

REFERENCES USED:

- 1 DEEDS OF RECORD
- 2 THE FOX LEDGES SUBDIVISION PHASE NO. 1 VOL. 18, PGS. 142-144
- 3 FOXMOOR ESTATES SUBDIVISION VOL. 16 PGS. 95-96
- 4 RUS 00062 (07-022)
- 5 RUS 00063 (07-023)

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH LENGTH	TANGENT
C1	198.66	430.51	26°26'22"	N76°41'51"W	196.90	101.13
C2	479.94	550.00	49°59'52"	S55°35'32"W	464.86	256.46
C3	386.84	490.00	45°14'00"	N57°58'26"E	376.87	204.13
C4	197.26	2260.38	5°00'00"	N32°51'28"E	197.20	98.69
C5	202.49	2320.38	5°00'00"	N32°51'28"E	202.43	101.31
C6	434.21	550.00	45°14'00"	N57°58'26"E	423.02	229.13
C7	427.59	490.00	49°59'52"	S55°35'32"W	414.15	228.48
C8	60.05	430.51	7°59'30"	N59°28'55"W	60.00	30.07

LINE TABLE			
LINE	LENGTH R.	LENGTH O.	BEARING
L1	30.00	30.00	S00°27'45"E
L2		30.01	N88°06'49"E
L3	64.16	63.78	N30°35'37"E
L4	45.94	45.93	N80°35'27"E
L5	105.42	105.42	N35°21'27"E
L6	4.58	4.58	N35°21'27"E
L7	241.69	241.57	N30°21'28"E
L8	69.67	69.66	N89°49'07"E
L9	276.97	276.97	S30°21'28"W
L10	110.00	110.00	S35°21'27"W
L11	45.94	45.93	S80°35'27"W
L12	64.16	63.70	S30°35'37"W
L13	219.57	219.57	S89°52'25"E
L14	60.00	60.14	S30°21'28"W
L15	112.90	112.90	N30°21'28"E
L16		337.10	S30°21'28"W
L17	110.00	110.00	S35°21'27"W

NOTES:

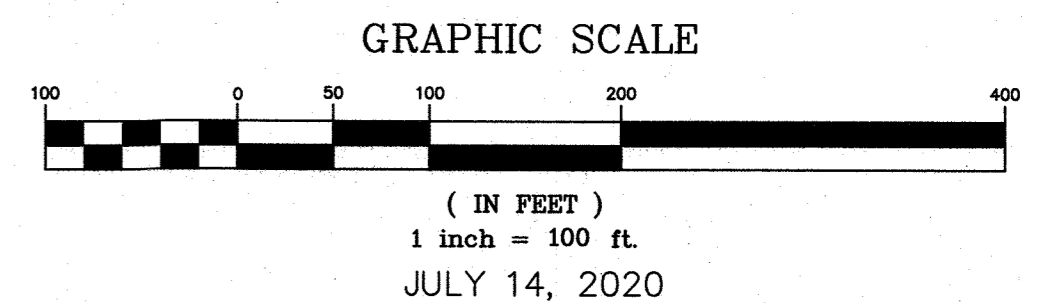
- 1 NO UPDATED TITLE COMMITMENT SUPPLIED

**PLAT OF SURVEY, LOT SPLIT AND CONSOLIDATION**  
**For**  
**NATIONAL CITY BANK TRUSTEES**  
 SITUATED IN THE TOWNSHIPS OF RUSSELL AND CHESTER, COUNTY OF GEauga AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL LOT NUMBER 2, SECTION 1, TRACT 1, IN RUSSELL TOWNSHIP, AND BEING A PART OF LOT 2, TRACT 3, IN CHESTER TOWNSHIP.

PREPARED FOR:  
 NATIONAL CITY BANK TRUSTEES  
 P.O. BOX 1820  
 DAYTON, OH 45401

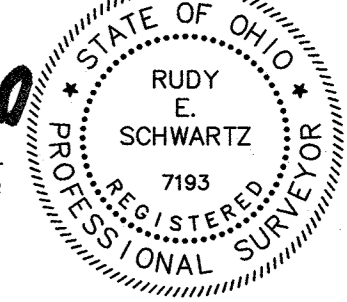
LEGEND

- 5/8" x 30" Iron Pin Set (I.D. SCHWARTZ)
- I.Pin Iron Pin
- Mon. 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



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.

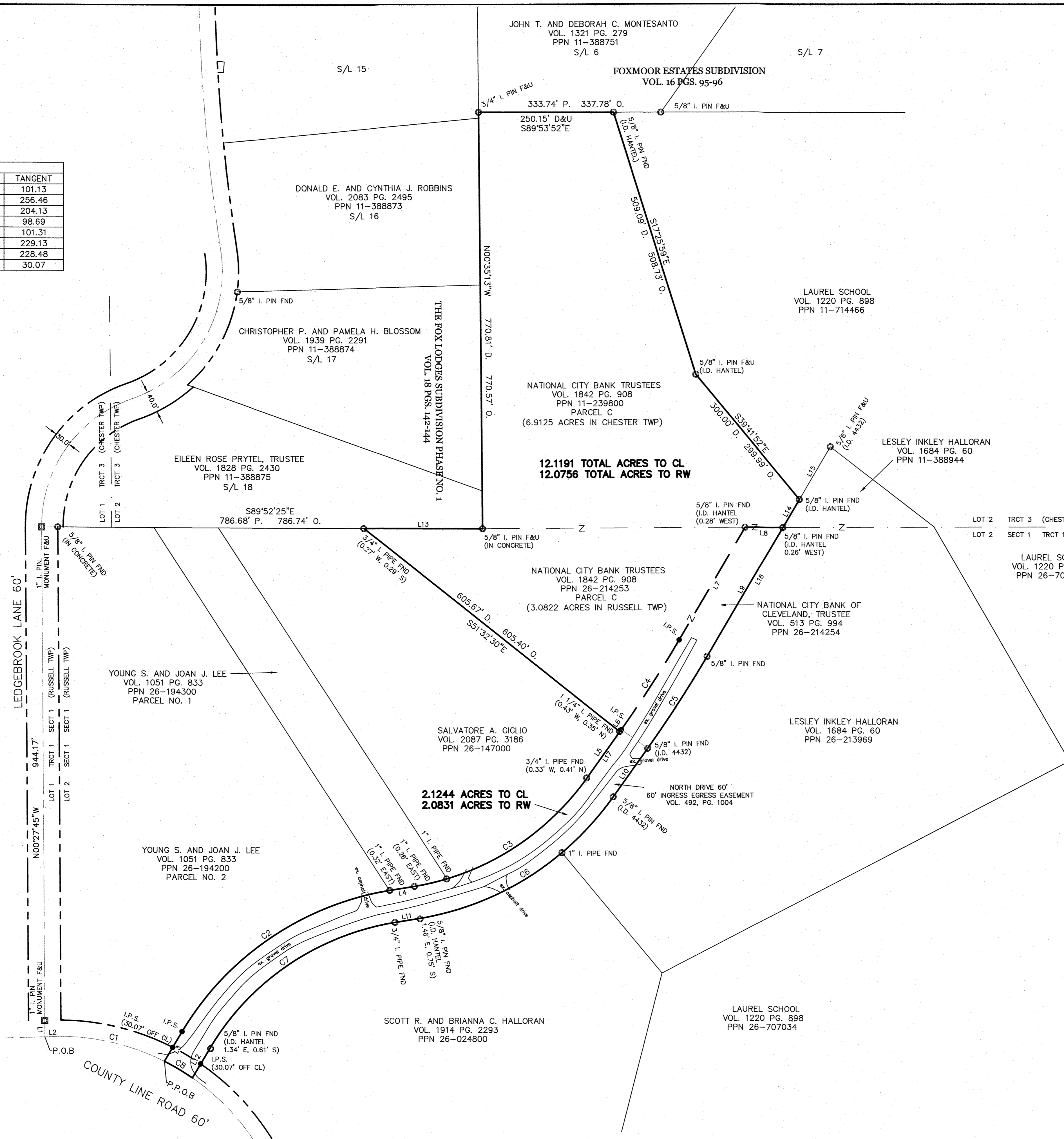
*Rudy E. Schwartz* 7-21-20  
 RUDY E. SCHWARTZ, P.S. #7193 Date



SURVEY PLAT & LEGAL DESCRIPTION  
 APPROVED PER R.C. 315.251  
*James R. ...* 07/21/2020  
 GEauga COUNTY ENGINEER  
 TAX MAP DEPT.

20-079

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



THIS CONSOLIDATION OF LAND COMPLIES WITH THE APPLICABLE RUSSELL TOWNSHIP ZONING RESOLUTION.  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020.  
 BY \_\_\_\_\_  
 RUSSELL TOWNSHIP ZONING INSPECTOR

THIS CONSOLIDATION OF LAND COMPLIES WITH THE APPLICABLE CHESTER TOWNSHIP ZONING RESOLUTION.  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020.  
 BY \_\_\_\_\_  
 CHESTER TOWNSHIP ZONING INSPECTOR

LEGAL DESCRIPTION  
OF A  
2.1244 ACRE PARCEL  
FOR  
NATIONAL CITY BANK, TRUSTEES

Situated in the Township of Russell, County of Geauga, and State of Ohio, and known as being a part of Original Lot No. 2, Section 1, Tract 1, and further known as being all of a parcel of land conveyed to National City Bank of Cleveland, Trustees (PPN 26-214254) by deed recorded in Volume 513, Page 994 of Geauga County Deed Records;

Beginning at a point in the centerline of County Line Road, 60 feet wide, at its intersection with the centerline of Ledgebrook Lane, 60 feet wide, said point lying South  $0^{\circ} 27' 45''$  East, along said centerline of Ledgebrook Lane, a distance of 30.00 feet from a monument box with a 1 inch iron pin found;

Thence **North  $88^{\circ} 06' 49''$  East**, along said centerline of County Line Road, a distance of **30.01 feet** to a point of curvature;

Thence Southeasterly along the arc of a curve deflecting to the right, also being said centerline of County Line Road a distance of 198.66 feet, said curve having a radius of 430.51 feet, a delta of  $26^{\circ} 26' 22''$ , and a chord which bears **South  $76^{\circ} 41' 51''$  East** a distance of **196.90 feet** to a point at the most Southerly corner of parcel No. 2 of lands conveyed to Young S. and Joan J. Lee (PPN 26-194200) by deed recorded in Volume 1051, Page 833 of Geauga County Deed Records, also being the Principal Place of Beginning of the premises herein intended to be described;

COURSE I            Thence **North  $30^{\circ} 35' 37''$  East**, along a Southeasterly line of parcel No. 2 of lands so conveyed to Young S. and Joan J. Lee, passing through a  $5/8$  inch iron pin set at 30.07 feet, a total distance of **63.78 feet** to a  $5/8$  inch iron pin set;

COURSE II            Thence Northeasterly along the arc of a curve deflecting to the right, a distance of 479.94 feet, said curve having a radius of 550.00 feet, a delta of  $49^{\circ} 59' 52''$ , and a chord which bears **North  $55^{\circ} 35' 32''$  East**, a distance of **464.86 feet** to a point at the Southwesterly corner of parcel No. 1 of lands conveyed to Young S. and Joan J. Lee (PPN 26-194300) by deed recorded in Volume 1051, Page 833 of Geauga County Deed Records (witness a 1 inch iron pipe found 0.32 feet East);

- COURSE III           Thence **North 80° 35' 27" East**, along a Southerly line of said parcel No. 1 of lands so conveyed to Young S. and Joan J. Lee (PPN 26-194300), a distance of **45.93 feet** to a point of curvature (witness a 1 inch iron pipe found 0.26 feet East);
- COURSE IV           Thence Northeasterly along the arc of a curve deflecting to the left, along a Southerly line of land so conveyed to Young S. and Joan J. Lee, and along a Southerly line of land conveyed to Salvatore A. Giglio (PPN 26-147000) by deed recorded in Volume 2087, Page 3186 of Geauga County Deed Records, a distance of 386.84 feet, said curve having a radius of 490.00 feet, a delta of 45° 14' 00", and a chord which bears **North 57° 58' 26" East**, a distance of **376.87 feet** to a point (witness a 3/4 inch iron pipe found 0.33 feet West, and 0.41 feet North);
- COURSE V            Thence **North 35° 21' 27" East**, along said Southerly line of land so conveyed to Salvatore A. Giglio, and along an Easterly line of parcel C of lands conveyed to National City Bank, Trustees (PPN 26-214253) by deed recorded in Volume 1842, Page 908 of Geauga County Deed Records, a distance of **110.00 feet** to a 5/8 inch iron pin set at a point of curvature;
- COURSE VI           Thence Northeasterly along the arc of a curve deflecting to the left, along said Easterly line of said parcel C of lands so conveyed to National City Bank, Trustees, a distance of 197.26 feet, said curve having a radius of 2260.38 feet, a delta of 5° 00' 00", and a chord which bears **North 32° 51' 28" East**, a distance of **197.20 feet** to a 5/8 inch iron pin set;
- COURSE VII          Thence **North 30° 21' 28" East**, along an Easterly line of parcel C of lands conveyed to National City Bank Trustees (PPN 26-214253) by deed recorded in Volume 1842, Page 908 of Geauga County Deed Records, a distance of **241.57 feet** to a point at an interior corner thereof, said point also being on the shared line between Lot 2, Tract 3 (Chester Township) and Lot 2, Section 1, Tract 1 (Russell Township) (witness a 5/8 inch iron pin found, I.D. Hantel, 0.28 feet West);
- COURSE VIII         Thence **North 89° 49' 07" East**, along said shared line between Lot 2, Tract 3 (Chester Township) and Lot 2, Section 1, Tract 1 (Russell Township), a distance of **69.66 feet** to a point at the Northwestern corner of land conveyed to Lesley Inkley Halloran

(PPN 26-213969) by deed recorded in Volume 1684, Page 60 of Geauga County Deed Records (witness a 5/8 inch iron pin found, I.D. Hantel, 0.26 feet West);

COURSE IX Thence **South 30° 21' 28" West**, along said Westerly line of land conveyed to Lesley Inkley Halloran, a distance of **276.97 feet** to a 5/8 inch iron pin found at a point of curvature;

COURSE X Thence Southwesterly along the arc of a curve deflecting to the right, along a Westerly line of land so conveyed to Lesley Inkley Halloran, a distance of 202.49 feet, said curve having a radius of 2320.38 feet, a delta of 5° 00' 00", and a chord which bears **South 32° 51' 28" West**, a distance of **202.43 feet** to a 5/8 inch iron pin found;

COURSE XI Thence **South 35° 21' 27" West**, along said Westerly line of land so conveyed to Lesley Inkley Halloran, a distance of **110.00 feet** to a 5/8 inch iron pin found (I.D. 4432) at a point of curvature;

COURSE XII Thence Southwesterly along the arc of a curve deflecting to the right, along a Westerly line of land so conveyed to Lesley Inkley Halloran, and along a Northerly line of land conveyed to Scott R. and Brianna C. Halloran (PPN 26-024800) by deed recorded in Volume 1914, Page 2293 of Geauga County Deed Records, a distance of 434.21 feet, said curve having a radius of 550.00 feet, a delta of 45° 14' 00", and a chord which bears **South 57° 58' 26" West**, a distance of **423.02 feet** to a point (witness a 5/8 inch iron pin found, I.D. Hantel, 1.46 feet East, and 0.61 feet South);

COURSE XIII Thence **South 80° 35' 27" West**, along a Northerly line of land so conveyed to Scott R. and Brianna C. Halloran, a distance of **45.93 feet** to a 3/4 inch pipe found at a point of curvature;

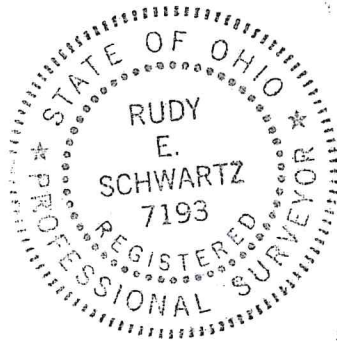
COURSE XIV Thence Southwesterly along the arc of a curve deflecting to the left, along a Westerly line of land so conveyed to Scott R. and Brianna C. Halloran, a distance of 427.59 feet, said curve having a radius of 490.00 feet, a delta of 49° 59' 52", and a chord which bears **South 55° 35' 32" West**, a distance of **414.15 feet** to a point (witness a 5/8 inch iron pin found, I.D. Hantel, 1.34 feet East, and 0.61 feet South);

COURSE XV Thence **South 30° 35' 37" West**, along a Northwesterly line of land so conveyed to Scott R. and Brianna C. Halloran, passing

through a 5/8 inch iron pin set at 33.63 feet, a total distance of **63.70 feet** to a point in the centerline of County Line Road;

COURSE XVI

Thence Northwesterly along the arc of a non tangential curve deflecting to the left, also being said centerline of County Line Road, a distance of 60.05 feet, said curve having a radius of 430.51 feet, a delta of 7° 59' 30", and a chord which bears **North 59° 28' 55" West**, a distance of **60.00 feet** to the Principal Place of Beginning and containing 2.1244 acres of land (2.0831 acres excepting the area within the right-of-way of County Line Road) as surveyed, calculated and described, on July 14, 2020 by Rudy E. Schwartz, P.S. 7193 be the same more or less but subject to all legal highways and an Ingress Egress easement recorded in Volume 492, Page 1004 of Geauga County Deed Records, and all other 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.



**SURVEY PLAT & LEGAL DESCRIPTION**  
**APPROVED PER R.C. 315.251**  
*Jan Koesman* 07/21/2020  
**GEAUGA COUNTY ENGINEER**  
**TAX MAP DEPT.**

20-079

7-21-20

DATE

A handwritten signature in blue ink, appearing to read "Rudy E. Schwartz", written over a horizontal line.

RUDY E. SCHWARTZ, P.S. 7193

CONSOLIDATION  
 LEGAL DESCRIPTION  
 OF A  
 12.1191 ACRE PARCEL  
 FOR  
 NATIONAL CITY BANK, TRUSTEES

Situated in the Townships of Russell and Chester, County of Geauga, and State of Ohio, and known as being a part of Original Lot No. 2, Section 1, Tract 1 in Russell Township, also being a part of Lot 2, Tract 3, in Chester Township, and further known as being all of a parcel of land conveyed to National City Bank of Cleveland, Trustees (PPN 26-214254) by deed recorded in Volume 513, Page 994 of Geauga County Deed Records, and also being all of parcel "C" of land conveyed to National City Bank, Trustees (PPN 26-214253) by deed recorded in Volume 1842, Page 908 of Geauga County Deed Records, and also being all of parcel "C" of lands conveyed to National City Bank, Trustees (PPN 11-239800) by deed recorded in Volume 1842, Page 908 of Geauga County Deed Records;

Beginning at a point in the centerline of County Line Road, 60 feet wide, at its intersection with the centerline of Ledgebrook Lane, 60 feet wide, said point lying South  $0^{\circ} 27' 45''$  East, along said centerline of Ledgebrook Lane, a distance of 30.00 feet from a monument box with a 1 inch iron pin found;

Thence **North  $88^{\circ} 06' 49''$  East**, along said centerline of County Line Road, a distance of **30.01 feet** to a point of curvature;

Thence Southeasterly along the arc of a curve deflecting to the right, also being said centerline of County Line Road a distance of 198.66 feet, said curve having a radius of 430.51 feet, a delta of  $26^{\circ} 26' 22''$ , and a chord which bears **South  $76^{\circ} 41' 51''$  East** a distance of **196.90 feet** to a point at the most Southerly corner of parcel No. 2 of lands conveyed to Young S. and Joan J. Lee (PPN 26-194200) by deed recorded in Volume 1051, Page 833 of Geauga County Deed Records, also being the Principal Place of Beginning of the premises herein intended to be described;

COURSE I

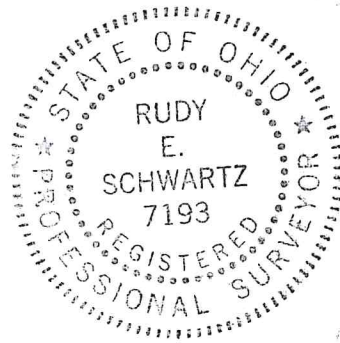
Thence **North  $30^{\circ} 35' 37''$  East**, along a Southeasterly line of parcel No. 2 of lands so conveyed to Young S. and Joan J. Lee, passing through a  $5/8$  inch iron pin set at 30.07 feet, a total distance of **63.78 feet** to a  $5/8$  inch iron pin set;

- COURSE II Thence Northeasterly along the arc of a curve deflecting to the right, a distance of 479.94 feet, said curve having a radius of 550.00 feet, a delta of 49° 59' 52", and a chord which bears **North 55° 35' 32" East**, a distance of **464.86 feet** to a point at the Southwesterly corner of parcel No. 1 of lands conveyed to Young S. and Joan J. Lee (PPN 26-194300) by deed recorded in Volume 1051, Page 833 of Geauga County Deed Records (witness a 1 inch iron pipe found 0.32 feet East);
- COURSE III Thence **North 80° 35' 27" East**, along a Southerly line of said parcel No. 1 of lands so conveyed to Young S. and Joan J. Lee (PPN 26-194300), a distance of **45.93 feet** to a point of curvature (witness a 1 inch iron pipe found 0.26 feet East);
- COURSE IV Thence Northeasterly along the arc of a curve deflecting to the left, a distance of 386.84 feet, along said Southerly line of said parcel No. 1 of lands so conveyed to Young S. and Joan J. Lee, and along a Southerly line of land conveyed to Salvatore A. Giglio (PPN 26-147000) by deed recorded in Volume 2087, Page 3186 of Geauga County Deed Records, said curve having a radius of 490.00 feet, a delta of 45° 14' 00", and a chord which bears **North 57° 58' 26" East**, a distance of **376.87 feet** to a point (witness a 3/4 inch iron pipe found 0.33 feet West, and 0.41 feet North);
- COURSE V Thence **North 35° 21' 27" East**, along said Southerly line of land conveyed to Salvatore A. Giglio, a distance of **105.42 feet** to a point at the Southeasterly corner thereof;
- COURSE VI Thence **North 51° 32' 30" West**, along the Easterly line of parcel conveyed to Salvatore A. Giglio, a distance of **605.40 feet** to a point on the Southerly line of subplot No. 18 in The Fox Ledges Subdivision, Phase No. 1 as shown by plat recorded in Volume 18, Pages 142-144 of Geauga County Plat Records, said point also being on the shared line between Lot 2, Tract 3 (Chester Township) and Lot 2, Section 1, Tract 1 (Russell Township) (witness a 3/4 inch iron pipe found 0.27 feet West, 0.29' South);
- COURSE VII Thence **South 89° 52' 25" East**, along said Southerly line of subplot No. 18, a distance of **219.57 feet** to a 5/8 inch iron pin found (in concrete) at the Southeasterly corner thereof, said point also being the shared line between Lot 2, Tract 3 (Chester Township) and Lot 2, Section 1, Tract 1 (Russell Township)

- COURSE VIII           Thence **North 0° 35' 13" West**, along the Easterly line of subplot Nos. 18, 17, 16, and 15 in The Fox Ledges Subdivision, Phase No. 1, a distance of **770.57 feet** to a 3/4 inch iron pin found at the Southwesterly corner of subplot 6 in the Foxmoor Estates Subdivision as shown by plat recorded in Volume 16, Pages 95-96 of Geauga County Plat Records;
- COURSE IX             Thence **South 89° 53' 52" East**, along said Southerly line of subplot 6 in the Foxmoor Estates Subdivision, a distance of **250.15 feet** to a 5/8 inch iron pin found (I.D. Hantel) at the Northwesterly corner of land conveyed to Laurel School (PPN11-714466) by deed recorded in Volume 1220, Page 898 of Geauga County Deed Records;
- COURSE X              Thence **South 17° 25' 59" East**, along a Westerly line of land so conveyed to Laurel School, a distance of **508.73 feet** to a 5/8 inch iron pin found (I.D. Hantel) at an interior corner thereof;
- COURSE XI             Thence **South 39° 41' 52" East**, along a Westerly line of land so conveyed to Laurel School, a distance of **299.99 feet** to a 5/8 inch iron pin found (I.D. Hantel) on a Westerly line of land conveyed to Lesley Inkley Halloran (PPN 11-388944) by deed recorded in Volume 1684, Page 60 of Geauga County Deed Records;
- COURSE XII            Thence **South 30° 21' 28" West**, along said Westerly line of land conveyed to Lesley Inkley Halloran (PPN 11-388944), and along the a Westerly line of land conveyed to Lesley Inkley Halloran (PPN 26-213969) by deed recorded in Volume 1684, Page 60 of Geauga County Deed Records, a distance of **337.10 feet** to a 5/8 inch iron pin found at a point of curvature;
- COURSE XIII           Thence Southwesterly along the arc of a curve deflecting to the right, along a Westerly line of land so conveyed to Lesley Inkley Halloran, a distance of 202.49 feet, said curve having a radius of 2320.38 feet, a delta of 5° 00' 00", and a chord which bears **South 32° 51' 28" West**, a distance of **202.43 feet** to a 5/8 inch iron pin found;
- COURSE XIV            Thence **South 35° 21' 27" West**, along said Westerly line of land so conveyed to Lesley Inkley Halloran, a distance of **110.00 feet** to a 5/8 inch iron pin found (I.D. 4432) at a point of curvature;

- COURSE XV Thence Southwesterly along the arc of a curve deflecting to the right, along a Westerly line of land so conveyed to Lesley Inkley Halloran, and along a Northerly line of land conveyed to Scott R. and Brianna C. Halloran (PPN 26-024800) by deed recorded in Volume 1914, Page 2293 of Geauga County Deed Records, a distance of 434.21 feet, said curve having a radius of 550.00 feet, a delta of 45° 14' 00", and a chord which bears **South 57° 58' 26" West**, a distance of **423.02 feet** to a point (witness a 5/8 inch iron pin found, I.D. Hantel, 1.46 feet East, and 0.61 feet South);
- COURSE XVI Thence **South 80° 35' 27" West**, along a Northerly line of land so conveyed to Scott R. and Brianna C. Halloran, a distance of **45.93 feet** to a 3/4 inch pipe found at a point of curvature;
- COURSE XVII Thence Southwesterly along the arc of a curve deflecting to the left, along a Westerly line of land so conveyed to Scott R. and Brianna C. Halloran, a distance of 427.59 feet, said curve having a radius of 490.00 feet, a delta of 49° 59' 52", and a chord which bears **South 55° 35' 32" West**, a distance of **414.15 feet** to a point (witness a 5/8 inch iron pin found, I.D. Hantel, 1.34 feet East, and 0.61 feet South);
- COURSE XVIII Thence **South 30° 35' 37" West**, along a Northwesterly line of land so conveyed to Scott R. and Brianna C. Halloran, passing through a 5/8 inch iron pin set at 33.63 feet, a total distance of **63.70 feet** to a point in the centerline of County Line Road;
- COURSE XIX Thence Northwesterly along the arc of a non tangential curve deflecting to the left, also being said centerline of County Line Road, a distance of 60.05 feet, said curve having a radius of 430.51 feet, a delta of 7° 59' 30", and a chord which bears **North 59° 28' 55" West**, a distance of **60.00 feet** to the Principal Place of Beginning and containing 12.1191 acres of land (12.0756 acres excepting the area within the right-of-way of County Line Road, 2.1244 acres all of PPN 26-214254, 3.0822 acres all of PPN 26-214253, and 6.9125 acres all of PPN 11-239800, 6.9125 acres in Chester Township and 5.2066 acres in Russell Township) as surveyed, calculated and described, on July 14, 2020 by Rudy E. Schwartz, P.S. 7193 be the same more or less but subject to all legal highways and an Ingress Egress easement recorded in Volume 492, Page 1004 of Geauga County Deed Records and all other 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.



**SURVEY PLAT & LEGAL DESCRIPTION**  
**APPROVED PER R.C. 315.251**  
*Steve Koceman* 07/21/2020  
**GAUGA COUNTY ENGINEER**  
**TAX MAP DEPT.**

20-079

7.21.20

DATE

A handwritten signature in blue ink, appearing to read 'R. Schwartz', written over a horizontal line.

RUDY E. SCHWARTZ, P.S. 7193