

# PLAT OF SURVEY AND LOT SPLIT For COURTNEY R. HARDY AND GRACE HOMES INC.

SITUATED IN THE TOWNSHIP OF CHESTER, COUNTY OF GEauga  
AND THE STATE OF OHIO AND KNOWN AS BEING PART OF LOT  
NUMBER 5, TRACT 1.

KIRTLAND  
CHESTER TWP

S89°33'13"E 1" I. PIPE FND.&U. 623.81' D. 623.83' OBS. LAKE CO.  
GEOUGA CO.

CRESTWOOD PROPERTIES INC.  
VOL. 1733 PG. 869

JUDY ZAMLEN-SPOTTS  
VOL. 1684 PG. 78

S89°33'35"E 620.30' D. 619.99' OBS.

1" I. PIPE FND. 0.13' EAST.

0.5023 ACRES TO CL

COURTNEY R. HARDY  
VOL. 1832 PG. 3189  
P.P.#11-119100

0.5190 ACRES

0.5190 ACRES TO CL

11-389283

0.6711 ACRES TO R/W

GRACE HOMES INC.  
VOL. 974 PG. 691  
P.P.#11-309500

246.68' C.&U.

I.P.S. @44.00' OFF CL

SHARP LANE 60'

THE ELIZABETH SHARP  
SURVEY VOL. 6 , PG. 103

SL 57

(ROUTE 306) CHILlicoTHE ROAD Varies WIDTH

### LEGEND

- ips 5/8" x 30" Iron Pin Set (ID SCHWARTZ)
- i.Pin Iron Pin
- i.Pipe Iron Pipe
- Mon. Monument
- △ 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
- GV Gas Valve
- WV Water Valve
- LP Power/Light Pole

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 Schwartz* 5.15.08  
RUDY SCHWARTZ, P.S. #7193 Date

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

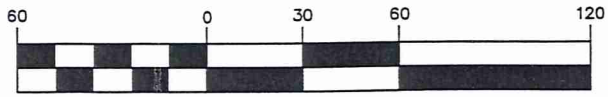
*R.S.* *S/15/08*  
OFFICE OF THE  
GEOUGA COUNTY ENGINEER

PREPARED FOR:  
COURTNEY R. HARDY  
11117 CHILlicoTHE ROAD  
CHESTERLAND , OHIO 44026

PREPARED BY:  
**SCHWARTZ LAND SURVEYING INC.**

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

### GRAPHIC SCALE



( IN FEET )  
1 inch = 60 ft.

CHE-00173

CHE00173

(08-060)

Grace Homes - Hardy

picked up 05-15-08

11-389 283

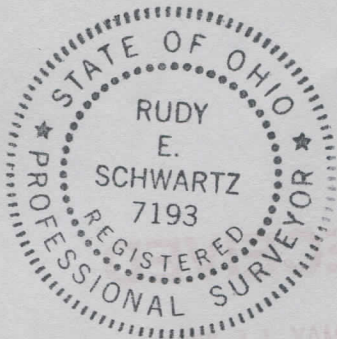
1848-2643

LEGAL DESCRIPTION  
OF A  
0.5190 ACRE PARCEL  
FOR  
COURTNEY R. HARDY

Situated in the Township of Chester, County of Geauga, and State of Ohio and known as being a part of Original Lot No. 5, Tract No. 1, in said Township, and further being known as part of a parcel of land conveyed to Grace Homes Inc. by deed recorded in Volume 974, Page 691 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Chillicothe Road (S.R. 306), width varies, at the Southwesterly corner of land so conveyed to Grace Homes Inc., said point also being on the Westerly prolongation of the Northerly right-of-way of Sharp Lane, 60 feet wide, said point lying North 24° 09' 43" West along said centerline, a distance of 33.00 feet from a P.K. Nail found at its intersection with the centerline of said Sharp Lane;

- COURSE I Thence North 24° 09' 43" West, along said centerline of Chillicothe Road, a distance of 93.44 feet to the Southwesterly corner of land conveyed to Courtney R. Hardy by deed recorded in Volume 1832, Page 3189 of Geauga County Deed Records;
- COURSE II Thence South 89° 32' 16" East, along the Southerly line of land so conveyed to Courtney R. Hardy, and passing through a 5/8 inch iron pin found at 32.91 feet, a total distance of 285.61 feet to a 5/8 inch iron pin set;
- COURSE III Thence South 0° 27' 44" West a distance of 84.94 feet to a 5/8 inch iron pin set on said Northerly right-of-way of Sharp Lane, said pin also being on the Southerly line of land so conveyed to Grace Homes Inc;
- COURSE IV Thence North 89° 32' 16" West, along said Northerly right-of-way of Sharp Lane, also being said Southerly line of land so conveyed to Grace Homes Inc., and passing through a 5/8 inch iron pin set at 202.68 feet, a total distance of 246.68 feet to the Place of Beginning and containing 0.5190 acres of land as surveyed, calculated and described, on May 15, 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.



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

R.S.

5/15/08

OFFICE OF THE  
GEAUGA COUNTY ENGINEER

5.15.08

DATE

RUDY E. SCHWARTZ, P.S. 7193

LEGAL DESCRIPTION  
OF A  
0.5190 ACRE PARCEL  
FOR  
GRACE HOMES INC.

Situated in the Township of Chester, County of Geauga, and State of Ohio and known as being a part of Original Lot No. 5, Tract No. 1, in said Township, and further being known as part of a parcel of land conveyed to Courtney R. Hardy by deed recorded in Volume 1832, Page 3189 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Chillicothe Road (S.R. 306), width varies, at the Southwesterly corner of land conveyed to Grace Homes Inc. by deed recorded in Volume 974, Page 691 of Geauga County Deed Records, said point also being on the Westerly prolongation of the Northerly right-of-way of Sharp Lane, 60 feet wide, said point lying North 24° 09' 43" West along said centerline, a distance of 33.00 feet from a P.K. Nail found at its intersection with the centerline of said Sharp Lane;

Thence South 89° 32' 16" East, along said Westerly prolongation of the Northerly right-of-way of Sharp Lane, and along said Southerly line of land so conveyed to Grace Homes Inc., and passing through a 5/8 inch iron pin set at 44.00 feet, a total distance of 246.68 feet to a 5/8 inch iron pin set;

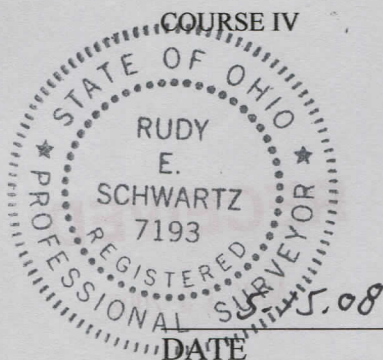
Thence North 0° 27' 44" East a distance of 84.94 feet to a 5/8 inch iron pin set on said Northerly line of land so conveyed to Grace Homes Inc., and the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence North 0° 27' 44" East a distance of 72.41 feet to a 5/8 inch iron pin set on the Southerly line of land conveyed to Judy Zamlen- Spotts by deed recorded in Volume 1684, Page 78 of Geauga County Deed Records;

COURSE II Thence South 89° 32' 16" East, along said Southerly line of land so conveyed to Judy Zamlen- Spotts, a distance of 297.51 feet to a 5/8 inch iron pin set at the Southeasterly corner thereof, said pin also being on the Westerly line of subplot No. 57 in the Elizabeth Sharp Survey as shown by plat recorded in Volume 6, Page 103 of Geauga County Plat Records;

COURSE III Thence South 21° 38' 19" East, along said Westerly line of subplot No. 57, a distance of 78.15 feet to a 5/8 inch iron pin set at the Northeasterly corner of land so conveyed to Grace Homes Inc.;

COURSE IV Thence North 89° 32' 16" West, along the Northerly line of land so conveyed to Grace Homes Inc., a distance of 326.91 feet to the Principal Place of Beginning and containing 0.5190 acres of land as surveyed, calculated and described, on May 15, 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.



*[Handwritten Signature]*

RUDY E. SCHWARTZ, P.S. 7193

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

R.S. 5/15/08

OFFICE OF THE  
GEAUGA COUNTY ENGINEER