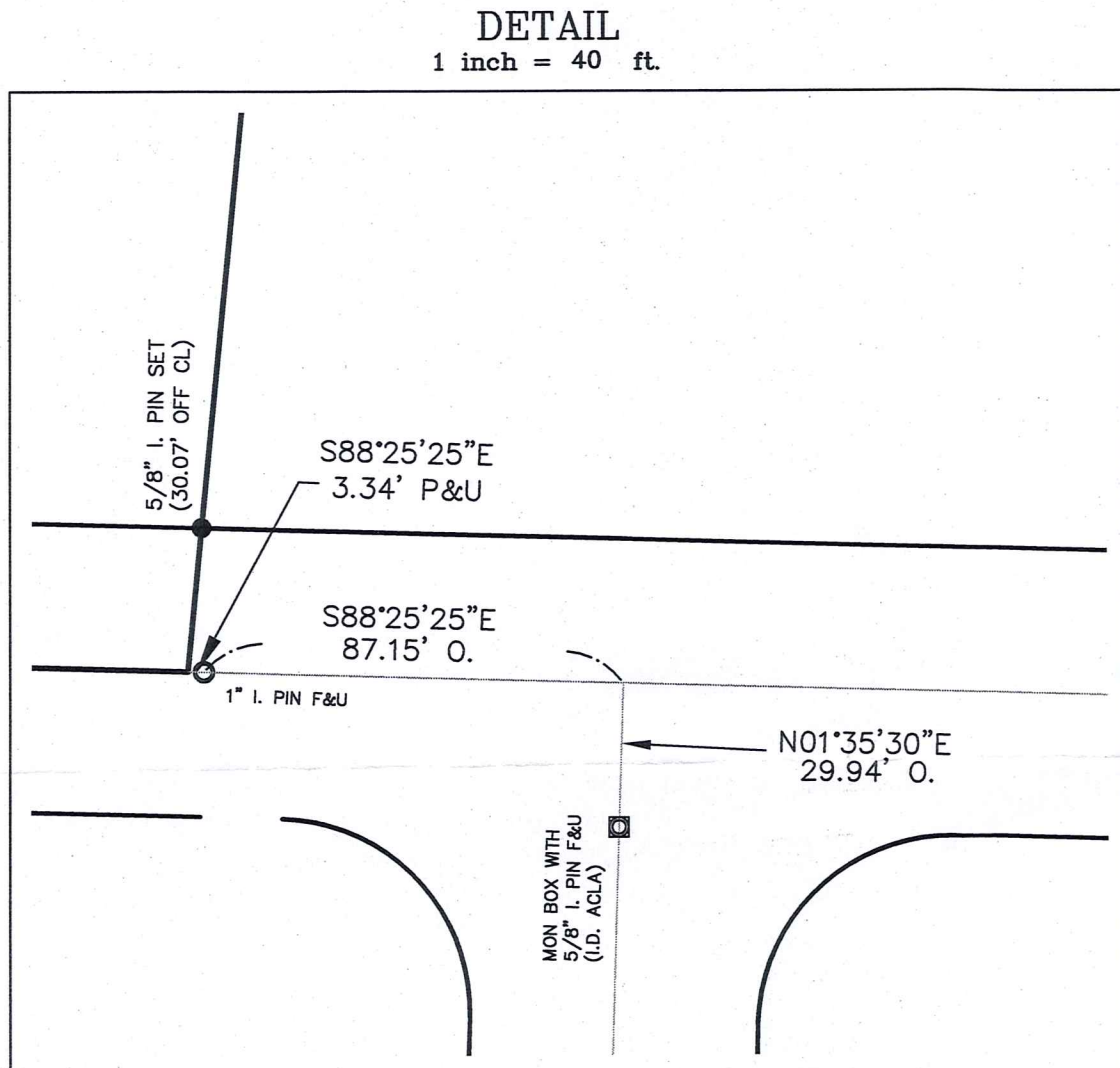
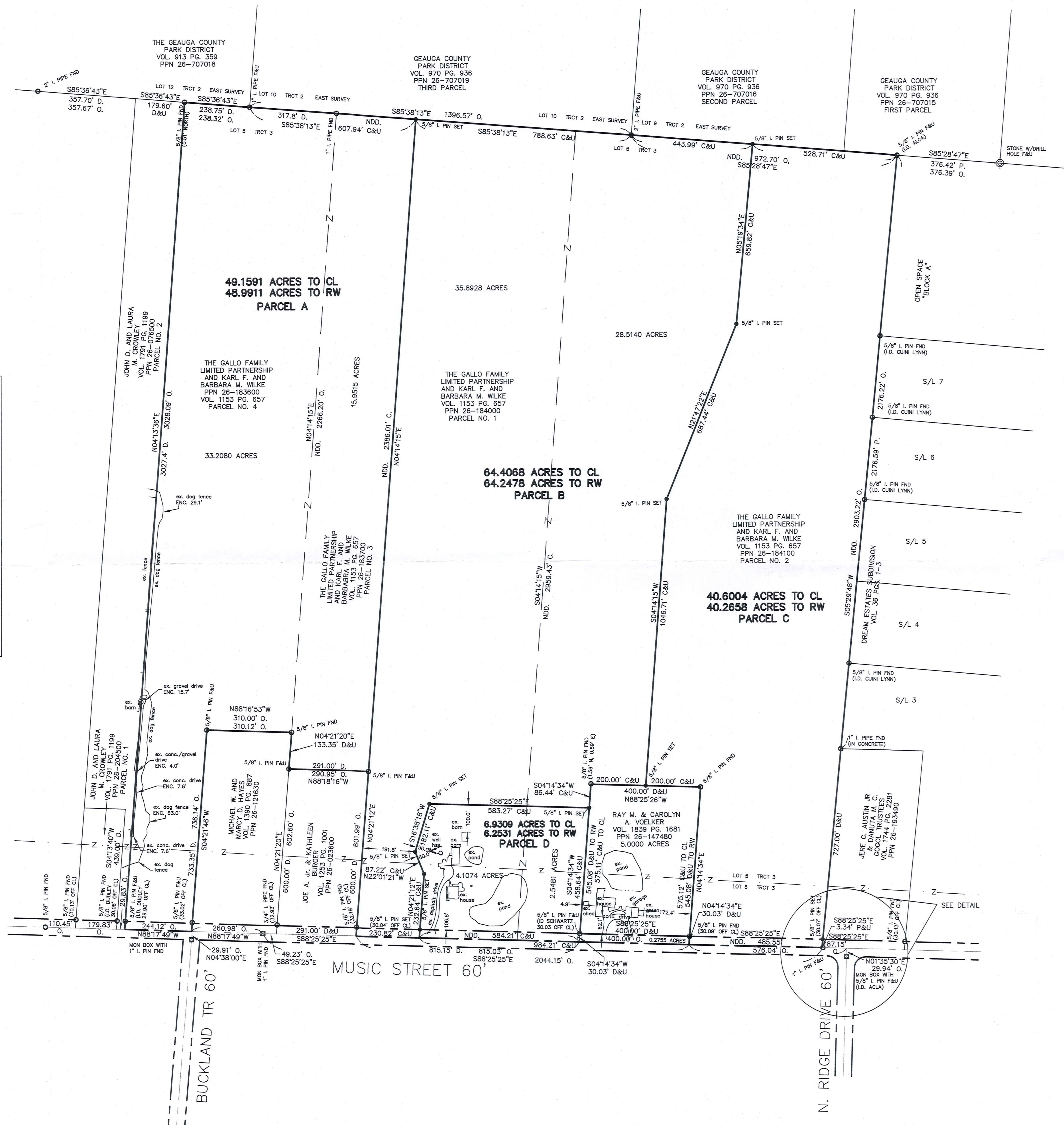


PLAT OF SURVEY AND LOT SPLITS
For
THE GALLO FAMILY LIMITED
PARTNERSHIP AND KARL F. AND
BARBARA M. WILKE

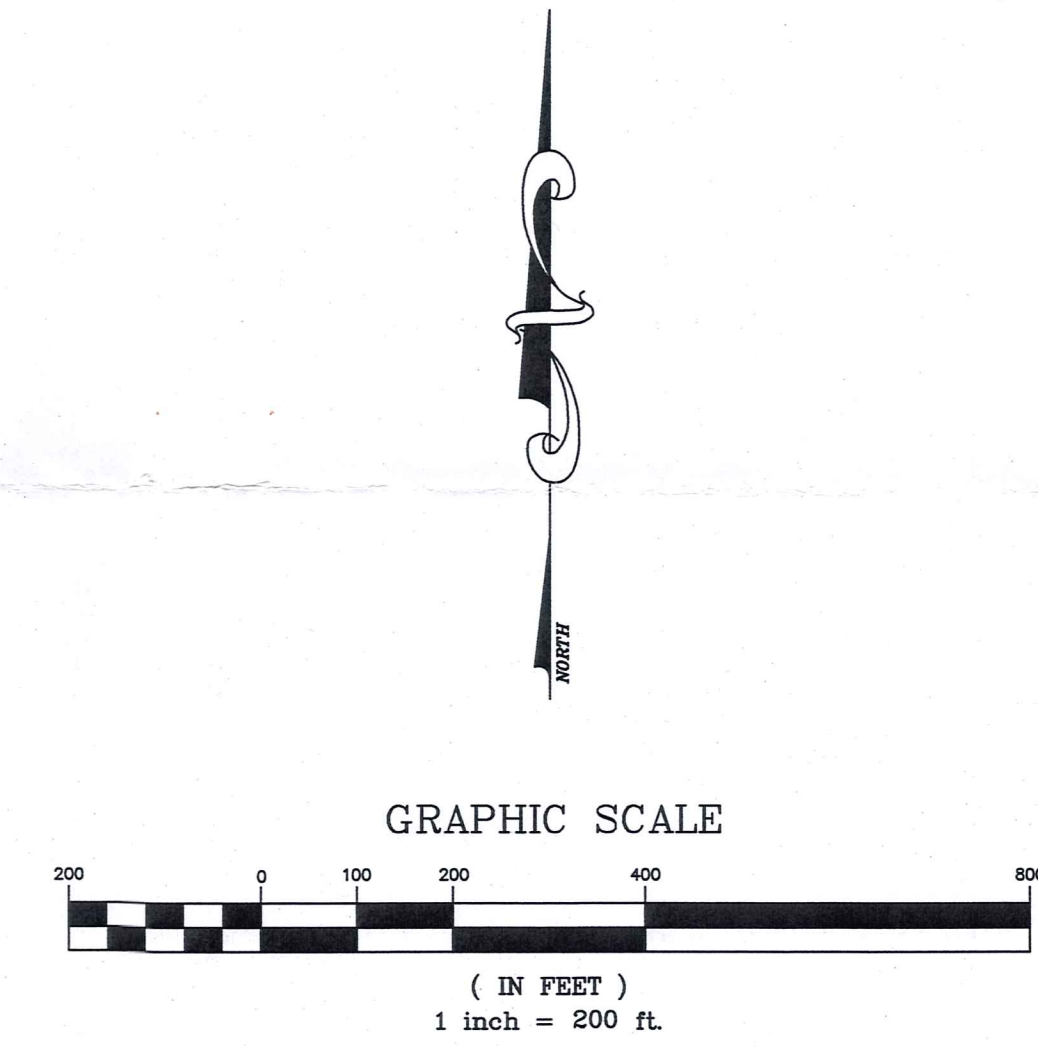
SITUATED IN THE TOWNSHIP OF RUSSELL, COUNTY OF GEAGA AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL LOT NUMBERS 5 AND 6, TRACT 3, RUSSELL TOWNSHIP.

- REFERENCES:**
- DEEDS OF RECORD
 - BOUNDARY BASED ON SURVEY FOR JAMES GALLO BY BRAUNN-PENOSIL
 - DREAM ESTATES SUBDIVISION VOL. 36 PGS. 1-3
 - PLAT OF SURVEY FOR RAY M. AND CAROLYN VOELKER BY SCHWARTZ LAND SURVEYING 2/29/08
 - DEER LAKE ESTATES SUBDIVISION PHASE 1 VOL. 19 PGS. 84-87
 - DEER LAKE ESTATES SUBDIVISION PHASE 2 VOL. 20 PGS. 1-3



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.	Dead
	R/Rec	Record
	M/Msd	Measured
	O/Obs	Observed
	C/Calc	Calculated
	U.	Used
	D.R.	Deed Record
	O.R.	Official Record
	C.L.	Centerline
	c/p	Edge of Pavement
	P	Plat record information



NOVEMBER 9, 2018
 JANUARY 7, 2019
 FEBRUARY 25, 2019

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 Schwartz
 RUDY SCHWARTZ, P.S. #7193 Date *2-26-19*

PREPARED FOR:
 THE GALLO FAMILY LIMITED PARTNERSHIP
 3744 WOODLAKE DR
 BONITA SPRINGS, FL 34134

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

RUS00143

Rus 00143

19-021

Gallo Family & Voelker

Zone Up 315119

VOL. 2070 pg 1504

pn# 26-183600

LEGAL DESCRIPTION
 OF A
 49.1591 ACRE PARCEL
 FOR
 THE GALLO FAMILY LIMITED PARTNERSHIP
 AND KARL F. AND BARBARA M. WILKE
 PARCEL A

Situated in the Township of Russell, County of Geauga, and State of Ohio and known as being a part of Original Lot Nos. 5, and 6, Tract 3 and further being known as all of parcel No. 3 of lands conveyed to the The Gallo Family Limited Partnership and Karl F. and Barbara M. Wilke (PPN 26-183700) by deed recorded in Volume 1153, Page 657 of Geauga County Deed Records, and also being all of parcel No. 4 of lands conveyed to the The Gallo Family Limited Partnership and Karl. F and Barbara M. Wilke (PPN 26-183600) by deed recorded in Volume 1153, Page 657 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Music Street, 60 feet wide, at its intersection with the centerline of North Ridge Drive, 60 feet wide, said point lying North 1° 35' 30" East, along said centerline of North Ridge Drive, a distance of 29.94 feet from a monument box with a 5/8 inch iron pin found (I.D. ACLA) on the Southerly right-of-way of Music Street;

Thence North 88° 25' 25" West, along said centerline of Music Street, and passing through a 1 inch iron pin found at 87.15 feet, a total distance of 2131.30 feet a monument box with a 1 inch iron pin found at an angle point;

Thence North 88° 17' 49" West, along said centerline of Music Street, a distance of 260.98 feet a point at the Southwesterly corner of land conveyed to Michael W. and Marcy D. Hayes (PPN 26-121630) by deed recorded in Volume 1390, Page 887 of Geauga County Deed Records, and being the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence North 88° 17' 49" West, continuing along said centerline of Music Street, a distance of 244.12 feet to a point at the Southeasterly corner of parcel 2 of lands conveyed to John D. and Laura M. Crowley (PPN 26-076500) by deed recorded in Volume 1791, Page 1199 of Geauga County Deed Records;

COURSE II Thence North 4° 13' 36" East, along the Easterly line of said of parcel 2 of lands conveyed to John D. and Laura M. Crowley, and passing through a 5/8 inch iron pin found (I.D. Dudley) at 29.90 feet, a total distance of 3028.09 feet to a point at the Northeasterly corner thereof, said point also being on the Southerly line of land conveyed to The Geauga County Park District (PPN 26-707018) by deed recorded in Volume 913, Page 359 of Geauga County Deed Records, said point also being on the shared line between Lot Nos. 12, Tract 2, East Survey, and Lot 5, Tract 3(witness a 5/8 inch iron pin found 0.51 feet North);

COURSE III Thence South 85° 36' 43" East, along said Southerly line of land so conveyed to The Geauga County Park District, also being said shared line between Lot Nos. 12, Tract 2, East Survey, and Lot 5, Tract 3, a distance of 238.32 feet to a

1 inch iron pipe found at the Southeasterly corner thereof, said pipe also being at the Southwesterly corner of the third parcel of lands conveyed to Geauga County Park District (PPN 26-707019) by deed recorded in Volume 970, Page 936 of Geauga County Deed Records, also being the Southwesterly corner of Lot 10, Tract 2, East Survey;

COURSE IV Thence South 85° 38' 13" East, along the Southerly line of the third parcel of lands conveyed to Geauga County Park District, a distance of 607.94 feet to a 5/8 inch pin set at the Northwesterly corner of parcel No. 1 of lands conveyed to The Gallo Family Limited Partnership and Karl F. and Barbara M. Wilke (PPN 26-184000) by deed recorded in Volume 1153, Page 657 of Geauga County Deed Records;

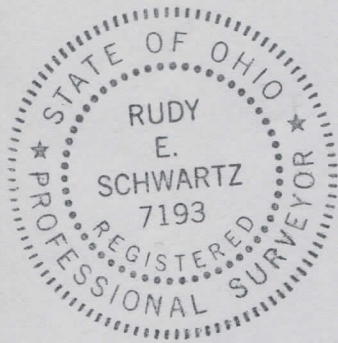
COURSE V Thence South 4° 14' 15" West, along the Westerly line of said parcel No. 1 of lands conveyed to The Gallo Family Limited Partnership and Karl F. and Barbara M. Wilke, a distance of 2386.01 feet to a 5/8 inch iron pin found at the Northeasterly corner of land conveyed to Joe A. Jr. and Kathleen Burger (PPN 26-023600) by deed recorded in Volume 1253, Page 1001 of Geauga County Deed Records;

COURSE VI Thence North 88° 18' 16" West, along the Northerly line of land so conveyed to Joe A. Jr. and Kathleen Burger, a distance of 290.95 feet to a 5/8 inch iron pin found at the Northwesterly corner thereof, said pin also being on the Easterly line of land so conveyed to Michael W. and Marcy D. Hayes;

COURSE VII Thence North 4° 21' 20" East, along the Easterly line of land so conveyed to Michael W. and Marcy D. Hayes, a distance of 133.35 feet to a 5/8 inch iron pin found at the Northeasterly corner thereof;

COURSE VIII Thence North 88° 16' 53" West, long the Northerly line of land so conveyed to Michael W. and Marcy D. Hayes, a distance of 310.12 feet to a 5/8 inch iron pin found at the Northwesterly corner thereof;

COURSE IX Thence South 4° 21' 46" West, along the Westerly line of land so conveyed to Michael W. and Marcy D. Hayes, and passing through a 5/8 inch iron pin found at 703.12 feet, a total distance of 736.14 feet to the Principal Place of Beginning and containing 49.1591 acres of land (48.9915 acres excepting the area within the right-of-way of Music Street, 15.9515 acres all of PPN 26-183700, and 33.2080 acres all of PPN 26-183600) as surveyed, calculated and described on February 6, 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. The intent of this survey is to describe a created parcel of land.



2.26.19

DATE

[Signature]

RUDY E. SCHWARTZ, P.S. 7193

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

[Signature] 3/4/19

GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

LEGAL DESCRIPTION
OF A
64.4068 ACRE PARCEL
FOR
THE GALLO FAMILY LIMITED PARTNERSHIP
AND KARL F. AND BARBARA M. WILKE
PARCEL B

Situated in the Township of Russell, County of Geauga, and State of Ohio and known as being a part of Original Lot Nos. 5, and 6, Tract 3 and further being known as part of parcel No. 1 of lands conveyed to the The Gallo Family Limited Partnership and Karl F. and Barbara M. Wilke (PPN 26-184000 by deed recorded in Volume 1153, Page 657 of Geauga County Deed Records, and also being part of parcel No. 2 of lands conveyed to the The Gallo Family Limited Partnership and Karl F. and Barbara M. Wilke (PPN 26-184100) by deed recorded in Volume 1153, Page 657 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Music Street, 60 feet wide, at its intersection with the centerline of North Ridge Drive, 60 feet wide, said point lying North $1^{\circ} 35' 30''$ East, along said centerline of North Ridge Drive, a distance of 29.94 feet from a monument box with a $5/8$ inch iron pin found (I.D. ACLA) on the Southerly right-of-way of Music Street;

Thence North $88^{\circ} 25' 25''$ West, along said centerline of Music Street, and passing through a 1 inch iron pin found at 87.15 feet, a total distance of 1560.25 feet to the Principal Place of Beginning of the premises herein intended to be described;

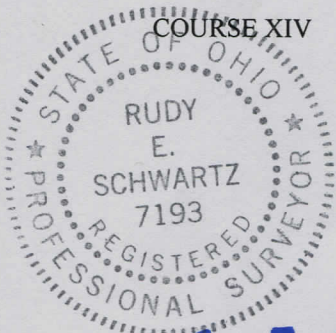
- COURSE I Thence North $88^{\circ} 25' 25''$ West, continuing along said centerline of Music Street, a distance of 230.81 feet to a point at the Southeasterly corner of land conveyed to Joe A. Jr. and Kathleen Burger (PPN 26-023600) by deed recorded in Volume 1253, Page 1001 of Geauga County Deed Records;
- COURSE II Thence North $4^{\circ} 21' 12''$ East, along the Easterly line of land so conveyed to Joe A. Jr. and Kathleen Burger, and passing through a $5/8$ inch iron pin found at 32.19 feet, a total distance of 601.99 feet to a $5/8$ inch iron pin found at the Southeasterly corner of parcel No. 3 of lands conveyed to The Gallo Family Limited Partnership and Karl F. and Barbara M. Wilke (PPN 26-183700) by deed recorded in Volume 1153, Page 657 of Geauga County Deed Records;
- COURSE III Thence North $4^{\circ} 14' 15''$ East, along the Easterly line of said parcel No. 3 of lands conveyed to The Gallo Family Limited Partnership and Karl F. and Barbara M. Wilke, a distance of 2386.01 feet to a $5/8$ inch iron pin set on the Southerly line of the third parcel of lands conveyed to Geauga County Park District (PPN 26-707019) by deed recorded in Volume 970, Page 936 of Geauga County Deed Records, said pin also being on the shared line between Lot Nos. 5, Tract 3, and Lot 10, Tract 2, East survey;
- COURSE IV Thence South $85^{\circ} 38' 13''$ East, along said Southerly line of the third parcel of lands conveyed to Geauga County Park District, a distance of 788.63 feet to a 2 inch iron pipe found at the Southeasterly corner thereof, said pipe also being at the shared corner of said lot 10, Tract 2, East survey and Lot 9, Tract 2, East

Rus 00143

19-021

survey, also being the Southwesterly corner of the second parcel of lands conveyed to Geauga County Park District (PPN 26-707016) by deed recorded in Volume 970, Page 936 of Geauga County Deed Records;

- COURSE V Thence South 85° 28' 47" East, along the Southerly line of said third parcel of lands conveyed to Geauga County Park District, also being the shared line between Lot 9, Tract 2, East survey, and Lot 5, Tract 3, a distance of 443.99 feet to a 5/8 inch iron pin set;
- COURSE VI Thence South 5° 19' 34" West (creating a new line) a distance of 659.82 feet to a 5/8 inch iron pin set;
- COURSE VII Thence South 21° 47' 22" West (creating a new line) a distance of 687.44 feet to a 5/8 inch iron pin set;
- COURSE VIII Thence South 4° 14' 15" West (creating a new line) a distance of 1046.71 feet to a 5/8 inch iron pin set on the Northerly line of land conveyed to Ray M. and Carolyn A. Voelker (PPN 26-147480) by deed recorded in Volume 1839, Page 1681 of Geauga County Deed Records;
- COURSE IX Thence North 88° 25' 26" West, along said Northerly line of land so conveyed to Ray M. and Carolyn A. Voelker, a distance of 200.00 feet to a point at the Northwesterly corner thereof (witness a 5/8 inch iron pin found 1.56 feet North and 0.59 feet East);
- COURSE X Thence South 4° 14' 34" West, along the Westerly line of land so conveyed to Ray M. and Carolyn A. Voelker, a distance of 86.44 feet to a 5/8 inch iron pin set;
- COURSE XI Thence North 88° 25' 25" West (creating a new line) a distance of 583.27 feet to a 5/8 inch iron pin set;
- COURSE XII Thence South 16° 38' 18" West (creating a new line) a distance of 182.11 feet to a 5/8 inch iron pin set;
- COURSE XIII Thence South 22° 01' 21" East (creating a new line) a distance of 87.22 feet to a 5/8 inch iron pin set;
- COURSE XIV Thence South 4° 21' 12" West (creating a new line) passing through a 5/8 inch iron pin set at 202.60 feet, a total distance of 232.64 feet to the Principal Place of Beginning and containing 64.4068 acres of land (64.2478 acres excepting the area within the right-of-way of Music Street, 35.8928 acres part of PPN 26-184000, and 28.5140 acres part of PPN 26-184100) as surveyed, calculated and described on February 6, 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. The intent of this survey is to describe a created parcel of land.



2-26-19

[Handwritten Signature]

DATE

RUDY E. SCHWARTZ, P.S. 7193

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

[Handwritten Signature] 3/4/19

GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

LEGAL DESCRIPTION
OF A
40.6004 ACRE PARCEL
FOR
THE GALLO FAMILY LIMITED PARTNERSHIP
AND KARL F. AND BARBARA M. WILKE
PARCEL C

Situated in the Township of Russell, County of Geauga, and State of Ohio and known as being a part of Original Lot Nos. 5, and 6, Tract 3 and further being known as part of parcel No. 2 of lands conveyed to the The Gallo Family Limited Partnership and Karl F. and Barbara M. Wilke (PPN 26-184100) by deed recorded in Volume 1153, Page 657 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Music Street, 60 feet wide, at its intersection with the centerline of North Ridge Drive, 60 feet wide, said point lying North 1° 35' 30" East, along said centerline of North Ridge Drive, a distance of 29.94 feet from a monument box with a 5/8 inch iron pin found (I.D. ACLA) on the Southerly right-of-way of Music Street;

Thence North 88° 25' 25" West, along said centerline of Music Street, and passing through a 1 inch iron pin found at 87.15 feet, a total distance of 90.49 feet to a point at the Southwesterly corner of land conveyed to Jere C. Austin Jr. and Danuta M. C. Gogol, Trustees (PPN 26-193490) by deed recorded in Volume 1744, Page 2281 of Geauga County Deed Records, and being the Principal Place of Beginning of the premises herein intended to be described;

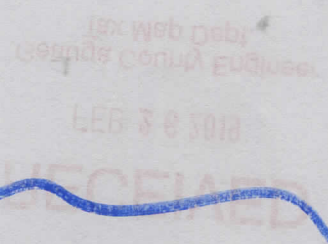
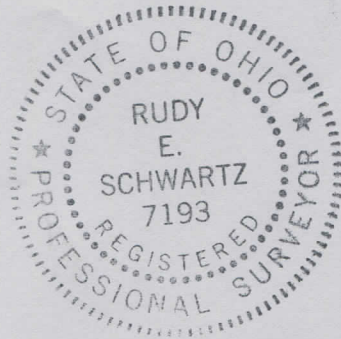
- | | |
|------------|--|
| COURSE I | Thence North 88° 25' 25" West, continuing along said centerline of Music Street, a distance of 485.55 feet to a point; |
| COURSE II | Thence North 4° 14' 34" East, along the Easterly line of land conveyed to Ray M. and Carolyn A. Voelker (PPN 26-147480) by deed recorded in Volume 1839, Page 1681 of Geauga County Deed Records, and passing through a 5/8 inch iron pin found at 30.09 feet, a total distance of 575.12 feet to a 5/8 inch iron pin found at the Northeasterly corner thereof; |
| COURSE III | Thence North 88° 25' 26" West, along the Northerly line of land conveyed to Ray M. and Carolyn A. Voelker, a distance of 200.00 feet to a 5/8 inch iron pin set; |
| COURSE IV | Thence North 4° 14' 15" East (creating a new line) a distance of 1046.71 feet to a 5/8 inch iron pin set; |
| COURSE V | Thence North 21° 47' 22" East (creating a new line) a distance of 687.44 feet to a 5/8 inch iron pin set; |
| COURSE VI | Thence North 5° 19' 34" East (creating a new line) a distance of 659.82 feet to a 5/8 inch iron pin set on the Southerly line of the second parcel of lands conveyed to Geauga County Park District (PPN 26-707016) by deed recorded in Volume 970, Page 936 of Geauga County Deed Records, said pin also being on the shared line between Lot Nos. 5, Tract 3, and Lot 9, Tract 2, East survey; |

COURSE VII

Thence South 85° 28' 47" East, along said Southerly line of the second parcel of lands conveyed to Geauga County Park District, also being said shared line between Lot Nos. 5, Tract 3, and Lot 9, Tract 2, East survey, and along the Southerly line of the first parcel of land conveyed to Geauga County Park District (PPN 26-707015) by deed recorded in Volume 970, Page 936 of Geauga County Deed Records, also being said shared line between Lot Nos. 5, Tract 3, and Lot 9, Tract 2, East survey, a distance of 528.71 feet to a 5/8 inch iron pin found (I.D. ALCA) at the Northwesterly corner of Block "A" of the Dream Estates Subdivision as shown by plat recorded in Volume 36, Pages 1-3 of Geauga County Plat Records,

COURSE VIII

Thence South 5° 29' 48" West, along the Westerly line of said Dream Estates Subdivision, and along the Westerly line of land so conveyed to Jere C. Austin Jr. and Danuta M. C. Gogol, Trustees, and passing through a 5/8 inch iron pin found at 2873.15 feet, a total distance of 2903.22 feet to the Principal Place of Beginning and containing 40.6004 acres of land (40.2658 acres excepting the area within the right-of-way of Music Street) as surveyed, calculated and described on February 6, 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. The intent of this survey is to describe a created parcel of land.



2-26-19

DATE

[Handwritten Signature]

RUDY E. SCHWARTZ, P.S. 7193

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

[Handwritten Signature] 3/4/19
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

Rus 00143

19021

Vol, 2076 pg 843
pn # 26-184000

LEGAL DESCRIPTION
OF A
6.9310 ACRE PARCEL
FOR
THE GALLO FAMILY LIMITED PARTNERSHIP
AND KARL F. AND BARBARA M. WILKE
PARCEL D

Situated in the Township of Russell, County of Geauga, and State of Ohio and known as being a part of Original Lot Nos. 5, and 6, Tract 3 and further being known as part of parcel No. 2 of lands conveyed to The Gallo Family Limited Partnership and Karl F. and Barbara M. Wilke (PPN 26-184100) by deed recorded in Volume 1153, Page 657 of Geauga County Deed Records, and also being part of parcel No. 1 of lands conveyed to The Gallo Family Limited Partnership and Karl F. and Barbara M. Wilke (PPN 26-184000) by deed recorded in Volume 1153, Page 657 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Music Street, 60 feet wide, at its intersection with the centerline of North Ridge Drive, 60 feet wide, said point lying North $1^{\circ} 35' 30''$ East, along said centerline of North Ridge Drive, a distance of 29.94 feet from a monument box with a $5/8$ inch iron pin found (I.D. ACLA) on the Southerly right-of-way of Music Street;

Thence North $88^{\circ} 25' 25''$ West, along said centerline of Music Street, and passing through a 1 inch iron pin found at 87.15 feet, a total distance of 576.04 feet to a point at the Southerly prolongation of the Easterly line of land conveyed to Ray M. and Carolyn A. Voelker (PPN 26-147480) by deed recorded in Volume 1839, Page 1681 of Geauga County Deed Records, and being the Principal Place of Beginning of the premises herein intended to be described;

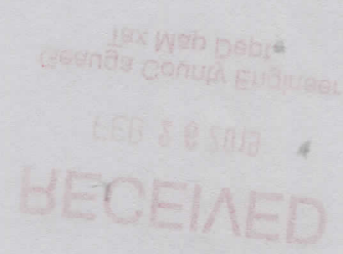
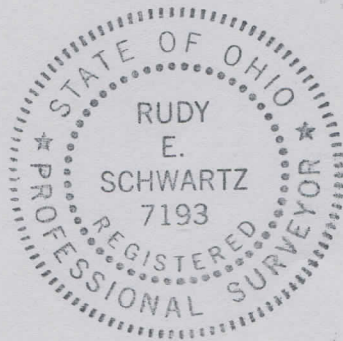
- COURSE I Thence North $88^{\circ} 25' 25''$ West, continuing along said centerline of Music Street, a distance of 984.21 feet to a point;
- COURSE II Thence North $4^{\circ} 21' 12''$ East (creating a new line) passing through a $5/8$ inch iron pin set at 30.04 feet, a total distance of 232.64 feet to a $5/8$ inch iron pin set;
- COURSE III Thence North $22^{\circ} 01' 21''$ West (creating a new line) a distance of 87.22 feet to a $5/8$ inch iron pin set;
- COURSE IV Thence North $16^{\circ} 38' 18''$ East (creating a new line) a distance of 182.11 feet to a $5/8$ inch iron pin set;
- COURSE V Thence South $88^{\circ} 25' 25''$ East (creating a new line) a distance of 583.27 feet to a $5/8$ inch iron pin set on the Westerly line of land conveyed to Ray M. and Carolyn A. Voelker (PPN 26-147480) by deed recorded in Volume 1839, Page 1681 of Geauga County Deed Records;

RECEIVED

- COURSE VI Thence South 4° 14' 34" West, along said Westerly line of land so conveyed to Ray M. and Carolyn A. Voelker, a distance of 458.64 feet to a 5/8 inch iron pin found (I.D. Schwartz) at the Southwesterly corner thereof, said pin also being on the Northerly right-of-way of Music Street;

- COURSE VII Thence South 88° 25' 25" East, along said Northerly right-of-way of said Music Street, a distance of 400.00 feet to a 5/8 inch iron pin found at the Southeasterly corner thereof,

- COURSE VIII Thence South 4° 14' 34" West (creating a new line) a distance of 30.03 feet to the Principal Place of Beginning and containing 6.9310 acres of land (6.2531 acres excepting the area within right-of-way of Music Street, 4.1074 acres part of PPN 26-184000, and 2.8236 acres part of PPN 26-184100) as surveyed, calculated and described on February 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. The intent of this survey is to describe a created parcel of land.



2.26.19

[Handwritten Signature]

DATE

RUDY E. SCHWARTZ, P.S. 7193

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

[Handwritten Signature] 3/4/19
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.