

PLAT OF SURVEY AND LOT SPLIT
For
RAYMOND E. AND NELVA J. PHILLIPS
 SITUATED IN THE TOWNSHIP OF CHESTER, COUNTY OF GEauga
 AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF
 ORIGINAL LOT NUMBER 26, TRACT 3, CHESTER TOWNSHIP.



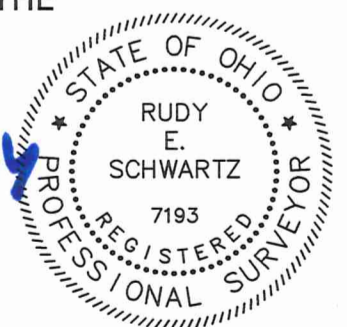
- LEGEND**
- 5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
 - i Pin Iron Pin
 - l Pipe Iron Pipe
 - Mon. Monument
 - Fe Fence post
 - Mag Mag Nail Set
 - Fnd. Found
 - D. Deed
 - R/Rec Record
 - M/Msd Measured
 - O/Obs Observed
 - C/Calc Calculated
 - U. Used
 - D.R. Deed Record
 - O.R. Official Record
 - C.L. C/L Centerline
 - e/p Edge of Pavement
 - P Plot record information

- REFERENCES USED:**
- 1 DEEDS OF RECORD.
 - 2 LOT CONSOLIDATION PLAT FOR EDWARD AND ROSEANN PETRONZIO BY BRAUN AND PRENOSIL 10/08/2004

THIS DIVISION OF LAND COMPLIES WITH THE APPLICABLE CHESTER TOWNSHIP ZONING RESOLUTION.
 THIS _____ DAY OF _____ 2014.
 BY _____
 CHESTER TOWNSHIP ZONING INSPECTOR

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.

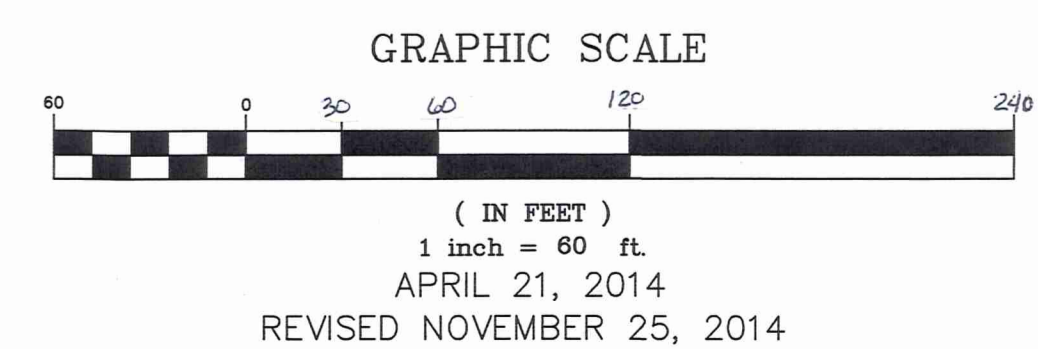
Rudy E. Schwartz 12-2-14
 RUDY E. SCHWARTZ, P.S. #7193 Date



SURVEY PLAT & LEGAL DESCRIPTION APPROVED PER R.C. 315.251
[Signature]
 GEauga COUNTY AUDITOR TAX MAP DEPT.

PREPARED FOR:
 THRASHER DINSMORE AND DOLAN
 100 7TH AVE, SUITE 150
 CHARDON, OH 44024

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 0021A

CHE00214

Phillips (14-111)

Picked - L/P 12/04/14

Vol. 1984 pg 173

PPN# 11-268300

LEGAL DESCRIPTION
OF A
1.7960 ACRE PARCEL
FOR
G. R. BAKER

Situated in the Township of Chester, County of Geauga, and State of Ohio and known as being a part of Lot No. 26, Tract 3, and further being known as being part of a parcel of land conveyed to Raymond E. and Nelva J. Phillips (PPN 11-268200) by deed recorded in Volume 1039, Page 188 of Geauga County Deed Records, also being part of a parcel of land conveyed to Raymond E. and Nelva J. Phillips (PPN 11-268300) by deed recorded in Volume 1039, Page 184 of Geauga County Deed Records, also being part of land conveyed to Raymond E. and Nelva J. Phillips (PPN 11-268100) by deed recorded in Volume 1039, Page 190 of Geauga County Deed Records, further bounded and described as follows;

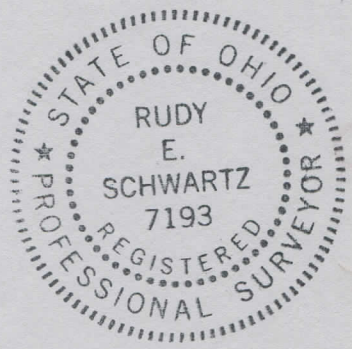
Beginning at a monument box with a 1 inch iron pin found in the centerline of Mayfield Road (U.S. 322), 60 feet wide, at its intersection with the centerline of Chillicothe Road (S.R. 306) 60 feet wide, said monument also being on the shared line between Lot No. 34, and Lot No. 26;

Thence North 84° 59' 58" West, along said centerline of Mayfield Road, also being said shared line between Lot No. 34, and Lot No. 26, a distance of 725.65 feet to the Northwesterly corner of parcel No. 1 of lands conveyed to Madam Properties LLC. (PPN 11-362800) by deed recorded in Volume 1824, Page 2502 of Geauga County Deed Records, said point also being also being at the Shared corner of said Lot No. 34 and Lot No. 35;

Thence North 84° 59' 58" West, continuing along said centerline of Mayfield Road, also being said shared line between Lot No. 35, and Lot No. 26, a distance of 30.00 feet to the Principal Place of Beginning of the premises herein intended to be described;

- COURSE I Thence South 4° 02' 49" West (creating a new line) passing through a 5/8 inch iron pin set at 30.00 feet, a total distance of 75.66 feet to a 5/8 inch iron pin set;
- COURSE II Thence South 6° 40' 05" West (creating a new line) a distance of 299.10 feet to a 5/8 inch iron pin set;
- COURSE III Thence South 14° 30' 46" West (creating a new line) a distance of 317.89 feet to a 5/8 inch iron pin set;
- COURSE IV Thence South 7° 58' 04" West (creating a new line) a distance of 339.85 feet to a 5/8 inch iron pin set on the Northerly line of land conveyed to Lou S. Ianiro (PPN 11-007600) by deed recorded in Volume 1049, Page 1260 of Geauga County Deed Records;
- COURSE V Thence North 86° 11' 53" West, along said Northerly line of land so conveyed to Lou S. Ianiro, a distance of 116.02 feet to a 1 inch iron pipe found at the Southeasterly corner of land conveyed to Edward Petronzio Trustee (PPN 11-265410) by deed recorded in Volume 1744, Page 1225, of Geauga County Deed Records;

- COURSE VI Thence North 7° 17' 10" East, along the Easterly line of land so conveyed to Edward Petronzio Trustee, a distance of 530.37 feet to a 5/8 inch iron pin set at the Southwesterly corner of land conveyed to G. R. Baker (PPN 11-268000) by deed recorded in Volume 1082, Page 900 of Geauga County Deed Records;
- COURSE VII Thence South 85° 00' 06" East, along the Southerly line of land conveyed to G. R. Baker, a distance of 129.44 feet to a 5/8 inch iron pin set at the Southeasterly corner thereof;
- COURSE VIII Thence North 8° 30' 06" East, along the Easterly line of land so conveyed to G. R. Baker, a distance of 212.37 feet to a 5/8 inch iron pin set;
- COURSE IX Thence North 5° 00' 04" East, continuing along the Easterly line of land so conveyed to G. R. Baker, and passing through a 5/8 inch iron pin set at 258.03 feet, a total distance of 288.03 feet to a point in said centerline of Mayfield Road;
- COURSE X Thence South 84° 59' 58" East, along said centerline of Mayfield Road, a distance of 30.00 feet to the Principal Place of Beginning and containing 1.7960 acres (1.7751 acres excepting the area within the right-of-way of Mayfield Road, 1.4693 acres out of PPN 11-268300, 0.3041 acres out of PPN 11-268200, and 0.0226 acres out of PPN 11-268100) of land as surveyed, calculated and described, on April 21, 2014 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.



12-2-14

DATE

RUDY E. SCHWARTZ, P.S. 7193

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

MWS 12/03/14
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

LEGAL DESCRIPTION
OF A
1.7960 ACRE PARCEL
FOR
MADAM PROPERTIES LLC.

Situated in the Township of Chester, County of Geauga, and State of Ohio and known as being a part of Lot No. 26, Tract 3, and further being known as being part of a parcel of land conveyed to Raymond E. and Nelva J. Phillips (PPN 11-268200) by deed recorded in Volume 1039, Page 188 of Geauga County Deed Records, also being part of a parcel of land conveyed to Raymond E. and Nelva J. Phillips (PPN 11-268300) by deed recorded in Volume 1039, Page 184 of Geauga County Deed Records, also being part of a parcel of land conveyed to Raymond E. and Nelva J. Phillips (PPN 11-268100) by deed recorded in Volume 1039, Page 190 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 Mayfield Road (U.S. 322), 60 feet wide, at its intersection with the centerline of Chillicothe Road (S.R. 306) 60 feet wide, said monument also being on the shared line between Lot No. 34, and Lot No. 26;

Thence North 84° 59' 58" West, along said centerline of Mayfield Road, also being said shared line between Lot No. 34, and Lot No. 26, a distance of 725.65 feet to the Northwesterly corner of parcel No. 1 of lands conveyed to Madam Properties LLC. (PPN 11-362800) by deed recorded in Volume 1824, Page 2502 of Geauga County Deed Records, said point also being also being at the Shared corner of said Lot No. 34 and Lot No. 35, also being the Principal Place of Beginning of the premises herein intended to be described;

- | | |
|------------|--|
| COURSE I | Thence South 5° 00' 14" West, along the Westerly line of land so conveyed to Madam Properties LLC., and passing through a 5/8 inch iron pin set at 30.00 feet, a total distance of 287.13 feet to a 5/8 inch iron pin set at the Southwesterly corner thereof, said pin also being at the Northwesterly corner of parcel No. 2 of lands conveyed to Madam Properties LLC. (PPN 11-362900) by deed recorded in Volume 1824, Page 2502 of Geauga County Deed Records; |
| COURSE II | Thence South 7° 58' 52" West, along the Westerly line of land so conveyed to Madam Properties LLC. (PPN 11-362900), a distance of 200.31 feet to a 5/8 inch iron pin found at the Southwesterly corner thereof; |
| COURSE III | Thence South 85° 41' 52" East, along the Southerly line of land conveyed to Madam Properties LLC. (PPN 11-362900), a distance of 53.26 feet to a 1 inch iron pipe found at the southeasterly corner thereof, said pipe also being at the Southwesterly corner of land conveyed to ARC BKMST 41001 LLC. (PPN 11-262440) by deed recorded in Volume 1962, Page 2594 of Geauga County Deed Records, said pipe also being at the Northwesterly corner of parcel No. 1 of lands conveyed to The United States Postal Service (PPN 11-714469) by deed recorded in Volume 1313, Page 194 of Geauga County Deed Records; |
| COURSE IV | Thence South 8° 39' 17" West, along the Westerly line of parcel No. 1 of lands so conveyed to The United States Postal Service, and along the Westerly line of parcel No. 2 of lands conveyed to The United States Postal Service (PPN 11- |

714468) by deed recorded in Volume 1313, Page 194 of Geauga County Deed Records, and along the Westerly line of land conveyed to Roger P. and Betty Ann Glover (PPN 11-119300) by deed recorded in Volume 553, Page 210 of Geauga County Deed Records, and along the Westerly line of land conveyed to Trudy V. Graff (PPN 11-122900) by deed recorded in Volume 1966, Page 2865 of Geauga County Deed Records, a distance of 539.68 feet to a 1 inch iron pin found at a Southwesterly corner thereof, said pin also being on the Northerly line of land conveyed to Lou S. Ianiro (PPN 11-007600) by deed recorded in Volume 1049, Page 1260 of Geauga County Deed Records;

- COURSE V Thence North 86° 11' 53" West, along said Northerly line of land so conveyed to Lou S. Ianiro, and passing through a 3/4 inch iron pin found at 113.33 feet, a total distance of 116.02 feet to a 5/8 inch iron pin set;
- COURSE VI Thence North 7° 58' 04" East (creating a new line) a distance of 339.85 feet to a 5/8 inch iron pin set;
- COURSE VII Thence North 14° 30' 46" East (creating a new line) a distance of 317.89 feet to a 5/8 inch iron pin set;
- COURSE VIII Thence North 6° 40' 05" East (creating a new line) a distance of 299.10 feet to a 5/8 inch iron pin set;
- COURSE IX Thence North 4° 02' 49" East (creating a new line) passing through a 5/8 inch iron pin set at 45.66 feet, a total distance of 75.66 feet to a point in said centerline of Mayfield;
- COURSE X Thence South 84° 59' 58" East, along said centerline of Mayfield Road, a distance of 30.00 feet to the Principal Place of Beginning and containing 1.7960 acres (1.7755 acres excepting the area within the right-of-way of Mayfield Road, 1.3556 acres out of PPN 11-268100, 0.0357 acres out of PPN 11-268300, and 0.4047 acres out of PPN 11-268200) of land as surveyed, calculated and described, on April 21, 2014 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.



12-2-14

DATE

[Handwritten Signature]

RUDY E. SCHWARTZ, P.S. 7193

SURVEY PLAT & LEGAL DESCRIPTION
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12/03/14
GEAUGA COUNTY AUDITOR
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