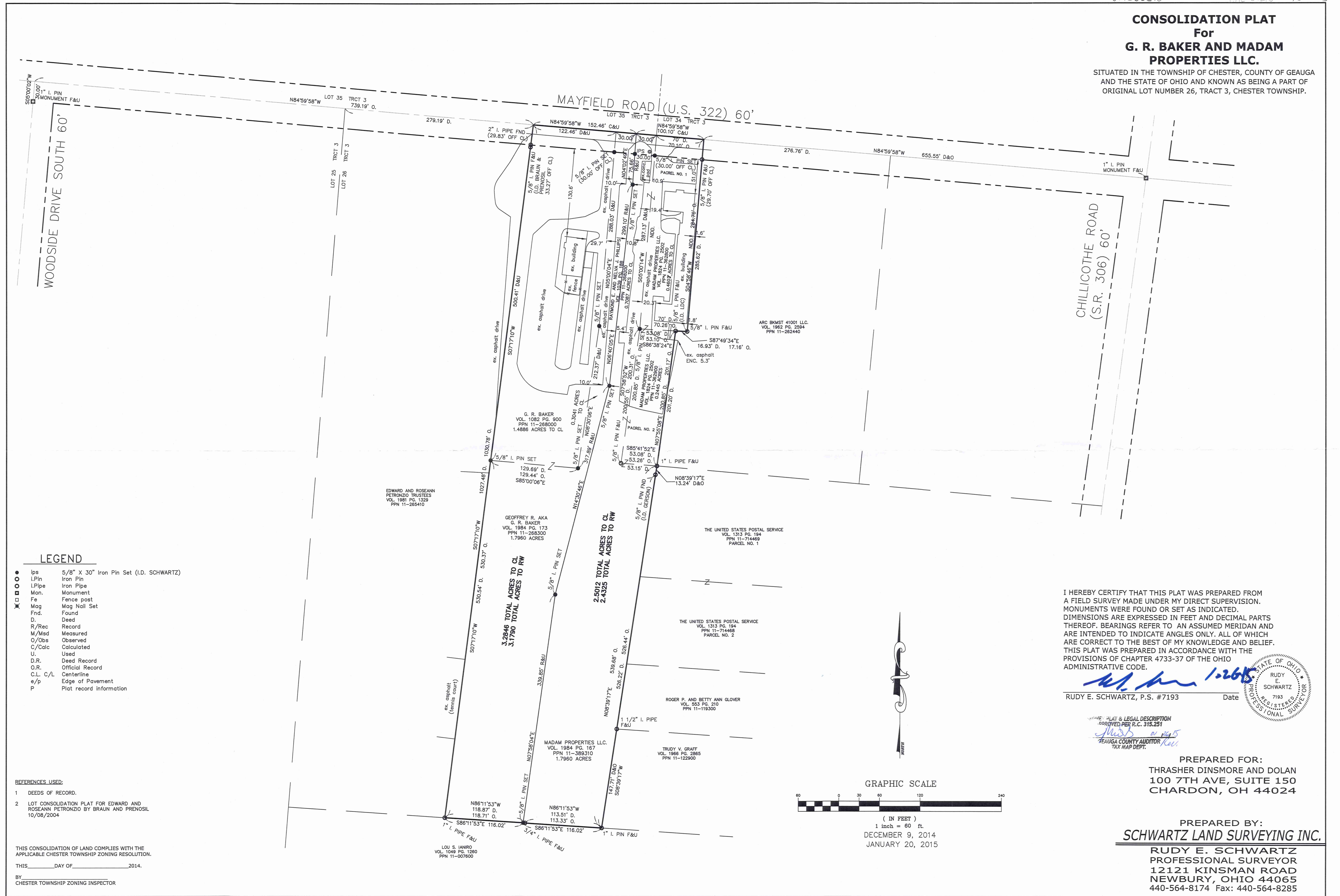


CONSOLIDATION PLAT
For
G. R. BAKER AND MADAM
PROPERTIES LLC.

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

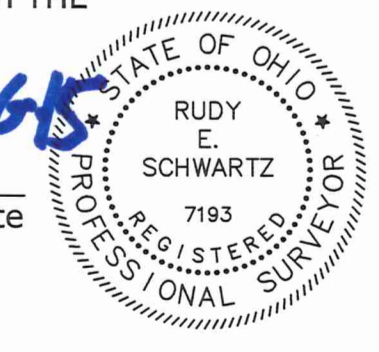
- 5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
- Iron Pin
- ⊖ Iron Pipe
- Monument
- ⊕ Fence post
- ✕ Mag Nail Set
- ⊙ Found
- ⊙ Deed
- R/Rec Record
- M/Msd Measured
- O/Obs Observed
- C/Calc Calculated
- U Used
- D.R. Deed Record
- O.R. Official Record
- C.L. C/L Centerline
- e/p Edge of Pavement
- P Plat record information

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

THIS CONSOLIDATION 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 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.

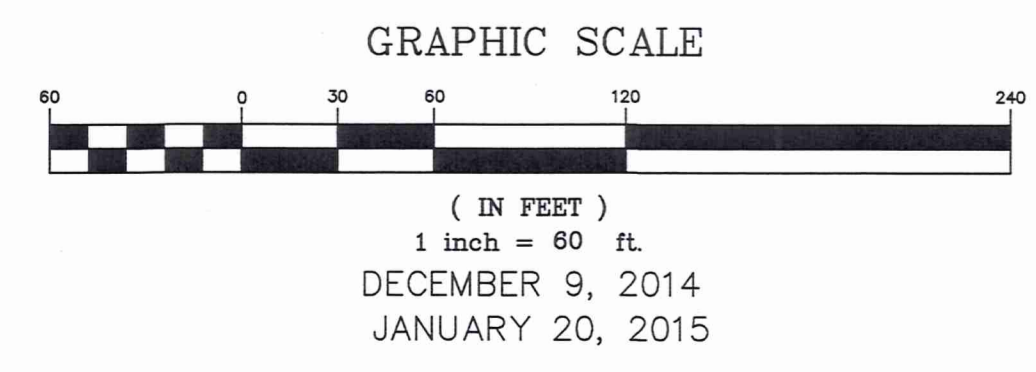
Rudy E. Schwartz
 RUDY E. SCHWARTZ, P.S. #7193 Date 1-26-15



PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 315.251
Mudis
 MUDIS 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



CONSOLIDATION
LEGAL DESCRIPTION
OF A
2.5012 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 all of a parcel of land conveyed to Madam Properties LLC. (PPN 11-389310) by deed recorded in Volume 1984, Page 167 of Geauga County Deed Records, also being all 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, and also being all 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, 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 655.55 feet to the Northwesterly corner of parcel No. 1 of lands conveyed to ARC BKMST 41001 LLC. (PPN 11-262440) by deed recorded in Volume 1962, Page 2594 of Geauga County Deed Records, also being the Principal Place of Beginning of the premises herein intended to be described;

- COURSE I Thence South 4° 58' 46" West, along a Westerly line of land so conveyed to ARC BKMST 41001 LLC. and passing through a 5/8 inch iron pin found at 29.70 feet, a total distance of 284.76 feet to a 5/8 inch iron pin found;
- COURSE II Thence North 87° 49' 34" West, along a Northerly line of land so conveyed to ARC BKMST 41001 LLC., a distance of 17.16 feet to a 5/8 inch iron pin found (I.D. LDC);
- COURSE III Thence South 7° 55' 08" West, along a Westerly line of land so conveyed to ARC BKMST 41001 LLC., a distance of 201.17 feet to a 1 inch iron pipe found at the Southwesterly corner thereof, said pipe also being at the Northwesterly corner of parcel No. 1 of land 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 land so conveyed to the United States Postal Service (PPN 11-714469), 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 pipe

found at the Southwesterly thereof, said pipe 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, a distance of 116.02 feet to a 5/8 inch iron pin set at the Southeasterly corner of land conveyed to Geoffery R. aka G. R. Baker (PPN 11-268300) by deed recorded in Volume 1984, Page 173 of Geauga County Deed Records;

COURSE VI Thence North 7° 58' 04" East, along an Easterly line of land so conveyed to Geoffery R. aka G. R. Baker, a distance of 339.85 feet to a 5/8 inch iron pin set at an angle point;

COURSE VII Thence North 14° 30' 46" East, along an Easterly line of land conveyed to Geoffery R. aka G. R. Baker, a distance of 317.89 feet to a 5/8 inch iron pin set at an angle point;

COURSE VIII Thence North 6° 40' 05" East, along an Easterly line of land so conveyed to Geoffery R. aka G. R. Baker, a distance of 299.10 feet to a 5/8 inch iron pin set at an angle point;

COURSE IX Thence North 4° 02' 49" East, along the Easterly line of land so conveyed to Geoffery R. aka G. R. Baker, and 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 Road, said point also being on the shared line of Lot 26 and Lot 35;

COURSE X Thence South 84° 59' 58" East, along said centerline of Mayfield Road, also being said shared line of Lot 26 and Lot 35, and along said ~~shared~~ line of Lot 26 and 34, a distance of 100.10 feet to the Principal Place of Beginning and containing 2.5012 (2.4325 acres excepting the area within the right-of-way of Mayfield Road (1.7960 acres out of PPN 11-389310, 0.4607 acres out of PPN 11-362800, and 0.2445 acres out of PPN 11-362900) of land as surveyed, calculated and described, on December 10, 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.



1.26.15

DATE

[Handwritten Signature]

RUDY E. SCHWARTZ, P.S. 7193

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

[Handwritten Signature]
1/26/15
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.
[Handwritten Signature]
Rev.

CONSOLIDATION
LEGAL DESCRIPTION
OF A
3.2846 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 all of a parcel of land conveyed to Geoffrey R. aka G. R. Baker (PPN 11-268300) by deed recorded in Volume 1984, Page 173 of Geauga County Deed Records, also being all of a parcel of land conveyed to G. R. Baker (PPN 11-268000) by deed recorded in Volume 1082, Page 900 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;

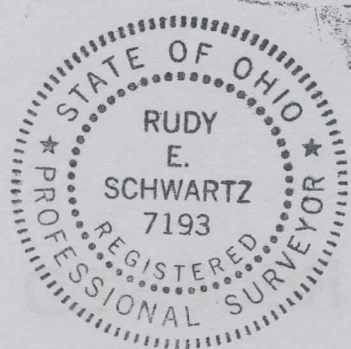
Thence North 84° 59' 58" West, along said centerline of Mayfield Road, also being said shared line between Lot No. 34, and Lot No. 26, a distance of 755.65 feet to a point at the Northwesterly corner of land conveyed to Madam Properties LLC. (PPN 11-389310) by deed recorded in Volume 1984, Page 167 of Geauga County Deed Records and the Principal Place of Beginning of the premises herein intended to be described;

- | | |
|------------|--|
| COURSE I | Thence South 4° 02' 49" West, along a 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 75.66 feet to a 5/8 inch iron pin set at an angle point; |
| COURSE II | Thence South 6° 40' 05" West, along a Westerly line of land so conveyed to Madam Properties LLC., a distance of 299.10 feet to a 5/8 inch iron pin set at an angle point; |
| COURSE III | Thence South 14° 30' 46" West, along an Westerly line of land conveyed to Madam Properties LLC., a distance of 317.89 feet to a 5/8 inch iron pin set at an angle point; |
| COURSE IV | Thence South 7° 58' 04" West, along a Westerly line of land so conveyed to Madam Properties LLC., 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 and Roseann Petronzio Trustees (PPN 11-265410) by deed recorded in Volume 1981, Page 1329 of Geauga County Deed Records; |
| COURSE VI | Thence North 7° 17' 10" East, along the Easterly line of land so conveyed to the Edward and Roseann Petronzio Trustees, and passing through a 5/8 inch iron pin set at 530.37 feet, an passing through a 5/8 inch iron pin found (I.D. Braun and |

Prenosil) at 997.50, and passing through a 2 inch iron pipe found at 1000.95, a total distance of 1030.78 feet to a point in said centerline of Mayfield Road at the Northeasterly corner thereof, said point being on the shared line between Lot 26 and Lot 35;

COURSE VII

Thence South 84° 59' 58" East, along said centerline of Mayfield Road, also being said shared line between Lot 26 and Lot 35, a distance of 152.46 feet to the Principal Place of Beginning and containing 3.2846 (3.1790 acres excepting the area within the right-of-way of Mayfield Road, 1.7960 acres out of PPN 11-268300, 1.4886 acres out of PPN 11-268000) of land as surveyed, calculated and described, on December 10, 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.



1-26-15

DATE

[Handwritten Signature]

RUDY E. SCHWARTZ, P.S. 7193

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

[Handwritten Signature] 01/24/15

**GEAUGA COUNTY AUDITOR
TAX MAP DEPT.**

[Handwritten Signature]