

LOT SPLIT PLAT For ANA E. BENNETT

SITUATED IN THE TOWNSHIP OF CHESTER, COUNTY OF GEauga
AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF
ORIGINAL LOT NUMBER 20, TRACT 1, CHESTER TOWNSHIP.

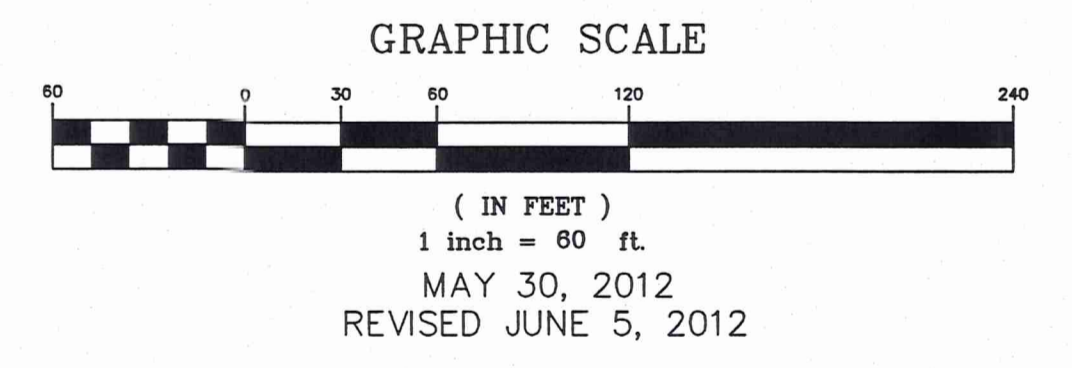
PREPARED FOR:
ANA E. BENNETT
11583 HEATH ROAD
CHESTERLAND, OH 44026

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. Dead Record
- O.R. Official Record
- C.L. C/L Centerline
- e/p Edge of Pavement
- P Plat record information



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
PAR 6/7/12
OFFICE OF THE
GEAUGA COUNTY ENGINEER



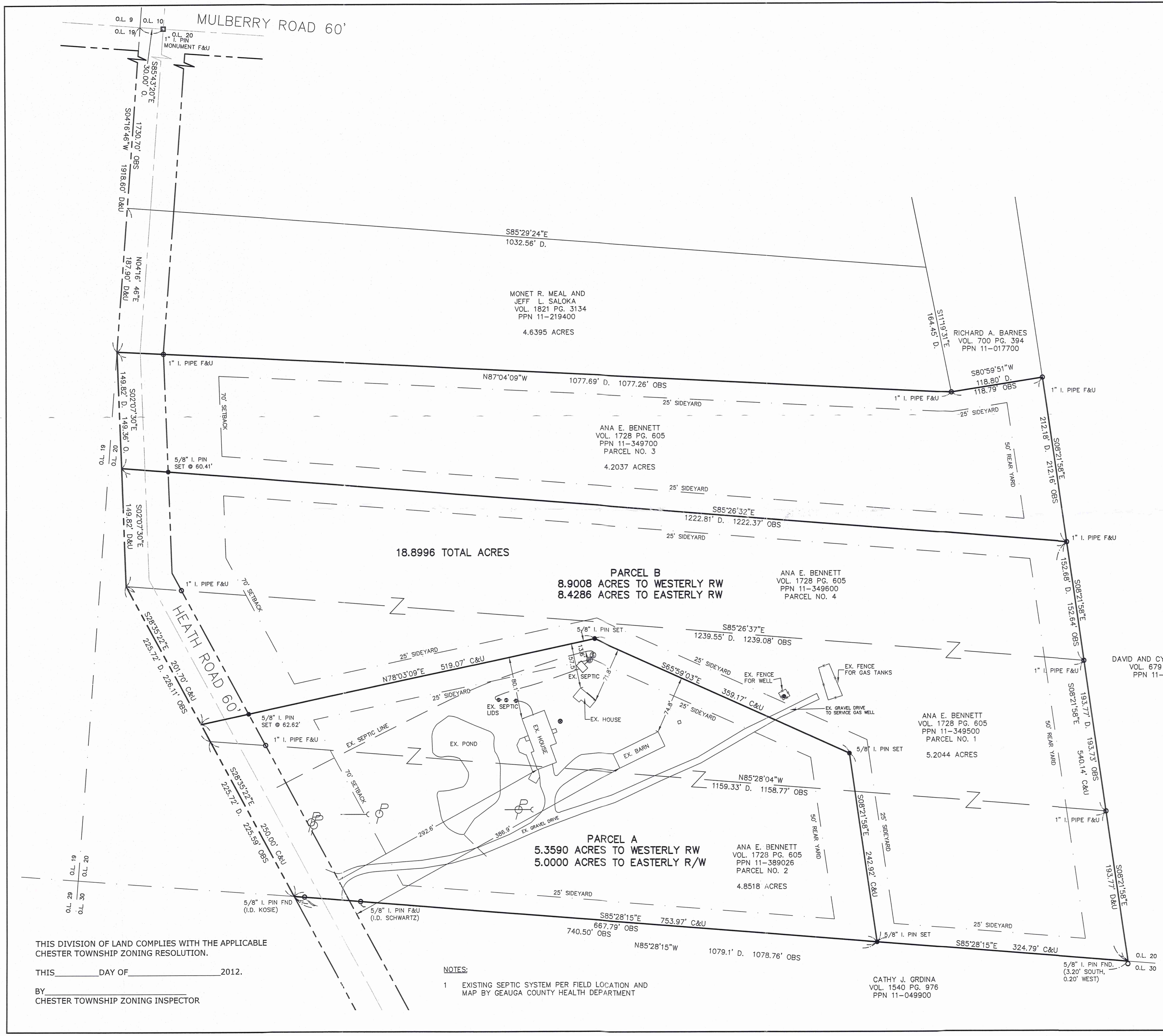
DAVID AND CYNTHIA BARNES
VOL. 679 PG. 17
PPN 11-017600

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 6.7.12
RUDY E. SCHWARTZ, P.S. #7193 Date



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
CHESTER TOWNSHIP ZONING RESOLUTION.
THIS _____ DAY OF _____ 2012.
BY _____
CHESTER TOWNSHIP ZONING INSPECTOR

NOTES:
1 EXISTING SEPTIC SYSTEM PER FIELD LOCATION AND
MAP BY GEAUGA COUNTY HEALTH DEPARTMENT

CATHY J. CRDINA
VOL. 1540 PG. 976
PPN 11-049900

CHE 00200
CHE00200

Bennett (12-046)

Pick up date
6-7-12

VOL 1930 pg 19
11-349600

LEGAL DESCRIPTION
OF A
8.9008 ACRE PARCEL
FOR
ANA E. BENNETT

Situated in the Township of Chester, County of Geauga, and State of Ohio and known as being a part Original Lot No. 20, Tract No. 1, in said Township, and further being known as being part of parcel No. 1 of lands conveyed to Ana E. Bennett (PPN 11-349500) by deed recorded in Volume 1728, Page 605 of Geauga County Deed Records, also being part of parcel No. 2 of lands conveyed to Ana E. Bennett (PPN 11-389026) by deed recorded in Volume 1728, Page 605 of Geauga County Deed Records, and also being part of parcel No. 4 of lands conveyed to Ana E. Bennett (PPN 11-349600) by deed recorded in Volume 1728, Page 605 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a monument box with a 1 inch iron pin found in the centerline of Heath Road, 60 feet wide, at its intersection with the centerline of Mulberry Road, 60 feet wide, said monument being on the Northerly line of Original Lot No. 20;

Thence North 85° 43' 20" West, along said centerline of Mulberry Road, also being the Northerly line of said Original Lot No. 20, a distance of 30.00 feet to a point at the Northwestern corner thereof, also being the Northeastly corner of Original Lot No. 19 and also being at the Northerly prolongation of the Westerly right-of-way of said Heath Road;

Thence South 4° 16' 46" West, along said Northerly prolongation of the Westerly right-of-way of Heath Road, and along the Westerly right-of-way of said Heath Road, also being the Easterly line of said Original Lot No. 19, a distance of 1918.60 feet to an angle point therein;

Thence South 2° 07' 30" East, continuing along said Westerly right-of-way of Heath Road, a distance of 149.36 feet to the Southwesterly corner of parcel No. 3 of lands conveyed to Ana E. Bennett (PPN 11-349700) by deed recorded in Volume 1728, Page 605 of Geauga County Deed Records and the Principal Place of Beginning of the premises herein intended to be described;

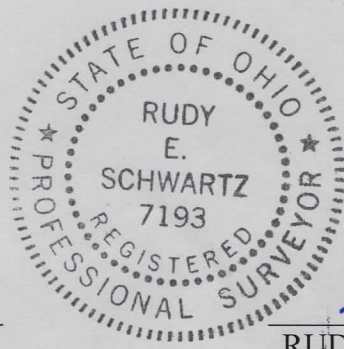
COURSE I Thence South 85° 26' 32" East, along the Southerly line of said parcel No. 3 of lands co conveyed to Ana E. Bennett, and passing through a 5/8 inch iron pin set at 60.41 feet, a total distance of 1222.37 feet to a 1 inch iron pipe found at the Southeasterly corner thereof, said pipe also being on the Westerly line of land conveyed to David and Cynthia Bar (PPN 11-017600) by deed recorded in Volume 679, Page 17 of Geauga County Deed Records;

COURSE II Thence South 8° 21' 58" East, along said Westerly line of land so conveyed to David and Cynthia Bar, a distance of 540.14 feet to a point

at the Southwesterly corner thereof, said pin also being on the Northerly line of land conveyed to Cathy J. Grdina (PPN 11-049900) by deed recorded in Volume 1540, Page 976 of Geauga County Deed Records, said point also being on the Northerly line of Original Lot No. 30 (witness a 5/8 inch iron pin found 3.20 feet South, and 0.20 feet West);

- COURSE III Thence North 85° 28' 15" West, along said Northerly line of land so conveyed to Cathy J. Grdina, also being said Northerly line of Original Lot No. 30, a distance of 324.79 feet to a 5/8 inch iron pin set;
- COURSE IV Thence North 8° 21' 58" West a distance of 242.92 feet to a 5/8 inch iron pin set;
- COURSE V Thence North 65° 59' 03" West a distance of 359.17 feet to a 5/8 inch iron pin set;
- COURSE VI Thence South 78° 03' 09" West, passing through a 5/8 inch iron pin set at 456.45 a distance of 519.07 feet to a point on said Westerly right-of-way of Heath Road;
- COURSE VII Thence North 28° 35' 22" West, along said Westerly right-of-way of Heath Road, a distance of 201.70 feet to an angle point therein;
- COURSE VIII Thence North 2° 07' 30" West, along said Westerly right-of-way of Heath Road, a distance of 149.82 feet to the Principal Place of Beginning and containing 8.9008 acres of land, 8.4286 acres excluding the area within the right-of-way of said Heath Road (1.4084 acres out of PPN 11-389026, 3.2888 acres out of PPN 11-349500, and 4.2037 acres out of PPN 11-349600) as surveyed, calculated and described, on May 30, 2012 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.

6.7.12
DATE



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

SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 315.251
 PAK 6/7/12
 OFFICE OF THE
 GEauga COUNTY ENGINEER

CHE00200

(12-046)

VOL 1930 pg 23

11-349500

LEGAL DESCRIPTION
OF A
5.3590 ACRE PARCEL
FOR
ANA E. BENNETT

Situated in the Township of Chester, County of Geauga, and State of Ohio and known as being a part Original Lot No. 20, Tract No. 1, in said Township, and further being known as being part of parcel No. 1 of lands conveyed to Ana E. Bennett (PPN 11-349500) by deed recorded in Volume 1728, Page 605 of Geauga County Deed Records, also being part of parcel No. 2 of lands conveyed to Ana E. Bennett (PPN 11-389026) by deed recorded in Volume 1728, Page 605 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a monument box with a 1 inch iron pin found in the centerline of Heath Road, 60 feet wide, at its intersection with the centerline of Mulberry Road, 60 feet wide, said monument being on the Northerly line of Original Lot No. 20;

Thence North 85° 43' 20" West, along said centerline of Mulberry Road, also being the Northerly line of said Original Lot No. 20, a distance of 30.00 feet to a point at the Northwesterly corner thereof, also being the Northeasterly corner of Original Lot No. 19 and also being at the Northerly prolongation of the Westerly right-of-way of said Heath Road;

Thence South 4° 16' 46" West, along said Northerly prolongation of the Westerly right-of-way of Heath Road, and the Westerly right-of-way of said Heath Road, also being the Easterly line of said Original Lot No. 19, a distance of 1918.60 feet to an angle point therein;

Thence South 2° 07' 30" East, continuing along said Westerly right-of-way of Heath Road, a distance of 299.18 feet to an angle point;

Thence South 28° 35' 22" East, continuing along said Westerly right-of-way of Heath Road, a distance of 201.70 feet to the Principal Place of Beginning of the premises herein intended to be described;

- COURSE I Thence North 78° 03' 09" East and passing through a 5/8 inch iron pin set at 62.62 feet, a total distance of 519.07 feet to a 5/8 inch iron pin set;
- COURSE II Thence South 65° 59' 03" East a distance of 359.17 feet to a 5/8 inch iron pin set;
- COURSE III Thence South 8° 21' 58" East a distance of 242.92 feet to a 5/8 inch iron pin set on the Northerly line of land conveyed to Cathy J. Grdina (PPN 11-049900) by deed recorded in Volume 1540, Page 976 of Geauga

County Deed Records, said point also being on the Northerly line of Original Lot No. 30;

COURSE IV

Thence North 85° 28' 15" West, along the Northerly line of land so conveyed to Cathy J. Grdina, also being said Northerly line of Original Lot No. 30, and passing through a 5/8 iron pin found (I.D. Schwartz) at 667.79 and a 5/8 inch iron pin found (I.D. Kosie) at 740.50 feet, a total distance of 753.97 feet to a point on said Westerly right-of-way of Heath Road;

COURSE V

Thence North 28° 35' 22" West, along said Westerly right-of-way of Heath Road, a distance of 250.00 feet to the Principal Place of Beginning and containing 5.3590 acres of land, 5.0000 acres excluding the area within the right-of-way of said Heath Road (3.4434 acres out of PPN 11-389026, and 1.9155 acres out of PPN 11-349500) as surveyed, calculated and described, on May 30, 2012 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.

RECEIVED
JUN 11 2012
STATE OF OHIO

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

PAK 6/7/12

OFFICE OF THE
GEAUGA COUNTY ENGINEER



6.7.12
DATE

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