records, and the Principal Place of Beginning herein intended to be described;

COURSE I Thence South 0° 48' 55" West, along said centerline of Sperry Road, a distance of 111.49 feet to the Northeasterly corner of land conveyed to Connie E. Haberny (PPN 11-166200) by deed recorded in Volume 1399, Page 1103 of Geauga County Deed Records;

COURSE II Thence North 89° 07' 27" West, along the Northerly line of land so conveyed to Connie E. Haberny, and passing through a 1 inch iron pipe found at 22.72 feet, a total distance of 280.00 feet to a point at the Northwesterly corner thereof (witness a 3/4 inch iron pipe found 2.35 feet East);

COURSE III Thence South 0° 48' 55" West, along the Westerly line of land so conveyed to Connie E. Haberny, and along the Westerly line of land conveyed to Robert J. III and Jo Ann Schmunk (PPN 11-301900) by deed recorded in Volume 619, Page 766 of Geauga County Deed Records, a distance of 200.00 feet to a 5/8 inch iron pin set at the Southwesterly corner thereof, said pin also being on the Northerly line of land conveyed to Jonathan B. Hilliard (PPN 11-187300) by deed recorded in Volume 1825, Page 2184 of Geauga County Deed Records;

- COURSE IV                    Thence North 89° 07' 27" West, along the Northerly line of land so conveyed to Jonathan B. Hilliard, a distance of 30.60 feet to a 5/8 inch iron pin set at the Northwesterly corner thereof;
  
- COURSE V                    Thence South 0° 49' 15" West, along the Westerly line of land so conveyed to Jonathan B. Hilliard, a distance of 280.50 feet to a 5/8 inch iron pin set at the Southwesterly corner thereof, said pin also being on the Northerly line of land conveyed to Michael J. Benz (PPN 11-069400) by deed recorded in Volume 1746, Page 924 of Geauga County Deed Record;
  
- COURSE VI                    Thence North 89° 07' 27" West, along said Northerly line of land so conveyed to Michael J. Benz, a distance of 370.81 feet to a 1 inch iron pipe found at the Southeasterly corner of land conveyed to James John and Rebecca A. Sedivy (PPN 11-092600) by deed recorded in Volume 1425, Page 725 of Geauga County Deed Records;
  
- COURSE VII                    Thence North 0° 54' 15" East, along said Easterly line of land so conveyed to James John and Rebecca A. Sedivy, a distance of 575.26 feet to a point at the Southwesterly corner of parcel No. 2 of lands so conveyed to Adam A. and Natalie A. Neff (PPN 11-389217) by deed recorded in Volume 1807, Page 2867 of Geauga County Deed Records (witness a 5/8 inch iron pin found (I.D. Braun) 0.09 feet West and 0.03 feet South);
  
- COURSE VIII                    Thence South 88° 25' 39" East, along the Southerly line of said parcel No. 2 of lands so conveyed to Adam A. and Natalie A. Neff, a distance of 180.00 feet to a point at the Southeasterly corner thereof (witness a 5/8 inch iron pin found (I.D. Braun) 1.76 feet North, and 0.09 feet West);
  
- COURSE IX                    Thence North 0° 54' 15" East, along the Easterly line of said parcel No. 2 of lands so conveyed to Adam A. and Natalie A. Neff, a distance of 25.00 feet to the Northeasterly corner thereof (witness a 5/8 inch iron pin found (I.D. Braun) 1.70 feet North, and 0.05 feet West), said point also being on the Southerly line of parcel No. 1 of lands so conveyed to Adam A. and Natalie A. Neff (PPN 11-126950);
  
- COURSE X                    Thence South 88° 25' 39" East, along a Southerly line of parcel No. 1 of lands so conveyed to Adam A. and Natalie A. Neff, and passing through a 1 inch iron pipe found at 477.21 feet, a total distance of 500.57 feet to the Principal Place of Beginning and containing 5.9302 acres of land as surveyed, calculated and described on February 25, 2008 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.



DATE

*[Handwritten Signature]*

RUDY E. SCHWARTZ, P.S. 7193

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

PAK 3/6/08

OFFICE OF THE  
GEAUGA COUNTY ENGINEER