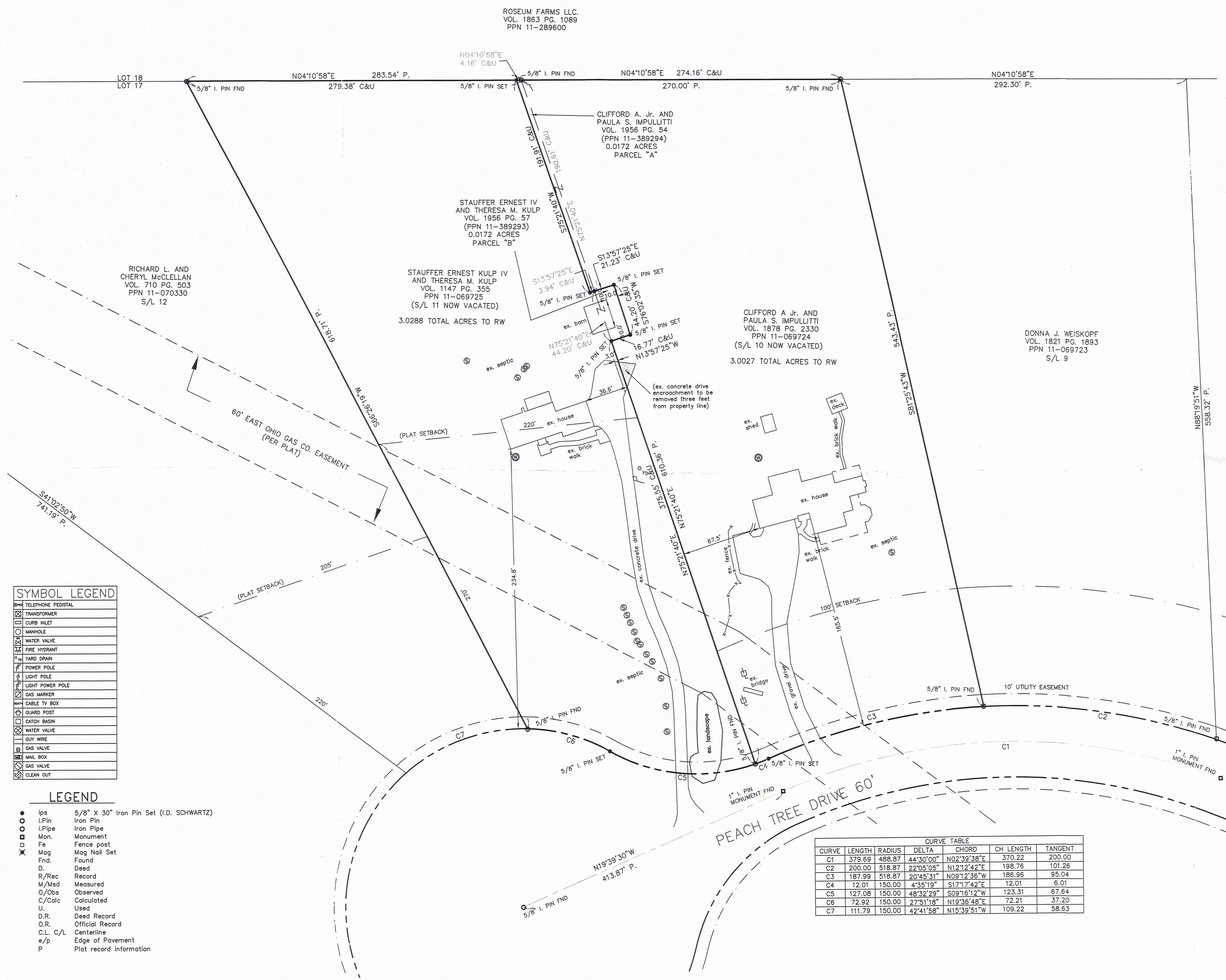


**CONSOLIDATION PLAT**  
**For**  
**STAUFFER ERNEST KULP IV AND**  
**THERESA M KULP, AND CLIFFORD A.**  
**IMPULLITTI JR. AND PAULA S.**  
**IMPULLITTI**

SITUATED IN THE TOWNSHIP OF CHESTER, COUNTY OF GAUGA 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 GAUGA 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**

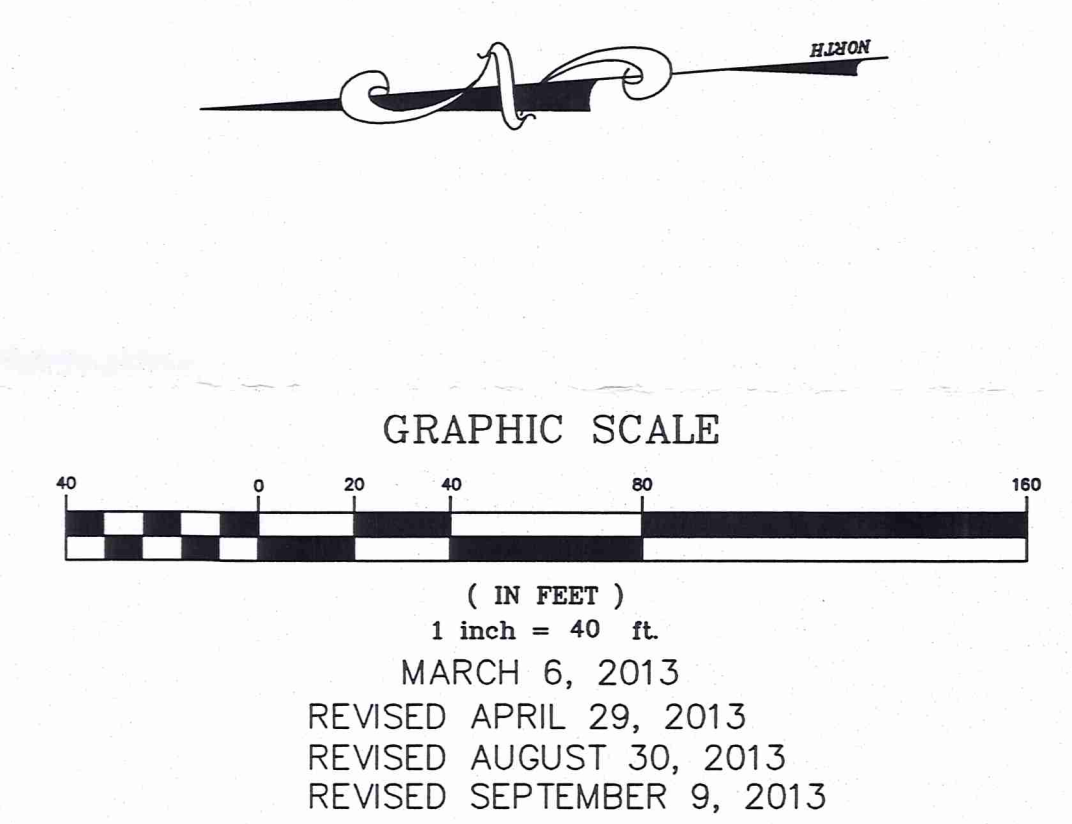
☐	TELEPHONE PEDISTAL
☐	TRANSFORMER
☐	CURB INLET
○	MANHOLE
⊗	WATER VALVE
⊕	FIRE HYDRANT
⊖	YARD DRAIN
⊙	POWER POLE
⊚	LIGHT POLE
⊛	LIGHT POWER POLE
⊜	GAS MARKER
⊝	CABLE TV BOX
⊞	GUARD POST
⊟	CATCH BASIN
⊠	WATER VALVE
⊡	CLY WIRE
⊢	GAS VALVE
⊣	MAIL BOX
⊤	GAS VALVE
⊥	CLEAN OUT

**LEGEND**

●	ips	5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
○	iPin	Iron Pin
⊖	iPipe	Iron Pipe
⊞	Mon.	Monument
⊟	Fe	Fence post
⊠	Mag	Mag Nail Set
⊡	Fnd.	Found
D.	Deed	Deed
R/Rec	Record	Record
M/Msd	Measured	Measured
O/Obs	Observed	Observed
C/Calc	Calculated	Calculated
U.	Used	Used
D.R.	Deed Record	Deed Record
O.R.	Official Record	Official Record
C.L. C/L	Centerline	Centerline
e/p	Edge of Pavement	Edge of Pavement
P	Plat record information	Plat record information

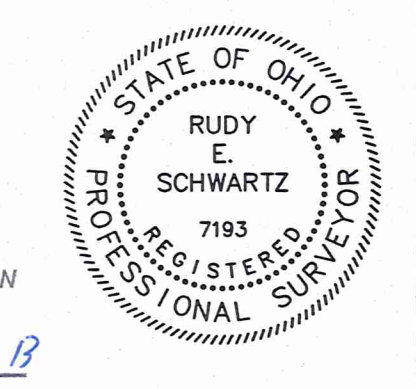
**CURVE TABLE**

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	188.76	101.26
C3	187.99	518.87	20°45'31"	N09°12'36"W	186.95	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



SURVEY PLAT & LEGAL DESCRIPTION  
 APPROVED PER R.C. 315.251  
*Rudy E. Schwartz*  
 OFFICE OF THE REGISTERED PROFESSIONAL ENGINEER  
 GAUGA 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

CHE 00206

3078

CHE00206

IMPULLITTI - KULP (13-078)

Picked Up 9-10-13

11-069725

Vol. 1960 Pg. 3001

CONSOLIDATION  
 LEGAL DESCRIPTION  
 OF A  
 3.0288 ACRE PARCEL  
 FOR  
 STAUFFER ERNEST KULP IV  
 AND THERESA M. KULP

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 49-50 of Geauga County Plat Records, conveyed to Clifford A. Jr. and Paula S. Impullitti (PPN 11-389294) by deed recorded in Volume 1956, Page 54 of Geauga County Deed Records, and 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 11-389293) by deed recorded in Volume 1956, Page 57 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 so conveyed to Clifford A. Jr. and Paula S. Impullitti and the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence continuing along the arc of a curve deflecting to the right, also being said Easterly right-of-way of Peach Tree Drive, a distance of 127.08 feet, said curve having a radius of 150.00 feet, a delta of 48° 32' 29", and a chord which bears North 9° 16' 12" East a distance of 123.31 feet to a 5/8 inch iron pin set at a point of reverse curvature;

COURSE II Thence continuing along the arc of a curve deflecting to the left, also being said Easterly right-of-way of Peach Tree Drive, a distance of 72.92 feet, said curve having a radius of 150.00 feet, a delta of 27° 51' 18", and

a chord which bears North 19° 36' 48" East a distance of 72.21 feet to a 5/8 inch iron pin found at the Southwesterly corner of subplot 12;

COURSE III Thence North 66° 26' 19" East, along the Southerly line of said subplot 12, a distance of 618.71 feet to a 5/8 inch iron pin found at the Southeasterly corner thereof, said pin also being on the Westerly line of land conveyed to Roseum Farms LLC. (PPN 11-289600) by deed recorded in Volume 1963, Page 1089 of Geauga County Deed Records, and also being on the Westerly line of Lot 18;

COURSE IV 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 279.38 feet to a 5/8 inch iron pin set at the Northeasterly corner of land so conveyed to Clifford A. Jr. and Paula S. Impullitti;

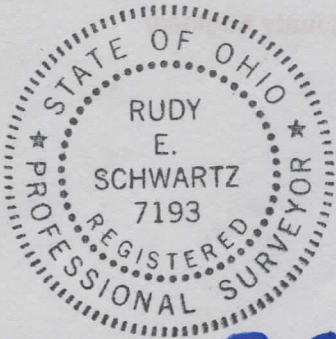
COURSE V Thence South 75° 21' 40" West, along the Northerly line of land so conveyed to Clifford A. Jr. and Paula S. Impullitti, a distance of 191.91 feet to a 5/8 inch iron pin set;

COURSE VI Thence South 13° 57' 25" East, along a Westerly line of land so conveyed to Clifford A. Jr. and Paula S. Impullitti, a distance of 21.23 feet to a 5/8 inch iron pin set;

COURSE VII Thence South 76° 02' 35" West, along a Northerly line of land so conveyed to Clifford A. Jr. and Paula S. Impullitti, a distance of 44.20 feet to a 5/8 inch iron pin set;

COURSE VIII Thence North 13° 57' 25" West, along a Westerly line of land so conveyed to Clifford A. Jr. and Paula S. Impullitti, a distance of 16.77 feet to a 5/8 inch iron pin set;

COURSE IX Thence South 75° 21' 40" West, along a Northerly line of land so conveyed to Clifford A. Jr. and Paula S. Impullitti, a distance of 375.55 feet to the Principal Place of Beginning and containing 3.0288 acres of land (3.0116 acres out of PPN 11-069725, and 0.0172 acres out of PPN 11-389293) as surveyed, calculated and described on August 30, 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.



9.3.13

DATE

*[Handwritten Signature]*

RUDY E. SCHWARTZ, P.S. 7193

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

PAK 9/10/13

OFFICE OF THE  
GEAUGA COUNTY ENGINEER

CONSOLIDATION  
LEGAL DESCRIPTION  
OF A  
3.0027 ACRE PARCEL  
FOR  
CLIFFORD A. Jr. AND PAULA S. IMPULLITTI

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 49-50 of Geauga County Plat Records, conveyed to Clifford A. Jr. and Paula S. Impullitti (PPN 11-389294) by deed recorded in Volume 1956, Page 54 of Geauga County Deed Records, and 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 11-389293) by deed recorded in Volume 1956, Page 57 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;

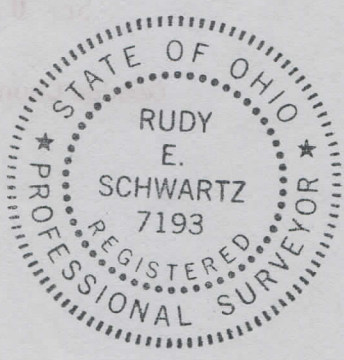
COURSE I                    Thence along the arc of a curve deflecting to the left, also being said Easterly right-of-way of Peach Tree Drive, a distance of 187.99 feet, said curve having a radius of 518.87 feet, a delta of 20° 45' 31", and a chord which bears North 9° 12' 36" West a distance of 186.96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

COURSE II                    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 Southwesterly corner of former subplot No. 11, so conveyed to Stauffer Ernest Kulp IV and Theresa M. Kulp;

COURSE III                    Thence North 75° 21' 40" East, along the Southerly line of land so conveyed to line of land so conveyed to Stauffer Ernest Kulp IV and Theresa M. Kulp, a distance of 375.55 feet to a 5/8 inch iron pin set at an interior corner thereof;

COURSE IV                    Thence South 13° 57' 25" East, along a Westerly line of land so conveyed to Stauffer Ernest Kulp IV and Theresa M. Kulp, a distance of 16.77 feet to a 5/8 inch iron pin set at a Southwesterly corner thereof;

- COURSE V Thence North 76° 02' 35" East, along a Southerly line of land so conveyed to Stauffer Ernest Kulp IV and Theresa M. Kulp, a distance of 44.20 feet to a 5/8 inch iron pin set at the Southeasterly corner thereof;
- COURSE VI Thence North 13° 57' 25" West, along an Easterly line of land so conveyed to Stauffer Ernest Kulp IV and Theresa M. Kulp, a distance of 21.23 feet to a 5/8 inch iron pin set at an interior corner thereof;
- COURSE VII Thence North 75° 21' 40" East, along a Southerly line of land so conveyed to Stauffer Ernest Kulp IV and Theresa M. Kulp, a distance of 191.91 feet to a 5/8 inch iron pin set at the Southeasterly corner thereof, said pin also being on the Westerly line of land conveyed to Roseum Farms LLC. (PPN 11-289600) by deed recorded in Volume 1963, Page 1089 of Geauga County Deed Records, said pin also being on the Westerly line of Lot 18;
- COURSE VIII Thence South 4° 10' 58" West, along said Westerly line of land so conveyed to Roseum Farms LLC., also being said Westerly line of Lot No. 18, a distance of 274.16 feet to a 5/8 inch iron pin found at the Northeasterly corner of said subplot No. 9;
- COURSE IX Thence South 81° 25' 43" West, along the Northerly line of said subplot No. 9, a distance of 543.43 feet to the Place of Beginning and containing 3.0027 acres of land (2.9855 acres out of PPN 11-069724, and 0.0172 acres out of PPN 11-389294) as surveyed, calculated and described on August 30, 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  
 PHK 9/10/13  
 OFFICE OF THE *Rev*  
 GEauga COUNTY ENGINEER

9.3.13  
 DATE

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