

**NOTE:**  
 ALL IRON PINS SET ARE 5/8"  
 DIAMETER, 30" LONG STEEL  
 REBAR TOPPED WITH A  
 PLASTIC SURVEYORS CAP  
 WITH THE NAME AND  
 REGISTRATION OF D. GERSON,  
 PS 8137

R=3165.00'  
 L=171.24' (O)  
 L=171.23' (R)  
 Tan=85.64'  
 Δ=3°06'00"  
 CH=171.22' (O)  
 CH=171.2' (R)  
 N 30°45'56" E (O)  
 N 30°49'30" E (R)

R=3165.00'  
 L=85.58'  
 Tan=42.79'  
 Δ=1°32'57"  
 CH=85.58'  
 N 29°59'24" E

R=3165.00'  
 L=85.66'  
 Tan=42.83'  
 Δ=1°33'03"  
 CH=85.66'  
 N 31°32'24" E

S/L J

URBAN G. SCHWERZLER, TRUSTEE  
 PPN 26-164100  
 VOL. 924 PG. 1100

S/L K

MARY RUTH GREEN  
 PPN 26-089500  
 VOL. 700 PG. 972

SPLIT PARCEL "A"  
 1.001 ACRES

SPLIT PARCEL "B"  
 1.001 ACRES

S/L 52

DAVID S. SCHWERZLER & SALLY C. GAETJENS,  
 TRUSTEE & GARY S. SCHWERZLER, TRUSTEE  
 PPN 26-164400  
 VOL. 1461 PG. 51

DAVID S. & M. PATRICIA SCHWERZLER  
 PPN 26-164200  
 VOL. 670 PG. 703

DAVID S. & M. PATRICIA SCHWERZLER  
 PPN 26-164202  
 VOL. 670 PG. 703

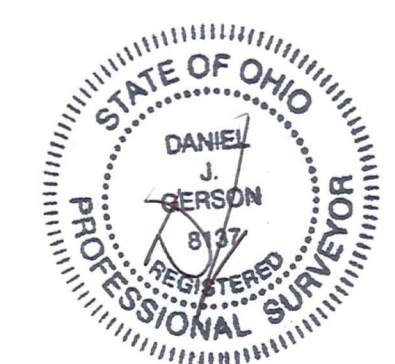
S/L 53

S/L 60

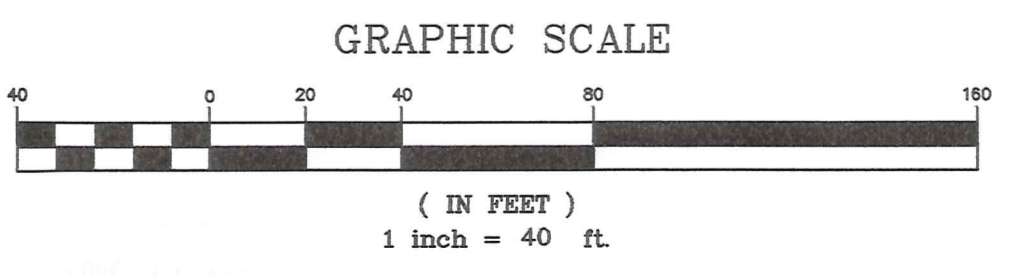
S/L 61

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

*R.S.* *01/17/07*  
 OFFICE OF THE *Revised*  
 GEauga COUNTY ENGINEER



- LEGEND**
- (R) RECORD
  - (O) OBSERVED
  - (M) MEASURED
  - IP IRON PIN
  - IPP IRON PIPE
  - FD FOUND
  - POB PLACE OF BEGINNING
  - PPOB PRINCIPAL PLACE OF BEGINNING
- 15 JAN 07*



TITLE	LOT SPLIT PLAT
PART OF S/L 52 OF FRANK W. STANTON'S RIVERDALE ESTATES	
O.L. 11, MIDDLE SURVEY, TRACT 2	
TOWNSHIP OF RUSSELL, GAUGA COUNTY OHIO	
DATE 12-19-06	DRAWN BY KLL
	CHECKED BY DUG
	SCALE 1" = 40'

PATRICIA SCHWERZLER  
 15095 HEMLOCK POINT RD.  
 CHAGRIN FALLS, OH 44022

**WILLIAM R. GRAY ASSOCIATES, INC.**  
 9472 HAMILTON DRIVE, MENTOR, OHIO 44060  
 (440) 350-0861

RUS00082

RUS-00082

Schwerzler (07-005)  
Picked up 01-19-07  
26-164400  
Vol. 1827-Pg. 1084

WM. R. GRAY ASSOCIATES, INC

TERRENCE G. GERSON P.E., P.S.  
DANIEL J. GERSON, P.E., P.S.

9472 Hamilton Drive  
Mentor, Ohio 44060  
PHONE: (440) 350-0861  
FAX NO: (440) 350-9451

Revised: January 15, 2007  
December 19, 2006



1.001 ACRE SPLIT PARCEL "A"  
OUT OF PPN 26-164400

Situated in the Township of Russell, County of Geauga and State of Ohio, and being a part of Original Lot No. 11, Middle Survey of Tract No. 2, within the said Township, and further being a part of sub lot No. 52 of Frank W. Stanton's Riverdale Estates Subdivision and described as follows:

Beginning at a 1 inch iron pipe found on the easterly right of way of Hemlock Point Road (80 ft.), said point being the northwesterly corner of sub lot 52 of Frank W. Stanton's Riverdale Estates Subdivision as recorded in Volume 3, Page 21-22 of the Geauga County Records and also being the southwesterly corner of sub lot J of the Subdivision of Lot 48 of Frank W. Stanton's Riverdale Estates as recorded in Volume 4, Page 7-8 of the Geauga County Records;

Thence, South 61°53'43" East, along the northerly line of said sub lot 52 and the southerly line of said sub lot J and being the southerly line of a parcel of land conveyed to Urban G. Schwerzler, Trustee (PPN 26-164100) as recorded in Volume 924, Page 1100 of the Geauga County Records, and continuing along the southerly line of sub lot K of said Subdivision of Lot 48 and the southerly line of a parcel of land conveyed to Mary Ruth Green (PPN 26-059500) as recorded in Volume 700, Page 972 of the Geauga County Records, a distance of 487.65 feet to a 5/8 inch iron pin found at the northwesterly corner of sub lot 60 of said Frank W. Stanton's Riverdale Estates and being the northwesterly corner of a parcel of land conveyed to David S. and M. Patricia Schwerzler (PPN 26-164202) as recorded in Volume 670, Page 703 of the Geauga County Records;

Thence, South 15°21'56" West, along the easterly line of said sub lot 52 and the westerly line of said sub lot 60 and the westerly line of said Schwerzler property, a distance of 91.58 feet to an iron pin set;

Thence, North 61°28'10" West, a distance of 510.67 feet to an iron pin set on the easterly right of way of Hemlock Point Road (80 ft.);

Thence, along the easterly right of way of Hemlock Point Road, 85.58 feet along the arc of a curve to the left, having a radius of 3165.00 feet, a tangent of 42.79 feet, a central angle of 1°32'57", a chord of 85.58 feet bearing North 29°59'24" East, to the Place of Beginning and containing 1.001 Acres as surveyed and described by Daniel J. Gerson, P.S. No. 8137, for William R. Gray Associates, Inc., Professional Engineers and Surveyors. Be the same, more or less but subject to all legal highways and easements. Surveyed in December of 2006.

All iron pins set are 5/8 inch diameter x 30 inches long and are capped with a plastic surveyor cap bearing the name and registration number of Daniel J. Gerson, P.S. No. 8137.

The basis of bearing for this survey is the northerly line of sub lot 52 of Frank W. Stanton's Riverdale Estates being North 61°53'43" West, as recorded in Volume 3, Page 21-22 of the Geauga County Records.

Deed of Record: Volume 1461, Page 51 of the Geauga County Records.

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

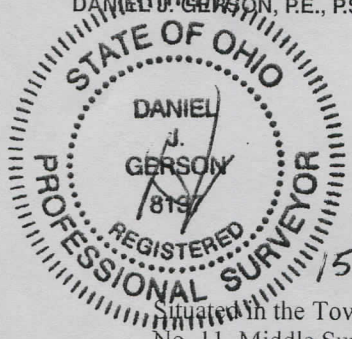
R.S. 01/17/07  
OFFICE OF THE REVISOR  
GEAUGA COUNTY ENGINEER

# WM. R. GRAY ASSOCIATES, INC

TERRENCE G. GERSON P.E., P.S.  
DANIEL J. GERSON, P.E., P.S.

9472 Hamilton Drive  
Mentor, Ohio 44060  
PHONE: (440) 350-0861  
FAX NO: (440) 350-9451

Revised: January 15, 2007  
December 19, 2006



## 1.001 ACRE SPLIT PARCEL "B" OUT OF PPN 26-164400

Situated in the Township of Russell, County of Geauga and State of Ohio, and being a part of Original Lot No. 11, Middle Survey of Tract No. 2, within the said Township, and further being a part of sub lot No. 52 of Frank W. Stanton's Riverdale Estates Subdivision and described as follows:

Beginning at a 1 inch iron pipe found on the easterly right of way of Hemlock Point Road (80 ft.), said point being the northwesterly corner of sub lot 52 of Frank W. Stanton's Riverdale Estates Subdivision as recorded in Volume 3, Page 21-22 of the Geauga County Records and also being the southwesterly corner of sub lot J of the Subdivision of Lot 48 of Frank W. Stanton's Riverdale Estates as recorded in Volume 4, Page 7-8 of the Geauga County Records;

Thence, along the easterly right of way of Hemlock Point Road, 85.58 feet along the arc of a curve to the right, having a radius of 3165.00 feet, a tangent of 42.79 feet, a central angle of 1°32'57", a chord of 85.58 feet bearing South 29°59'24" West, to an iron pin set and being the Principal Place of Beginning of the parcel of land herein intended to be described;

Thence, South 61°28'10" East, a distance of 510.67 feet, to an iron pin set on the easterly line of sub lot 52 and the westerly line of sub lot 60 of said Frank W. Stanton's Riverdale Estates and being the westerly line of a parcel of land conveyed to David S. and M. Patricia Schwerzler (PPN 26-164202) as recorded in Volume 670, Page 703 of the Geauga County Records;

Thence, South 15°21'56" West, along the easterly line of said sub lot 52 and westerly line of said sub lot 60 and said Schwerzler property, a distance of 83.58 feet to a 3/4 inch iron pipe found;

Thence, North 61°54'56" West, along the northerly line of a parcel of land conveyed to David S. and M. Patricia Schwerzler (PPN 26-164200) as recorded in Volume 670, Page 703 of the Geauga County Records, a distance of 534.22 feet to a 3/4 inch iron pipe found on the easterly right of way of Hemlock Point Road (80 ft.);

Thence, along the easterly right of way of Hemlock Point Road, 85.66 feet, along the arc of a curve to the left having a radius of 3165.00 feet, a tangent of 42.83 feet, a central angle of 1°33'03", a chord of 85.66 feet bearing North 31°32'24" East, to the Place of Beginning and containing 1.001 Acres as surveyed and described by Daniel J. Gerson, P.S. No. 8137, for William R. Gray Associates, Inc., Professional Engineers and Surveyors. Be the same, more or less but subject to all legal highways and easements. Surveyed in December of 2006.

All iron pins set are 5/8 inch diameter x 30 inches long and are capped with a plastic surveyor cap bearing the name and registration number of Daniel J. Gerson, P.S. No. 8137.

The basis of bearing for this survey is the northerly line of sub lot 52 of Frank W. Stanton's Riverdale Estates being North 61°53'43" West, as recorded in Volume 3, Page 21-22 of the Geauga County Records.

Deed of Record: Volume 1461, Page 51 of the Geauga County Records.

SURVEY PLAT & LEGAL DESCRIPTION  
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