



RUS-00088

Sindelar  
picked up 7-31-98

RUS00088

26-214709

DESCRIPTION OF SURVEY of 1.449 acres (SOUTH PARCEL/VACANT)

REVISED PARAGRAPHS 4 & 5 DELETION OF 3.406 AC REFERENCE

SITUATED in the State of Ohio, County of Geauga, Township of Russell, and in Section 3 of Tract 1.

BEGINNING at the intersection of the centerlines of S.R. 306/Chillicothe Road and Fairmount Road, on the south line of Section 3, and at the southeast corner of R. A. Behrens 806-279, said point being North 87 degrees 33 minutes 07 seconds West, 45.00 feet from a 1 inch pin found 1' deep in a monument box;

THENCE North 87 degrees 33 minutes 07 seconds West, along the centerline of Fairmount Road and the south line of Section 3, a distance of 274.73 feet to a point at the southwest corner of Behrens, and being the TRUE PLACE OF BEGINNING for the parcel being described;

THENCE North 87 degrees 33 minutes 07 seconds West, and continuing along said centerline and section line, a distance of 210.12 feet to a point at the southeast corner of Fairmount Center for the Creative and Performing Arts 643-851;

THENCE North 03 degrees 16 minutes 24 seconds East, along the east line of said Fairmount Center. . . , and passing 0.10 east of a 5/8 inch pin found at 30.11 feet, a distance of 300.00 feet to a 5/8 inch rered with I.D. Cap set;

THENCE South 87 degrees 32 minutes 57 seconds East, a distance of 210.74 feet to a 5/8 inch rered with I.D. Cap set on the west line of Behrens;

THENCE South 03 degrees 23 minutes 32 seconds West, parallel to the centerline of S.R. 306, along the west line of Behrens, and passing through a 5/8 inch rered with I.D. cap set 30.00 feet from the centerline of Fairmount Road, a distance of 300.00 feet to the TRUE PLACE OF BEGINNING, containing 1.449 acres more or less and subject to all legal highways and easements as surveyed by John N. Francis, Professional Surveyor S-6916 in July, 1998. All pins are of para-magnetic material, and the basis of north determined by pins found at 30.19 feet and 661.22 feet, from the centerline of S.R. 306, and on the south line of subplot 52 of Fairmount East subdivision(V11 P35).

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

R.S.

7/31/98 (Revised)

OFFICE OF THE  
GEAUGA COUNTY ENGINEER

RECEIVED

JUL 30 1998

GEAUGA COUNTY ENGINEER

DESCRIPTION OF SURVEY of 3.406 acres(NORTH PARCEL W/HOUSE)

REVISED PARAGRAPHS 4 & 5 DELETION OF 1.449 AC REFERENCE

SITUATED in the State of Ohio, County of Geauga, Township of Russell, and in Section 3 of Tract 1.

BEGINNING at the intersection of the centerlines of S.R. 306/Chillicothe Road and Fairmount Road, on the south line of Section 3, and at the southeast corner of R. A. Behrens 806-279, said point being North 87 degrees 33 minutes 07 seconds West, 45.00 feet from a 1 inch pin found 1' deep in a monument box;

THENCE North 03 degrees 23 minutes 32 seconds East, along the centerline of S.R. 306, a distance of 396.00 feet to a point at the northeast corner of Behrens, and being the TRUE PLACE OF BEGINNING for the parcel being described;

THENCE North 87 degrees 33 minutes 07 seconds West, parallel to the centerline of Fairmount Road, along the north line of Behrens, and passing through the base of a 1 inch pin found, 8 inches high, at 32.65 feet, a distance of 274.73 feet to a 5/8 inch rerod with I.D. Cap set at the northwest corner of Behrens, and being 1.24 feet east and 0.25 feet north of a very loose 3/4 inch thin-walled pipe found;

THENCE South 03 degrees 23 minutes 32 seconds West, parallel to the centerline of S.R. 306, and along the west line of Behrens, a distance of 96.00 feet to a 5/8 inch rerod with I.D. Cap set;

THENCE North 87 degrees 32 minutes 57 seconds West, a distance of 210.74 feet to a 5/8 inch rerod with I.D. Cap set on the east line of Fairmount Center for the Creative and Performing Arts 643-851;

THENCE North 03 degrees 16 minutes 24 seconds East, along the east line of said Fairmount Center. . . , a distance of 359.66 feet to a 5/8 inch rerod with I.D. Cap set at the northeast corner of said Fairmount Center. . . , and on the south line of subplot 52 of Fairmount East subdivision V11P35;

THENCE South 87 degrees 33 minutes 45 seconds East, along the south line of said subplot 52, and passing 5.12 feet south of a 1/2 inch pipe found 63.15 feet from the centerline, and through a 1-1/2 inch pipe found 30.19 feet from the centerline, a distance of 486.22 feet to a point in the centerline of S.R. 306, at the extended south line of subplot 52;

THENCE South 03 degrees 23 minutes 32 seconds West, and along the centerline of S.R. 306, a distance of 263.77 feet to the TRUE PLACE OF BEGINNING, containing 3.406 acres more or less and subject to all legal highways and easements as surveyed by John N. Francis, Professional Surveyor S-6916 in July, 1998. All pins are of para-magnetic material, and the basis of north determined by pins found at 30.19 feet and 661.22 feet, from the centerline of S.R. 306, and on the south line of subplot 52 of Fairmount East subdivision(V11 P35).

SURVEY PLAT & LEGAL DESCRIPTION  
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R.S. 7/31/98 (Revised)

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