

SCALE: 1" = 100'

DATE _____ DRAWN _____
REVISED _____
NOVEMBER 15, 2001

PREPARED BY:
Ciuni & Lynn Associates
CONSULTING ENGINEERS & SURVEYORS
TRANSPORTATION BLVD., GARFIELD HTS., OHIO 44125
PHONE: (216) 518-5544 FAX: (216) 518-5545 E-MAIL: SURVEY@CLANET

ANDREW AND RUTH A. SAVCHUK
CONSOLIDATION & LOT SPLIT PLAT
NOVELTY, OHIO

DESIGN BY: FRS
DRAWN BY: FRS
CHECKED BY: AJF
CREW: JB,JA,B
JOB NO. C201106
SHT. 1 OF 1

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
DATE: 12/03/01

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
CPB
OFFICE OF THE
GEAUGA COUNTY ENGINEER

CONSOLIDATION AND LOT SPLIT

OF
P.P. NO. 26-038700 AND
NO. 26-159600
FOR
ANDREW SAVCHUK 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.

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

ANDREW SAVCHUK (HUSBAND) _____ WITNESS _____
RUTH A. SAVCHUK (WIFE) _____ WITNESS _____

GEAUGA COUNTY
STATE OF OHIO

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 _____ DAY OF _____, 200__.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

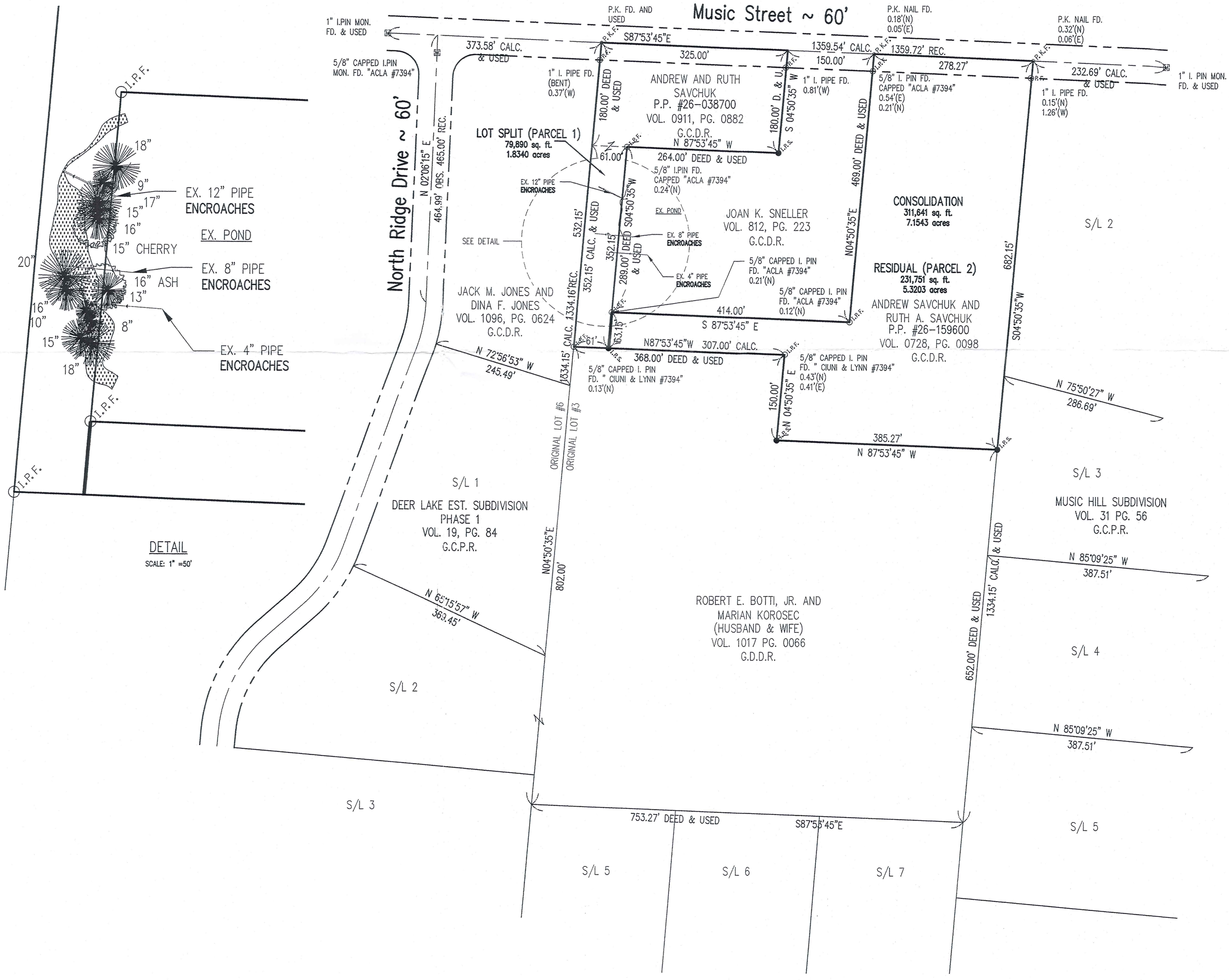
APPROVALS:
THIS CONSOLIDATION AND LOT SPLIT IS APPROVED AND ACCEPTED BY THE PLANNING COMMISSIONER OF THE TOWNSHIP OF RUSSELL, THIS _____ DAY OF _____, 200__.

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 _____

- 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



**LEGAL DESCRIPTION
OF
P.P. NO.'S 26-0387004 & 26-159600
FOR
ANDREW AND RUTH A. SAVCHUK
(LOT SPLIT-PARCEL 1)**

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 northwesterly corner of land conveyed to Joan K. Sneller by deed recorded in Volume 812, Page 223 of Geauga County Deed Records. Said Principal Place of Beginning being South $87^{\circ} 53' 45''$ East, a distance of 325 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;

Thence South $04^{\circ} 50' 35''$ West along the westerly line of said Sneller and passing through a point which is witnessed by 1" iron pipe found (0.81 feet West) 30.00 feet on the southerly line of said Music Street passing over said point a total distance of 180.00 feet to a capped 5/8" iron pin set "Ciuni & Lynn #7394";

Thence North $87^{\circ} 53' 45''$ West along the northerly line of said Sneller, a distance of 264.00 feet to a point which is 61.00 feet, by rectangular measured, from the westerly line of Original Lot No. 3 at which point is witnessed by 5/8" capped iron pin found "Ciuni & Lynn #7394" (0.24 feet North);

Thence South $04^{\circ} 50' 35''$ West along the westerly line of said Sneller, a distance of 352.15 feet to a 5/8" capped iron pin set "Ciuni & Lynn #7394". Also being on the northerly line of land conveyed to Robert E. Botti, Jr. and Marian Korosec, (husband and wife) by Deed Volume 1017, Page 0066 of Geauga County Deed Records;

Thence North $87^{\circ} 53' 45''$ West along the northerly line of said Botti & Korosec, a distance of 61.00 feet to a point on the westerly line of Original Lot No. 3 and also being on the easterly line of said land conveyed to Jack M. Jones and Dina F. Jones be Deed Volume 1096, Page 624 of Geauga County Deed Records, at which point witnessed by an 5/8" capped iron pin found "Ciuni & Lynn #7394" (0.13 feet North);

Thence North $04^{\circ} 50' 35''$ East along westerly line of said Original Lot No. 3 and easterly line of said Jones and passing through a point which is witnessed by an 1" iron pipe found (0.37 feet West) 502.12 feet on the southerly line of said Music Street, passing over said point a total distance of 532.15 feet to a P.K. nail found.

Thence South $87^{\circ} 53' 45''$ East along said centerline of Music Street, a distance of 325.00 feet to the Principal Place of Beginning and containing 1.8340 acres of land, be the same more or less, but subject to all legal highways and easements of record.

Legal Description Lot Split-Parcel 1
Page 2

* 1.8340 acres of land coming out of Permanent Parcel No. 26-15960 of a total of 7.1543 acres and leaving a residual of 5.3203 acres of land.

According to a survey by Ciuni & Lynn Associates in November 2001. Joseph R. Ciuni, Registered Surveyor No. 7394.

"Basis of Bearing" is from recorded Plat Volume 19, Page 84 of Deer Lake Estates Subdivision. Owner claims title by deed recorded in Volume 0911, Page 0882 and Volume 0728, Page 0098 of Geauga County Deed Records.

Project No.: C201106

SURVEY PLAT & LEGAL DESCRIPTION
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CRB 12/21/01
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** acreage changed to .494 ac out of pp# 26-159600 a total of 5.76 ac
leaving a residual of 5.27 ac. Per Surveyor 1-16-02*

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Leaving a residual of 5.27 ac. PER Surveyor 1-16-02

**LEGAL DESCRIPTION
OF
P.P. NO.'S 26-0387004 & 26-159600
FOR
ANDREW AND RUTH A. SAVCHUK

(RESIDUAL-PARCEL 2)**

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 northwesterly corner of land conveyed to Joan K. Sneller by deed recorded in Volume 812, Page 223 of Geauga County Deed Records. Said point being South $87^{\circ} 53' 45''$ East, a distance of 325 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;

Thence South $04^{\circ} 50' 35''$ West along the westerly line of said Sneller and passing through a point which is witnessed by 1" iron pipe found (0.81 feet West) 30.00 feet on the southerly line of said Music Street passing over said point a total distance of 180.00 feet to a capped $5/8''$ iron pin set "Ciuni & Lynn #7394";

Thence North $87^{\circ} 53' 45''$ West along the northerly line of said Sneller, a distance of 264.00 feet to a point which is 61.00 feet, by rectangular measured, from the westerly line of Original Lot No. 3 at which point is witnessed by $5/8''$ capped iron pin found "Ciuni & Lynn #7394" (0.24 feet North);

Thence South $04^{\circ} 50' 35''$ West along the westerly line of said Sneller, a distance of 289.00 feet to a point, at which point witnessed by a $5/8''$ capped iron pin "Ciuni & Lynn #7394" (0.21 feet North) and also being the Principal Place of Beginning;

Thence South $87^{\circ} 53' 45''$ East along the southerly line of said Sneller, a distance of 414.00 feet to a point at which point witnessed by $5/8''$ capped iron pin found "Ciuni & Lynn #7394" (0.12 feet North);

Thence North $04^{\circ} 50' 35''$ East along the easterly line of said Sneller, and passing through a point which is witnessed by an $5/8''$ capped iron pin found "Ciuni & Lynn #7394" (0.54 feet East and 0.21 feet North) 439.00 feet on the southerly line of said Music Street passing over a total distance of 469.00 feet to a point on centerline of said Music Street, which point is witnessed by P.K. Nail found (0.18 feet North and 0.05 feet East);

Thence South $87^{\circ} 53' 45''$ East along said centerline, a distance of 278.27 feet to a point being the northwesterly corner of Music Hills Subdivision by plat recorded in Volume 31, Page 56 of Geauga County Plat Records at which point witness by P.K. Nail found (0.32 feet North and 0.06 feet East);

Legal Description
Page 2

Thence South 04° 50' 35" West along the westerly line of said Subdivision and passing through a point, which is witnessed by an 1" iron pipe found (0.15 feet North and 1.26 feet West) 30.00 feet on the southerly line of said Music Street, passing over said point, a total distance of 682.15 feet to an 5/8" capped iron pin set "Ciuni & Lynn #7394" and said point also being the northeasterly corner of land conveyed to Robert E. Botti, Jr. and Marian Korosec ,(husband & wife) by Deed Volume 1017, Page 0066 of Geauga County Deed Records;

Thence North 87° 53' 45" West along the northerly line of said Botti & Korosec, a distance of 385.27 feet to an 5/8" capped iron pin set "Ciuni & Lynn #7394";

Thence North 04° 50' 35" East along said Botti & Korosec, a distance of 150.00 feet to a point at which point is witnessed by an 5/8" capped iron pin found "Ciuni & Lynn #7394" (0.43 feet North and 0.41 feet East);

Thence North 87° 53' 45" West along the northerly line of said Botti & Korosec, a distance of 307.00 feet to a point which is 61.00 feet, by rectangular measured from the westerly line of Original Lot No. 3 and the easterly line of said land conveyed to Jack M. Jones and Dina F. Jones by Deed Volume 1096, Page 624 of Geauga County Deed Records at which point an 5/8" capped iron pin set "Ciuni & Lynn #7394";

Thence North 04° 50' 35" East, a distance of 63.15 feet to the Principal Place of Beginning and containing 5.3203 acres of land, be the same more or less, but subject to all legal highways and easements of record.

According to a survey by Ciuni & Lynn Associates in November 2001. Joseph R. Ciuni, Registered Surveyor No. 7394.

"Basis of Bearing" is from recorded Plat Volume 19, Page 84 of Deer Lake Estates Subdivision. Owner claims title by deed recorded in Volume 0911, Page 0882 and Volume 0728, Page 0098 of Geauga County Deed Records.

Project No.: C201106

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(CONSOLIDATION)**

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Thence South 04° 50' 35" West along the westerly line of said Sneller and passing through a point which is witnessed by 1" iron pipe found (0.81 feet West) 30.00 feet on the southerly line of said Music Street passing over said point a total distance of 180.00 feet to a capped 5/8" iron pin set "Ciuni & Lynn #7394";

Thence North 87° 53' 45" West along the northerly line of said Sneller, a distance of 264.00 feet to a point which is 61.00 feet, by rectangular measured, from the westerly line of Original Lot No. 3 at which point is witnessed by 5/8" capped iron pin found "Ciuni & Lynn #7394" (0.24 feet North);

Thence South 04° 50' 35" West along the westerly line of said Sneller, a distance of 289.00 feet to a point, at which point witnessed by a 5/8" capped iron pin found "Ciuni & Lynn #7394" (0.21 feet North);

Thence South 87° 53' 45" East along the southerly line of said Sneller, a distance of 414.00 feet to a point at which point witnessed by 5/8" capped iron pin found "Ciuni & Lynn #7394" (0.12 feet North);

Thence North 04° 50' 35" East along the easterly line of said Sneller, and passing through a point which is witnessed by an 5/8" capped iron pin found "Ciuni & Lynn #7394" (0.54 feet East and 0.21 feet North) 439.00 feet on the southerly line of said Music Street passing over a total distance of 469.00 feet to a point on centerline of said Music Street, which point is witnessed by P.K. Nail found (0.18 feet North and 0.05 feet East);

Thence South 87° 53' 45" East along said centerline, a distance of 278.27 feet to a point being the northwesterly corner of Music Hills Subdivision by plat recorded in Volume 31, Page 56 of Geauga County Plat Records at which point witness by P.K. Nail found (0.32 feet North and 0.06 feet East);

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Thence South 04° 50' 35" West along the westerly line of said Subdivision and passing through a point, which is witnessed by an 1" iron pipe found (0.15 feet North and 1.26 feet West) 30.00 feet on the southerly line of said Music Street, passing over said point, a total distance of 682.15 feet to an 5/8" capped iron pin set "Ciuni & Lynn #7394" and said point also being the northeasterly corner of land conveyed to Robert E. Botti, Jr. and Marian Korosec ,(husband & wife) by Deed Volume 1017, Page 0066 of Geauga County Deed Records;

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Thence North 04° 50' 35" East along said Botti & Korosec, a distance of 150.00 feet to a point at which point is witnessed by an 5/8" capped iron pin found "Ciuni & Lynn #7394" (0.43 feet North and 0.41 feet East);

Thence North 87° 53' 45" West along the northerly line of said Botti & Korosec, a distance of 368.00 feet to a point on the westerly line of Original Lot No. 3 and being on the easterly line of said land conveyed to Jack M. Jones and Dina F. Jones by Deed Volume 1096, Page 624 of Geauga County Deed Records at which point witnessed by an 5/8" capped iron pin found "Ciuni & Lynn #7394" (0.13 feet North);

Thence North 04° 50' 35" East along the westerly line of said Original Lot No. 3 and easterly line of said Jones and passing through a point which is witnessed by an 1" iron pipe found (0.37 feet West) 502.12 feet on the southerly line of said Music Street, passing over said point a total distance of 532.15 feet to a P.K. nail found;

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