

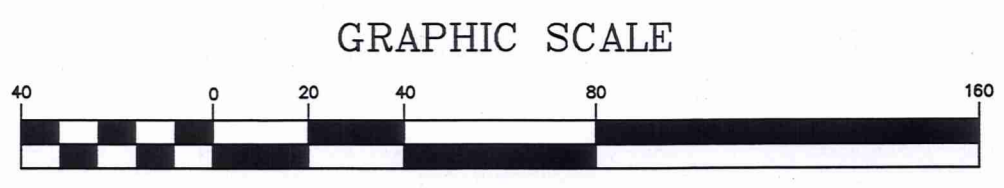
SYMBOL LEGEND	
☐	TELEPHONE PEDISTAL
☒	TRANSFORMER
☐	CURB INLET
○	MANHOLE
⊕	WATER VALVE
⊕	FIRE HYDRANT
⊕	YARD DRAIN
⊕	POWER POLE
⊕	LIGHT POLE
⊕	LIGHT POWER POLE
⊕	GAS MARKER
☐	CABLE TV BOX
☐	GUARD POST
☐	CATCH BASIN
⊕	WATER VALVE
⊕	GUY WIRE
⊕	GAS VALVE
⊕	MAIL BOX
⊕	GAS VALVE
⊕	CLEAN OUT

LEGEND	
●	5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
○	Iron Pin
○	Iron Pipe
○	Monument
○	Fence post
○	Mag Nail Set
○	Found
○	Dead
○	Record
○	Measured
○	Observed
○	Calculated
○	Used
○	Dead Record
○	Official Record
○	Centerline
○	Edge of Pavement
○	Plat record information

CONSOLIDATION PLAT

For LISA M. REED

SITUATED IN THE VILLAGE OF HUNTING VALLEY, COUNTY OF
GEAUGA AND THE STATE OF OHIO AND KNOWN AS BEING A PART
OF ORIGINAL LOT NUMBER 1, SECTION 10, TRACT 1.



JANUARY 25, 2017

JEFFREY W. AND KATHERYN LEMIEUX
VOL. 1789 PG. 2075
PPN 27-009270
S/L 8

XIMENA L. VALDES TRUSTEE
VOL. 1940 PG. 2519
PPN 27-010220
S/L 9

ARROWHEAD FARM SUBDIVISION
VOL. 10 PG. 31-33

FAIRMOUNT ROAD 60'

1" I. PIPE F&U
(0.34' N, 4.97' E
25.05' OFF CL)

500'06"47" W
620'35" P&U

TRACT ONE
TRACT ONE

LOT 1
LOT 2

SECTION 10
SECTION 10

506'20" D&U

500'06"47" W

506'20" D&U

500'06"47" W

506'20" D&U

500'06"47" W

506'20" D&U

500'06"47" W

506'20" D&U

500'06"47" W

506'20" D&U

500'06"47" W

506'20" D&U

500'06"47" W

506'20" D&U

500'06"47" W

506'20" D&U

500'06"47" W

CALLEY LANE 60'

S89°48'54"E
30.00' P&U

10.6196 TOTAL ACRES TO CL
10.2689 TOTAL ACRES TO RW

LISA M. REED
VOL. 1918 PG. 2123
PPN 27-010210
PARCEL NO. 2
5.6198 ACRES TO CL

LISA M. REED
VOL. 1918 PG. 2123
PPN 27-010200
PARCEL NO. 3
4.9998 ACRES TO CL

ARROWHEAD FARM SUBDIVISION
VOL. 10 PG. 31-33

JOANNE RYDICH MENDIGER TRUSTEE
VOL. 1921 PG. 2295
PPN 27-004530
S/L 7

5/8" REFERENCE PIN FND
(I.D. SCHARTZ, 2.00' NORTH)

5/8" REFERENCE PIN SET
(I.D. SCHARTZ, 2.88' EAST)

THIS CONSOLIDATION OF LAND COMPLIES WITH THE
APPLICABLE VILLAGE OF HUNTING VALLEY ZONING
RESOLUTION.

THIS _____ DAY OF _____ 2017.

BY _____
VILLAGE OF HUNTING VALLEY ZONING INSPECTOR

REFERENCES USED:

- DEEDS OF RECORD
- ARROWHEAD FARM SUBDIVISION VOL. 10 PGS. 31- 33
- COUNTY LINE MEADOWS SUBDIVISION VOL. 20 PGS. 55-56
- SURVEY OF LAND FOR DEBORAH H. NASH, TRUSTEE BY THOMAS O'HARA 1/09/04

PLANNING AND ZONING APPROVALS
THIS CONSOLIDATION HAS BEEN APPROVED BY THE PLANNING AND
ZONING DEPARTMENT OF THE VILLAGE OF HUNTING VALLEY, OH BY
RESOLUTION ADOPTED _____ 2017.

CHAIRMAN _____

VILLAGE COUNCIL APPROVALS
THIS PLAN IS APPROVED BY THE CLERK OF COUNCIL OF THE
VILLAGE OF HUNTING VALLEY THIS _____ DAY OF _____
2017.

VILLAGE OF HUNTING VALLEY CLERK OF COUNCIL _____

VILLAGE ENGINEER APPROVALS
THIS PLAN IS APPROVED BY THE ENGINEER OF THE VILLAGE OF
HUNTING VALLEY THIS _____ DAY OF _____
2017.

VILLAGE OF HUNTING VALLEY ENGINEER _____

OWNERS ACCEPTANCE
THE UNDERSIGNED LISA M. REED, OWNER OF THE PROPERTY
SHOWN AND DESCRIBED HEREON, DOES HEREBY ASSENT TO AND
ADOPT THIS CONSOLIDATION OF THE SAME AND ACKNOWLEDGE
THAT THE SAME WAS AT HER REQUEST.

LISA M. REED _____

NOTARY PUBLIC _____

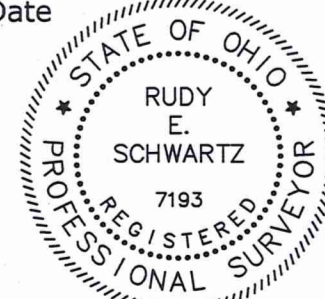
STATE OF OHIO
COUNTY OF _____
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY,
PERSONALLY APPEARED THE ABOVE NAMED LISA M. REED, WHO WHO
REPRESENTED THAT SHE IS DULY AUTHORIZED IN THE PREMISES, WHO
ACKNOWLEDGED THAT SHE DID SIGN THE FOREGOING INSTRUMENT AND
THAT THE SAME WAS HER VOLUNTARY ACT AND DEED. IN TESTIMONY
WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL AT
OHIO, THIS _____ DAY OF _____ 2017

NOTARY PUBLIC _____

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 1-31-17
RUDY E. SCHWARTZ, P.S. #7193 Date

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
Rudy E. Schwartz
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

PREPARED FOR:
LISA M. REED
14000 COUNTY LINE RD
CHAGRIN FALLS, OH 44022

CONSOLIDATION
LEGAL DESCRIPTION
OF A
10.6196 ACRE PARCEL
FOR
LISA M. REED

Situated in the Village of Hunting Valley, County of Geauga and State of Ohio and known as being part of Original Lot No. 1, Section 10, Tract 1, and further being known as all of parcel 2 of lands conveyed to Lisa M. Reed (PPN 27-010210) by deed recorded in Volume 1918, Page 2123 of Geauga County Records, and also being all of parcel 3 of lands conveyed to Lisa M. Reed (PPN 27-010200) by deed recorded in Volume 1918, Page 2123 of Geauga County Records, further bounded and described as follows;

Beginning at a point in the centerline of County Line Road, 60 feet wide, at the Southeasterly corner of subplot No. 9 in the Arrowhead Farms Subdivision as shown by plat recorded in Volume 10, Pages 31-33 of Geauga County Deed records, said point also being on the shared line between Lot Nos. 1 and 2, Section 10, Tract 1, said point lying South 0° 06' 47" West, along said centerline of County Line Road, a distance of 620.35 feet from a monument box with a 1 inch iron pipe found at its intersection with the centerline of Fairmount Road, 60 feet wide;

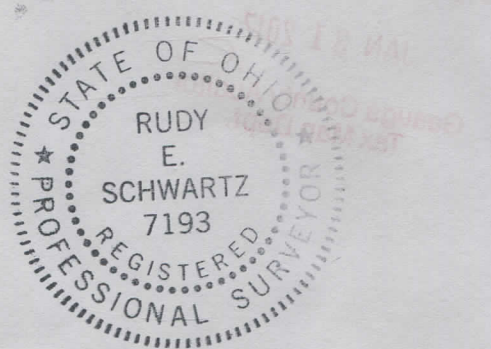
- COURSE I Thence South 0° 06' 47" West, continuing along said centerline of County Line Road, also being said shared line between Lot Nos. 1 and 2, Section 10, Tract 1, a distance of 506.20 feet to a point at the Northeasterly corner of land conveyed to Sean T. Donegan (PPN 27-003400) by deed recorded in Volume 1931, Page 2340 of Geauga County Deed Records;
- COURSE II Thence South 80° 06' 45" West, along the Northerly line of land so conveyed to Sean T. Donegan, passing through a 1 inch iron pipe found at 29.08 feet, and a 5/8 inch iron pin set at 891.97 feet, a total distance of 894.85 feet to a point at the Northwesterly corner thereof, said corner being in the center of an existing tree, said point also being on the Easterly line of subplot 7 of said Arrowhead Farms Subdivision;
- COURSE III Thence North 6° 41' 10" West, along said Easterly line of subplot No. 7, and along the Easterly line of subplot No. 8 in said Arrowhead Farms Subdivision, and passing through a 5/8 inch iron reference pin found at 2.00 feet, a total distance of 539.66 feet to a 5/8 inch iron pin found (I.D. O'Hara) at an interior corner thereof;
- COURSE IV Thence North 89° 20' 16" East, along a Southerly line of said subplot 8, passing through a 5/8 inch iron reference pin set at 344.63 feet, a total

distance of 348.62 feet to an angle point, said corner being in the center of an existing tree;

COURSE V Thence South 88° 41' 43" East, along the Southerly line of said subplot No. 8, and the Southerly line of subplot No 9 in said Arrowhead Farms Subdivision, passing through a 5/8 inch iron reference pin found (I.D. Schwartz) at 2.00 feet, a total distance of 283.72 feet to a 1 inch iron pipe found at a Southeasterly corner thereof;

COURSE VI Thence North 0° 05' 53" East, along an Easterly line of said subplot 9, a distance of 133.60 feet to a point at an interior corner thereof (witness a 1 1/4 inch iron pipe found 0.58 feet South, and 0.33 feet West);

COURSE VII Thence South 88° 39' 49" East, along a Southerly line of said subplot No. 9, and passing through a point on the Westerly right-of-way of County Line Road at 282.99 feet, (witness a 1 inch iron pipe found 0.34 feet North and 4.97 feet East) a total distance of 313.00 feet to the Place of Beginning and containing 10.6196 acres of land (10.2689 acres excepting the area within the right-of-way of County Line Road, 4.9998 acres all of PPN 27-010200, and 5.6198 acres all of PPN 27-010210) as surveyed, calculated and described, on January 24, 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.



1-31-17

DATE

[Handwritten Signature]

RUDY E. SCHWARTZ, P.S. 7193

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

[Handwritten Signature] of 1/31/17

**GEAUGA COUNTY AUDITOR
TAX MAP DEPT.**

[Handwritten Initials]