

**PLAT OF SURVEY AND LOT SPLIT
FOR
HOWARD H. SHANKER, TRUSTEE
AND
CHAGRIN RIVER LAND CONSERVANCY**

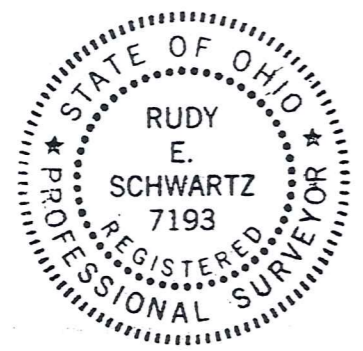
Situated in the Township of Russell, County of Geauga and State of Ohio and known as being a part of Original Lot No. 3, Section No. 5, Tract No. 1 and further being known as a parcel of land conveyed to Howard H. Shanker, as Trustee of the Sperry Trust, by deed recorded in Volume 1278, Page 1095 of Geauga County Deed Records.

PREPARED BY:
RUDY E. SCHWARTZ
PROFESSIONAL SURVEYOR
15750 AUBURN ROAD
NEWBURY, OHIO 44065
(440)564-7528
FAX:(440)564-5675

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.S. *8/30/02*
OFFICE OF THE
GEOUGA COUNTY ENGINEER

PREPARED FOR:
HOWARD H. SHANKER, TRUSTEE
13610 SPERRY ROAD
NOVELTY, OHIO 44072

CHAGRIN RIVER LAND CONSERVANCY
P.O. BOX 314
NOVELTY, OHIO 44072



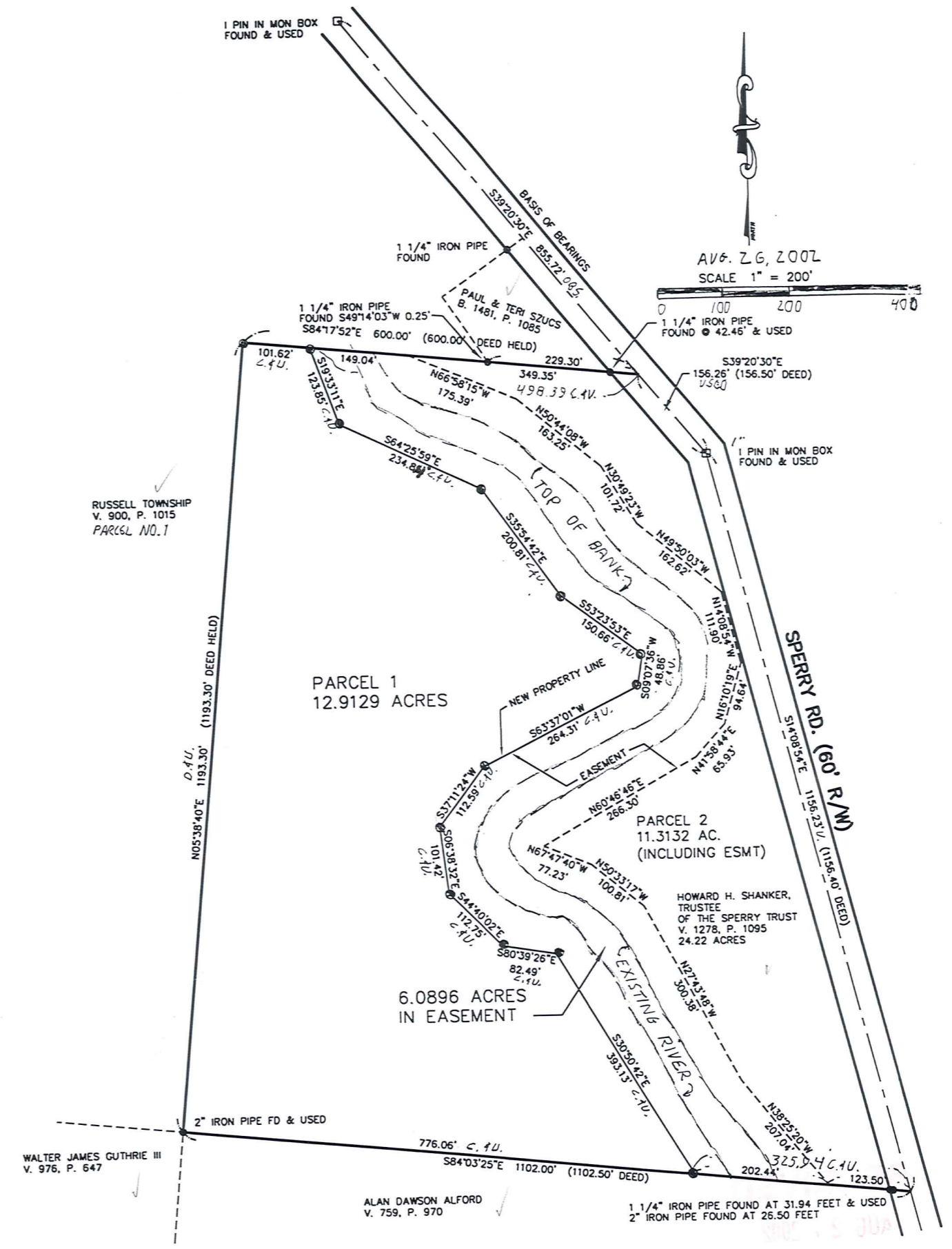
I hereby certify that this Plat was prepared from a field survey made under my direct supervision. Monuments were found or set as indicated. Dimensions are expressed in feet and decimal parts thereof. Bearings refer to an assumed meridian and are intended to indicate angles only. All of which are correct 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.

[Signature]
RUDY E. SCHWARTZ, P.S. NO. 7193

● = 5/8" IRON PIN SET

LEGEND

I. P.	Iron Pin
I.P.P.	Iron Pipe
Mon.	Monument
Fnd.	Found
D.	Deed
P.	Plat
R/Rec.	Record
M/Msd.	Measured
O/Obs.	Observed
C/Calc.	Calculated
U.	Used
Encr.	Encroachment
C.L.	Centerline
R.W.	Right-Of-Way



RUS-00085
RUS00085

picked up Shanker
9-12-02
26-214174

LEGAL DESCRIPTION
OF A
12.9129 ACRE PARCEL
FOR
HOWARD H. SHANKER, TRUSTEE
PARCEL 1

Situated in the Township of Russell, County of Geauga and State of Ohio and known as being a part of Original Lot No. 3, Section No. 5, Tract No. 1 and further being known as part of a parcel of land conveyed to Howard H. Shanker, as Trustee of the Sperry Trust, by deed recorded in Volume 1278, Page 1095 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Sperry Road, 60 feet wide, at the Northeasterly corner of land conveyed to Alan Dawson Alford by deed recorded in Volume 759, Page 970 of Geauga County Deed Records;

Thence North 84° 03' 25" West along the Northerly line of land so conveyed to Alan Dawson Alford passing through a 2 inch iron pipe found at 26.50 feet and a 1-1/4 inch iron pipe found at 31.94 feet, a total distance of 325.94 feet to a 5/8 inch iron pin set and the Principal Place of Beginning of the premises herein intended to be described;

- COURSE I Thence North 84° 03' 25" West continuing along said Northerly line of land so conveyed to Alan Dawson Alford a distance of 776.06 feet to a 2 inch iron pipe found at the Northwesterly corner thereof also being the Southeasterly corner of Parcel No. 1 of lands conveyed to Russell Township by deed recorded in Volume 900, Page 1015 of Geauga County Deed Records;

- COURSE II Thence North 5 ° 38' 40" East along the Easterly line of Parcel No. 1 of lands so conveyed to Russell Township a distance of 1193.30 feet to a 5/8 inch iron pin set at an interior corner thereof;

- COURSE III Thence South 84° 17' 52" East along a Southerly line of said Parcel No. 1 of lands so conveyed to Russell Township a distance of 101.62 feet to a 5/8 inch iron pin set;

- COURSE IV Thence South 19° 33' 11" East a distance of 123.85 feet to a 5/8 inch iron pin set;

LEGAL DESCRIPTION

12.9129 Acre Parcel
Howard H. Shanker, Trustee
Page Two

- COURSE V Thence South 64° 25' 59" East a distance of 234.84 feet to a 5/8 inch iron pin set;
- COURSE VI Thence South 35° 54' 42" East a distance of 200.81 feet to a 5/8 inch iron pin set;
- COURSE VII Thence South 53° 23' 53" East a distance of 150.66 feet to a 5/8 inch iron pin set;
- COURSE VIII Thence South 9° 07' 36" West a distance of 48.86 feet to a 5/8 inch iron pin set;
- COURSE IX Thence South 63° 37' 01" West a distance of 264.31 feet to a 5/8 inch iron pin set;
- COURSE X Thence South 37° 11' 24" West a distance of 112.59 feet to a 5/8 inch iron pin set;
- COURSE XI Thence South 6° 38' 32" East a distance of 101.42 feet to a 5/8 inch iron pin set;
- COURSE XII Thence South 44° 40' 02" East a distance of 112.75 feet to a 5/8 inch iron pin set;
- COURSE XIII Thence South 80° 39' 26" East a distance of 82.49 feet to a 5/8 inch iron pin set;
- COURSE XIV Thence South 30° 50' 42" East a distance of 393.13 feet to the Principal Place of Beginning and containing 12.9129 acres of land as surveyed, calculated and described on August 26, 2002 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

R.S. 8/30/02

OFFICE OF THE
GEAUGA COUNTY ENGINEER

[Handwritten Signature]

8.26.02

8/30/02
RUDY E. SCHWARTZ
REGISTERED PROFESSIONAL SURVEYOR

LEGAL DESCRIPTION
OF A
11.3132 ACRE PARCEL
FOR
HOWARD H. SHANKER, TRUSTEE
PARCEL 2

Situated in the Township of Russell, County of Geauga and State of Ohio and known as being a part of Original Lot No. 3, Section No. 5, Tract No. 1 and further being known as part of a parcel of land conveyed to Howard H. Shanker, as Trustee of the Sperry Trust, by deed recorded in Volume 1278, Page 1095 of Geauga County Deed Records, further bounded and described as follows;

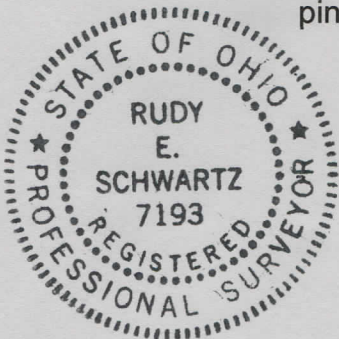
Beginning at a point in the centerline of Sperry Road, 60 feet wide, at the Northeasterly corner of land conveyed to Alan Dawson Alford by deed recorded in Volume 759, Page 970 of Geauga County Deed Records;

- COURSE I Thence North 84° 03' 25" West along the Northerly line of land so conveyed to Alan Dawson Alford passing through a 2 inch iron pipe found at 26.50 feet and a 1-1/4 inch iron pipe found at 31.94 feet, a total distance of 325.94 feet to a 5/8 inch iron pin set;
- COURSE II Thence North 30° 50' 42" West a distance of 393.13 feet to a 5/8 inch iron pin set;
- COURSE III Thence North 80° 39' 26" West a distance of 82.49 feet to a 5/8 inch iron pin set;
- COURSE IV Thence North 44° 40' 02" West a distance of 112.75 feet to a 5/8 inch iron pin set;
- COURSE V Thence North 6° 38' 32" West a distance of 101.42 feet to a 5/8 inch iron pin set;
- COURSE VI Thence North 37° 11' 24" East a distance of 112.59 feet to a 5/8 inch iron pin set;
- COURSE VII Thence North 63° 37' 01" East a distance of 264.31 feet to a 5/8 inch iron pin set;

LEGAL DESCRIPTION

11.3132 Acre Parcel
Howard H. Shanker, Trustee
Page Two

- COURSE VIII Thence North 9° 07' 36" East a distance of 48.86 feet to a 5/8 inch iron pin set;
- COURSE IX Thence North 53° 23' 53" West a distance of 150.66 feet to a 5/8 inch iron pin set;
- COURSE X Thence North 35° 54' 42" West a distance of 200.81 feet to a 5/8 inch iron pin set;
- COURSE XI Thence North 64° 25' 59" West a distance of 234.85 feet to a 5/8 inch iron pin set;
- COURSE XII Thence North 19° 33' 11" West a distance of 123.85 feet to a 5/8 inch iron pin set in a Southerly line of Parcel No. 1 of lands conveyed to Russell Township by deed recorded in Volume 900, Page 1015 of Geauga County Deed Records;
- COURSE XIII Thence South 84° 17' 52" East along said Southerly line of land so conveyed to Russell Township and along the Southerly line of land conveyed to Paul and Teri Szucs by deed recorded in Volume 1481, Page 1085 of Geauga County Deed Records, passing through a 1-1/4 inch iron pipe found at 455.93 feet, a total distance of 498.39 feet to a point in said centerline of Sperry Road;
- COURSE XIV Thence South 39° 20' 30" East along said centerline of Sperry Road a distance of 156.26 feet to a monument box with a 1 inch iron pin found at an angle point therein;
- COURSE XV Thence South 14° 08' 54" East continuing along said centerline of Sperry Road a distance of 1156.23 feet to the Place of Beginning and containing 11.3132 acres of land as surveyed, calculated and described on August 26, 2002 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.



Rudy E. Schwartz
8.26.02

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