

PLAT OF SURVEY, LOT SPLIT AND CONSOLIDATION FOR COMPANY E, LLC.

SITUATED IN THE TOWNSHIP OF HAMB DEN, COUNTY OF GE AUGA AND THE STATE OF OH IO AND KNOWN AS BEING A PART OF LOT NUMBER 26, BOND TRACT.

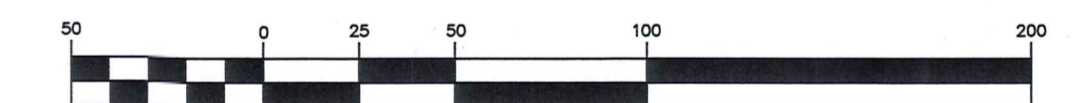
PREPARED FOR:
COMPANY E LLC.
115 INDUSTRIAL PKWY
CHARDON, OH 44024

LEGEND

- ips 5/8" X 30" Iron Pin Set (L.D. SCHWARTZ)
- i.Pin Iron Pin
- i.Pipe Iron Pipe
- Mon. Monument
- ✕ Mag/Spk Mag Nail/ Railroad Spike Set
- F/Fnd. Found
- D. Deed
- R/Rec Record
- M/Msd Measured
- O/Obs Observed
- C/Calc Calculated
- CLP Center line of Pavement
- EP Edge of Pavement
- P/L Property Line
- C.L. C/L Centerline
- R/W Right of Way



GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

AUGUST 8, 2017

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 8.21.17
RUDY E. SCHWARTZ, P.S. #7193 Date



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
[Signature]
GEAUGA COUNTY AUDITOR
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

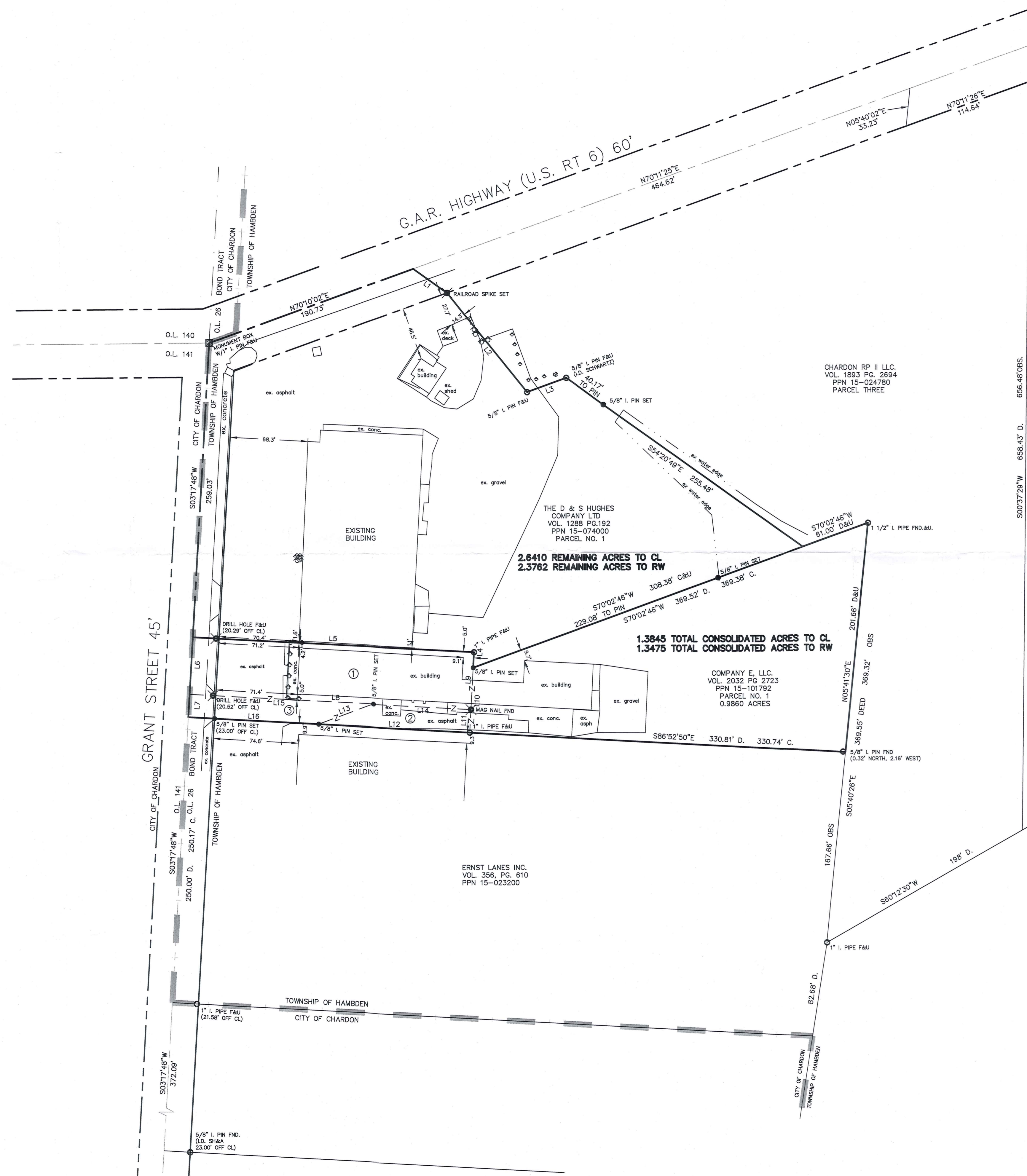
REFERENCES USED:

- 1 DEEDS OF RECORD
- 2 SURVEY OF LANDS FOR RON WOODIE BY CRABBS SURVEYING 5/22/98
- 3 SURVEY OF LAND FOR LUCILLE N. WEBER BY O'HARA LAND SURVEYING, LLC. 2/03/2016
- 4 ALTA/ACSM LAND TITLE SURVEY FOR GRAND VALLEY MANAGEMENT CONSULTANTS, INC. BY STEPHEN HOVANCSEK AND ASSOC. 4/16/1999
- 5 PLAT OF SURVEY FOR THE CITY OF CHARDON BY THE C.W. COURTNEY CO. 8/16/2010 PLAT VOL. 41, PG. 30
- 6 PLAT OF SURVEY FOR JACK P. McDONALD ET AL BY LAWRENCE WILSON AND ASSOC. FEB. 1981 PLAT VOL. 13, PG. 137
- 7 ALTA SURVEY AND LOT CONSOLIDATION FOR CHARDON PRIL, LLC. BY SCHWARTZ LAND SURVEYING 12/10/2010
- 8 BOUNDARY SURVEY, LOCATION SURVEY, AND CONSOLIDATION PLAT FOR PATRICK NURSALA BY SCHWARTZ LAND SURVEYING 12/11/1999
- 9 BOUNDARY AND LOCATION SURVEY FOR LARCHGROVE LLC. BY SCHWARTZ LAND SURVEYING 1/02/2007

PROPERTY DETAILS

1. COMPANY E, LLC.
VOL. 2032 PG. 2723
PPN 15-008600 (A.L.D.)
PARCEL NO. 2
0.2842 ACRES TO CL
2. THE D & S HUGHES COMPANY LTD.
VOL. 1288 PG. 192
PPN 15-101936 (A.L.D.)
0.0506 ACRES
3. THE D & S HUGHES COMPANY LTD.
VOL. 1288 PG. 192
PPN 15-074000 (PART)
PARCEL NO. 1
0.0637 ACRES TO CL
0.0531 ACRES TO RW

LINE	LENGTH	BEARING
L1	36.44	S54°24'10"E
L2	111.95	S38°47'17"E
L3	36.63	N70°10'57"E
L4	13.53	N03°04'30"E
L5	247.36	N86°53'52"W
L6	50.00	S03°17'48"W
L7	20.05	S03°17'48"W
L8	247.56	S86°52'52"E
L9	50.07	N03°04'30"E
L10	56.69	S03°04'30"W
L11	20.15	S03°04'30"W
L12	133.00	N86°51'25"W
L13	51.27	N70°02'46"E
L14	85.81	S86°52'52"E
L15	161.74	N86°52'52"W
L16	114.63	N86°51'25"W



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

THIS _____ DAY OF _____ 2017.

BY _____
HAMB DEN TOWNSHIP ZONING INSPECTOR

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

THIS _____ DAY OF _____ 2017.

BY _____
HAMB DEN TOWNSHIP ZONING INSPECTOR

HAM 00278
HAM00278

Company E, LLC - D&S Hughes Co, Ltd. (17-107)
Picked Up 08/22/17

VOL. 2043 pg 3243
PN# 15-101936

LEGAL DESCRIPTION
OF A
0.0506 ACRE PARCEL
FOR
COMPANY E, LLC.

Situated in the Township of Hambden, County of Geauga and State of Ohio and known as being part of Original Lot No. 26, Bond Tract, and further being known as part of a parcel of land conveyed to The D & S Hughes Company, Ltd. (all of PPN 15-101936) by deed recorded in Volume 1288, Page 192 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a monument box with a 1 inch iron pin found at the intersection of the centerlines of Grant Street, 45 feet wide, and G.A.R. Highway (US RT 6), 60 feet wide, said monument also being at a shared corner of Lot Nos. 140 and 141 (City of Chardon), and Lot No. 26 (Hambden Township), also being the Northwesterly corner of said parcel No. 1 of lands so conveyed to The D & S Hughes Company, Ltd. (PPN 15-074000) by deed recorded in Volume 1288, Page 192 of Geauga County Deed records;

Thence South 3° 17' 48" West, along the centerline of Grant Street, also being the shared line between Lot Nos. 141 (City of Chardon), and Lot No. 26 (Hambden Township), also being the Westerly line of land so conveyed to The D & S Hughes Company, Ltd. (PPN 15-074000), and along the Westerly line of land conveyed to Company E, LLC. (PPN 15-008600) by deed recorded in Volume 2032, Page 2723 of Geauga County Deed Records, a distance of 309.03 feet to a point at the Southwesterly corner thereof;

Thence South 86° 52' 52" East, along the Southerly line of land so conveyed to Company E, LLC., and passing through a drill hole found at 20.52 feet, a total distance of 161.74 feet to a 5/8 inch iron pin set at the Principal Place of Beginning of the premises herein intended to be described;

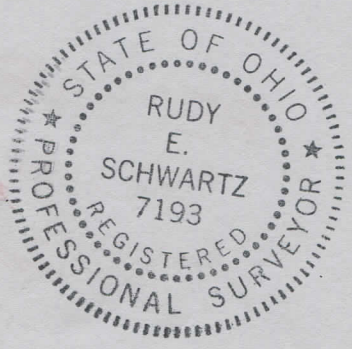
- COURSE I Thence South 86° 52' 52" East, along said Southerly line of land so conveyed to Company E, LLC., a distance of 85.81 feet to a Mag Nail found on the Westerly line of parcel No. 1 of lands conveyed to Company E, LLC., (PPN 15-101792) by deed recorded in Volume 2032, Page 2723 of Geauga County Deed Records;
- COURSE II Thence South 3° 04' 30" West, along said Westerly line of said parcel No. 1 of lands so conveyed to Company E, LLC. Company E, LLC., (PPN 15-101792), a distance of 20.15 feet to a 1 inch iron pipe found on the Northerly line of land conveyed to Ernst Lanes Inc. (PPN 15-023200) by deed recorded in Volume 356, Page 610 of Geauga County Deed Records;

COURSE III

Thence North 86° 51' 25" West, along said Northerly line of land so conveyed Ernst Lanes Inc. (PPN 15-023200), a distance of 133.00 feet to a 5/8 inch iron pin set at the Southeasterly corner of land conveyed to The D & S Hughes Company Ltd. (PPN 15-074000) by deed recorded in Volume 1288, Page 192 of Geauga County Deed Records;

COURSE IV

Thence North 70° 02' 46" East, along the Easterly line of land so conveyed to The D & S Hughes Company Ltd. (PPN 15-074000), a distance of 51.27 feet to the Principal Place of Beginning and containing 0.0506 acres of land as surveyed, calculated and described, on August 9, 2017 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.



8.21.17

DATE

RUDY E. SCHWARTZ, P.S. 7193

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

MWS 08.21.17
R

GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

LEGAL DESCRIPTION
OF A
0.0637 ACRE PARCEL
FOR
COMPANY E, LLC.

Situated in the Township of Hambden, County of Geauga and State of Ohio and known as being part of Original Lot No. 26, Bond Tract, and further being known as part of parcel No. 1 of lands conveyed to The D & S Hughes Company, Ltd. (PPN 15-074000) by deed recorded in Volume 1288, Page 192 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a monument box with a 1 inch iron pin found at the intersection of the centerlines of Grant Street, 45 feet wide, and G.A.R. Highway (US RT 6), 60 feet wide, said monument also being at a shared corner of Lot Nos. 140 and 141 (City of Chardon), and Lot No. 26 (Hambden Township), also being the Northwesterly corner of said parcel No. 1 of lands so conveyed to The D & S Hughes Company, Ltd. (PPN 15-074000) by deed recorded in Volume 1288, Page 192 of Geauga County Deed Records;

Thence South 3° 17' 48" West, along the centerline of Grant Street, also being the shared line between Lot Nos. 141 (City of Chardon), and Lot No. 26 (Hambden Township), and also being the Westerly line of land so conveyed to The D & S Hughes Company, Ltd. (PPN 15-074000), and along the Westerly line of land conveyed to Company E, LLC. (PPN 15-008600) by deed recorded in Volume 2032, Page 2723 of Geauga County Deed Records, a distance of 309.03 feet to a point at the Southwesterly corner thereof, also being the Principal Place of Beginning of the premises herein intended to be described;

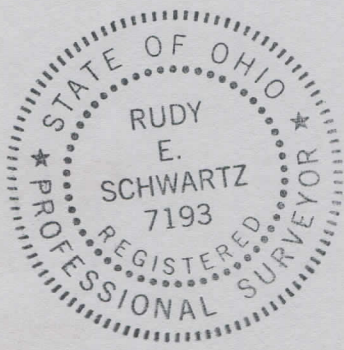
COURSE I Thence South 86° 52' 52" East, along the Southerly line of land so conveyed to Company E, LLC., and passing through a drill hole found at 20.52 feet, a total distance of 161.74 feet to a 5/8 inch iron pin set at the Northwesterly corner of land conveyed to The D & S Hughes Company Ltd. (PPN 15-101936) by deed recorded in Volume 1288, Page 192 of Geauga County Deed Records;

COURSE II Thence South 70° 02' 46" West, along the Westerly line of land so conveyed to The D & S Hughes Company Ltd. (PPN 15-101936), a distance of 51.27 feet to a 5/8 inch iron pin set on the Northerly line of land conveyed to Ernst Lanes Inc. (PPN 15-023200) by deed recorded in Volume 356, Page 610 of Geauga County Deed Records;

COURSE III Thence North 86° 51' 25" West, along said Northerly line of land so conveyed Ernst Lanes Inc., a distance of 114.63 feet to a point in the centerline of said Grant Street, said point also being on said shared line between Lot Nos. 141 (City of Chardon), and Lot No. 26 (Hambden Township);

COURSE IV

Thence North 3° 17' 48" East, along said centerline of Grant Street, also being on said shared line between Lot Nos. 141 (City of Chardon), and Lot No. 26 (Hambden Township), a distance of 20.05 feet to the Principal Place of Beginning and containing 0.0637 acres of land (0.0531 acres excluding the area within the right-of-way of Grant Street) as surveyed, calculated and described, on August 9, 2017 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.



8.21.17

DATE

RUDY E. SCHWARTZ, P.S. 7193

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

8.21.17
GEOUGA COUNTY AUDITOR
TAX MAP DEPT.

CONSOLIDATION
LEGAL DESCRIPTION
OF A
1.3845 ACRE PARCEL
FOR
COMPANY E, LLC.

Situated in the Township of Hambden, County of Geauga and State of Ohio and known as being part of Original Lot No. 26, Bond Tract, and further being known as part of parcel No. 1 of lands conveyed to The D & S Hughes Company, Ltd. (PPN 15-074000) by deed recorded in Volume 1288, Page 192 of Geauga County Deed Records, also being all of parcel No. 1 of lands conveyed to Company E, LLC. (PPN 15-101792) by deed recorded in Volume 2032, Page 2723 of Geauga County Deed Records, also being all of parcel No. 2 of lands conveyed to Company E., LLC. (PPN 15-008600) by deed recorded in Volume 2032, Page 2723 of Geauga County Deed Records, and also being all of a parcel of land conveyed to The D & S Hughes Company Ltd. (PPN 15-101936) by deed recorded in Volume 1288, Page 192 of Geauga County Deed Records, the intent of the following legal description is to consolidate a 0.2842 acre parcel (all of PPN 15-008600) owned by Company E, LLC, a 0.0637 acre parcel (part of PPN 15-074000) owned by The D & S Hughes Company Ltd., a 0.0506 acre parcel (all of PPN 15-101936) owned by The D & S Hughes Company Ltd., and a 0.9860 acre parcel (all of PPN 15-101792) owned by Company E, LLC.), further bounded and described as follows;

Beginning at a monument box with a 1 inch iron pin found at the intersection of the centerlines of Grant Street, 45 feet wide, and G.A.R. Highway (US RT 6), 60 feet wide, said monument also being at a shared corner of Lot Nos. 140 and 141 (City of Chardon), and Lot No. 26 (Hambden Township), also being the Northwesterly corner of said parcel No. 1 of lands so conveyed to The D & S Hughes Company, Ltd. (PPN 15-074000);

Thence South 3° 17' 48" West, along the centerline of Grant Street, also being the shared line between Lot Nos. 141 (City of Chardon), and Lot No. 26 (Hambden Township), also being the Westerly line of land so conveyed to The D & S Hughes Company, Ltd., a distance of 259.03 feet to a point at the Southwesterly corner thereof, also being the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence South 86° 53' 52" East, along the Southerly line of said parcel No. 1 of lands so conveyed to The D & S Hughes Company, Ltd., and passing through a drill hole found at 20.29 feet, a total distance of 247.36 feet to a 5/8 inch iron pin found at an interior corner thereof;

COURSE II Thence South 3° 04' 30" West, along a Westerly line of said parcel No. 1 of lands so conveyed to The D & S Hughes Company, Ltd., a distance of 13.53 feet to a 5/8 inch iron pin set at a Southwesterly corner thereof;

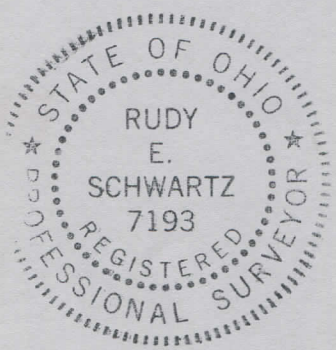
COURSE III Thence North 70° 02' 46" East, along a Southerly line of parcel No. 1 of lands so conveyed to The D & S Hughes Company Ltd. (PPN 15-074000), and along a Southerly line of parcel three of lands conveyed to Chardon RP II LLC. (PPN 15-024780) by deed recorded in Volume 1893, Page 2694 of Geauga County Deed records, and passing through a 5/8 inch iron reference pin set at 229.08 feet, a total distance of 369.38 feet to a 1 1/2 inch iron pipe found at an interior corner thereof;

COURSE IV Thence South 5° 41' 30" West, along a Westerly line of parcel three of lands so conveyed to Chardon RP II LLC., a distance of 201.66 feet to a point at the Northeasterly corner of land conveyed to Ernst Lanes Inc. (PPN 15-023200) by deed recorded in Volume 356, Page 610 of Geauga County Deed Records (witness a 5/8 inch iron pin found 0.32 feet North and 2.16 feet West);

COURSE V Thence North 86° 52' 50" West, along the Northerly line of land so conveyed to Ernst Lanes Inc., a distance of 330.74 feet to a 1 inch iron pipe found:

COURSE VI Thence North 86° 51' 25" West, along said Northerly line of land so conveyed to Ernst Lanes Inc., and passing through a 5/8 inch iron pin set at 224.63 feet, a total distance of 247.63 feet to a point in said centerline of Grant Street, said point also being on said shared line between Lot Nos. 141 (City of Chardon), and Lot No. 26 (Hambden Township);

COURSE VII Thence North 3° 17' 48" East, along said centerline of Grant Street, also being said shared line between Lot Nos. 141 (City of Chardon), and Lot No. 26 (Hambden Township), a distance of 70.05 feet to the Principal Place of Beginning and containing 1.3845 acres of land (1.3475 acres excepting the area within the right-of-way of Grant Street, 0.2842 all of PPN 15-008600, 0.9860 acres all of PPN 15-101792, 0.0637 acres part of PPN 15-074000, and 0.0506 acres all of PPN 15-101936) as surveyed, calculated and described, on August 9, 2017 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.



8.21.17
DATE

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

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
MWS 8/21/17
GAUGA COUNTY AUDITOR
TAX MAP DEPT. *R*

REMAINING LANDS
LEGAL DESCRIPTION
OF A
2.6410 ACRE PARCEL
FOR
THE D & S HUGHES COMPANY LTD.

Situated in the Township of Hambden, County of Geauga and State of Ohio and known as being part of Original Lot No. 26, Bond Tract, and further being known as part of parcel No. 1 of lands conveyed to The D & S Hughes Company, Ltd. (PPN 15-074000) by deed recorded in Volume 1288, Page 192 of Geauga County Deed Records, further bounded and described as follows;

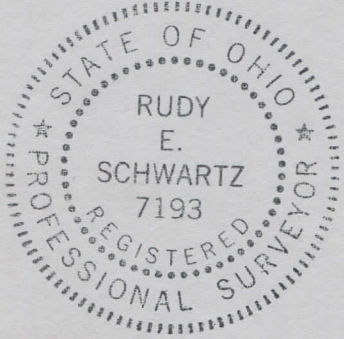
Beginning at a monument box with a 1 inch iron pin found at the intersection of the centerlines of Grant Street, 45 feet wide, and G.A.R. Highway (US RT 6), 60 feet wide, said monument also being at a shared corner of Lot Nos. 140 and 141 (City of Chardon), and Lot No. 26 (Hambden Township).

- COURSE I Thence North 70° 10' 02" East, along said centerline of G.A.R. Highway, also being the shared line of City of Chardon and Hambden Township, a distance of 190.73 feet to a point at the Northwestern corner of land conveyed to Chardon RP II LLC. (PPN 15-024780) by deed recorded in Volume 1893, Page 2694 of Geauga County Deed Records;
- COURSE II Thence South 54° 24' 10" East, along a Westerly line of land so conveyed to Chardon RP II LLC., a distance of 36.44 feet to a railroad spike set on the Southerly right-of-way of said G.A.R. Highway;
- COURSE III Thence South 38° 47' 17" East, along a Westerly line of land so conveyed Chardon RP II LLC., a distance of 111.95 feet to a 5/8 inch iron pin found at in Southwesterly corner thereof;
- COURSE IV Thence North 70° 10' 57" East, along said Northerly line of land so conveyed Chardon RP II LLC., a distance of 36.63 feet to a 5/8 inch iron pin found at an interior corner thereof;
- COURSE V Thence South 54° 20' 49" East, along a Westerly line of land so conveyed Chardon RP II LLC., passing through a 5/8 inch reference pin set at 40.17 feet, a total distance of 255.48 feet to a point in water on the Northerly line of land conveyed to Company E, LLC. (PPN 15-101792) by deed recorded in Volume 2032, Page 2723 of Geauga County Deed Records;
- COURSE VI Thence South 70° 02' 46" West, along said Northerly line of land so conveyed Company E, LLC., and passing through a 5/8 inch iron reference pin set at 79.30 feet, a total distance of 308.38 feet to a 5/8 inch iron pin set at the Northwestern corner thereof, said pin also being on the Easterly line of land conveyed to Company E, LLC (PPN 15-008600) by deed recorded in Volume 2032, Page 2723 of Geauga County Deed Records;

COURSE VII Thence North 3° 04' 30" East, along said Easterly line of land so conveyed Company E, LLC (PPN 15-008600), a distance of 13.53 feet to a 5/8 inch iron pin found at the Northeasterly corner thereof;

COURSE VIII Thence North 86° 53' 52" West, along the Northerly line of land so conveyed Company E, LLC (PPN 15-008600), and passing through a drill hole found at 227.07 feet, a total distance of 247.36 feet to a point in the centerline of said Grant Street, said point also being on the shared line between Lot No. 141 (City of Chardon) and Lot No. 26 (Hambden Township);

COURSE IX Thence North 3° 17' 48" East, along said centerline of Grant Street, also being said shared line between Lot No. 141 (City of Chardon) and Lot No. 26 (Hambden Township), a distance of 259.03 feet to the Principal Place of Beginning and containing 2.6410 acres of land (2.3762 acres excepting the area within the right-of-way of Grant Street and G.A.R. Highway) as surveyed, calculated and described, on August 9, 2017 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.



8.21.17

DATE

[Handwritten Signature]

RUDY E. SCHWARTZ, P.S. 7193

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
[Signature] 08/21/17
GEAUGA COUNTY AUDITOR
TAX MAP DEPT. *[Signature]*

**17-107 COMPANY E, LLC – D&S HUGHES COMPANY LLC
GRANT ST (TR 0073) & GAR HIGHWAY (US-006), CITY OF CHARDON**

SUGGESTED REFERENCES BY TAX MAP DEPARTMENT – NOT CITED ON SURVEY *(Note: Surveyor instructed that **ALL** road records **MUST** be obtained from County Engineer).*

- CHARDON VILLAGE ANNEXATION PLAT VOL. 14, PG. 15
- GCE ORR VOL. E, PGS. 117-122
- US-006 G.A.R. HIGHWAY 1923 RW MONUMENTS
- US-006 G.A.R. HIGHWAY 1944 PLANS