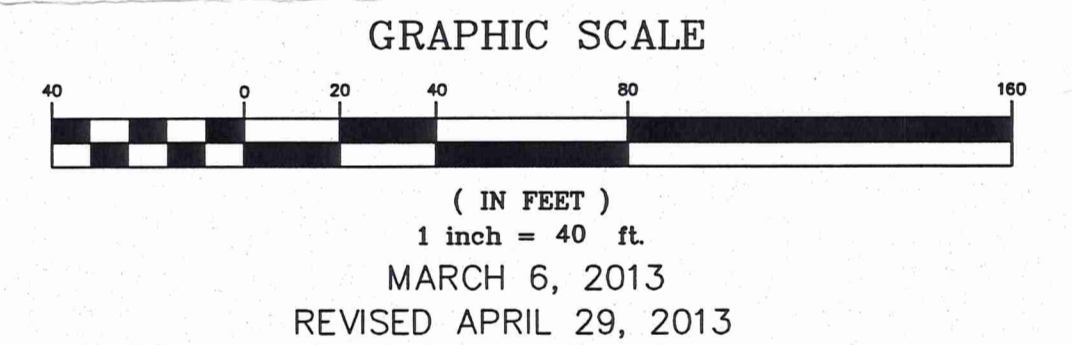
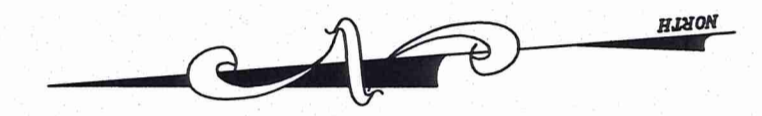
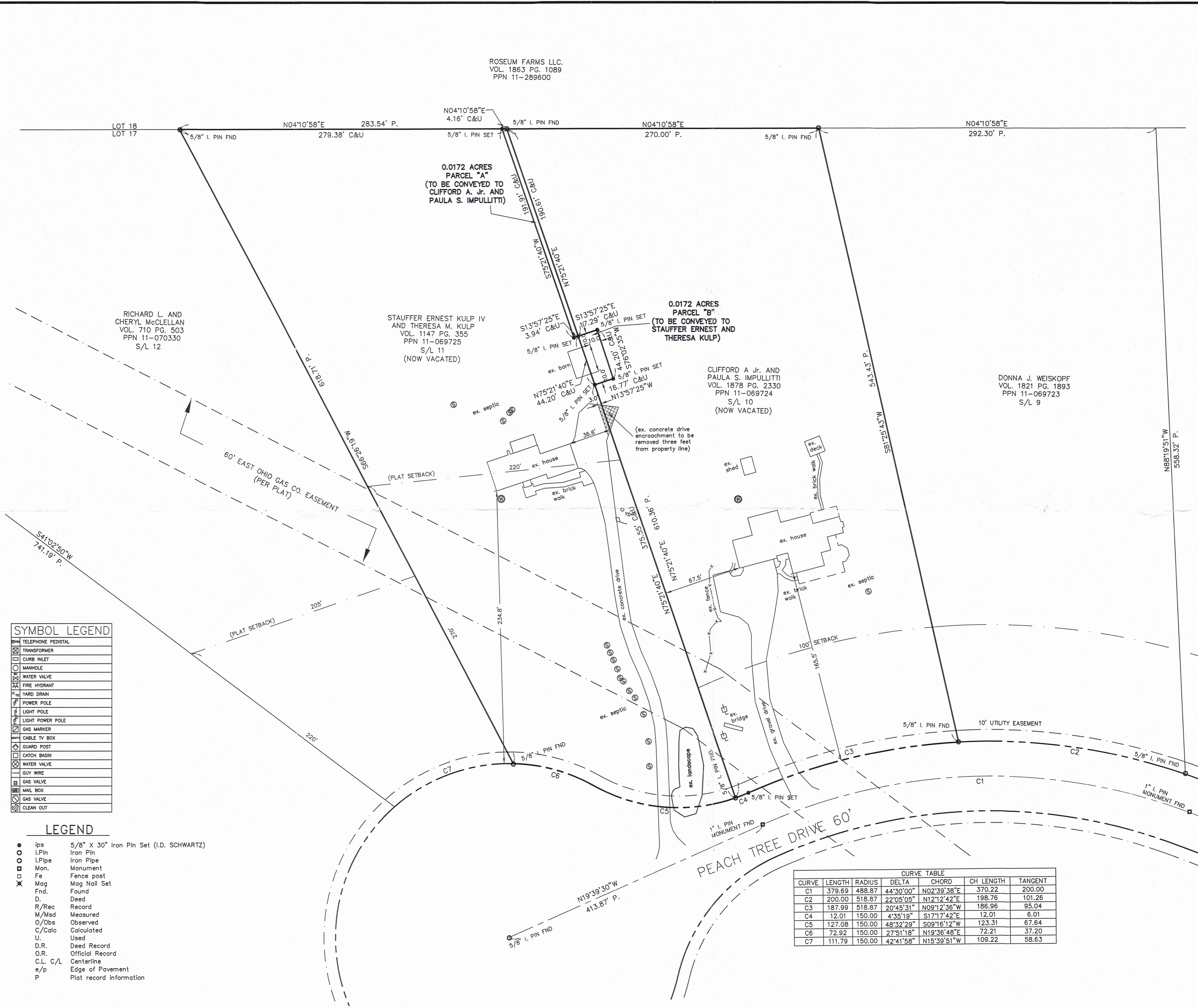


PLAT OF SURVEY AND LOT SPLIT For STAUFFER ERNEST KULP IV AND THERESA M KULP, AND CLIFFORD A. IMPULLITTI Jr. AND PAULA S. IMPULLITTI

SITUATED IN THE TOWNSHIP OF CHESTER, COUNTY OF GEauga AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL LOT NUMBER 17, TRACT 1, AND FORMERLY KNOWN AS SUBLot NOS. 10 AND 11 OF THE ORCHARD HILLS SUBDIVISION AS SHOWN BY PLAT RECORDED IN VOLUME 11, PAGES 49 AND 50 OF GEauga COUNTY RECORDS.

PREPARED FOR:
CLIFFORD AND PAULA IMPULLITTI
11455 PEACH TREE DR.
CHESTERLAND, OH 44026

PREPARED FOR:
STAUFFER ERNEST AND THERESA KULP
11445 PEACH TREE DR.
CHESTERLAND, OH 44026



SYMBOL LEGEND

☐	TELEPHONE PEDSTAL
☐	TRANSFORMER
☐	CURB INLET
○	MANHOLE
⊕	WATER VALVE
⊕	FIRE HYDRANT
⊕	YARD DRAIN
⊕	POWER POLE
⊕	LIGHT POLE
⊕	LIGHT POWER POLE
⊕	GAS MARKER
⊕	CABLE TV BOX
⊕	GUARD POST
⊕	CATCH BASIN
⊕	WATER VALVE
⊕	GUY WIRE
⊕	GAS VALVE
⊕	MAIL BOX
⊕	GAS VALVE
⊕	CLEAN OUT

LEGEND

●	Ips	5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
○	I.Pin	Iron Pin
○	I.Pipe	Iron Pipe
○	Mon.	Monument
⊕	Fc	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	

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CH LENGTH	TANGENT
C1	379.69	488.87	44°30'00"	N02°39'38"E	370.22	200.00
C2	200.00	518.87	22°05'05"	N12°12'42"E	198.76	101.26
C3	187.99	518.87	20°45'31"	N09°12'36"W	186.96	95.04
C4	12.01	150.00	4°35'19"	S17°17'42"E	12.01	6.01
C5	127.08	150.00	48°32'29"	S09°16'12"W	123.31	67.64
C6	72.92	150.00	27°51'18"	N19°36'48"E	72.21	37.20
C7	111.79	150.00	42°41'58"	N15°39'51"W	109.22	58.63

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
RUDY E. SCHWARTZ, P.S. #7193 Date 5-1-13

STATE OF OHIO
RUDY E. SCHWARTZ
7193
REGISTERED PROFESSIONAL SURVEYOR
SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.O. 315-251
OFFICE OF THE REGISTERED PROFESSIONAL SURVEYOR
GEAUGA 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

LEGAL DESCRIPTION
OF A
0.0172 ACRE PARCEL
FOR
CLIFFORD A. Jr. AND PAULA S. IMPULLITTI
PARCEL "A"

Situated in the Township of Chester, County of Geauga, and State of Ohio and known as being a part of Original Lot No. 17, Tract 1 and further being known as part of subplot No. 11 (now vacated) of the Orchard Hills Subdivision as shown by plat recorded in Volume 11, Pages 49-50 of Geauga County Plat Records, conveyed to Stauffer Ernest Kulp IV and Theresa M. Kulp (PPN 11-069725) by deed recorded in Volume 1147, Page 355, further bounded and described as follows;

Beginning at a 5/8 inch iron pin found on the Easterly right of way of Peach Tree Drive, 60 feet wide, at the Northwesterly corner of subplot 9 of said Orchard Hills Subdivision;

Thence along the arc of a curve deflecting to the left, also being said Easterly right-of-way of Peach Tree Drive, a distance of 187.99 feet, said curve having a radius of 518.87 feet, a delta of 20° 45' 31", and a chord which bears North 9° 12' 36" West a distance of 186.96 feet to a 5/8 inch iron pin set at a point of reverse curvature;

Thence along the arc of a curve deflecting to the right, also being said Easterly right-of-way of Peach Tree Drive, a distance of 12.01 feet, said curve having a radius of 150.00 feet, a delta of 4° 35' 19", and a chord which bears North 17° 17' 42" West a distance of 12.01 feet to a 5/8 inch iron pin found at the Northwesterly corner of former subplot No. 10 as conveyed to Clifford A. Jr. and Paula S. Impullitti (PPN 11-069724) by deed recorded in Volume 1878, Page 2330 of Geauga County Records;

Thence North 75° 21' 40" East, along the Northerly line of Former subplot No. 10, a distance of 419.75 feet to a 5/8 inch iron pin set and the Principal Place of Beginning of the premises herein intended to be described;

- | | |
|------------|--|
| COURSE I | Thence North 13° 57' 25" West a distance of 3.94 feet to a 5/8 inch iron pin set; |
| COURSE II | Thence North 75° 21' 40" East a distance of 191.91 feet to a 5/8 inch iron pin set on the Westerly line of land conveyed to Roseum Farms LLC. (PPN 11-289600) by deed recorded in Volume 1863, Page 1089 of Geauga County Deed Records, also being the dividing line between Lot No. 17, and 18; |
| COURSE III | Thence South 4° 10' 58" West, along said Westerly line of land so conveyed to Roseum Farms LLC., also being said Lot lines, a distance of |

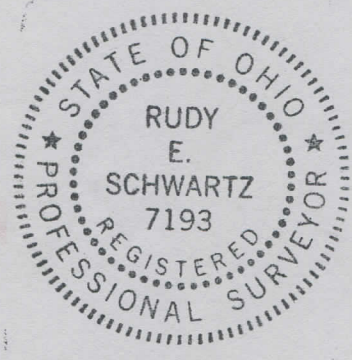
4.16 feet to a 5/8 inch iron pin found at the Northeasterly corner of former subplot No. 10;

COURSE IV

Thence South 75° 21' 40" West, along the Northerly line of said former subplot No. 10, a distance of 190.61 feet to the Place of Beginning and containing 0.0172 acres of land as surveyed, calculated and described on March 6, 2013 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

S.m 5/8/13
OFFICE OF THE Revised
GEAUGA COUNTY ENGINEER



RECEIVED
MAY 18 2013
COUNTY ENGINEER

5.8.13
DATE

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

CHE 00203

Impullitti / KULP
(13-037)
v. 1956 pg. 0057
11-389293

LEGAL DESCRIPTION
OF A
0.0172 ACRE PARCEL
FOR
STAUFFER ERNEST KULP IV AND
THERESA M. KULP
PARCEL "B"

Situated in the Township of Chester, County of Geauga, and State of Ohio and known as being a part of Original Lot No. 17, Tract 1 and further being known as part of subplot No. 10 (now vacated) of the Orchard Hills Subdivision as shown by plat recorded in Volume 11, Pages 49, and 50 of Geauga County Plat Records, conveyed to Clifford A. Jr. and Paula S. Impullitti (PPN 11-069724) by deed recorded in Volume 1878, Page 2330 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a 5/8 inch iron pin found on the Easterly right of way of Peach Tree Drive, 60 feet wide, at the Northwesterly corner of subplot 9 of said Orchard Hills Subdivision;

Thence along the arc of a curve deflecting to the left, also being said Easterly right-of-way of Peach Tree Drive, a distance of 187.99 feet, said curve having a radius of 518.87 feet, a delta of 20° 45' 31", and a chord which bears North 9° 12' 36" West a distance of 186.96 feet to a 5/8 inch iron pin set at a point of reverse curvature;

Thence along the arc of a curve deflecting to the right, also being said Easterly right-of-way of Peach Tree Drive, a distance of 12.01 feet, said curve having a radius of 150.00 feet, a delta of 4° 35' 19", and a chord which bears North 17° 17' 42" West a distance of 12.01 feet to a 5/8 inch iron pin found at the Northwesterly corner of former subplot No. 10, as conveyed to Clifford A. Jr. and Paula S. Impullitti (PPN 11-069724) by deed recorded in Volume 1878, Page 2330 of Geauga County Deed Records;

Thence North 75° 21' 40" East, along the Southerly line of former subplot No. 11, as conveyed to Stauffer Ernest Kulp IV and Theresa M. Kulp (PPN 11-069725) by deed recorded in Volume 1147, Page 355 of Geauga County Deed Records, a distance of 375.55 feet to a 5/8 inch iron pin set and the Principal Place of Beginning of the premises herein intended to be described;

- COURSE I Thence North 75° 21' 40" East, continuing along said Southerly line of former subplot No. 11, a distance of 44.20 feet to a 5/8 inch iron pin set;
- COURSE II Thence South 13° 57' 25" East a distance of 17.29 feet to a 5/8 inch iron pin set;
- COURSE III Thence South 76° 02' 35" West a distance of 44.20 feet to a 5/8 inch iron pin set;

COURSE IV

Thence North 13° 57' 25" West a distance of 16.77 feet to the Principal Place of Beginning and containing 0.0172 acres of land as surveyed, calculated and described on March 6, 2013 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

S.M. 5/8/13
OFFICE OF THE Revised
GEAUGA COUNTY ENGINEER



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Geauga County Engineer's Office

5-8-13

DATE

RUDY E. SCHWARTZ, P.S. 7193