

REFERENCES USED:

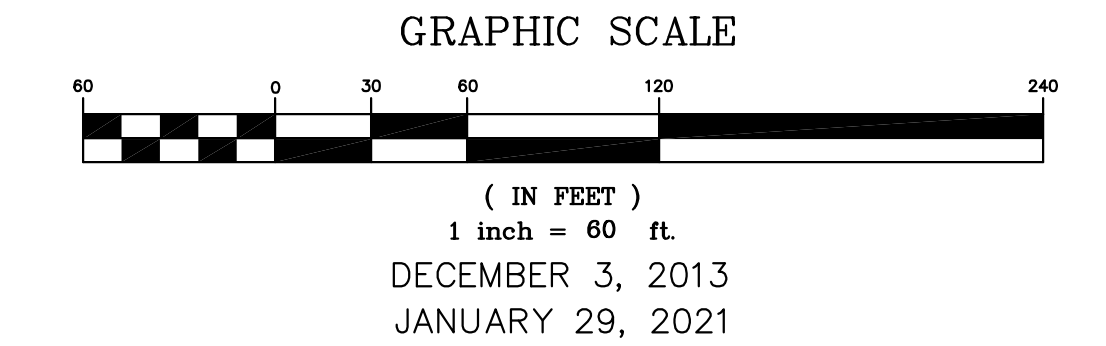
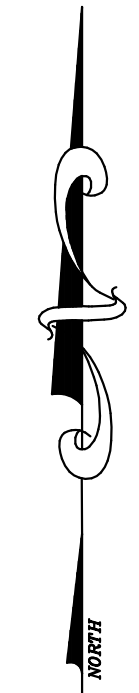
- 1 DEEDS OF RECORD
- 2 PLAT OF SURVEY AND LOT SPLIT FOR DAVID J. AND ARNOLD M. STUMPF BY SCHWARTZ LAND SURVEYING 1/21/14

PLAT OF SURVEY AND LOT SPLIT
For
DAVID A. STUMPF, TRUSTEE
 SITUATED IN THE TOWNSHIP OF CHESTER, COUNTY OF GEauga
 AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF
 ORIGINAL LOT NUMBER 32, TRACT 3, CHESTER TOWNSHIP.

PREPARED FOR:
 DAVID A. STUMPF, TRUSTEE
 8070 WILSON MILLS RD
 CHESTERLAND, OH 44026

SYMBOL LEGEND	
	TELEPHONE PEDISTAL
	TRANSFORMER
	CURB INLET
	MANHOLE
	WATER VALVE
	FIRE HYDRANT
	YARD DRAIN
	POWER POLE
	LIGHT POLE
	LIGHT POWER POLE
	GAS MARKER
	CABLE TV BOX
	GUARD POST
	CATCH BASIN
	WATER VALVE
	GUY WIRE
	GAS VALVE
	MAIL BOX
	GAS VALVE
	CLEAN OUT
	TEST BORE

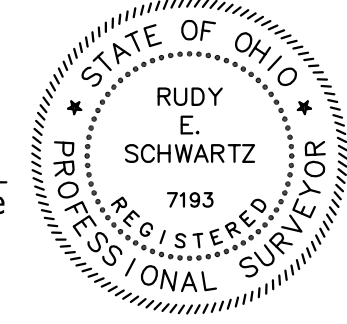
LEGEND	
	5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
	Iron Pin
	Iron Pipe
	Monument
	Fence post
	Stk Stake Set
	Mag Mag Nail Set
	Fnd. Found
	D. Deed
	R/Rec Record
	M/Msd Measured
	O/Obs Observed
	C/C/Calc Calculated
	U. Used
	D.R. Deed Record
	O.R. Official Record
	C.L. C/L Centerline
	e/p Edge of Pavement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



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 1-29-21
 RUDY E. SCHWARTZ, P.S. #7193 Date

SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 315.251
Susan J. Mantz Feb 03 2021
 GEauga COUNTY ENGINEER
 TAX MAP DEPT.
 21-016



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

THIS DIVISION OF LAND COMPLIES WITH THE APPLICABLE CHESTER TOWNSHIP ZONING RESOLUTION.
 THIS _____ DAY OF _____ 2021.
 BY _____
 CHESTER TOWNSHIP ZONING INSPECTOR



CHESTERFIELD LANE 60'
 (CHESTERFIELD SUBDIVISION VOL. 19 PG. 43-45)

LAUGHLIN FAMILY PARTNERS LLC.
 VOL. 1993 PG. 1328
 PPN 11-189500

ARNOLD M. AND EVELYN M. STUMPF
 VOL. 1983 PG. 2044
 PPN 11-334300

DAVID A. STUMPF, TRUSTEE
 VOL. 1983 PG. 2050
 PPN 11-334400

3.1430 ACRES TO CL
 3.0002 ACRES TO RW
 PARCEL A

3.1815 REMAINING
 ACRES TO CL
 3.0372 REMAINING
 ACRES TO RW
 PARCEL B

KEVIN S. AND DEE
 ANNE M. BOLT
 VOL. 1858 PG. 2679
 PPN 11-259400

PAUL P. AND KAREN
 S. CROTTY
 VOL. 2016 PG. 1387
 PPN 11-334500

LEGAL DESCRIPTION
OF A
3.1430 ACRE PARCEL
FOR
DAVID A. STUMPF, TRUSTEE
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. 32, Tract 3 and further being known as part of a parcel of land conveyed to David A. Stumpf, Trustee (PPN 11-334400) by deed recorded in Volume 1983, Page 2050 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a mag nail found in the centerline of Sperry Road, 60 feet wide, at its intersection with the centerline of Mayfield Road (U.S. Rt. 322), 60 feet wide, said mag nail lying South $83^{\circ} 50' 10''$ East a distance of 1377.29 feet from a monument box with a 1 inch iron pin found at the intersection of the centerline of Chesterfield Lane, 60 feet wide, (Volume 19, Pages 43-45 of Geauga County Plat Records), and said centerline of Mayfield Road (U.S. Rt. 322), said mag nail also being at the shared northerly corner of Lots 28 and 29, Tract three, and also being on the Southerly line of Lot 32, Tract three;

Thence **South $85^{\circ} 06' 44''$ East**, along said centerline of Mayfield Road, also being the shared line between Lot 32 Tract three and Lot No. 29 Tract three, a distance of **327.02 feet** to a point at the Southeasterly corner of land conveyed to Paul P. and Karen S. Crotty (PPN 11-334500) by deed recorded in Volume 2016, Page 1387 of Geauga County Deed Records, and being the Principal Place of Beginning of the premises herein intended to be described;

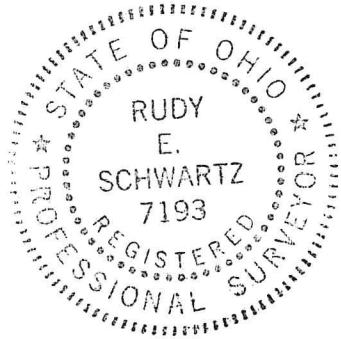
- COURSE I Thence **North $4^{\circ} 32' 48''$ East**, along the Easterly line of land so conveyed to Paul P. and Karen S. Crotty, and along an Easterly line of land conveyed to Arnold M. and Evelyn M. Stumpf (PPN 11-334300) by deed recorded in Volume 1983, Page 2044 of Geauga County Deed Records, passing through a 5/8 inch iron pin found (I.D. Schwartz) at 30.00 feet and a 5/8 inch iron pin found (I.D. Hedrick) at 481.34 feet, a total distance of **660.01 feet** to a 5/8 inch iron pin found (I.D. Schwartz);
- COURSE II Thence **South $85^{\circ} 06' 44''$ East**, along a Southerly line of land so conveyed to Arnold M. and Evelyn M. Stumpf, a distance of **207.44 feet** to a 5/8 inch iron pin set;
- COURSE III Thence **South $4^{\circ} 32' 48''$ West** (creating a new line) passing through a 1 inch iron pin set at 630.01 feet, a total distance of **660.01 feet** to a point in said centerline of Mayfield Road, said point also being on said shared line between Lot 32 Tract three and Lot No. 29 Tract three;

COURSE IV

Thence **North 85° 06' 44" West**, along said centerline of Mayfield Road, also being said shared line between Lot 32 Tract three and Lot No. 29 Tract three, a distance of **207.44 feet** to the Principal Place of Beginning and containing **3.1430 acres** of land (3.0002 acres excepting the area within the right-of-way of Mayfield Road) as surveyed, calculated and described on December 3, 2013, and January 29, 2021 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. The intent of this survey is to create a new parcel of land out of PPN 11-334400.

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
Susan J. Martin Feb 03 2021
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

21-016



2.3.21
DATE

Rudy E. Schwartz
RUDY E. SCHWARTZ, P.S. 7193

REMAINING LANDS
LEGAL DESCRIPTION
OF A
3.1815 ACRE PARCEL
FOR
DAVID A. STUMPF, TRUSTEE
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. 32, Tract 3 and further being known as part of a parcel of land conveyed to David A. Stumpf, Trustee (PPN 11-334400) by deed recorded in Volume 1983, Page 2050 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a mag nail found in the centerline of Sperry Road, 60 feet wide, at its intersection with the centerline of Mayfield Road (U.S. Rt. 322), 60 feet wide, said mag nail lying South 83° 50' 10" East a distance of 1377.29 feet from a monument box with a 1 inch iron pin found at the intersection of the centerline of Chesterfield Lane, 60 feet wide, (Volume 19, Pages 43-45 of Geauga County Plat Records), and said centerline of Mayfield Road (U.S. Rt. 322), said mag nail also being at the shared northerly corner of Lots 28 and 29, Tract three, and also being on the Southerly line of Lot 32, Tract three;

Thence **South 85° 06' 44" East**, along said centerline of Mayfield Road, also being the shared line between Lot 32 Tract three and Lot No. 29 Tract three, a distance of **534.46 feet** to a point at the Principal Place of Beginning of the premises herein intended to be described;

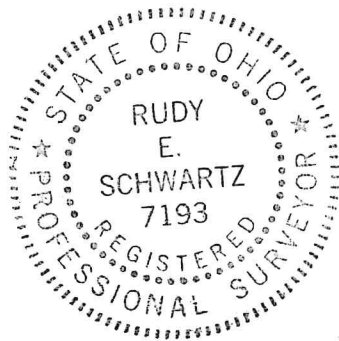
- COURSE I Thence **North 4° 32' 48" East** (creating a new line) passing through a 5/8 inch iron pin set at 30.00 feet, a total distance of **660.01 feet** to a 5/8 inch iron pin set on the Southerly line of land conveyed to Arnold M. and Evelyn M. Stumpf (PPN 11-334300) by deed recorded in Volume 1983, Page 2044 of Geauga County Deed Records;
- COURSE II Thence **South 85° 06' 44" East**, along a Southerly line of land so conveyed to Arnold M. and Evelyn M. Stumpf, a distance of **210.59 feet** to a 5/8 inch iron pin found (I.D. Schwartz) on the Westerly line of land conveyed to Kevin S. and Dee Anne M. Bolt (PPN 11-259400) by deed recorded in Volume 1858, Page 2679 of Geauga County Deed Records;
- COURSE III Thence **South 4° 39' 12" West**, along said Westerly line of land so conveyed to Kevin S. and Dee Anne M. Bolt, and passing through a 1 inch iron pipe found (I.D. Wilson) at 630.01 feet, a total distance of **660.01 feet** to a point in said centerline of Mayfield Road, said point

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also being on said shared line between Lot 32 Tract three and Lot No. 29 Tract three;

COURSE IV

Thence **North 85° 06' 44" West**, along said centerline of Mayfield Road, also being said shared line between Lot 32 Tract three and Lot No. 29 Tract three, a distance of **209.36 feet** to the Principal Place of Beginning and containing **3.1815 acres** of land (3.0372 acres excepting the area within the right-of-way of Mayfield Road) as surveyed, calculated and described on December 3, 2013, and January 29, 2021 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. The intent of this survey is to create a new parcel of land out of PPN 11-334400.



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

Susan L. Marti Feb 03 2021

**GEAUGA COUNTY ENGINEER
TAX MAP DEPT.**

21-016

2.3.21

DATE

Rudy E. Schwartz

RUDY E. SCHWARTZ, P.S. 7193