

**PLAT OF SURVEY AND LOT SPLIT  
For  
WESTERN RESERVE LAND  
CONSERVANCY**

SITUATED IN THE TOWNSHIP OF BAINBRIDGE AND THE VILLAGE OF SOUTH RUSSELL, COUNTY OF GEauga AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL LOT NUMBER 16, TRACT 3, CHAMPION TRACT, RUSSELL TOWNSHIP AND ORIGINAL LOTS NUMBER 28 AND 38, TRACT 1, BAINBRIDGE TOWNSHIP.

PREPARED FOR:  
**WESTERN RESERVE  
LAND CONSERVANCY**  
P.O. BOX 314  
NOVELTY, OHIO 44072  
440-729-9621

**PARCEL C**  
77.1250 AC (TOTAL) TO CENTERLINE  
70.2863 AC IN SOUTH RUSSELL VILLAGE  
6.8387 AC IN BAINBRIDGE TOWNSHIP

**REFERENCES:**

- Plat of Cedric W. Morrison Subdivision No. 1, recorded in Vol. 6, Pg 181, Geauga County Records.
- Plat of Cedric W. Morrison Subdivision No. 2, recorded in Vol. 6, Pg 187, Geauga County Records.
- Plat of Deerfield Drive Subdivision, recorded in Vol. 18, Pg 53, Geauga County Records.
- Plat of Minor Subdivision for Western Reserve Land Conservancy, Vol. 39, Pg 24, Geauga County Records.

**SURVEY PLAT & LEGAL DESCRIPTION**  
APPROVED PER R.C. 315.261  
Phts. 2, 12, 17  
**OFFICE OF THE ENGINEER**  
GEAUGA COUNTY ENGINEER

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 3-29-07



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

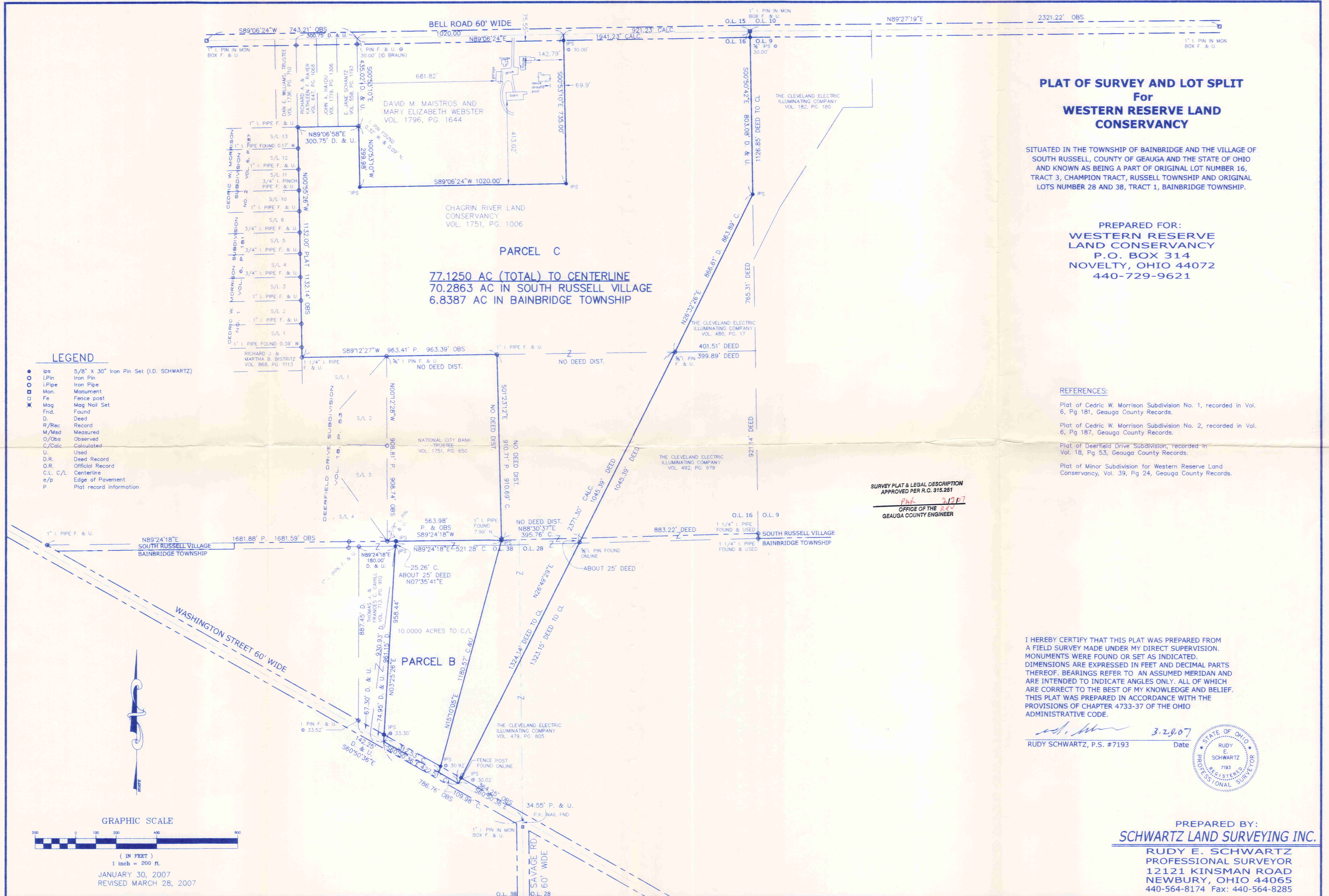
**LEGEND**

- 5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
- Iron Pin
- Pipe
- Monument
- Fe Fence post
- 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 30, 2007  
REVISED MARCH 28, 2007



BA100165  
BA100165

Western Reserve Land Cons. (07-024)  
Pick up Date  
2-5-07  
03-011700  
Vol 1818 Pg 1200

LEGAL DESCRIPTION OF A  
10.0000 ACRE PARCEL  
FOR  
THE WESTERN RESERVE LAND  
CONSERVANCY

Situated in the Township of Bainbridge, County of Geauga, and State of Ohio and known as being a part of Original Lot No. 38, Tract No. 1, Bainbridge Township, and further being known as part of a parcel of land conveyed to The Chagrin River Land Conservancy by deed recorded in Volume 1751, Pages 1006 through 1009 of the Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Washington Street, 60 feet wide, at the Southeasterly corner of lands conveyed to Thomas J. and Frances C. Cahill by deed recorded in Volume 713, Page 910 of Geauga County Deed Records, said point lying North 60°50'36" West a distance of 786.76 feet from a P.K. nail found in the centerline of said Washington Street at its intersection with the centerline of Savage Road, 60 feet wide;

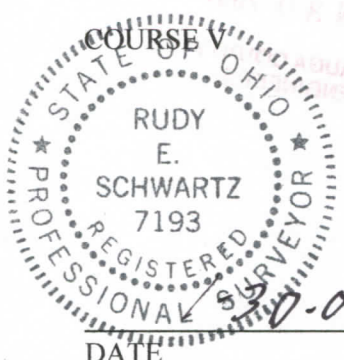
COURSE I Thence North 3°25'26" East, along the Easterly line of land so conveyed to Thomas J. and Frances C. Cahill, passing through a 5/8 inch iron pin set at 33.30 feet, a total distance of 958.44 feet to a 5/8 inch iron pin set at the an angle point therein;

COURSE II Thence North 7°35'41' East ,along said Easterly line of lands so conveyed to Thomas J. and Frances C. Cahill, a distance of 25.26 feet to a 5/8 inch iron pin set at the Northeasterly corner thereof , said point also being in the Southerly line of land conveyed to National City Bank by deed recorded in Volume 1751, Page 650 of Geauga County Deed Records and also being the Southerly line of the Village of South Russell;

COURSE III Thence North 89°24'18" East, along said Southerly line of the Village of South Russell, also being the Southerly line of land so conveyed to National City Bank, a distance of 521.28 feet to a 5/8 inch iron pin set at the Southeasterly corner thereof (witness a 1 inch iron pipe found 7.99 feet North);

COURSE IV Thence South 15°10'05" West, passing through a 5/8 inch iron pin set at 1149.65 feet, a total distance of 1180.57 feet to a point in the centerline of said Washington Street;

COURSE V Thence North 60°50'36" West, along said centerline of Washington Street, a distance of 312.53 feet to the Place of Beginning and containing 10.0000 acres of land as surveyed, calculated and described on January 30, 2007 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 iron pins set are I.D. Schwartz 7193.



DATE

*[Handwritten Signature]*  
RUDY E. SCHWARTZ, P.S. 7193

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

PAK 2/2007

OFFICE OF THE  
GEAUGA COUNTY ENGINEER

BA100165

(07-024)

29-108177

03-099106

VOL 1818 PG 1195

LEGAL DESCRIPTION OF A  
77.1250 ACRE PARCEL  
FOR  
THE WESTERN RESERVE LAND  
CONSERVANCY

Situated in the Township of Bainbridge and the Village of South Russell, County of Geauga and State of Ohio and known as being a part of Original Lot No. 16, Tract No. 3, Champion Tract, Russell Township and part of Original Lot Numbers 28 and 38, Tract No.1, Bainbridge Township, and further being known as part of a parcel of land conveyed to The Chagrin River Land Conservancy by deed recorded in Volume 1751, Pages 1006 through 1009 of the Geauga County Deed Records, further bounded and described as follows;

Beginning at monument box with a one inch iron pin found in the centerline of Bell Road, 60 feet wide, at the Northwesterly corner of land conveyed to The Cleveland Electric Illuminating Company, by deed recorded in Volume 182, Page 180 of Geauga County Deed Records also being the Northwesterly corner of Original Lot No. 9, Tract No. 3;

COURSE I Thence South 00°50'42" East, along the Westerly line of land so conveyed to The Cleveland Electric Illuminating Company, passing through a 5/8 inch iron pin set at 30.00 feet, a total distance of 803.08 feet to a 5/8 inch iron pin set at the most Northerly corner of land conveyed to The Cleveland Electric Illuminating Company by deed recorded in Volume 480, Page 17 of Geauga County Deed Records;

COURSE II Thence South 26°32'26" West, along the Westerly line of land so conveyed to The Cleveland Illuminating Company, a distance of 863.89 feet to a 5/8 inch iron pin found at the Northwesterly corner of land conveyed to The Cleveland Electrical Illuminating Company by deed recorded in Volume 492, Page 979 of Geauga County Deed Records;

COURSE III Thence South 26°49'29" West, along the Westerly line of land so conveyed to The Cleveland Electrical Illuminating Company and the Westerly line of land conveyed to The Cleveland Electric Illuminating Company by deed recorded in Volume 479, Page 805 of Geauga County Deed Records, passing through a 5/8 inch iron pin set at 2341.28 feet, a total distance of 2371.30 feet to a point in the centerline of Washington Street, 60 feet wide;

COURSE IV Thence North 60°50'36" West, along said centerline of Washington Street, a distance of 109.98 feet to a point;

COURSE V Thence North 15°10'05" East, passing through a 5/8 inch iron pin set at 30.92, a total distance of 1180.57 feet to a 5/8 inch iron pin set in the Southerly line of the Village of South Russell, and also being the Southeasterly corner of land conveyed to National City Bank by deed

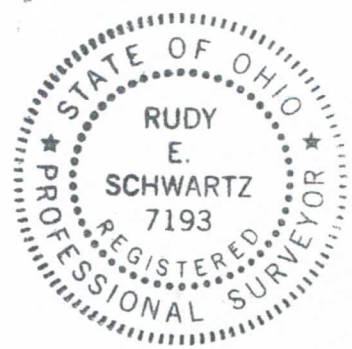
recorded in Volume 1751, Page 650 of Geauga County Deed Records (witness a 1 inch iron pipe found 7.99 feet North);

- COURSE VI Thence North  $01^{\circ}23'12''$  West, along the Easterly line of land so conveyed to National City Bank, passing through a one inch iron pipe found at 7.99 feet, a total distance of 910.69 feet to a one inch iron pipe found at the Northeasterly corner thereof;
- COURSE VII Thence South  $89^{\circ}12'27''$  West, along the Northerly line of land so conveyed to National City Bank, and along the Northerly line of Deerfield Drive Subdivision as shown by plat recorded in Volume 18, Page 53 of Geauga County Plat Records, a distance of 963.39 feet to a 1-1/4 inch iron pipe found at the Northwesterly corner of Deerfield Drive Subdivision on the Easterly line of land conveyed to Richard J. and Martha B. Bistritz by deed recorded in Volume 868, Page 1113 of Geauga County Deed Records;
- COURSE VIII Thence North  $00^{\circ}55'26''$  West, along said Easterly line of land so conveyed to Richard J. and Martha B. Bistritz and the Easterly line of Cedric W. Morrison Subdivision No. 1 and No. 2 as shown by plats recorded in Volume 6, Page 181 and Volume 6, Page 187 of Geauga County Plat Records, a distance of 1132.14 feet to a one inch iron pipe found at the Southwesterly corner of land conveyed to Richard A. and Kathleen F. Rayer by deed recorded in Volume 647, Page 1068 of Geauga County Deed Records;
- COURSE IX Thence North  $89^{\circ}06'58''$  East, along the Southerly line of land so conveyed to Richard A. and Kathleen F. Rayer and along the Southerly line of land conveyed to John A. Haydu by deed recorded in Volume 1719, Page 1306 of Geauga County Deed Records, and along the Southerly line of land conveyed to E. Jane Schantz by deed recorded in Volume 558, Page 1193 of Geauga County Deed Records, a distance of 300.75 feet to a point in the Westerly line of land conveyed to David M. Maistros and Mary Elizabeth Webster by deed recorded in Volume 1796, Page 1644 of Geauga County Deed Records, and also being the Southeasterly corner of land so conveyed to E. Jane Schantz (witness a 5/8 inch iron pin found 0.32 feet West and 0.09 feet North);
- COURSE X Thence South  $00^{\circ}53'10''$  East, along the Westerly line of land so conveyed to David M. Maistros and Mary Elizabeth Webster, a distance of 299.98 feet to a 5/8 inch iron pin set at the Southwesterly corner thereof;
- COURSE XI Thence North  $89^{\circ}06'24''$  East, along the Southerly line of land so conveyed to David M. Maistros and Mary Elizabeth Webster, a distance of 1020.00 feet to a 5/8 inch iron pin set at the Southeasterly corner thereof;
- COURSE XII Thence North  $00^{\circ}53'10''$  West, along the Easterly line of land so conveyed

to David M. Maistros and Mary Elizabeth Webster, passing through a 5/8 inch iron pin set at 705.00 feet, a total distance of 735.00 feet to a point in said centerline of Bell Road at the Northeasterly corner thereof;

COURSE XIV

Thence North 89°06'24" East along said centerline of Bell Road, adistance of 921.23 feet to the Place of Beginning and containing 77.1250 acres of land, also having 70.2863 acres of land in South Russell Village, and 6.8387 acres of land in Bainbridge Township as surveyed, calculated and described on January 30, 2007 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 iron pins set are I.D. Schwartz 7193.



SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
*PAK* *2/2/07*  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER

2-2-07  
DATE

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