

PLAT OF SURVEY AND LOT SPLIT AND CONSOLIDATION
For
PAMELA J. AND DAVID L. MAPES, TRUSTEES

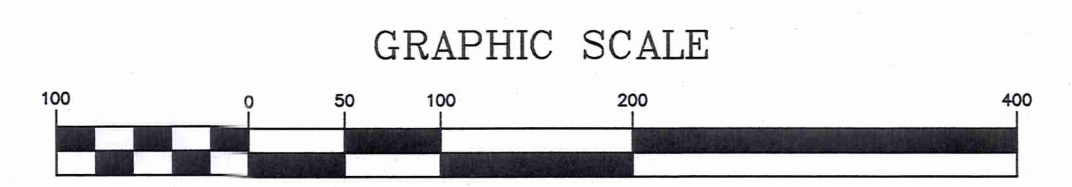
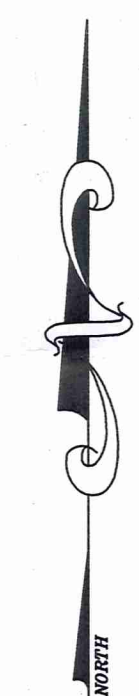
SITUATED IN THE TOWNSHIP OF CHESTER, COUNTY OF GEAUGA AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL LOT NUMBER 38, TRACT 3.

PREPARED FOR:
 PAMELA AND DAVID MAPES, TRUSTEES
7558 MAYFIELD RD
CHESTERLAND, OH 44026

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH LENGTH	TANGENT
C1	63.09	40.00	90°22'20"	N44°51'03"E	56.75	40.26
C2	185.44	250.00	42°52'20"	N21°35'07"W	161.22	97.22
C3	187.07	250.00	42°52'20"	S21°23'57"E	182.73	98.16

LEGEND

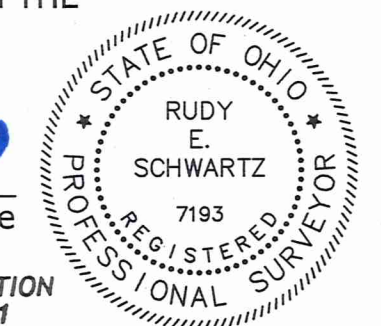
- 5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
- Iron Pin
- Iron Pipe
- Monument
- Fence post
- Stake Set
- Mag Nail Set
- Found
- Dead
- Record
- Measured
- Observed
- Calculated
- Used
- Deed Record
- Official Record
- C.L. Centerline
- Edge of Pavement
- Plot record information



MARCH 2, 2020

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 3-1-20
 RUDY E. SCHWARTZ, P.S. #7193 Date

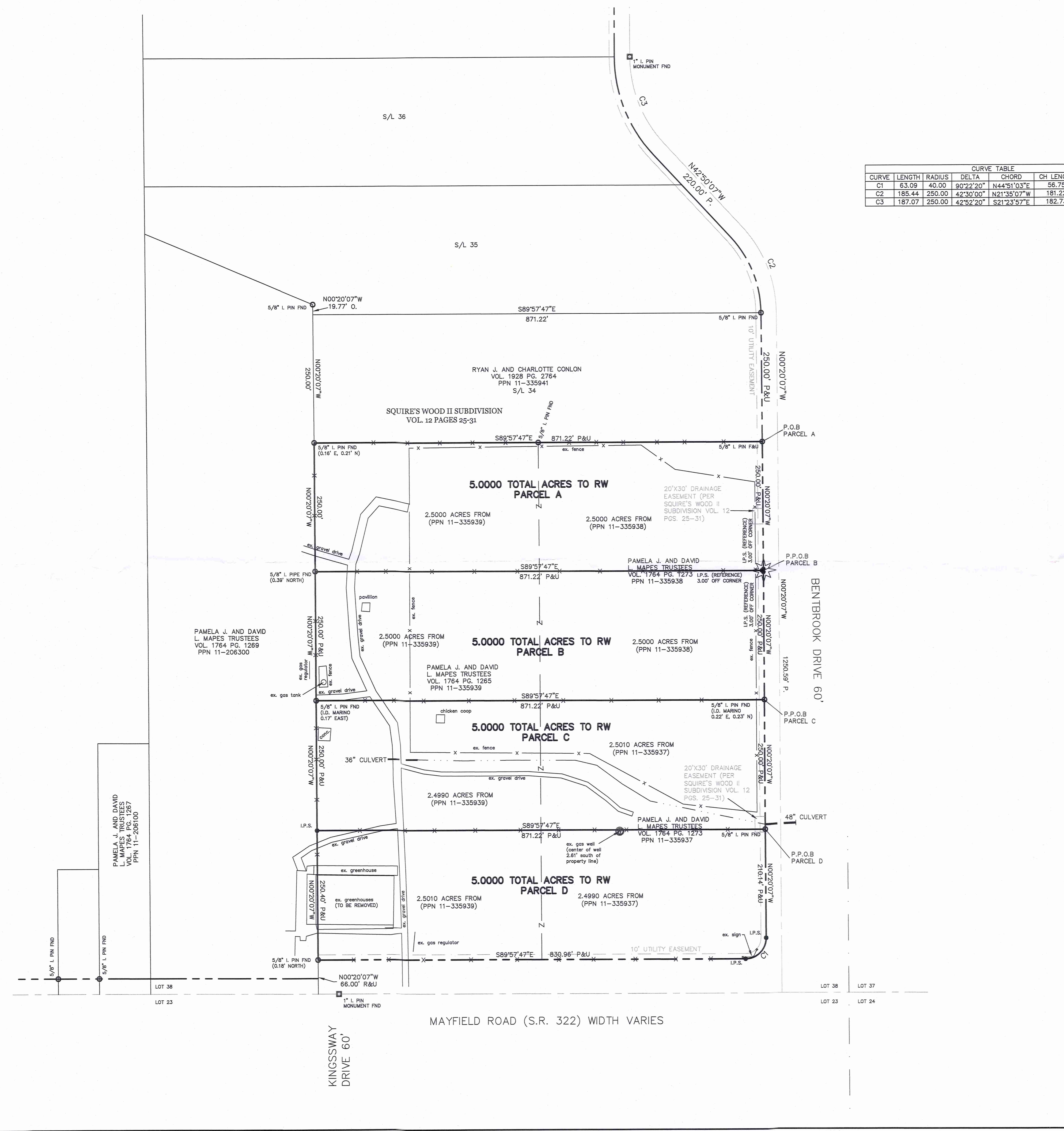


SURVEY PLAT & LEGAL DESCRIPTION APPROVED PER R.C. 315.231
Shawn R. ... 3/1/20
 GEAUGA COUNTY ENGINEER TAX MAP DEPT.

PREPARED BY:
SCHWARTZ LAND SURVEYING INC.
 RUDY E. SCHWARTZ
 PROFESSIONAL SURVEYOR
 12121 KINSMAN ROAD

REFERENCES USED:

- 1 DEEDS OF RECORD
- 2 SQUIRE'S WOOD II SUBDIVISION VOL. 12 PGS. 25-31



THIS DIVISION OF LAND COMPLIES WITH THE APPLICABLE CHESTER TOWNSHIP ZONING RESOLUTION.
 THIS _____ DAY OF _____ 2020.
 BY _____
 CHESTER TOWNSHIP ZONING INSPECTOR

CHE 00249
CHE00249

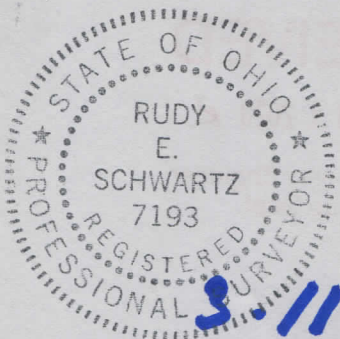
MAPES, Pamela + David
(20-025)
Pick up date 3-16-20

LEGAL DESCRIPTION
OF A
5.0000 ACRE PARCEL
FOR
PAMELA J. AND DAVID L. MAPES, TRUSTEES
PARCEL "A"

Situated in the Township of Chester, County of Geauga, and State of Ohio, and known as being a part of Original Lot No. 38, Tract 3, and further known as being part of a parcel of land conveyed to Pamela J. and David L. Mapes, Trustees (PPN 11-335938) by deed recorded in Volume 1764, Page 1273 of Geauga County Deed Records, and also being part of a parcel of land conveyed to Pamela J. and David L. Mapes, Trustees (PPN 11-335939) by deed recorded in Volume 1764, Page 1265 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a 5/8 inch iron pin found at the Southeasterly corner of subplot No. 34 in the Squire's Wood II subdivision as shown by plat recorded in Volume 12, Pages 25-31 of Geauga County Plat Records, said pin also being on the Westerly right-of-way of Bentbrook Drive, 60 feet wide;

- COURSE I Thence **South 0° 20' 07" East**, along said Westerly right-of-way of Bentbrook Drive, passing through a 5/8 inch reference pin set at 247.00 feet, a total distance of **250.00 feet** to a point in a pine tree;
- COURSE II Thence **North 89° 57' 47" West** (creating a new line) and passing through a 5/8 inch iron pin set at 3.00 feet, a total distance of **871.22 feet** to a point on the Easterly line of land conveyed to Pamela J. and David L. Mapes, Trustees (PPN 11-206300) by deed recorded in Volume 1764, Page 1269 of Geauga County Deed Records (witness a 5/8 inch iron pipe found 0.39 feet North);
- COURSE III Thence **North 0° 20' 07" West**, along said Easterly line of land so conveyed to Pamela J. and David L. Mapes, Trustees (PPN 11-206300), a distance of **250.00 feet** to point at the Southwesterly corner of said subplot No. 34 (witness a 5/8 inch iron pin found 0.16 feet East, 0.21 feet North);
- COURSE IV Thence **South 89° 57' 47" East**, along the Southerly line of said subplot No. 34, a distance of **871.22 feet** to the Place of Beginning and containing **5.0000 acres** of land (2.5000 acres part of PPN 11-335939, and 2.5000 acres part of PPN 11-335938) as surveyed, calculated and described, on February 24, 2020 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

3-11-20

[Handwritten Signature]

RUDY E. SCHWARTZ, P.S. 7193

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

Stuart Romo 3/13/20
**GEAUGA COUNTY ENGINEER
TAX MAP DEPT.**

LEGAL DESCRIPTION
OF A
5.0000 ACRE PARCEL
FOR
PAMELA J. AND DAVID L. MAPES, TRUSTEES
PARCEL "B"

Situated in the Township of Chester, County of Geauga, and State of Ohio, and known as being a part of Original Lot No. 38, Tract 3, and further known as being part of a parcel of land conveyed to Pamela J. and David L. Mapes, Trustees (PPN 11-335938) by deed recorded in Volume 1764, Page 1273 of Geauga County Deed Records, and also being part of a parcel of land conveyed to Pamela J. and David L. Mapes, Trustees (PPN 11-335939) by deed recorded in Volume 1764, Page 1265 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a 5/8 inch iron pin found at the Southeasterly corner of subplot No. 34 in the Squire's Wood II subdivision as shown by plat recorded in Volume 12, Pages 25-31 of Geauga County Plat Records, said pin also being on the Westerly right-of-way of Bentbrook Drive, 60 feet wide;

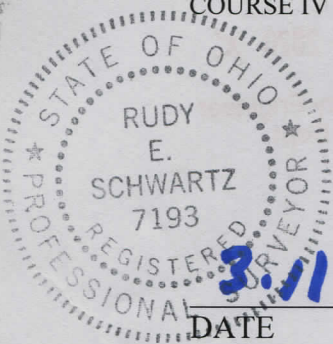
Thence **South 0° 20' 07" East**, along said Westerly right-of-way of Bentbrook Drive, passing through a 5/8 inch reference pin set at 247.00 feet, a total distance of **250.00 feet** to a point in a pine tree at the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence **South 0° 20' 07" East**, continuing along said Westerly right-of-way of Bentbrook Drive, passing through a 5/8 inch iron reference pin set at 3.00 feet, a total distance of **250.00 feet** to a point at the Northeasterly corner of land conveyed to Pamela J. and David L. Mapes, Trustees (PPN 11-335937) by deed recorded in Volume 1764, Page 1273 of Geauga County Deed Records (witness a 5/8 inch iron pin found (I.D. Marino, 0.22 feet East, 0.23 feet North));

COURSE II Thence **North 89° 57' 47" West**, along the Northerly line of said PPN 11-335937, and its Westerly prolongation, a distance of **871.22 feet** to a point on the Easterly line of land conveyed to Pamela J. and David L. Mapes, Trustees (PPN 11-206300) by deed recorded in Volume 1764, Page 1269 of Geauga County Deed Records (witness a 5/8 inch iron pin found I.D. Marino, 0.17 feet East);

COURSE III Thence **North 0° 20' 07" West**, along said Easterly line of land so conveyed to Pamela J. and David L. Mapes, Trustees (PPN 11-206300), a distance of **250.00 feet** to point (witness a 5/8 inch iron pipe found 0.39 feet North);

COURSE IV Thence **South 89° 57' 47" East** (creating a new line) passing through a 5/8 inch iron pin set at 868.22 feet, a total distance of **871.22 feet** to the Principal Place of Beginning and containing **5.0000 acres** of land (2.5000 acres part of PPN 11-335939, and 2.5000 acres part of PPN 11-335938) as surveyed, calculated and described, on February 24, 2020 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

3-11-20

RUDY E. SCHWARTZ, P.S. 7193

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

Stuart Rowan 3/13/20
**GEAUGA COUNTY ENGINEER
TAX MAP DEPT.**

LEGAL DESCRIPTION
OF A
5.0000 ACRE PARCEL
FOR
PAMELA J. AND DAVID L. MAPES, TRUSTEES
PARCEL "C"

Situated in the Township of Chester, County of Geauga, and State of Ohio, and known as being a part of Original Lot No. 38, Tract 3, and further known as being part of a parcel of land conveyed to Pamela J. and David L. Mapes, Trustees (PPN 11-335937) by deed recorded in Volume 1764, Page 1273 of Geauga County Deed Records, and also being part of a parcel of land conveyed to Pamela J. and David L. Mapes, Trustees (PPN 11-335939) by deed recorded in Volume 1764, Page 1265 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a 5/8 inch iron pin found at the Southeasterly corner of subplot No. 34 in the Squire's Wood II subdivision as shown by plat recorded in Volume 12, Pages 25-31 of Geauga County Plat Records, said pin also being on the Westerly right-of-way of Bentbrook Drive, 60 feet wide;

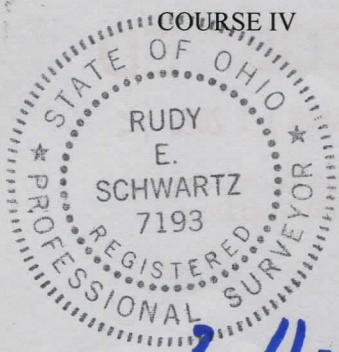
Thence **South 0° 20' 07" East**, along said Westerly right-of-way of Bentbrook Drive, a distance of **500.00 feet** to a point at the Northeasterly corner of land so conveyed to Pamela J. and David L. Mapes, Trustees (PPN 11-335937) and being the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence **South 0° 20' 07" East**, continuing along said Westerly right-of-way of Bentbrook Drive, a distance of **250.00 feet** to a 5/8 inch iron pin found;

COURSE II Thence **North 89° 57' 47" West** (creating a new line) a distance of **871.22 feet** to a 5/8 inch iron pin set on the Easterly line of land conveyed to Pamela J. and David L. Mapes, Trustees (PPN 11-206300) by deed recorded in Volume 1764, Page 1269 of Geauga County Deed Records;

COURSE III Thence **North 0° 20' 07" West**, along said Easterly line of land so conveyed to Pamela J. and David L. Mapes, Trustees (PPN 11-206300), a distance of **250.00 feet** to a point (witness a 5/8 inch iron pin found I.D. Marino 0.17 feet East)

COURSE IV Thence **South 89° 57' 47" East**, along the Northerly line of said PPN 11-335937, and its Westerly prolongation, a distance of **871.22 feet** to the Principal Place of Beginning and containing **5.0000 acres** of land (2.4990 acres part of PPN 11-335939, and 2.5010 acres part of PPN 11-335937) as surveyed, calculated and described, on February 24, 2020 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.



3-11-20

DATE

RUDY E. SCHWARTZ, P.S. 7193

**SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251**
Stuart R... **3/13/20**
**GEAUGA COUNTY ENGINEER
TAX MAP DEPT.**

LEGAL DESCRIPTION
OF A
5.0000 ACRE PARCEL
FOR
PAMELA J. AND DAVID L. MAPES, TRUSTEES
PARCEL "D"

Situated in the Township of Chester, County of Geauga, and State of Ohio, and known as being a part of Original Lot No. 38, Tract 3, and further known as being part of a parcel of land conveyed to Pamela J. and David L. Mapes, Trustees (PPN 11-335937) by deed recorded in Volume 1764, Page 1273 of Geauga County Deed Records, and also being part of a parcel of land conveyed to Pamela J. and David L. Mapes, Trustees (PPN 11-335939) by deed recorded in Volume 1764, Page 1265 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a 5/8 inch iron pin found at the Southeasterly corner of subplot No. 34 in the Squire's Wood II subdivision as shown by plat recorded in Volume 12, Pages 25-31 of Geauga County Plat Records, said pin also being on the Westerly right-of-way of Bentbrook Drive, 60 feet wide;

Thence **South 0° 20' 07" East**, along said Westerly right-of-way of Bentbrook Drive, a distance of **750.00 feet** to a 5/8 inch iron pin found at the Principal Place of Beginning of the premises herein intended to be described;

- COURSE I Thence **South 0° 20' 07" East**, continuing along said Westerly right-of-way of Bentbrook Drive, a distance of **210.14 feet** to a 5/8 inch iron pin set at a point of curvature;
- COURSE II Thence continuing Southwesterly along the arc of a curve deflecting to the right, also being said Westerly right-of-way of Bentbrook Drive, said curve having a radius of 40.00 feet, a delta of 90° 22' 20", and a chord which bears **South 44° 51' 03" West** a distance of **56.75 feet** to a 5/8 inch iron pin set on the Northerly right-of-way of Mayfield Road, width varies;
- COURSE III Thence **North 89° 57' 47" West**, along said Northerly right-of-way of Mayfield Road, a distance of **830.96 feet** to a point on the Easterly line of land conveyed to Pamela J. and David L. Mapes, Trustees (PPN 11-206300) by deed recorded in Volume 1764, Page 1269 of Geauga County Deed Records (witness a 5/8 inch iron pin found 0.18 feet North);
- COURSE IV Thence **North 0° 20' 07" West**, along said Easterly line of land so conveyed to Pamela J. and David L. Mapes, Trustees (PPN 11-206300), a distance of **250.40 feet** to a 5/8 inch iron pin set;

COURSE V

Thence **South 89° 57' 47" East** (creating a new line) a distance of **871.22 feet** to the Principal Place of Beginning and containing **5.0000 acres** of land (2.5010 acres part of PPN 11-335939, and 2.4990 acres part of PPN 11-335937) as surveyed, calculated and described, on February 24, 2020 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.



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

Stuart Row 3/11/20
**GEAUGA COUNTY ENGINEER
TAX MAP DEPT.**

3.11.20

DATE

RUDY E. SCHWARTZ, P.S. 7193