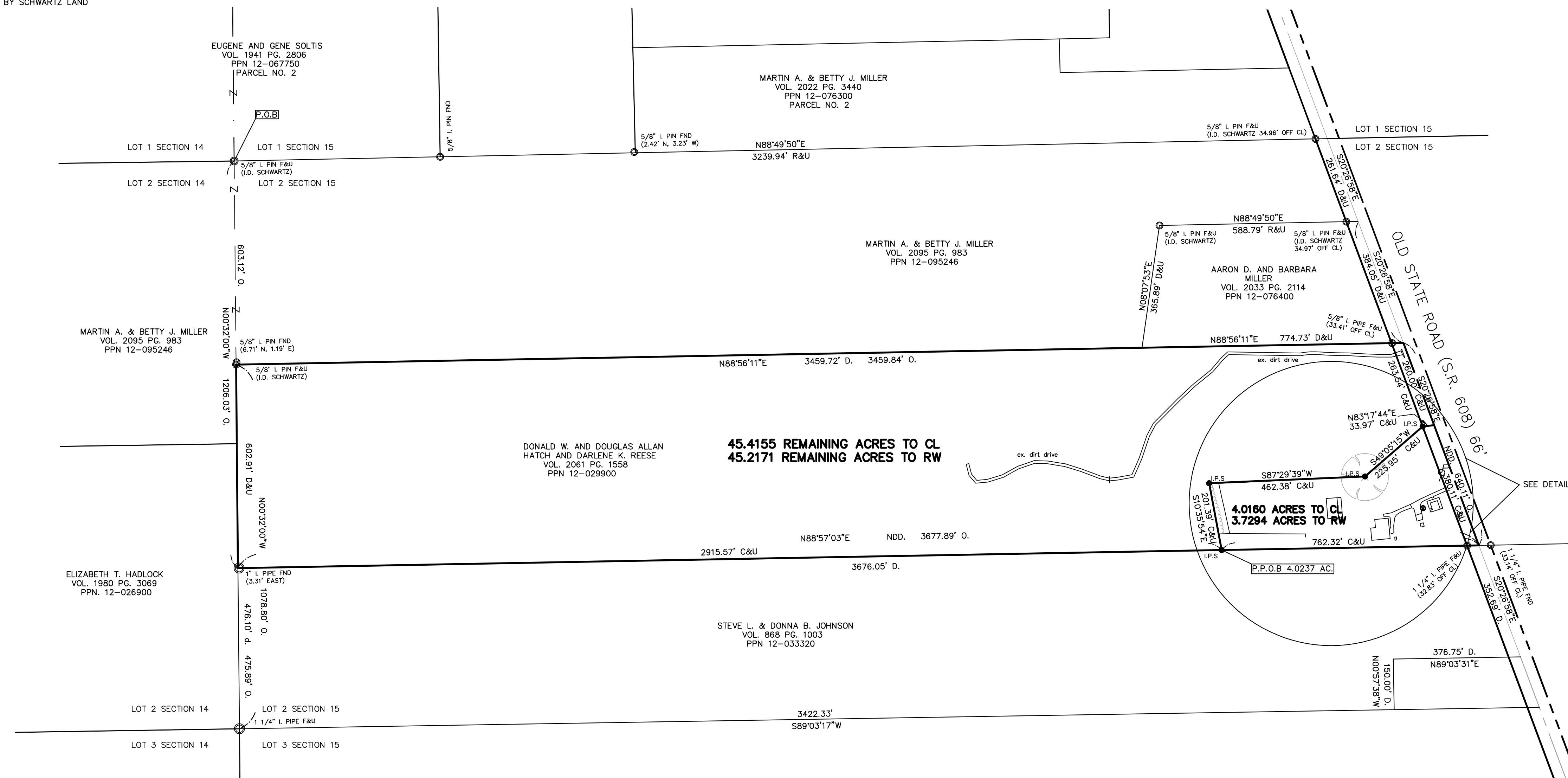


PLAT OF SURVEY AND LOT SPLIT For DONALD W. AND DOUGLAS HATCH, AND DARLENE K. REESE

SITUATED IN THE TOWNSHIP OF CLARIDON, COUNTY OF GEauga
AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF
ORIGINAL LOT NUMBER 2, SECTION 15, EAST SURVEY.

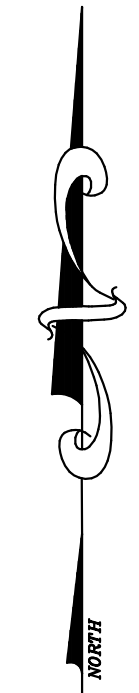
PREPARED FOR:
DONALD AND DOUGLAS HATCH AND DARLENE REESE
P.O. BOX 1051
MIDDLEFIELD, OH 44062

- REFERENCES USED:
- DEEDS OF RECORD
 - PLAT OF SURVEY AND LOT SPLIT FOR MARTIN A. AND BETTY J. MILLER BY SCHWARTZ LAND SURVEYING 1/10/17
 - PLAT OF SURVEY, LOT SPLIT AND CONSOLIDATION FOR MARTIN A. AND BETTY J. MILLER BY SCHWARTZ LAND SURVEYING 10/11/19
 - SURVEY 20-112



LEGEND

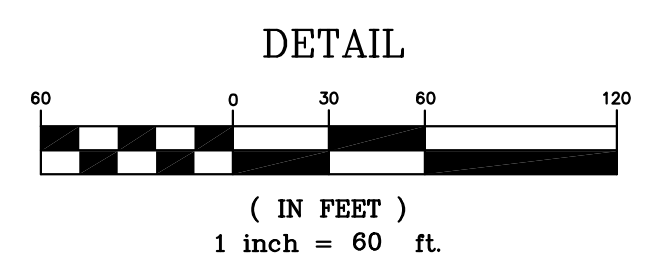
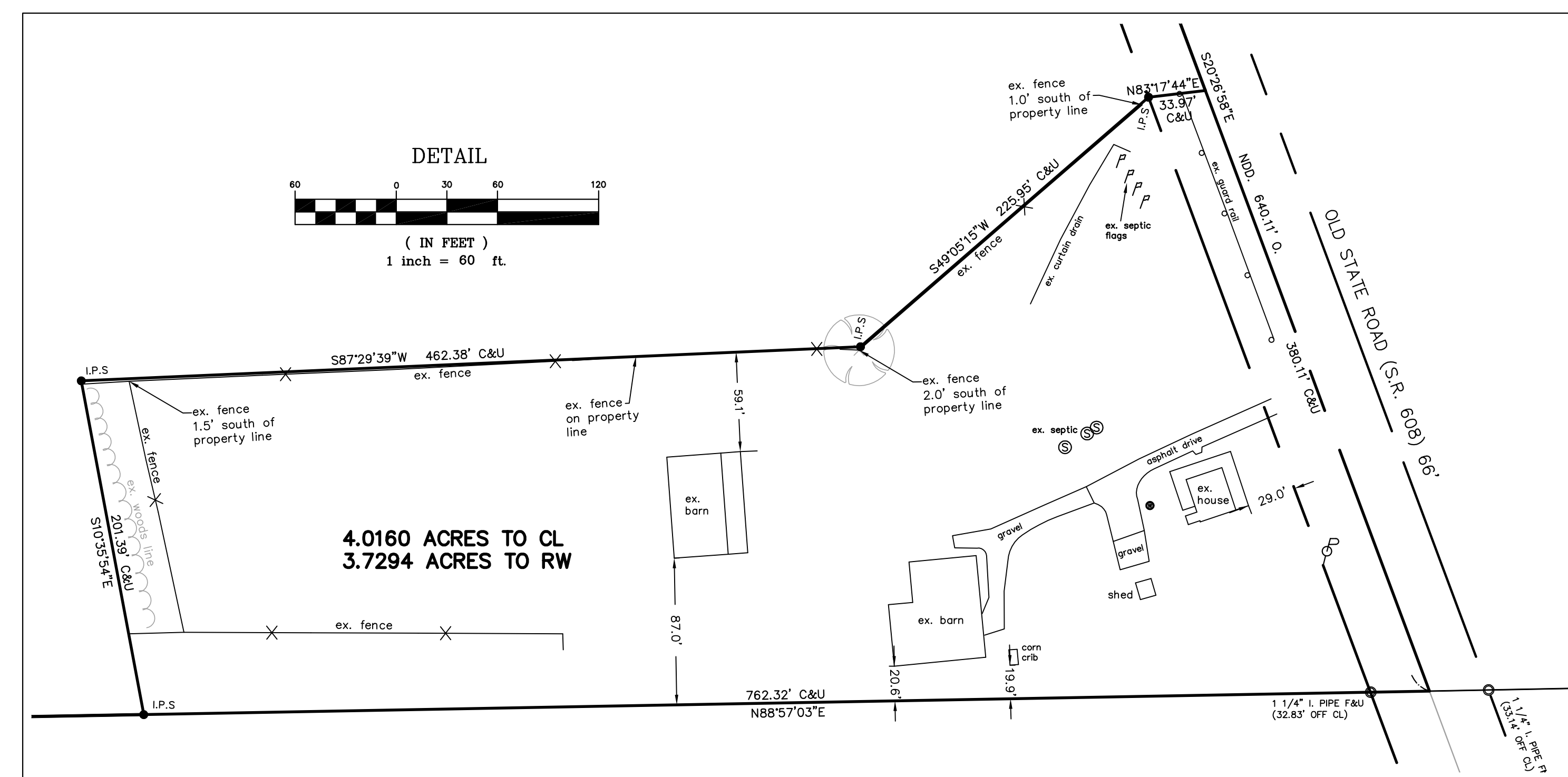
- ips 5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
- i.Pin Iron Pin
- ⊖ i.Pipe Iron Pipe
- Mon. Monument
- X- Fe Fence
- ✕ Mag Mag Nail Set
- ⊕ Fnd. Found
- D. Deed
- R/Rec Record
- M/Msd Measured
- O/Obs Observed
- C/Calc Calculated
- U. Used
- D.R. Deed Record
- O.R. Official Record
- C.L./C/L Centerline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



GRAPHIC SCALE



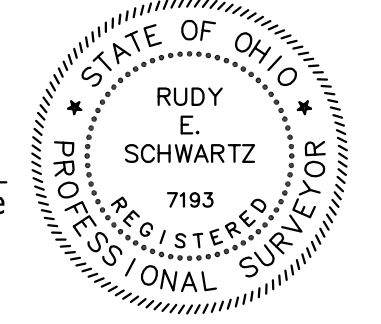
(IN FEET)
1 inch = 200 ft.
JANUARY 26, 2017
NOVEMBER 4, 2020
JANUARY 19, 2021



(IN FEET)
1 inch = 60 ft.

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 1-20-21
RUDY E. SCHWARTZ, P.S. #7193 Date



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
Suzanne L. Martz Jan 22 2021
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

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

LEGAL DESCRIPTION
OF A
4.0160 ACRE PARCEL
FOR
DONALD W. AND DOUGLAS ALLEN HATCH
AND DARLENE K. REESE

Situated in the Township of Claridon, County of Geauga, and State of Ohio and known as being a part of Original Lot No.2, Section 15 in the East Survey, and further being known as part of a parcel of land conveyed to Donald W. and Douglas Allen Hatch and Darlene K. Reese (PPN 12-029900) by deed recorded in Volume 2061, Page 1558 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a 5/8 inch iron pin found (I.D. Schwartz) on the Northerly line of land conveyed to Martin A. and Betty J. Miller (PPN 12-095246) by deed recorded in Volume 2095, Page 983 of Geauga County Deed Records, said pin also being at the shared corner of Lot Nos. 1 and 2, Section 14, and Lot Nos. 1 and 2, Section 15;

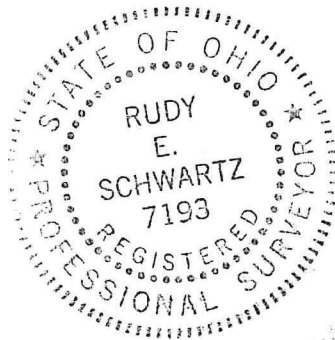
Thence **South 0° 32' 00" East**, along the shared line between Lot No. 2, Section 14, and Lot 2, Section 15, a distance of **1206.03 feet** to a point at the Northwesterly corner of land conveyed to Steve L. and Donna B. Johnson (PPN 12-033320) by deed recorded in Volume 868, Page 1003 of Geauga County Deed Records;

Thence **North 88° 57' 03" East**, along the Northerly line of land so conveyed to Steve L. and Donna B. Johnson, a distance of **2915.57 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 10° 35' 54" West (creating a new line) a distance of 201.39 feet to a 5/8 inch iron pin set; |
| COURSE II | Thence North 87° 29' 39" East (creating a new line) a distance of 462.38 feet to a 5/8 inch iron pin set; |
| COURSE III | Thence North 49° 05' 15" East (creating a new line) a distance of 225.95 feet to a 5/8 inch iron pin set on the Westerly right-of-way of Old State Road (S.R. 608) 66 feet wide; |
| COURSE IV | Thence North 83° 17' 44" East (creating a new line) a distance of 33.97 feet to a point in the centerline of said Old State Road (S.R. 608) 66 feet wide; |

COURSE V Thence **South 20° 26' 58" East**, along said centerline of Old State Road, a distance of **380.11 feet** to a point at the Northeasterly corner of land so conveyed to Steve L. and Donna B. Johnson;

COURSE VI Thence **South 88° 57' 03" West**, along the Northerly line of land so conveyed to Steve L. and Donna B. Johnson, passing through a 1 1/4 inch iron pipe found at 32.83 feet, a total distance of **762.32 feet** to the Principal Place of Beginning and containing **4.0160 acres** of land (3.7294 acres excepting the area within the right-of-way of Old State Road) as surveyed, calculated and described, on January 19, 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.



1-19-21

DATE

[Handwritten Signature]

RUDY E. SCHWARTZ, P.S. 7193

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

Susan L. Martini ^{Jan 22 2021}
**GEAUGA COUNTY ENGINEER
TAX MAP DEPT.**

REMAINING LANDS
LEGAL DESCRIPTION
OF A
45.4155 ACRE PARCEL
FOR
DONALD W. AND DOUGLAS ALLEN HATCH
AND DARLENE K. REESE

Situated in the Township of Claridon, County of Geauga, and State of Ohio and known as being a part of Original Lot No.2, Section 15 in the East Survey, and further being known as part of a parcel of land conveyed to Donald W. and Douglas Allen Hatch and Darlene K. Reese (PPN 12-029900) by deed recorded in Volume 2061, Page 1558 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a 5/8 inch iron pin found (I.D. Schwartz) on the Northerly line of land conveyed to Martin A. and Betty J. Miller (PPN 12-095246) by deed recorded in Volume 2095, Page 983 of Geauga County Deed Records, said pin also being at the shared corner of Lot Nos. 1 and 2, Section 14, and Lot Nos. 1 and 2, Section 15;

Thence **South 0° 32' 00" East**, along the shared line between Lot No. 2, Section 14, and Lot 2, Section 15, a distance of **603.12 feet** to a point at an interior corner of land so conveyed to Martin A. and Betty J. Miller, and being the Principal Place of Beginning of the premises herein intended to be described;

- COURSE I Thence **North 88° 56' 11" East**, along a Southerly line of land so conveyed to Martin A. and Betty J. Miller, and along the Southerly line of lands conveyed to Aaron D. and Barbara Miller (PPN 12-076400) by deed recorded in Volume 2033, Page 2114 of Geauga County Deed Records, and passing through a 5/8 inch iron pipe found at 3426.43 feet, a total distance of **3459.84 feet** to a point in the centerline of Old State Road (S.R. 608), 66 feet wide;
- COURSE II Thence **South 20° 26' 58" East**, along said centerline of Old State Road, a distance of **260.00 feet** to a point;
- COURSE III Thence **South 83° 17' 44" West** (creating a new line) a distance of **33.97 feet** to a point on the Westerly right-of-way of said Old State Road (S.R. 608) 66 feet wide;
- COURSE IV Thence **South 49° 05' 15" West** (creating a new line) a distance of **225.95 feet** to a 5/8 inch iron pin set;
- COURSE V Thence **South 87° 29' 39" West** (creating a new line) a distance of **462.38 feet** to a 5/8 inch iron pin set;

COURSE VI Thence **South 10° 35' 54" East** (creating a new line) a distance of **201.39 feet** to a 5/8 inch iron pin set on the Northerly line of land conveyed to Steve L. and Donna B. Johnson (PPN 12-033320) by deed recorded in Volume 868, Page 1003 of Geauga County Deed Records;

COURSE VII Thence **South 88° 57' 03" West**, along the Northerly line of land so conveyed to Steve L. and Donna B. Johnson, passing through a 1 inch iron pipe found at 2912.26 feet, a total distance of **2915.57 feet** to a point at the Northwesterly corner thereof, said point also being on the Easterly line of land conveyed to Elizabeth T. Hadlock (PPN 12-026900) by deed recorded in Volume 1980, Page 3069 of Geauga County Deed Records;

COURSE VIII Thence **North 0° 32' 00" West**, along said Easterly line of land so conveyed to Elizabeth T. Hadlock, a distance of **602.91 feet** to the Principal Place of Beginning and containing **45.4155 acres** of land (45.2171 acres excepting the area within the right-of-way of Old State Road) as surveyed, calculated and described, on January 19, 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.



1-19-21

DATE

RUDY E. SCHWARTZ, P.S. 7193

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

Susan J. Martini Jan 22 2021
**GEAUGA COUNTY ENGINEER
TAX MAP DEPT.**