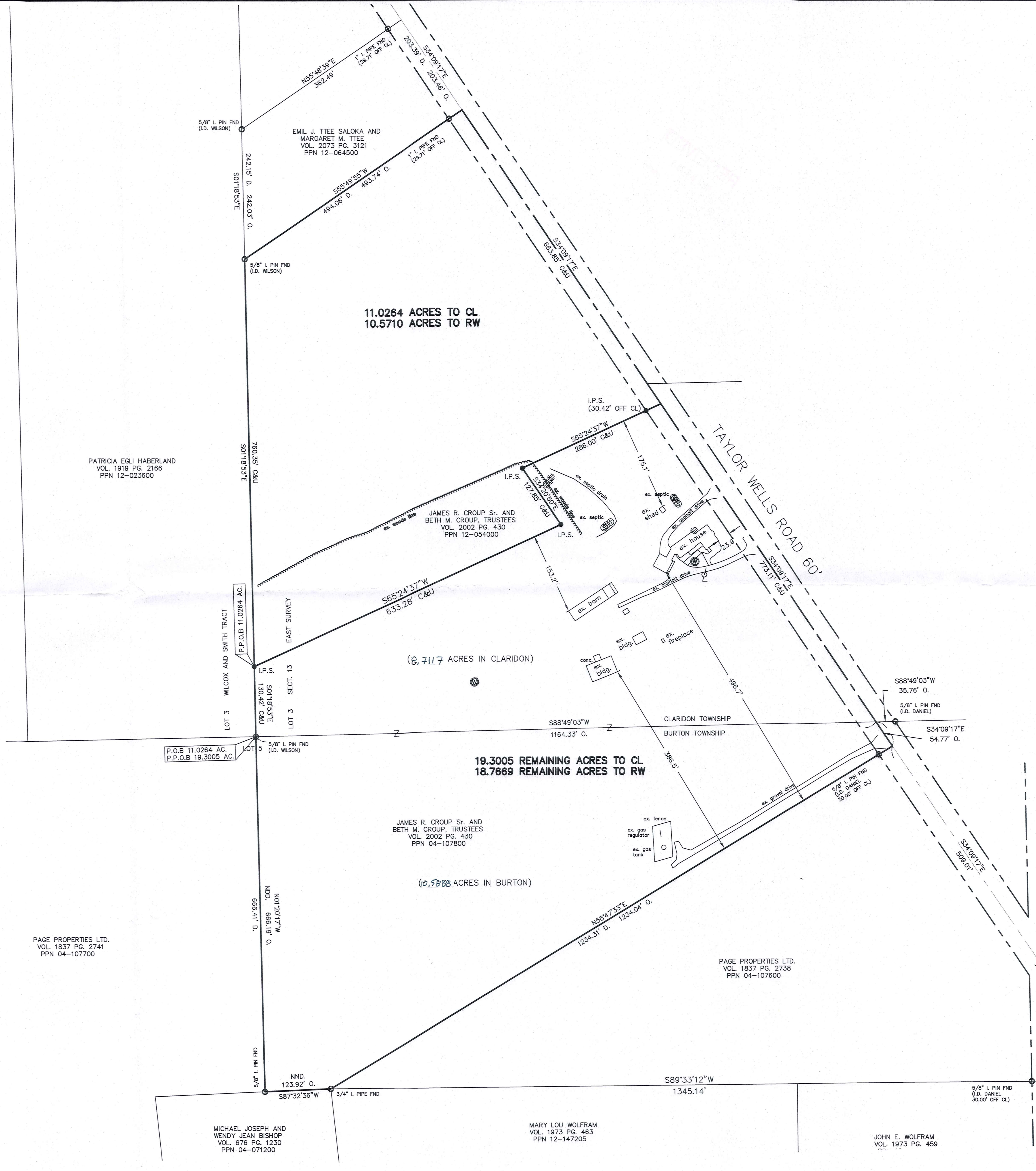


PLAT OF SURVEY AND LOT SPLIT
For
JAMES R. CROUP, Sr, TRUSTEE
 SITUATED IN THE TOWNSHIPS OF BURTON AND CLARIDON,
 COUNTY OF GEauga AND THE STATE OF OHIO AND KNOWN AS
 BEING A PART OF ORIGINAL LOT NUMBER 3, SECTION 13, EAST
 SURVEY (CLARIDON TOWNSHIP), AND LOT NO. 5 (BURTON
 TOWNSHIP).

PREPARED FOR:
JAMES R. CROUP, Sr., TRUSTEE
 13440 TAYLOR WELLS RD
 CHARDON, OH 44024

- REFERENCES USED:**
- DEEDS OF RECORD
 - MAP OF SURVEY FOR PAGE PROPERTIES LTD. BY JERRY W DANIEL 7/30/07
 - PLAT OF SURVEY FOR VERONICA C. PEARS BY LAWRENCE GORDON WILSON 10/22/01

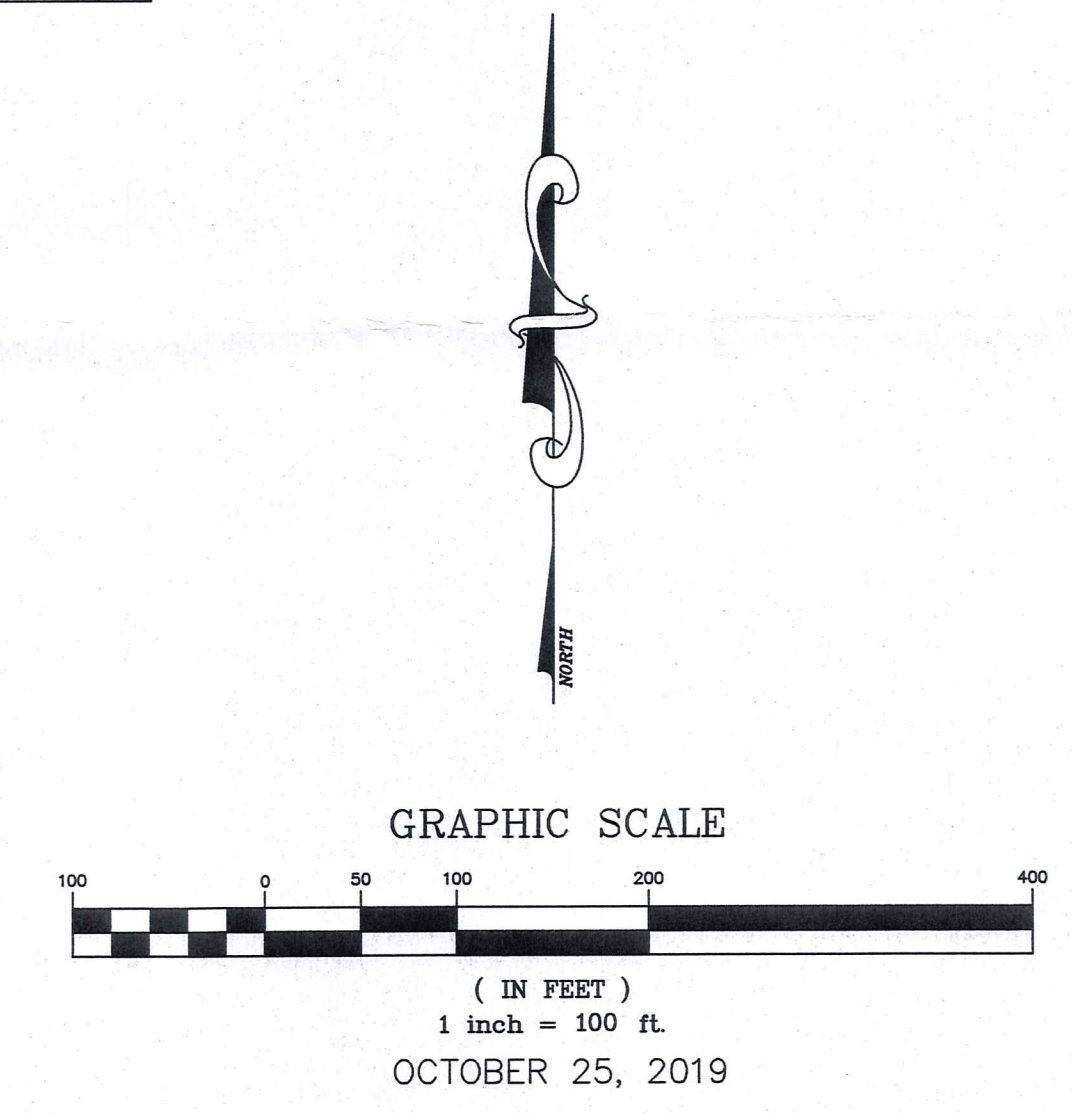


SYMBOL LEGEND

☐	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

LEGEND

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



THIS DIVISION OF LAND COMPLIES WITH THE APPLICABLE CLARIDON TOWNSHIP ZONING RESOLUTION.
 THIS _____ DAY OF _____ 2019.
 BY _____
 CLARIDON TOWNSHIP ZONING INSPECTOR

THIS CONSOLIDATION OF LAND COMPLIES WITH THE APPLICABLE CLARIDON TOWNSHIP ZONING RESOLUTION.
 THIS _____ DAY OF _____ 2019.
 BY _____
 CLARIDON TOWNSHIP ZONING INSPECTOR

THIS DIVISION OF LAND COMPLIES WITH THE APPLICABLE BURTON TOWNSHIP ZONING RESOLUTION.
 THIS _____ DAY OF _____ 2019.
 BY _____
 BURTON TOWNSHIP ZONING INSPECTOR

THIS CONSOLIDATION OF LAND COMPLIES WITH THE APPLICABLE BURTON TOWNSHIP ZONING RESOLUTION.
 THIS _____ DAY OF _____ 2019.
 BY _____
 BURTON 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 11-7-19
 RUDY E. SCHWARTZ, P.S. #7193 Date

STATE OF OHIO
 RUDY E. SCHWARTZ
 7193
 REGISTERED PROFESSIONAL SURVEYOR

SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 315.251
Cosby 11/27/19
 GEauga COUNTY ENGINEER
 TAX MAP DEPT.

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

CLA 00266
CLA00266

CROUP, JAMES + BETH

19-119

Placed Op: 11/12/19

LEGAL DESCRIPTION
OF A
11.0264 ACRE PARCEL
FOR
JAMES R. CROUP Sr. AND
BETH M. CROUP, TRUSTEES

Situated in the Township of Claridon, County of Geauga, and State of Ohio, and known as being part of Original Lot No. 3, Section 13, East Survey, also being known as part of a parcel of land conveyed to James R. Croup Sr. and Beth M. Croup, Trustees (PPN 12-054000) by deed recorded in Volume 2002 Page 430 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a 5/8 inch iron pin found (I.D. Wilson) at the Southeasterly corner of land conveyed to Patricia Egli Haberland (PPN 12-023600) by deed recorded in Volume 1919, Page 2166 of Geauga County Deed Records, said point also being at the shared corner of Lot No. 3, Wilcox and Smith Tract (Claridon Twp) and Lot No. 3, Section 13, East Survey (Claridon Twp), also being on the Northerly line of Lot 5 (Burton Twp);

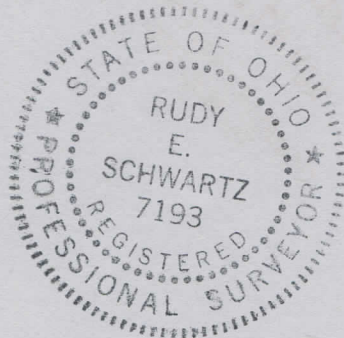
Thence **North 1° 18' 53" West**, along the Easterly line of land so conveyed to Patricia Egli Haberland, also being the shared line of Lot No. 3, Wilcox and Smith Tract (Claridon Twp) and Lot No. 3, Section 13, East Survey (Claridon Twp), a distance of **130.42 feet** to a 5/8 inch iron pin set at the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence **North 1° 18' 53" West**, continuing along said Easterly line of land so conveyed to Patricia Egli Haberland, also being the shared line of Lot No. 3, Wilcox and Smith Tract (Claridon Twp) and Lot No. 3, Section 13, East Survey (Claridon Twp), a distance of **760.35 feet** to a 5/8 inch iron pin found (I.D. Wilson) at the Southwesterly corner of land conveyed to Emil J. Ttee Saloka and Margaret M. Ttee (PPN 12-064500) by deed recorded in Volume 2073, Page 3121 of Geauga County Deed Records;

COURSE II Thence **North 55° 49' 55" East**, along the Southerly line of land so conveyed to Emil J. Ttee Saloka and Margaret M. Ttee, passing through a 1 inch iron pipe found at 464.03, a total distance of **493.74 feet** to a point in the centerline of Taylor Wells Road, 60 feet wide;

COURSE III Thence **South 34° 09' 17" East**, along said centerline of Taylor Wells Road, a distance of **663.85 feet** to a point;

- COURSE IV Thence **South 65° 24' 37" West** (creating a new line) passing through a 5/8 inch iron pin set at 30.42 feet, a total distance of **286.00 feet** to a 5/8 inch iron pin set;
- COURSE V Thence **South 34° 20' 50" East** (creating a new line) a distance of **127.85 feet** to a 5/8 inch iron pin set;
- COURSE VI Thence **South 65° 24' 37" West** (creating a new line) a distance of **633.28 feet** to the Principal Place of Beginning and containing **11.0264 acres** of land (10.5710 acres of land excepting the area within the right-of-way of Taylor Wells Road) as surveyed, calculated and described, on October 25, 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.



11-7-19

DATE

RUDY E. SCHWARTZ, P.S. 7193

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

11/8/19
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

REMAINING LANDS
LEGAL DESCRIPTION
OF A
19.3005 ACRE PARCEL
FOR
JAMES R. CROUP Sr. AND
BETH M. CROUP, TRUSTEES

Situated in the Township of Claridon, County of Geauga, and State of Ohio, and known as being part of Original Lot Nos. 3, Section 13, East Survey, and also being part of Lot 5 (Burton Twp), also being known as part of a parcel of land conveyed to James R. Croup Sr. and Beth M. Croup, Trustees (PPN 12-054000) by deed recorded in Volume 2002 Page 430 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a 5/8 inch iron pin found (I.D. Wilson) at the Southeasterly corner of land conveyed to Patricia Egli Haberland (PPN 12-023600) by deed recorded in Volume 1919, Page 2166 of Geauga County Deed Records, said point also being at the shared corner of Lot No. 3, Wilcox and Smith Tract (Claridon Twp) and Lot No. 3, Section 13, East Survey (Claridon Twp), also being on the Northerly line of Lot 5 (Burton Twp);

- COURSE I Thence **North 1° 18' 53" West**, along the Easterly line of land so conveyed to Patricia Egli Haberland, also being the shared line of Lot No. 3, Wilcox and Smith Tract (Claridon Twp) and Lot No. 3, Section 13, East Survey (Claridon Twp), a distance of **130.42 feet** to a 5/8 inch iron pin set;
- COURSE II Thence **North 65° 24' 37" East** (creating a new line) a distance of **633.28 feet** to a 5/8 inch iron pin set;
- COURSE III Thence **North 34° 20' 50" West** (creating a new line) a distance of **127.85 feet** to a 5/8 inch iron pin set;
- COURSE IV Thence **North 65° 24' 37" East** (creating a new line) passing through a 5/8 inch iron pin set at 255.58 feet, a total distance of **286.00 feet** to a point in the centerline of Taylor Wells Road, 60 feet wide;
- COURSE V Thence **South 34° 09' 17" East**, along said centerline of Taylor Wells Road, a distance of **773.11 feet** to a point at the most Northerly corner of land conveyed to Page Properties Ltd. (PPN 04-107600) by deed recorded in Volume 1837, Page 2738 of Geauga County Deed Records;

COURSE VI Thence **South 58° 47' 33" West**, along The Northwesterly line of land so conveyed to Page Properties Ltd., passing through a 5/8 inch iron pin found at 30.00 feet, a total distance of **1234.04 feet** to a 3/4 inch iron pipe found at the Northeasterly corner of land conveyed to Michael Bishop and Joseph and Wendy Jean Bishop (PPN 04-071200) by deed recorded in Volume 676, Page 1230 of Geauga County Deed Records;

COURSE VII Thence **South 87° 32' 36" West**, along the Northerly line of land so conveyed to Michael Bishop and Joseph and Wendy Jean Bishop, a distance of **123.92 feet** to a 5/8 inch iron pin found at a Southeasterly corner of land conveyed to Page Properties Ltd. (PPN 04-107700) by deed recorded in Volume 1837, Page 2741 of Geauga County Deed Records;

COURSE VIII Thence **North 1° 20' 17" West**, along the an Easterly line of land so conveyed to Page Properties Ltd. (PPN 04-107700), a distance of **666.19 feet** to the Place of Beginning and containing **19.3005 acres** of land (18.7669 acres of land excepting the area within the right-of-way of ~~Taylor~~ Wells Road, 10.5888 acres in ~~BURTON~~ Twp and 8.7117 acres in ~~CLARSDON~~ Twp) as surveyed, calculated and described, on October 25, 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.



11-7-19
DATE

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

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

[Signature] 11/8/19
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.