

LOT SPLIT AND CONSOLIDATION

OF
P.P. NO. 26-159600 AND
P.P. NO. 26-177670
FOR
ANDREW & RUTH A. SAVCHUK
AND JOAN C. SNELLER

SITUATED IN THE TOWNSHIP OF RUSSELL, COUNTY OF GEAGA AND STATE OF OHIO:
AND KNOWN AS BEING PART OF ORIGINAL RUSSELL TOWNSHIP LOT NO.3, TRACT 3.

ACCEPTANCE:

WE, THE UNDERSIGNED ANDREW, RUTH A. SAVCHUK AND JOAN K. SNELLER OWNERS OF THE LANDS EMBRACED UPON THIS DO HEREBY ACCEPT THE MAKING AND RECORDING OF THIS LOT SPLIT AND CONSOLIDATION PLAT OF THE SAME.

<u>Andrew Savchuk</u> ANDREW SAVCHUK	WITNESS
_____	WITNESS
<u>Ruth A. Savchuk</u> RUTH A. SAVCHUK	WITNESS
_____	WITNESS
<u>Joan C. Sneller</u> JOAN K. SNELLER	WITNESS
_____	WITNESS
GEAGA COUNTY STATE OF OHIO	WITNESS

BEFORE ME A NOTARY PUBLIC AND SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE SIGNED OWNERS ACKNOWLEDGES THE MAKING AND SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR FREE ACT AND DEED. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT OHIO, THIS 13th DAY OF June, 2006

Marilyn Iorio
NOTARY PUBLIC

MY COMMISSION EXPIRES _____
MARILYN IORIO, Notary Public
State of Ohio - Recorded in Lake County
My Commission Expires 9-29-2010

APPROVALS:

THIS CONSOLIDATION AND LOT SPLIT IS APPROVED AND ACCEPTED BY THE PLANNING COMMISSIONER OF THE TOWNSHIP OF RUSSELL, THIS _____ DAY OF _____, 200__.

PLANNING COMMISSIONER _____

THIS CONSOLIDATION AND LOT SPLIT IS APPROVED AND ACCEPTED BY THE PLANNING DIRECTOR OF THE TOWNSHIP OF RUSSELL, THIS _____ DAY OF _____, 200__.

PLANNING DIRECTOR _____

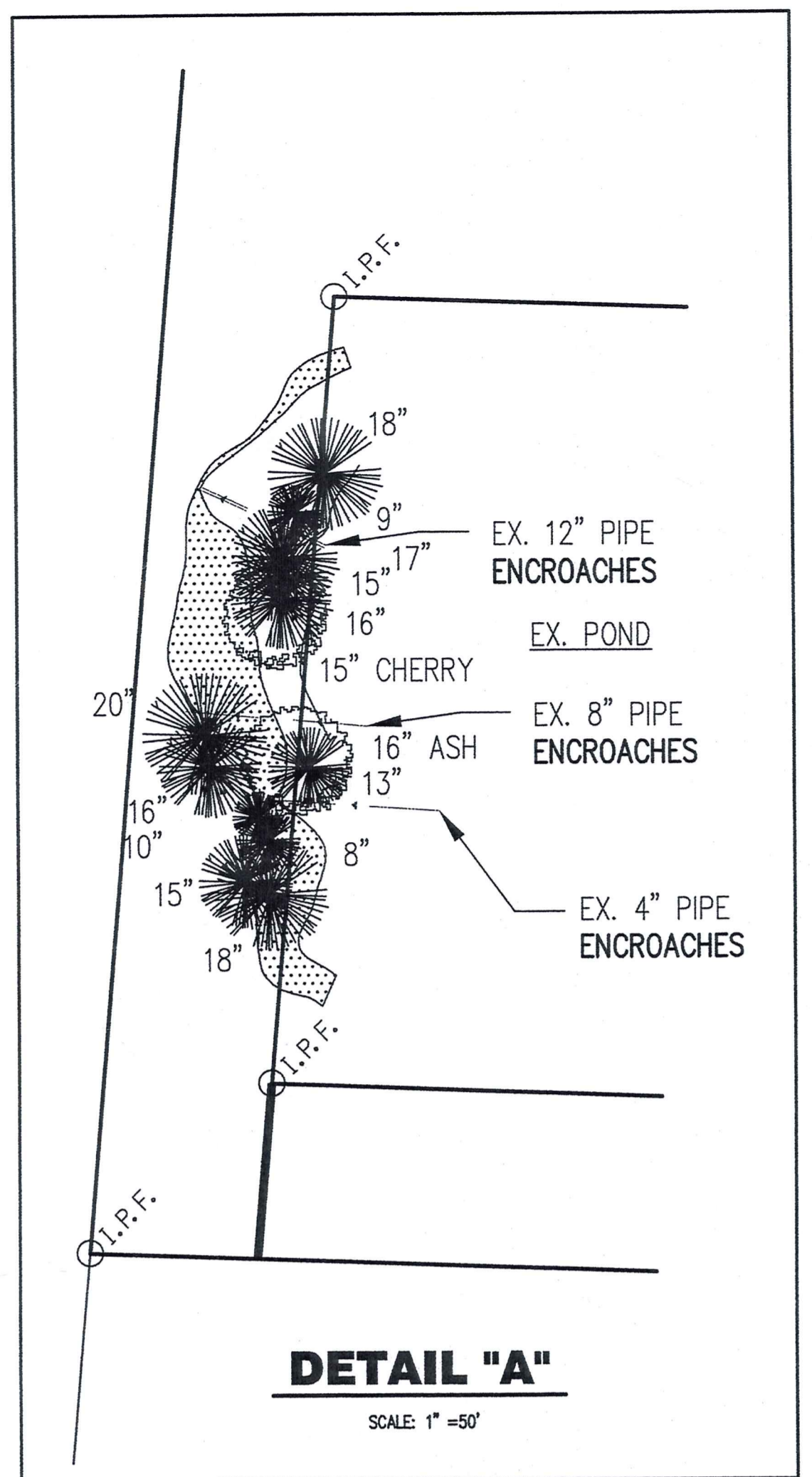
SURVEYOR'S CERTIFICATION:

ALL DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE TAKEN FROM RECORDS AND ARE USED TO DEFINE ANGLES ONLY. I HEREBY DECLARED THIS PLAT TO BE A TRUE DELINEATION OF A CORRECT FIELD SURVEY AND RECORDED PLAT MADE UNDER MY SUPERVISION.

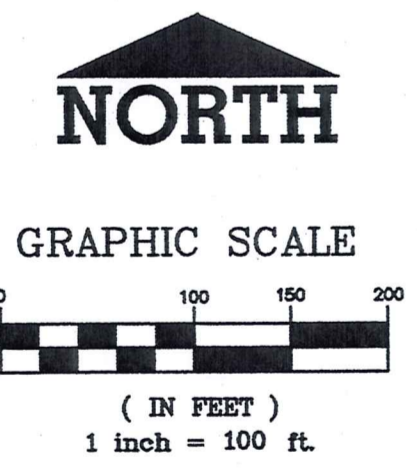
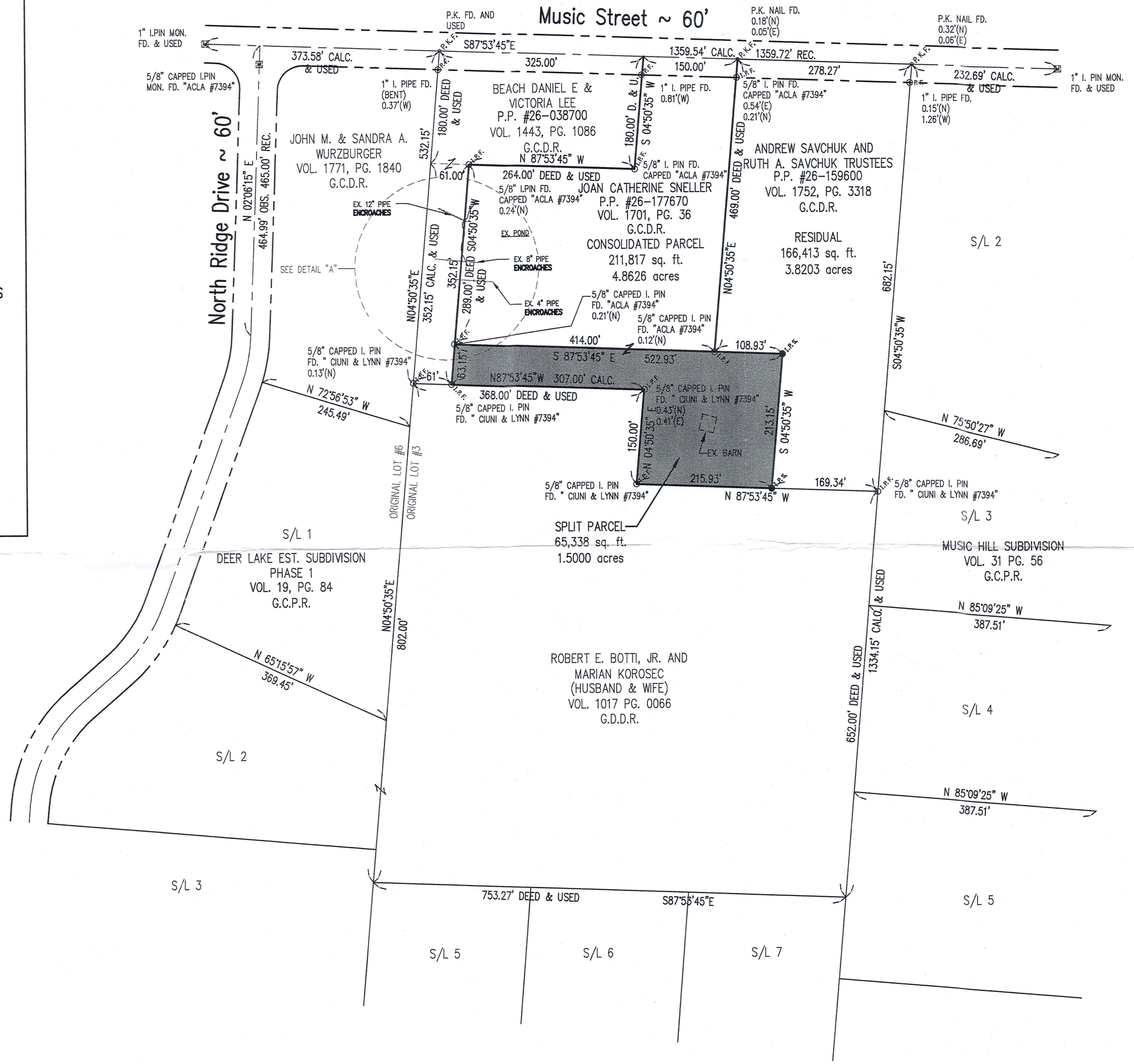
Joseph R. Ciuni
JOSEPH R. CIUNI
REGISTERED SURVEYOR
#7394

5/23/06
DATE

PREPARED BY:
Ciuni & Lynn Associates
consulting engineers and surveyors
5595 transportation boulevard, cleveland, ohio 44125
phone (216) 518-5544 fax (216) 518-5545 e-mail: acla@acla.net



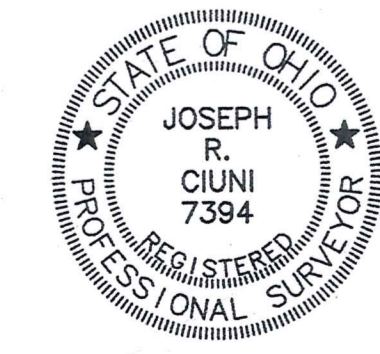
DETAIL "A"
SCALE: 1" = 50'



LEGEND

- EXISTING PINE TREE THAT WAS TRIMMED
- EXISTING TREE THAT WAS TRIMMED
- MONUMENT BOX
- AREA THAT WAS DIRT FILLED
- IRON PIN FOUND
- 5/8" IRON PIN SET W/CAP "CIUNI & LYNN #7394"
- IRON PIPE FOUND

1.5000 ACRE PIECE OF PROPERTY BEING SPLIT FROM P.P. #26-159600 AND CONSOLIDATED TO P.P. #26-177670



SURVEY PLAT & LEGAL DESCRIPTION APPROVED PER R.C. 315.251
PAK 5/23/06
OFFICE OF THE Reg
GEAGA COUNTY ENGINEER

SURVEY PLAT & LEGAL DESCRIPTION APPROVED PER R.C. 315.251
PAK 5/23/06
OFFICE OF THE Reg
GEAGA COUNTY ENGINEER
Residual Parcel only

RUS-00080

RUS00080

Savchuk

Pick up date

8-28-06

26-159600

Vol 1802 P62641

**LEGAL DESCRIPTION
OF
3.8203 ACRE PARCEL OF LAND
FOR
ANDREW AND RUTH A. SAVCHUK**

Situated in the Township of Russell, County of Geauga and State of Ohio and known as being part of Original Russell Township Lot No. 3, Tract 3, and bounded and described as follows:

Beginning in the centerline of Music Street (60 feet wide) at the northeasterly corner of land conveyed to Joan C. Sneller by deed recorded in Volume 1701, Page 36 of Geauga County Deed Records. Said Principal Place of Beginning being distant easterly 475 feet, measured along said centerline of Music Street, from its intersection with the westerly line of Original Lot No. 3 at which point is P.K. nail found said Principal Place of Beginning also being distance easterly 848.58 feet along said centerline to a 1 inch iron pin monument found;

Thence South $04^{\circ} 50' 35''$ West along the easterly line of said parcel of land so conveyed, and passing through a point which is witnessed by $5/8''$ iron pipe found (0.54 feet East) (0.21 feet North) 30.00 feet on the southerly line of said Music Street passing over said point a total distance of 469.00 feet to a capped $5/8''$ iron pin found "Ciuni & Lynn #7394";

Thence South $87^{\circ} 53' 45''$ East a distance of 108.93 feet to a $5/8''$ capped iron pin set "Ciuni & Lynn #7394";

Thence South $04^{\circ} 50' 35''$ West a distance of 213.15 feet to a $5/8''$ capped iron pin set "Ciuni & Lynn #7394", on the northerly line of land conveyed to Robert E. Botti, Jr. and Marian Korosec Volume 1017 Page 0066 of Geauga County Deed Records;

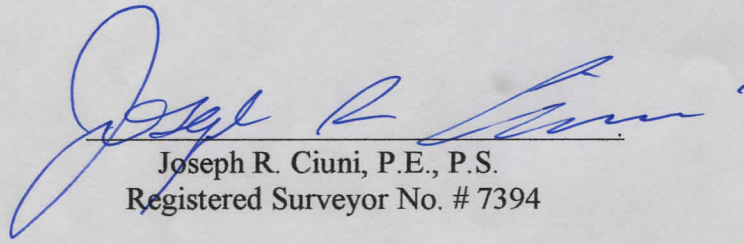
Thence South $87^{\circ} 53' 45''$ East along the northerly line of land so conveyed. A distance of 169.34 feet to a capped $5/8''$ iron pin found "Ciuni & Lynn #7394", said point being on the westerly line of Music Hill Subdivision recorded in Volume 31 Page 56 of Geauga County Map Records, said point also being the southeasterly corner of land conveyed to Andrew Savchuk and Ruth A. Savchuk, Trustees by deed recorded in Volume 1752 Page 3318 of Geauga County Deed Records;

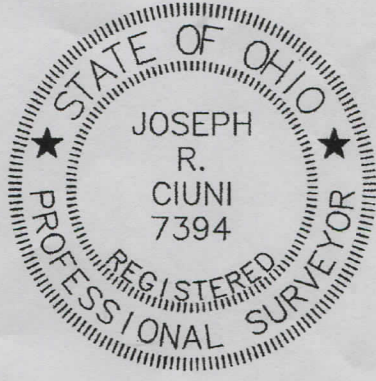
Thence North $04^{\circ} 50' 35''$ East along the easterly line of said land, so conveyed, a distance of 682.15 feet to a P.K. nail found (0.32 feet north) (0.06 feet east) on the centerline of Music Street as aforesaid;

3.8203 Acre Parcel of Land
Page 2

Thence North 87° 53' 45" West along the centerline of Music Street a distance of 278.27 feet to the Place of Beginning and containing 3.8203 acres of land according to a survey by Ciuni & Lynn Associates in March 2006 be the same, more or less, but subject to all legal highways and easements of record.

Prior Deed Vol 1752 PG 3318
Project No.: C206044


Joseph R. Ciuni, P.E., P.S.
Registered Surveyor No. # 7394



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
PAK *8/28/06*
OFFICE OF THE *REV*
GEAUGA COUNTY ENGINEER

RECEIVED
AUG 28 2006
COUNTY ENGINEER