

LOT SPLIT AND CONSOLIDATION SURVEY For CHESTER AUTO BODY

SITUATED IN THE TOWNSHIP OF CHESTER, COUNTY OF GEauga AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL LOTS NUMBER 35 AND 36, TRACT NO. 3, CHESTER TOWNSHIP.

PREPARED FOR:
WILLIAM MARX
8032 MAYFIELD RD.
CHESTERLAND, OH 44026

NOTES:

- 1 NO TITLE COMMITMENT SUPPLIED

REFERENCES USED:

- 1 DEEDS OF RECORD
- 2 HAROLD DRIVE ALLOTMENT VOL. 5, PGS. 43-44
- 3 LOT SPLIT AND CONSOLIDATION FOR WILLIAM E. MARX, TRUSTEE BY WILLIAM R. GRAY ASSOCIATES INC. DATED 01-02-2007

LEGEND

•	ips	5/8" X 30" Iron Pin Set (L.D. SCHWARTZ)
○	i.Pin	Iron Pin
○	i.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	Plat record information

LOT COVERAGE:

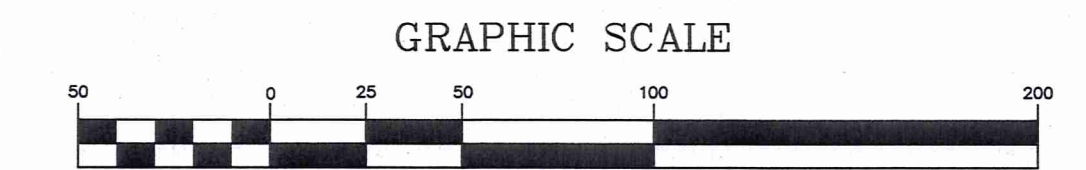
PARCEL E = 12%
PARCEL W = 27%

THIS DIVISION OF LAND COMPLIES WITH THE APPLICABLE CHESTER TOWNSHIP ZONING RESOLUTION.

THIS _____ DAY OF _____ 20____
BY _____
CHESTER TOWNSHIP ZONING INSPECTOR

THIS CONSOLIDATION OF LAND COMPLIES WITH THE APPLICABLE CHESTER TOWNSHIP ZONING RESOLUTION.

THIS _____ DAY OF _____ 20____
BY _____
CHESTER TOWNSHIP ZONING INSPECTOR



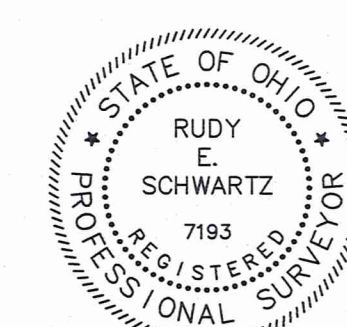
GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

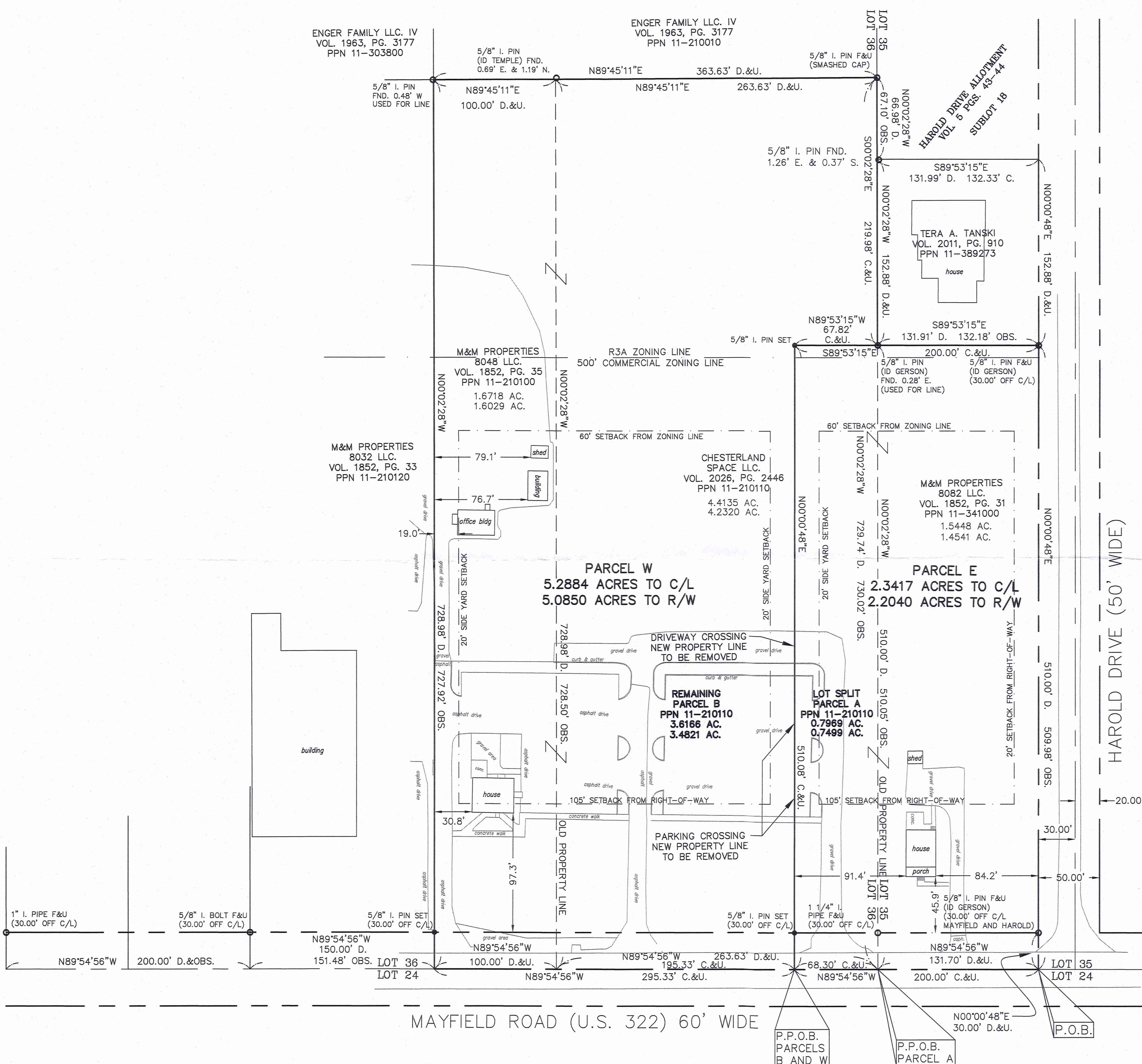
OCTOBER 25, 2019

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 11-1-19
RUDY E. SCHWARTZ, P.S. #7193 Date



SURVEY PLAT & LEGAL DESCRIPTION APPROVED PER R.C. 315.251
Rudy E. Schwartz 11/1/19
GEAUGA COUNTY ENGINEER TAX MAP DEPT.



SURVEY PREPARED BY:

HESS & ASSOCIATES ENGINEERING INC.
12121 Kinsman Rd., Newbury, Ohio 44065
Tel (440) 564-8008 Fax (440) 564-8176

SCHWARTZ LAND SURVEYING, INC.
RUDY E. SCHWARTZ
PROFESSIONAL SURVEYOR
12121 KINSMAN ROAD
NEWBURY, OHIO 44065
(440) 564-8174 Fax (440) 564-8285

CHE 00248
CHE00248

CHESTERLAND SPACE LLC /
M&M PROPERTIES
19-117
Recorded: 11/12/19
Vol. 2086 pg 483
PN# 11-389346

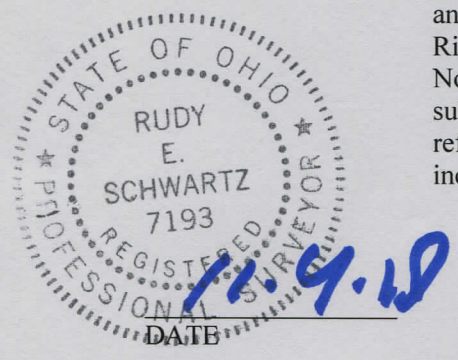
LEGAL DESCRIPTION
OF PARCEL "A"
A
0.7969 ACRE PARCEL
FOR
CHESTERLAND SPACE LLC.

Situated in the Township of Chester, County of Geauga, and State of Ohio and known as being part of Original Lot No. 36, Tract 3, Chester Township, and further being known as part of a parcel of land conveyed to Chesterland Space LLC. (PPN 11-210110) as recorded in Volume 2026, Page 2446 of Geauga County Deed Records, further bounded and described as follows;

Beginning at the southeasterly corner of a parcel of land conveyed to M&M Properties 8082 LLC. (PPN 11-341000) as recorded in Volume 1852, Page 31 of Geauga County Deed Records, witness a 5/8 inch iron pin found (I.D. Gerson) lying North 00° 00' 48" East, a distance of 30.00 feet at the intersection of the Northerly Right-of Way of said Mayfield Road (U.S. 322) 60 feet wide and the Westerly Right-of-Way of Harold Drive, 50 feet wide;

Thence North 89° 54' 56" West, along said centerline of Mayfield Road, a distance of 131.70 feet to a point and the Principal Place of Beginning of the Premises herein intended to be described;

- COURSE I Thence North 89° 54' 56" West, continuing along said centerline of Mayfield Road, a distance of 68.30 feet to a point;
- COURSE II Thence North 00° 00' 48" East, (creating a new line), passing through a 5/8 inch iron pin set at 30.00 feet, a total distance of 510.08 feet to a 5/8 inch iron pin set;
- COURSE III Thence South 89° 53' 15" East, (creating a new line), a distance of 67.82 feet to the northwesterly corner of said M&M Properties 8082 LLC. parcel (PPN 11-341000), reference a 5/8 inch iron pin found (ID Gerson) 0.28 feet East;
- COURSE IV Thence South 00° 02' 28" East, along the westerly line of said M&M Properties 8082 LLC. parcel (PPN 11-341000) passing through a 1 1/4 inch iron pipe found at 480.05 feet, a total distance of 510.05 feet to the Principal Place of Beginning and containing 0.7969 acres of land (0.7499 acres excluding the area within the Right-of-Way of Mayfield Road), as surveyed, calculated and described November 4, 2019, 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.



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

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
[Signature] 11/6/19
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

CHE 00248

19-117

Vol. 2086 pg 485

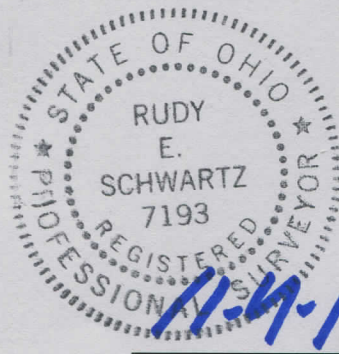
pn# 11-341000

**CONSOLIDATION
 LEGAL DESCRIPTION
 OF PARCEL "E"**
A
**2.3417 ACRE PARCEL
 FOR
 M&M PROPERTIES 8082 LLC.**

Situated in the Township of Chester, County of Geauga, and State of Ohio and known as being part of Original Lots No. 35 and 36, Tract 3, Chester Township, and further being known as part of a parcel of land conveyed to Chesterland Space LLC. (PPN 11-210110) as recorded in Volume 2026, Page 2446 of Geauga County Deed Records, and further being known as all of a parcel of land conveyed to M&M Properties 8082 LLC. (PPN 11-341000) as recorded in Volume 1852, Page 31 of Geauga County Deed Records, further bounded and described as follows;

Beginning at the southeasterly corner of a parcel of land conveyed to M&M Properties 8082 LLC. (PPN 11-341000) as recorded in Volume 1852, Page 31 of Geauga County Deed Records, witness a 5/8 inch iron pin found (I.D. Gerson) lying North 00° 00' 48" East, a distance of 30.00 feet at the intersection of the Northerly Right-of Way of said Mayfield Road (U.S. 322) 60 feet wide and the Westerly Right-of-Way of Harold Drive, 50 feet wide;

- COURSE I Thence North 89° 54' 56" West, along said centerline of Mayfield Road, a distance of 200.00 feet to a point;
- COURSE II Thence North 00° 00' 48" East, (creating a new line), passing through a 5/8 inch iron pin set at 30.00 feet, a total distance of 510.08 feet to a 5/8 inch iron pin set;
- COURSE III Thence South 89° 53' 15" East, (creating a new line) and along the southerly line of land conveyed to Tera A. Tanski (PPN 11-389273) as recorded in Volume 2011, Page 910 of Geauga County Deed Records, a distance of 200.00 feet to a 5/8 inch iron pin found (I.D. Gerson) at the southeasterly corner thereof, also being said westerly Right-of-Way of Harold Drive;
- COURSE IV Thence South 00° 00' 48" West, along said westerly Right-of-Way of Harold Drive, a distance of 509.98 feet to the Place of Beginning and containing 2.3417 acres of land (2.2040 acres excluding the area within the Right-of-Way of Mayfield Road), as surveyed, calculated and described November 4, 2019, 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.



DATE

RUDY E. SCHWARTZ, P.S. 7193

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

**GEAUGA COUNTY ENGINEER
 TAX MAP DEPT.**

CHE 00248

19-117

Vol. 2086 pg 487
pn # 11-210110

REMAINDER
LEGAL DESCRIPTION
OF PARCEL "B"
A
3.6166 ACRE PARCEL
FOR
CHESTERLAND SPACE LLC.

Situated in the Township of Chester, County of Geauga, and State of Ohio and known as being part of Original Lot No. 36, Tract 3, Chester Township, and further being known as part of a parcel of land conveyed to Chesterland Space LLC. (PPN 11-210110) as recorded in Volume 2026, Page 2446 of Geauga County Deed Records, further bounded and described as follows;

Beginning at the southeasterly corner of a parcel of land conveyed to M&M Properties 8082 LLC. (PPN 11-341000) as recorded in Volume 1852, Page 31 of Geauga County Deed Records, witness a 5/8 inch iron pin found (I.D. Gerson) lying North 00° 00' 48" East, a distance of 30.00 feet at the intersection of the Northerly Right-of Way of said Mayfield Road (U.S. 322) 60 feet wide and the Westerly Right-of-Way of Harold Drive, 50 feet wide;

Thence North 89° 54' 56" West, along said centerline of Mayfield Road, a distance of 200.00 feet to a point and the Principal Place of Beginning of the Premises herein intended to be described;

COURSE I Thence North 89° 54' 56" West, continuing along said centerline of Mayfield Road, a distance of 195.33 feet to a point at the southeasterly corner of a parcel of land conveyed to M&M Properties 8048 LLC. (PPN 11-210100) as recorded in Volume 1852, Page 35 of Geauga County Deed Records;

COURSE II Thence North 00° 02' 28" West, along the easterly line of said M&M Properties 8048 LLC. parcel (PPN 11-210100), a distance of 728.50 feet to a point at the northeasterly corner thereof, said point also being on the southerly line of a parcel of land conveyed to Enger Family LLC. IV (PPN 11-210010) as recorded in Volume 1963, Page 3177 of Geauga County Deed Records, reference a 5/8 inch iron pin (ID Temple) found 0.69 feet East and 1.19 feet North;

COURSE III Thence North 89° 45' 11" East, along said southerly line of the Enger Family LLC. IV parcel (PPN 11-210010), a distance of 263.63 feet to a 5/8 inch iron pin found at the southeasterly corner thereof, said pin also being on the Westerly line of Sublot 18 of the Harold Drive Allotment, Volume 5, Pages 43-44 of Geauga County Plat Records;

COURSE IV Thence South 00° 02' 28" East, along the westerly line of said Sublot 18, and along the westerly line of a parcel of land conveyed to Tera A. Tanski (PPN 11-389273) as recorded in Volume 2011, Page 910 of Geauga County Deed Records, a distance of 219.98 feet to the northwesterly corner of said M&M Properties 8082 LLC. parcel (PPN 11-341000), reference a 5/8 inch iron pin found (ID Gerson) 0.28 feet East;

COURSE V Thence North 89° 53' 15" West, (creating a new line), a distance of 67.82 feet to a 5/8 inch iron pin set;

COURSE VI Thence South 00° 00' 48" West, (creating a new line), passing through a 5/8 inch iron pin set at 480.08 feet, a total distance of 510.08 feet to the Principal Place of Beginning and containing 3.6166 acres of land (3.4821 acres excluding the area within the Right-of-Way of Mayfield Road), as surveyed, calculated and described November 4, 2019, 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.



11.9.19

DATE

RUDY E. SCHWARTZ, P.S. 7193

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

GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

CHF 00248

19-117

Vol. 2086 pg 490
pn # 11-210100

CONSOLIDATION
LEGAL DESCRIPTION
OF PARCEL "W"
A
5.2884 ACRE PARCEL
FOR
M&M PROPERTIES 8048 LLC.

Situated in the Township of Chester, County of Geauga, and State of Ohio and known as being part of Original Lot No. 36, Tract 3, Chester Township, and further being known as part of a parcel of land conveyed to Chesterland Space LLC. (PPN 11-210110) as recorded in Volume 2026, Page 2446 of Geauga County Deed Records, and further being known as all of a parcel of land conveyed to M&M Properties 8048 LLC. (PPN 11-210100) as recorded in Volume 1852, Page 35 of Geauga County Deed Records, further bounded and described as follows;

Beginning at the southeasterly corner of a parcel of land conveyed to M&M Properties 8082 LLC. (PPN 11-341000) as recorded in Volume 1852, Page 31 of Geauga County Deed Records, witness a 5/8 inch iron pin found (I.D. Gerson) lying North 00° 00' 48" East, a distance of 30.00 feet at the intersection of the Northerly Right-of Way of said Mayfield Road (U.S. 322) 60 feet wide and the Westerly Right-of-Way of Harold Drive, 50 feet wide;

Thence North 89° 54' 56" West, along said centerline of Mayfield Road, a distance of 200.00 feet to a point and the Principal Place of Beginning of the Premises herein intended to be described;

COURSE I Thence North 89° 54' 56" West, continuing along said centerline of Mayfield Road, a distance of 295.33 feet to a point at the southeasterly corner of a parcel of land conveyed to M&M Properties 8032 LLC. (PPN 11-210120) as recorded in Volume 1852, Page 33 of Geauga County Deed Records;

COURSE II Thence North 00° 02' 28" West, along the easterly line of said M&M Properties 8032 LLC. parcel (PPN 11-210120), passing through a 5/8 inch iron pin set at 30.00 feet, a total distance of 727.92 feet to a point at the northeasterly corner thereof, said point also being on the southwesterly corner of a parcel of land conveyed to Enger Family LLC. IV (PPN 11-210010) as recorded in Volume 1963, Page 3177 of

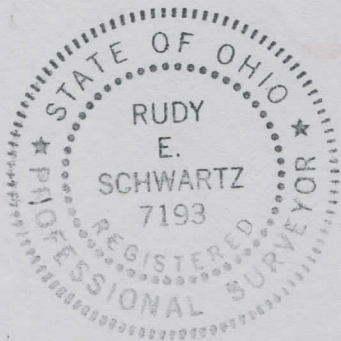
Geauga County Deed Records, reference a 5/8 inch iron pin found 0.48 feet West;

COURSE III Thence North 89° 45' 11" East, along said southerly line of said Enger Family LLC. IV parcel (PPN 11-210010), a distance of 363.63 feet to a 5/8 inch iron pin found (smashed cap) at the southeasterly corner thereof, said pin also being on the Westerly line of Sublot 18 of the Harold Drive Allotment, Volume 5, Pages 43-44 of Geauga County Plat Records;

COURSE IV Thence South 00° 02' 28" East, along the westerly line of said Sublot 18, and along the westerly line of a parcel of land conveyed to Tera A. Tanski (PPN 11-389273) as recorded in Volume 2011, Page 910 of Geauga County Deed Records, a distance of 219.98 feet to the northwesterly corner of said M&M Properties 8082 LLC. parcel (PPN 11-341000), reference a 5/8 inch iron pin found (ID Gerson) 0.28 feet East;

COURSE V Thence North 89° 53' 15" West, (creating a new line), a distance of 67.82 feet to a 5/8 inch iron pin set;

COURSE VI Thence South 00° 00' 48" West, (creating a new line), passing through a 5/8 inch iron pin set at 480.08 feet, a total distance of 510.08 feet to the Principal Place of Beginning and containing 5.2884 acres of land (5.0850 acres excluding the area within the Right-of-Way of Mayfield Road), as surveyed, calculated and described November 4, 2019, 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.



11-4-19
DATE

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

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
[Signature] 11/6/19
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.