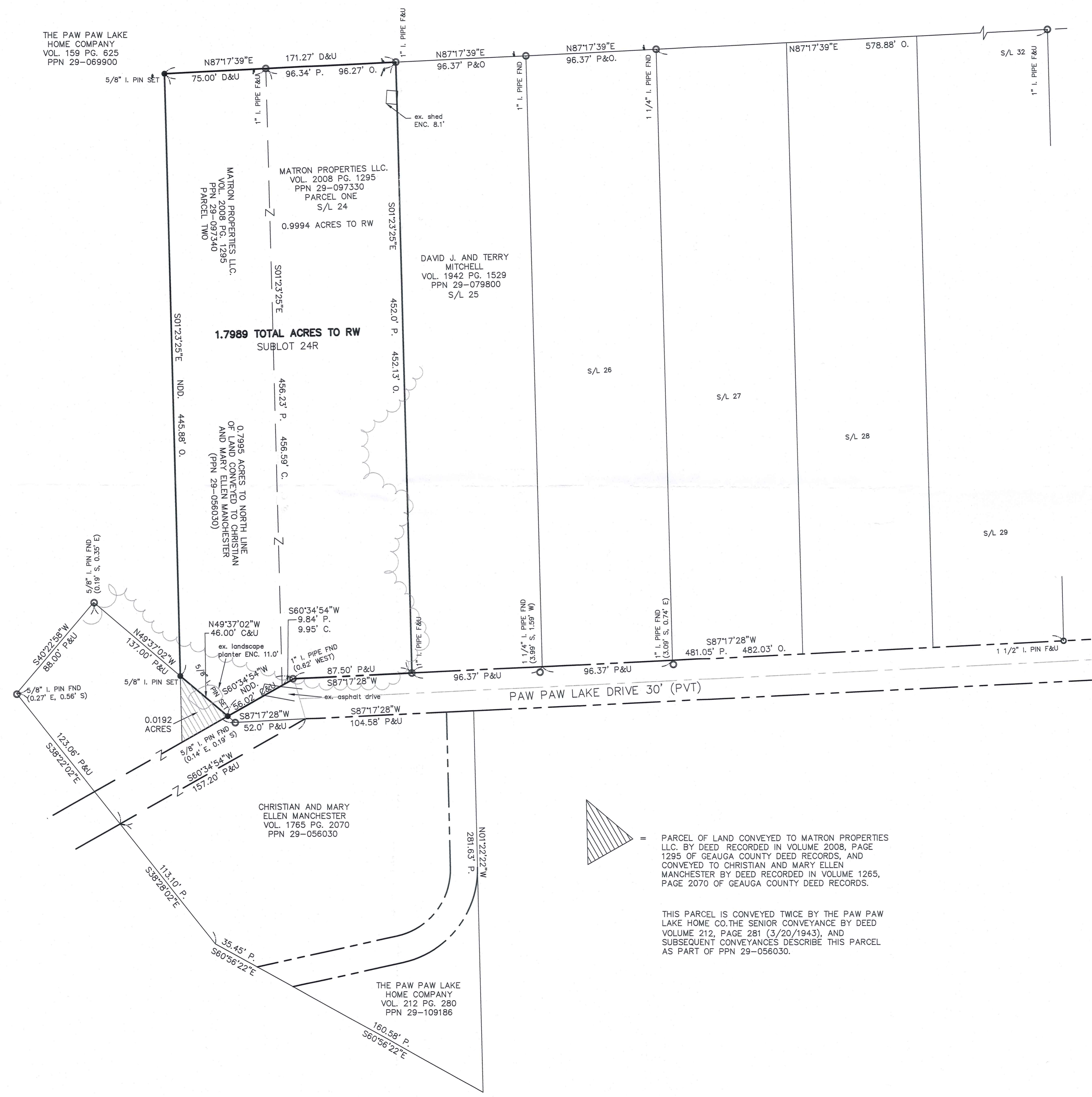


- REFERENCES USED:
- 1 DEEDS OF RECORD
 - 2 THE PAW PAW LAKE SUBDIVISION VOL. 1 PGS. 54-55
 - 3 A RESUBDIVISION OF PART OF PAW PAW LAKE SUBDIVISION VOL. 5 PG 18
 - 4 GCE SURVEY RUSW50016 PAW PAW LAKE SUBDIVISION PLAT OF RE-STAKING BY F.R. ZETHMAYER REVISED FEB. 1942



ACCEPTANCE AND DEDICATION:

THE UNDERSIGNED, OWNER OF THE LANDS EMBRACED WITHIN THIS LOT CONSOLIDATION, DOES HEREBY DECLARE THIS PLAT TO BE HIS FREE ACT AND DEED.
 I HEREBY REPRESENT THAT ALL USES OR IMPROVEMENTS SHALL BE IN CONFORMANCE WITH ZONING, PLATTING, HEALTH AND OTHER LAWFUL RULES AND REGULATIONS FOR THE BENEFIT OF MYSELF AND SUBSEQUENT OWNERS AND ASSIGNS TAKING TITLE UNDER OR THROUGH THE UNDERSIGNED.

IN WITNESS WHEREOF, MATRON PROPERTIES, LLC. HAS CAUSED THIS INSTRUMENT TO BE SUBSCRIBED IN ITS NAME AT 20____ THIS ____ DAY OF _____

MEMBER OF MATRON PROPERTIES, LLC. PRINT NAME _____
 SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:
 WITNESS _____ WITNESS _____
 STATE OF OHIO)
 COUNTY OF GEAGA)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED _____ MEMBER OF MATRON PROPERTIES, WHO REPRESENTED THAT THEY ARE DULY AUTHORIZED IN THE PREMISES, WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME WAS THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL AT 20____ THIS ____ DAY OF _____

NOTARY PUBLIC _____

APPROVALS:
 APPROVED BY THE VILLAGE OF SOUTH RUSSELL

NAME _____ DATE _____
 PRINT NAME: _____
 APPROVED BY THE PAW PAW LAKE HOMEOWNERS ASSOCIATION

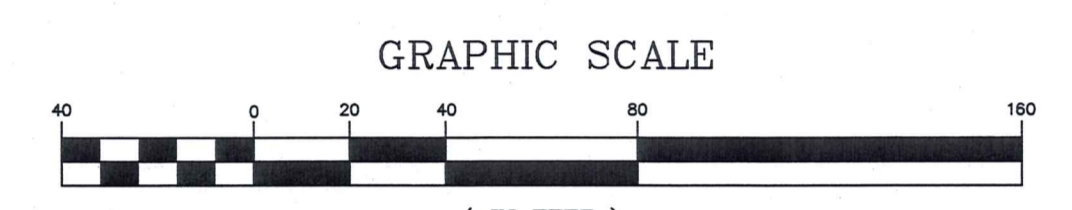
NAME _____ DATE _____
 PRINT NAME: _____

**PAW PAW LAKE SUBDIVISION A
 RE-SUBDIVISION OF LOT 24
 CREATING LOT 24R
 For
 MATRON PROPERTIES, LLC.**

SITUATED IN THE VILLAGE OF SOUTH RUSSELL, COUNTY OF GEAGA AND THE STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LOT NO. 7, IN TRACT 3, AND FURTHER KNOWN AS SUBLT 24 IN THE PAW PAW LAKE SUBDIVISION AS RECORDED IN VOLUME 1, PAGES 54 AND 55, GEAGA COUNTY PLAT RECORDS, AND ALSO BEING ALL OF A PARCEL OF LAND CONVEYED TO MATRON PROPERTIES, LLC. (PPN 29-097340) AS RECORDED BY DEED VOLUME 2008, PAGE 1295 OF GEAGA COUNTY DEED RECORDS.

LEGEND

- I.P.S. 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
- Frd. Found
- D. Deed
- R/Rec Record
- M/Med 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 Plot record information



SEPTEMBER 27, 2018

PREPARED FOR:
 MATRON PROPERTIES LLC.
 P.O. BOX 771724
 LAKEWOOD, OH 44107

APPROVALS

TRANSFERRED THIS ____ DAY OF _____, 20____
 Charles E. Walder Geauga County Auditor
 FILED FOR RECORD THIS ____ DAY OF _____, 20____ AT ____ M.
 RECORDED THIS ____ DAY OF _____, 20____
 IN PLAT BOOK VOLUME _____ PAGE _____
 Sharon C. Gingerich Geauga County Recorder

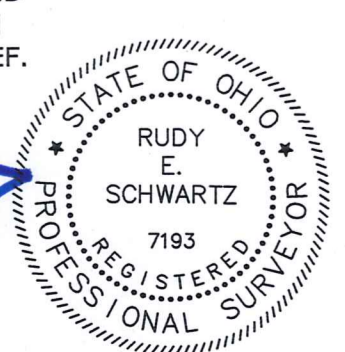
PARCEL OF LAND CONVEYED TO MATRON PROPERTIES LLC. BY DEED RECORDED IN VOLUME 2008, PAGE 1295 OF GEAGA COUNTY DEED RECORDS, AND CONVEYED TO CHRISTIAN AND MARY ELLEN MANCHESTER BY DEED RECORDED IN VOLUME 1265, PAGE 2070 OF GEAGA COUNTY DEED RECORDS.

THIS PARCEL IS CONVEYED TWICE BY THE PAW PAW LAKE HOME CO. THE SENIOR CONVEYANCE BY DEED VOLUME 212, PAGE 281 (3/20/1943), AND SUBSEQUENT CONVEYANCES DESCRIBE THIS PARCEL AS PART OF PPN 29-056030.

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, P.S. #7193 Date 10.9.18

SURVEY PLAT & LEGAL DESCRIPTION APPROVED PER R.O. 315.251
 RUDY E. SCHWARTZ
 GEAGA COUNTY AUDITOR TAX MAP DEPT.



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

RUS00141

RUS 00141

Matron Properties LLC (18-115)
Picked Up 10/09/18

VOL. 2063 pg 3064

PN# 29-097330

CONSOLIDATION
LEGAL DESCRIPTION
OF A
1.7989 ACRE PARCEL
FOR
MATRON PROPERTIES LLC.

Situated in the Village of South Russell, County of Geauga, and State of Ohio and known as being a part of Original Lot No. 7, Tract 3, and further known as being all of subplot No. 24 in the Paw Paw Lake Subdivision as shown by plat recorded in Volume 1, Pages 54-55, and also being all of a parcel of land conveyed to Matron Properties, LLC. (PPN 29-097340) by deed recorded in Volume 2008, Page 1295 of Geauga County Deed Records,

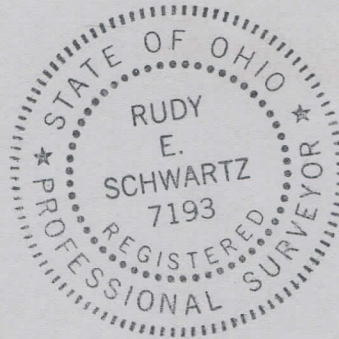
Beginning at a 1 inch iron pipe found at the Southwesterly corner of subplot No. 25 in said Paw Paw Lake Subdivision, as conveyed to David J. and Terry Mitchell (PPN 29-079800) by deed recorded in Volume 1942, Page 1529 of Geauga County Deed Records, said pipe also being on the Northerly right-of-way of Paw Paw Lake Drive 30 feet wide (private);

- COURSE I Thence South 87° 17' 28" West, along said Northerly right-of-way of Paw Paw Lake Drive, a distance of 87.50 feet to an angle point (witness a 1 inch iron pipe found 0.62 feet West);
- COURSE II Thence South 60° 34' 54" West, continuing along the Northwesterly right-of-way of said Paw Paw Lake Drive, a distance of 56.02 feet to a 5/8 inch iron pin set at the intersection of said Northwesterly right-of-way of said Paw Paw Lake Drive, and a Northerly line of land conveyed to Christian and Mary Ellen Manchester (PPN 29-056030) by deed recorded in Volume 1765, Page 2070 of Geauga County Deed Records;
- COURSE III Thence North 49° 37' 02" West, along a Northerly line of land so conveyed to Christian and Mary Ellen Manchester, a distance of 46.00 feet to a 5/8 inch iron pin set at a Southeasterly corner of land conveyed to Paw Paw Lake Home Company (PPN 29-069900) by deed recorded in Volume 159, Page 625 of Geauga County Deed Records;
- COURSE IV Thence North 1° 23' 25" West, along an Easterly line of land so conveyed to Paw Paw Lake Home Company, a distance of 445.88 feet to a 5/8 inch iron pin set at an interior corner thereof;
- COURSE V Thence North 87° 17' 39" East, along a Southerly line of land so conveyed to Paw Paw Lake Home Company, a distance of 171.27 feet to a 1 inch iron pipe found at the Northwesterly corner of subplot No. 25, so conveyed to David J. and Terry Mitchell;

RUS 00141

COURSE VI

Thence South 1° 23' 25" East, along the Westerly line of said subplot No. 25, a distance of 452.13 feet to the Principal Place of Beginning and containing 1.7989 acres of land (0.7995 acres all of PPN 29-097340, and 0.9994 acres all of said subplot 24 (PPN 29-097330) as surveyed, calculated and described, on September 27, 2018 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 description is to consolidate PPN 29-097340 and said subplot 24 (PPN 29-097330) to create subplot 24R.



10.9.18

DATE

RUDY E. SCHWARTZ, P.S. 7193

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

10 09 18

GEAUGA COUNTY AUDITOR
TAX MAP DEPT.