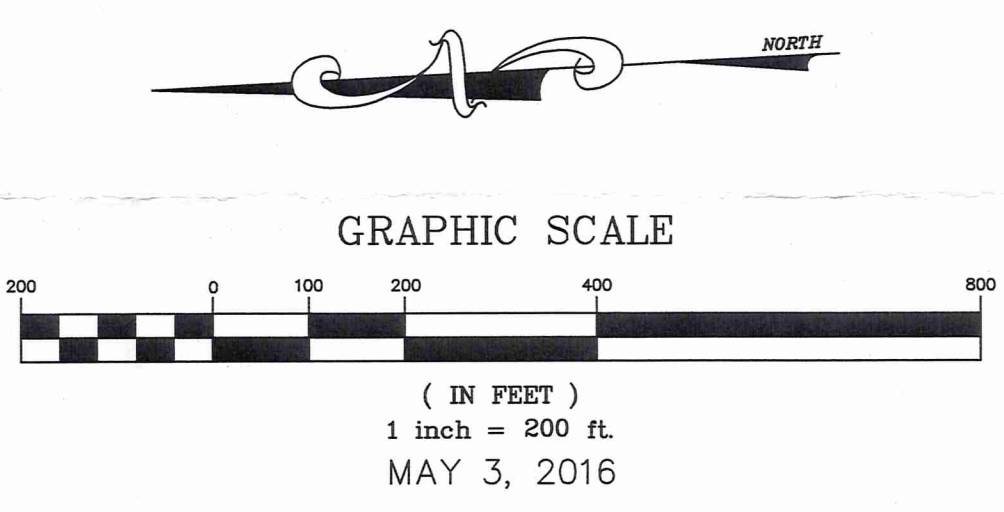


CONSOLIDATION PLAT
For
GAUGA PARK DISTRICT
SITUATED IN THE TOWNSHIP OF CHESTER, COUNTY OF GAUGA, AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL LOT NUMBERS 2,3,12 AND 13 TRACT NUMBER 1.

- LEGEND**
- 5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
 - Iron Pin
 - Iron Pipe
 - Monument
 - Fence post
 - ⊗ Mag Nail Set
 - ⊗ 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. Centerline
 - e/p Edge of Pavement
 - P Plat record information

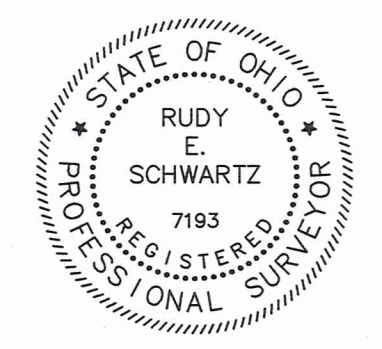
- REFERENCES USED:**
- 1 DEEDS OF RECORD
 - 2 THE LYLE BATTLES AND N.C. PATTERSON SUBDIVISION VOL. 6 PG. 129
 - 3 SURVEY FOR GAUGA COUNTY PARK DISTRICT BY SCHWARTZ LAND SURVEYING 4/19/07
 - 4 COUNTY ENGINEERS RECORDS FOR ROADS, TOWNSHIP AND COUNTY BOARDS
- THIS CONSOLIDATION OF LAND COMPLIES WITH THE APPLICABLE CHESTER TOWNSHIP ZONING RESOLUTION.
THIS _____ DAY OF _____ 2016.
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.

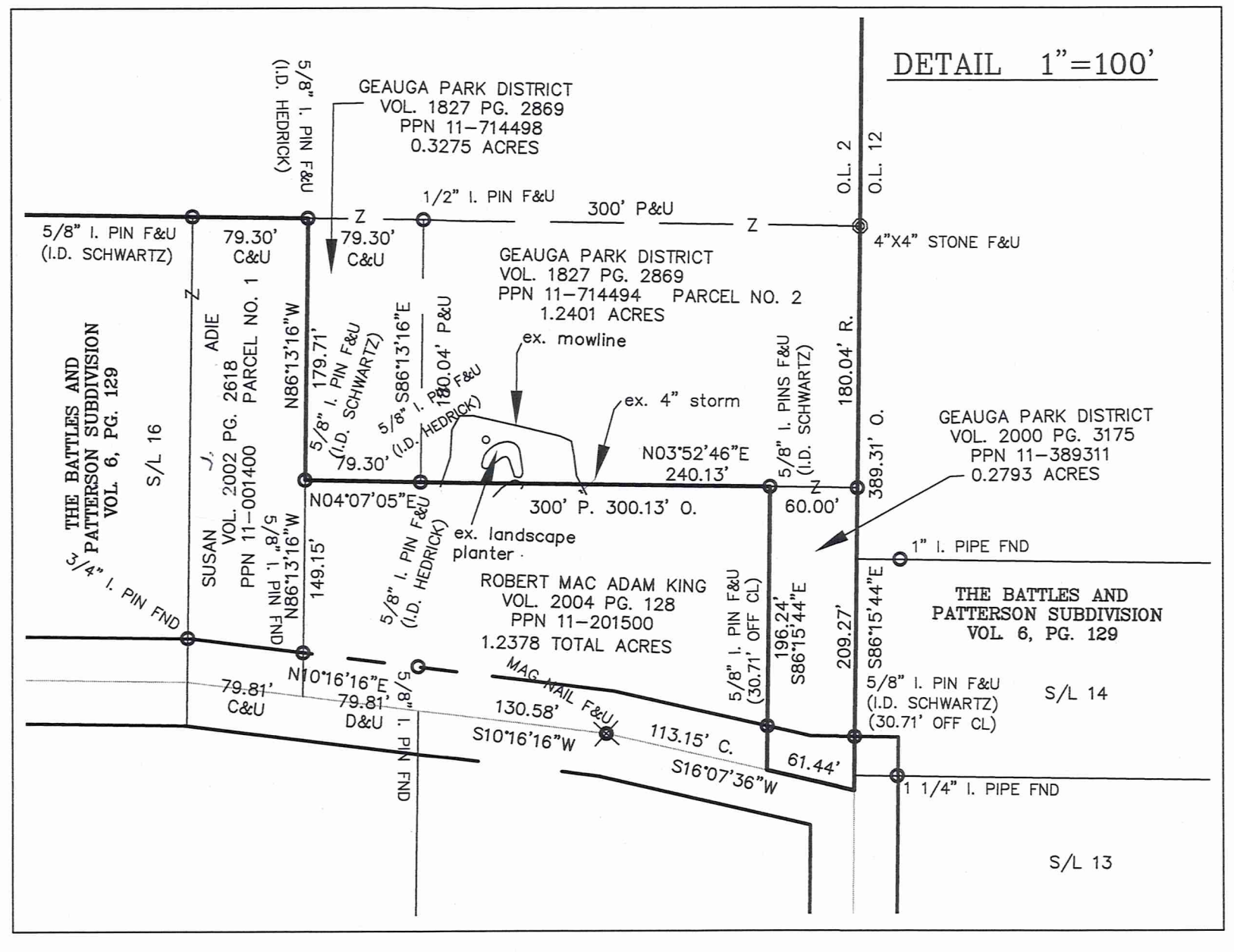
Rudy Schwartz 5.9.16
RUDY SCHWARTZ, P.S. #7193 Date

SURVEY PLAT & LEGAL DESCRIPTION APPROVED PER R.C. 315.251
Rudy Schwartz
RUDY E. SCHWARTZ
7193
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.



PREPARED FOR:
GEAUGA PARK DISTRICT
9160 ROBINSON ROAD
CHARDON, OHIO 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



192.0332 TOTAL CONSOLIDATED ACRES TO CL
191.6773 TOTAL CONSOLIDATED ACRES TO RW

CONSOLIDATED INVESTMENT CORPORATION
VOL. 1561 PG. 868
PPN 11-317700
PARCEL NO. 2

CONSOLIDATED INVESTMENT CORPORATION
VOL. 1561 PG. 868
PPN 11-317480
PARCEL NO. 4

SEE DETAIL

THE LYLE BATTLES AND N.C. PATTERSON SURVEY VOL. 6, PG. 129

CHE 00222
CHE00222

Geauga Park District (16-044)
Picked Up 5/6/16
VOL 2010 pg 2141
PN# 11-714497

CONSOLIDATION
LEGAL DESCRIPTION
OF A
192.0332 ACRE PARCEL
FOR
GEAUGA PARK DISTRICT

Situated in the Township of Chester, County of Geauga and State of Ohio and known as being a part of Original Lot Nos. 2,3,12, and 13, Tract No. 1 and further being known as all of lands conveyed to Geauga Park District (PPN 11-714497) by deed recorded in Volume 1878, Page 1929 of Geauga County Deed Records, also being all of a parcel of land conveyed to Geauga Park District (PPN 11-389311) by deed recorded in Volume 2000, Page 3175 of Geauga County Deed Records, also being all of parcel No. 2 of lands conveyed to Geauga Park District (PPN 11-714494) by deed recorded in Volume 1827, Page 2869, also being part of parcel No. 1 of lands conveyed to Geauga Park District (PPN 11-714498) by deed recorded in Volume 1827, Page 2869 of Geauga County Deed Records, and also being all of a parcel of land conveyed to Geauga Park District (11-714493) by deed recorded in Volume 1827, Page 2869 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 Caves Road, 60 feet wide, at its intersection with the centerline of Mulberry Road, 60 feet wide, said monument also being at the shared corner of Lot Nos. 13, 14, 23 and 24;

Thence North 2° 23' 36" East, along said centerline of Caves Road, also being the shared line of Lot Nos. 13 and 14, a distance of 1933.33 feet to a monument box with a 1 inch iron pin found at an angle point therein;

Thence North 4° 44' 07" East, continuing along said centerline of Caves Road, also being said shared line of Lot Nos. 13 and 14, a distance of 340.11 feet to the Northeasterly corner of land conveyed to James W. and Melinda Patterson (PPN 11-257400) by deed recorded in Volume 1842, Page 1364 of Geauga County Deed Records, and the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence North 85° 16' 25" West, along the Northerly line of land so conveyed to James W. and Melinda Patterson, and along the Northerly line of land conveyed to PFF LLC. (11-389266) by deed recorded in Volume 1815, Page 1185 of Geauga County Deed Records, and passing through a 5/8 inch iron pin found (I.D. Schwartz) at 30.00 feet, a total distance of 297.16 feet to a 5/8 inch iron pin found (I.D. Schwartz) at an angle point therein;

COURSE II Thence South 44° 52' 04" West, along the Northwesterly line of land so conveyed to PFF LLC., a distance of 964.79 feet to a 5/8 inch iron pin found (I.D. Schwartz) at an angle point therein;

COURSE III Thence South 2° 23' 48" West, along the Westerly line of land so conveyed to PFF LLC., a distance of 660.00 feet to a 5/8 inch iron pin found (I.D. Schwartz) at the Southwesterly corner thereof, said pin also being on the Northerly line of land conveyed to Eugene C. Verh (PPN 11-353600) by deed recorded in Volume 574, Page 663 of Geauga County Deed Records;

- COURSE IV Thence North 85° 37' 16" West, along said Northerly line of land so conveyed to Eugene C. Verh, a distance of 309.52 feet to a 1 inch iron pipe found at the Southeasterly corner of land conveyed to Elizabeth A. McMonagle (PPN 11-044725) by deed recorded in Volume 808, Page 331 of Geauga County Deed Records;
- COURSE V Thence North 3° 01' 21" East, along the Easterly line of land so conveyed to Elizabeth A. McMonagle, a distance of 367.91 feet to a 5/8 inch iron pin found at the Northeasterly corner thereof;
- COURSE VI Thence North 85° 38' 21" West, along the Northerly line of land so conveyed to Elizabeth A. McMonagle, a distance of 178.50 feet to a 1 inch iron pipe found at the Northwesterly corner thereof;
- COURSE VII Thence South 3° 07' 09" West, along the Westerly line of land so conveyed to Elizabeth A. McMonagle, and along the Westerly line of land so conveyed to Eugene C. Verh, and along the Westerly line of land conveyed to Alcancun Enterprise 11 LLC. (PPN 11-071650) by deed recorded in Volume 2007, Page 1210 of Geauga County Deed Records, and passing through a 1 1/4 inch iron pipe found at 1209.78 feet, a total distance of 1239.79 feet to a point in said centerline of Mulberry Road;
- COURSE VIII Thence North 85° 24' 59" West, along said centerline of Mulberry Road, a distance of 25.01 feet to a point at the Southeasterly corner of land conveyed to Todd and Annette Moon (PPN 11-253600) by deed recorded in Volume 1802, Page 481 of Geauga County Deed Records;
- COURSE IX Thence North 3° 07' 09" East, along the Easterly line of land so conveyed to Todd and Annette Moon, and also the Easterly line of land conveyed to Domenic A. and Flora S. Romonto (PPN 11-288500) by deed recorded in Volume 734, Page 369 of Geauga County Deed Records, passing through a 5/8 inch iron pin found (I.D. Schwartz) at 30.01 feet (witness a 2 inch iron pipe found 1.84 feet North, and 4.54 feet West), a total distance of 1239.49 feet to a 1 inch iron pipe found at the Northeasterly corner of land so conveyed to Domenic A. and Flora S. Romonto;
- COURSE X Thence North 85° 30' 19" West, along the Northerly line of land so conveyed to Domenic A. and Flora S. Romonto, a distance of 1010.71 feet to a 3/4 inch iron pin found at the Southeasterly corner of parcel No. 2 of land conveyed to Consolidated Investment Corporation (PPN 11-317700) by deed recorded in Volume 1561, Page 868 of Geauga County Deed Records;
- COURSE XI Thence North 3° 24' 00" East, along the Easterly line of said parcel No. 2 of land so conveyed to Consolidated Investment Corporation, a distance of 507.86 feet to a 5/8 inch iron pin found (I.D. Schwartz) at the Northeasterly corner thereof (witness a 5/8 inch iron pin found 6.85 feet South, and 1.59 feet West);
- COURSE XII Thence North 85° 30' 28" West, along the Northerly line of said parcel No. 2 of land so conveyed to Consolidated Investment Corporation, a distance of 88.63 feet to a 5/8 inch iron pin found (I.D. Schwartz) at the Northwesterly corner thereof (witness a 1 1/2 inch iron pipe found 6.85 feet South, and 1.59 feet West), said pin also being on the Easterly line of parcel No. 1 of land so

- conveyed to Consolidated Investment Corporation (PPN 11-317500) by deed recorded in Volume 1561, Page 868 of Geauga County Deed Records, said pin also being on the shared line between Lot Nos. 12 and 13;
- COURSE XIII Thence North 3° 24' 00" East, along the Easterly line of said parcel No. 1 of land so conveyed to Consolidated Investment Corporation, also being on the shared line between Lot Nos. 12 and 13, a distance of 367.64 feet to a 3/4 inch iron pin found at an interior corner thereof;
- COURSE XIV Thence North 41° 13' 13" West, along a Northeasterly line of said parcel No. 1 of land so conveyed to Consolidated Investment Corporation (PPN 11-317500), a distance of 426.59 feet to a 3/4 inch iron pin found at an interior corner thereof, said pin also being on the shared line between Lot Nos. 2 and 12;
- COURSE XV Thence North 85° 54' 19" West, along the Northerly line of said parcel No. 1 of land so conveyed to Consolidated Investment Corporation (PPN 11-317500), also being said shared line between Lot Nos. 2 and 12, a distance of 516.88 feet to a 1 1/4 inch iron pipe found at the Northeasterly corner of parcel No. 4 of lands conveyed to Consolidated Investment Corporation (PPN 11-317480) by deed recorded in Volume 1561, Page 868 of Geauga County Deed Records
- COURSE XVI Thence North 86° 31' 12" West, along the Northerly line of said parcel No. 4 of land so conveyed to Consolidated Investment Corporation (PPN 11-317480), also being said shared line between Lot Nos. 2 and 12, a distance of 486.31 feet to a 4 inch by 4 inch stone found at an angle point;
- COURSE XVII Thence North 86° 15' 44" West, along the Northerly line of said parcel No. 4 of land so conveyed to Consolidated Investment Corporation, and along the Northerly line of subplot nos. 13, and 14 of the Lyle Battles and N.C. Patterson Survey as shown by plat recorded in Volume 6, Page 129 of Geauga County Plat Records, also being said shared line between Lot Nos. 2 and 12, and passing through a 5/8 inch iron pin found (I.D. Schwartz) at 180.04, and 352.00 feet, a total distance of 389.31 feet to a point in the centerline of Walnut Ridge Road, 60 feet wide;
- COURSE XVIII Thence North 16° 07' 36" East, along said centerline of Walnut Ridge Road, a distance of 61.44 feet to a point at the Southwesterly corner of land conveyed to Robert Mac Adam King (PPN 11-201500) by deed recorded in Volume 2004, 128 of Geauga County Deed Records;
- COURSE XIX Thence South 86° 15' 44" East, along the Southerly line of land so conveyed to Robert Mac Adam King, and passing through a 5/8 inch iron pin found (I.D. Schwartz) at 30.71 feet, a total distance of 196.24 feet to a 5/8 inch iron pin found (I.D. Schwartz) at the Southeasterly corner thereof;
- COURSE XX Thence North 3° 52' 46" East, along the Easterly line of land so conveyed to Robert Mac Adam King, a distance of 240.13 feet to a 5/8 inch iron pin found (I.D. Hedrick);
- COURSE XXI Thence North 4° 07' 05" East, along the Easterly line of land so conveyed to Robert Mac Adam King, a distance of 79.30 feet to a 5/8 inch iron pin found (I.D. Schwartz), said pin also being on the Southerly line of land conveyed to

- Susan J. Adie (PPN 11-001400) by deed recorded in Volume 2002, Page 2618 of Geauga County Deed Records;
- COURSE XXII Thence South 86° 13' 16" East, along said Southerly line of land so conveyed to Susan J. Adie, a distance of 179.71 feet to a 5/8 inch iron pin found (I.D. Hedrick) at the Southeasterly corner thereof;
- COURSE XXIII Thence North 3° 52' 46" East, along the Easterly line of land so conveyed to Susan J. Adie, and along the Easterly line of subplot 16 of said Lyle Battles and N.C. Patterson Survey, and subplot Nos. 19-21 in Part 1 of the Walnut Ridge Allotment as shown by plat recorded in Volume 7, Page 3 of Geauga County Plat Records, and along the Easterly line of subplot Nos. 25-27 in the Walnut Ridge Allotment No. 2, part 2, as shown by plat recorded in Volume 7, Page 66 of Geauga County Plat Records, and along the Easterly line of subplot Nos. 31-36 in the Walnut Ridge Allotment, part 3, as shown by plat recorded in Volume 8, Page 21-21A of Geauga County Deed Records, a distance of 2238.65 feet to a point (witness a bent 5/8 inch iron pin found 3.19 feet West) at the Northeasterly corner thereof, said point also being on the Southerly line of the City of Kirtland and Lake County;
- COURSE XXIV Thence South 86° 49' 57" East, along said Southerly line of City of Kirtland and Lake County, a distance of 1257.63 feet to a 1 1/4 inch iron pipe found at an angle point therein;
- COURSE XXV Thence South 86° 25' 03" East, along said Southerly line of Lake County, also being on the shared line between City of Kirtland (Lake County), and Chester Township (Gauga County), a distance of 36.15 feet to a 5/8 inch iron pin found (I.D. Schwartz) at the Northwesterly corner of land conveyed to Dyann L. Davison (PPN 11-182000) by deed recorded in Volume 1711, Page 2350 of Geauga County Deed Records, said pin also being on the shared line between Lot Nos. 2 and 3;
- COURSE XXVI Thence South 3° 55' 58" West, along the Westerly line of land so conveyed to Dyann L. Davison, and along the Westerly line of land conveyed to Phyllis F. Coviello Trustee (PPN 11-066720) by deed recorded in Volume 1190, Page 1216 of Geauga County Deed Records, also being the shared line between Lot Nos. 2 and 3, a distance of 834.21 feet to a 1 inch iron pipe found at the Southwesterly corner of land so conveyed to Phyllis F. Coviello;
- COURSE XXVII Thence South 86° 16' 20" East, along the Southerly line of land so conveyed to Phyllis F. Coviello, and along the Southerly line of land conveyed to Phyllis F. Coviello Trustee (PPN 11-388665) by deed recorded in Volume 1190, Page 1216 of Geauga County Deed Records, and along the Southerly line of land conveyed to John Barbato and Patricia Duggan (PPN 11-136700) by deed recorded in Volume 1942, Page 200 of Geauga County Deed Records, a distance of 1014.93 feet to a 1 inch iron pipe found in concrete at the Northwesterly corner of subplot 6 in the Glacial Stone Estates Subdivision as shown by plat recorded in Volume 11, Page 7 of Geauga County Plat Records;
- COURSE XXVIII Thence South 4° 44' 30" West, along the Westerly line of subplot Nos. 6-8 of said Glacial Stone Estates Subdivision, a distance of 924.31 feet to a 1 inch iron pipe found at an angle point therein;

COURSE XXIX

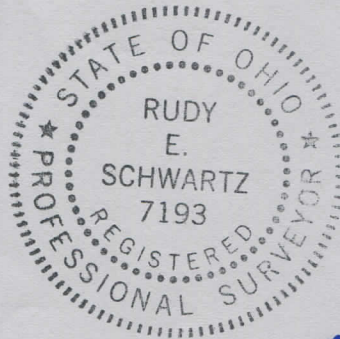
Thence South 40° 45' 33" East, along a Southwesterly line of subplot Nos. 8 and 9 of said Glacial Stone Estates Subdivision, and also the Southwesterly line of land conveyed to Patricia H. Deacon Trustee (PPN 11-004650) by deed recorded in Volume 1959, Page 3142 of Geauga County Deed Records, and also along the Southwesterly line of land conveyed to Thomas A. and Michelle L. Wiece (PPN 11-172710) by deed recorded in Volume 1919, Page 1718 of Geauga County Deed Records, a distance of 792.32 feet to a 1 inch iron pipe found at an angle point therein;

COURSE XXX

Thence South 86° 15' 13" East, along the Southerly line of land so conveyed to Thomas A. and Michelle L. Wiece, and along the Southerly line of land conveyed to Kenneth G. and Kim C. Hanford (PPN 11-172700) by deed recorded in Volume 1307, Page 853 of Geauga County Deed Records, and passing through a 1 1/2 inch iron pipe found at 970.01, a total distance of 1000.02 feet to a point in the centerline of said Caves Road, said point also being on the shared line between Lot Nos. 3 and 4;

COURSE XXXI

Thence South 4°44' 07" West, along said centerline of Caves Road, along said shared line between Lot Nos. 3 and 4, and along the shared line between Lot Nos. 13 and 14, a distance of 492.00 feet to the Principal Place of Beginning and containing 192.0332 acres of land (191.6773 acres excepting the area within the right-of-way o Walnut Ridge Road, Caves Road, and Mulberry Road, 165.1863 acres of land out of parcel No. 11-714497, 25.0000 acres of land from parcel No. 11-714493, 0.3275 acres out of PPN 11-714498, 1.2401 acres out of PPN 11-714494, and 0.2793 acres out of PPN 11-389311) as surveyed, calculated and described on April 22, 2016 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



5.4.16

[Handwritten Signature]

DATE

RUDY E. SCHWARTZ, P.S. 7193

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

[Handwritten Signature] 05/05/16
GAUGA COUNTY AUDITOR
TAX MAP DEPT.