

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 GEauga 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.

ANDREW SAVCHUK	WITNESS
RUTH A. SAVCHUK	WITNESS
JOAN K. SNELLER	WITNESS
GEAUGA 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 THERE 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__.

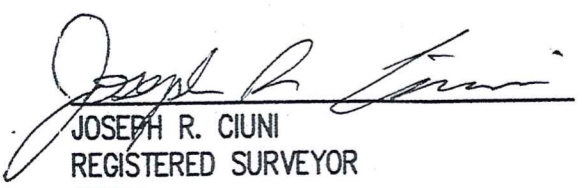
PLANNING COMMISSIONER _____

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

PLANNING DIRECTOR _____

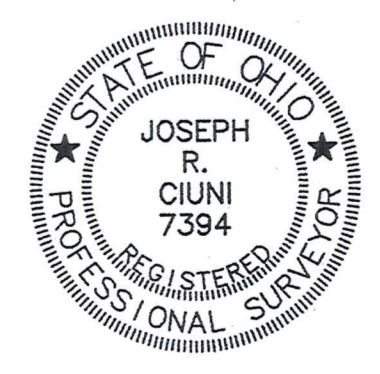
SURVEYOR'S CERTIFICATION:

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.

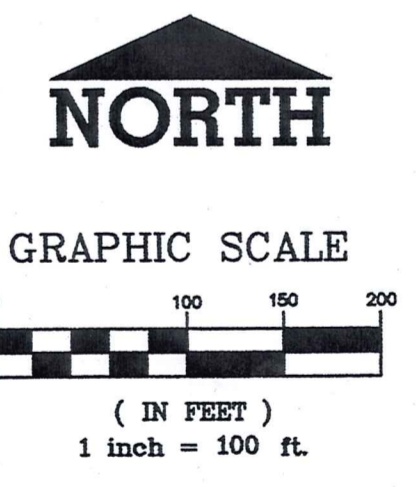
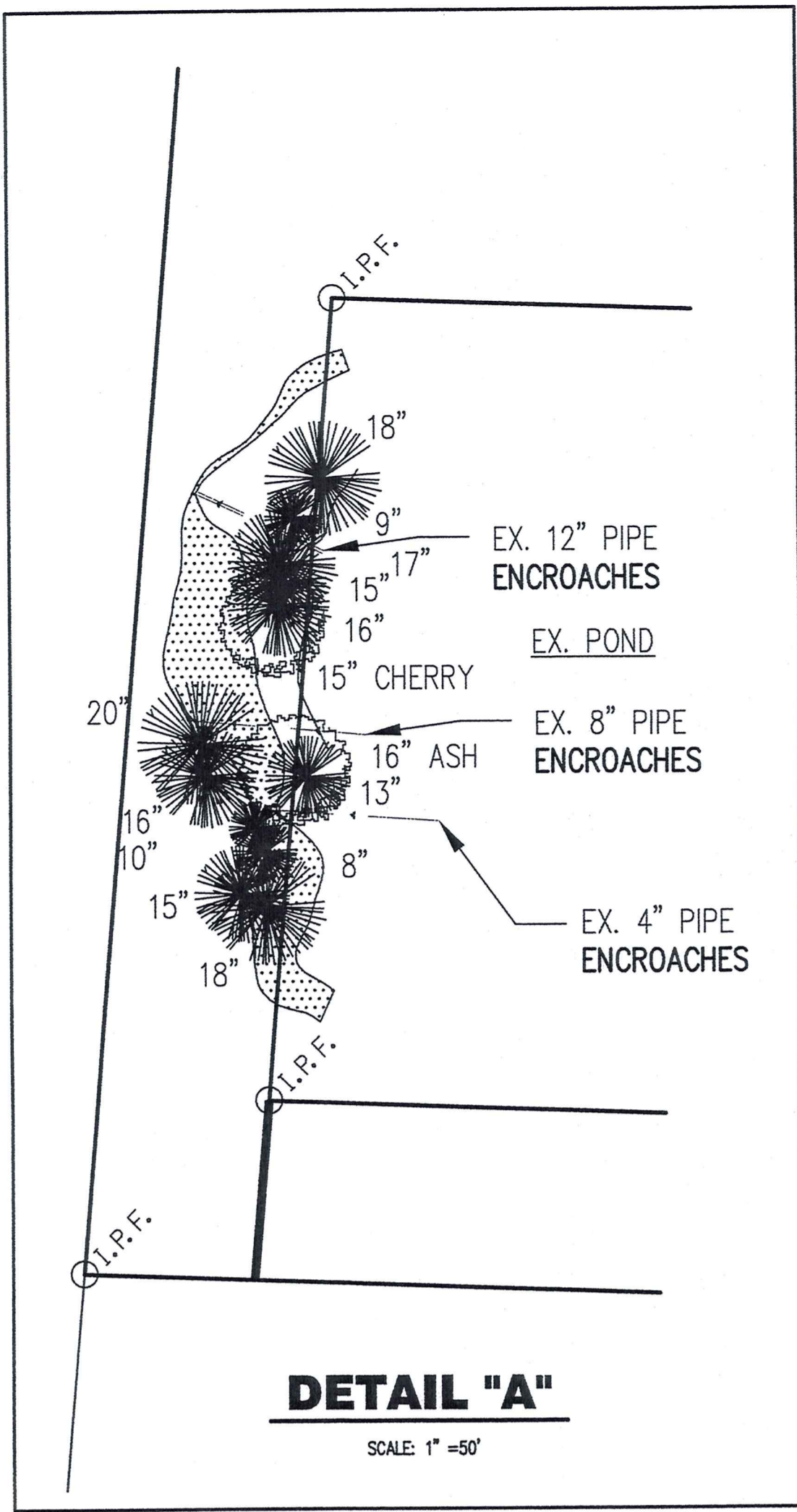
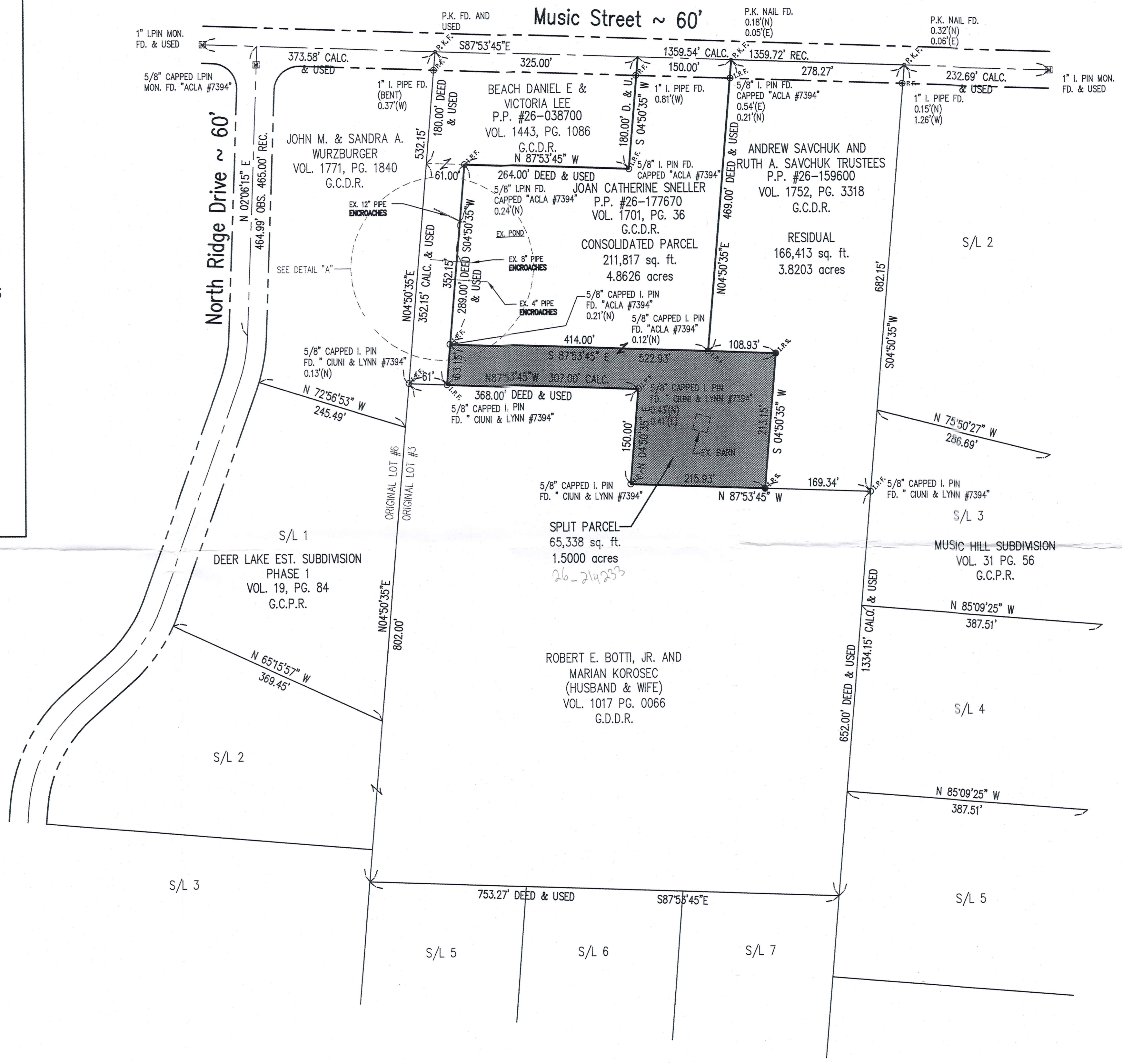

 JOSEPH R. CIUNI
 REGISTERED SURVEYOR
 #7394

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



SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 315.251
P.A.K. 5/23/06
 OFFICE OF THE R.E.O.
 GEAUGA COUNTY ENGINEER



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

RUS-00090

RUS00090

Sneller

pick up date

6-1-06

26-214233

Vol. 1796-Pg. 3305

**LEGAL DESCRIPTION
OF
1.5000 ACRE PARCEL OF LAND
FOR
ANDREW AND RUTH A. SAVCHAK
AND
JOAN C. SNELLER**

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 C. Sneller by deed recorded in Volume 1701, Page 36 of Geauga County Deed Records. Said Principal Place of Beginning being distant easterly 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 said Principal Place of Beginning also being distance easterly 698.58 feet along said centerline to a 1 inch iron pin monument found;

Thence South $04^{\circ} 50' 35''$ West along the westerly line of said parcel of land and passing through a point which is witnessed by 1" iron pipe found (0.81 feet) 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 found "Ciuni & Lynn #7394";

Thence North $87^{\circ} 53' 45''$ West along the northerly line of said parcel of land, so conveyed, 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 parcel of land, so conveyed, a distance of 289.00 feet to the Principal Place of Beginning for the land herein described, and a $5/8''$ capped iron pin found "Ciuni & Lynn #7394".

Thence South $87^{\circ} 53' 45''$ East along the southerly line of land so conveyed to Joan C. Sneller by deed recorded in Volume 1701 Page 36 of Geauga County Deed Record. A distance of 522.93 feet to a capped $5/8''$ iron pin set "Ciuni & Lynn #7394";

Thence South $04^{\circ} 50' 35''$ West, a distance of 213.15 feet to a capped $5/8''$ iron pin set "Ciuni & Lynn #7394", being on the northerly line of land conveyed to Robert E. Botti, Jr. and Marian Korosec as recorded in Volume 1017 Page 66 of Geauga County Deed Record.

Thence North $87^{\circ} 53' 45''$ West along said line a distance of 215.93' to capped $5/8''$ iron pin set "Ciuni & Lynn #7394";

Thence North $04^{\circ} 50' 35''$ East along said property a distance of 150.00' to a $5/8''$ iron pin set "Ciuni & Lynn #7394";

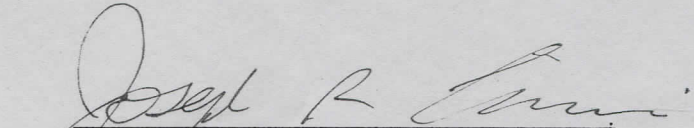
1.5000 Acre Parcel of Land
Page 2

Thence North 87° 53' 45" West, a distance of 307.00 feet along the northerly line of land conveyed to Robert E. Botti, Jr. and Marian Korosec as aforesaid to a capped 5/8" iron pin;

Said point also being the southeasterly corner of land conveyed to Daniel E. & Victoria Lee Beach as recorded in Volume 1443 Page 1086 of Geauga County Deed Records;

Thence North 04° 50' 35" East along the easterly line of said land, so conveyed, a distance of 63.15 feet to the Principal Place of Beginning and containing 1.5000 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 Volume 1752 Page 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 5/30/06
OFFICE OF THE *Rev*
GEAUGA COUNTY ENGINEER

RECEIVED
MAY 22 2006
GEAUGA COUNTY ENGINEER

**LEGAL DESCRIPTION
OF
4.8626 ACRE PARCEL OF LAND
FOR
JOAN C. SNELLER**

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 Beach Daniel E. & Victoria Lee in Volume 1443 Page 1086 of Geauga County Deed Records. Said Principal Place of Beginning being distant easterly 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. Said Principal Place of Beginning also being distance easterly 698.58 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 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 found "Ciuni & Lynn #7394";

Thence North $87^{\circ} 53' 45''$ West along the southerly line of said parcel of land so conveyed, 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 an easterly line of said parcel of land, a distance of 352.15 feet to a $5/8''$ capped iron pin found "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 South $87^{\circ} 53' 45''$ East along the northerly line of said parcel of land, a distance of 307.00 feet to a $5/8''$ iron pin found "Ciuni & Lynn #7394" (0.43 feet North, 0.41' East);

Thence South $04^{\circ} 50' 35''$ West along said parcel of land a distance of 150.00 feet to a point referenced by a $5/8''$ capped iron pin found "Ciuni & Lynn #7394";

Thence South $87^{\circ} 53' 45''$ East along said parcel of land a distance of 215.93 feet to a $5/8''$ capped iron pin set "Ciuni & Lynn #7394";

Thence North $04^{\circ} 50' 35''$ East, a distance of 213.15 feet to a $5/8''$ iron pin set "Ciuni & Lynn #7394";

4.8626 Acre Parcel of Land
Page 2

Thence North 87° 53' 45" West, a distance of 108.93 feet to a 5/8" capped iron pin found "Ciuni & Lynn #7394" at the southwesterly corner of land conveyed to Andrew Savchak and Ruth A. Savchak, Trustees by Deed Volume 1752 Page 3318 of Geauga County Deed Records;

Thence North 04° 50' 35" East continuing along the westerly line of said land so conveyed, passing through a point which is witnessed by a 5/8" capped iron pin found (Ciuni & Lynn #7394). (0.54' East and 0.21 North) 30.00 feet on the southerly line of Music Street passing over said point a total distance of 469.00 feet to the centerline of right of way of Music Street said point being referenced by a P.K. nail found (0.18' North and 0.05' East);

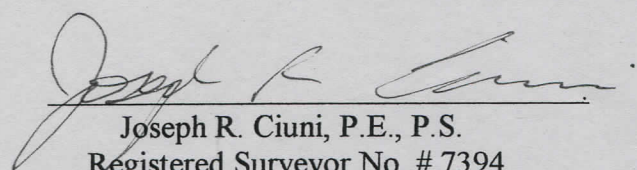
Thence North 87° 53' 45" West along the centerline of said Music Street, a distance of 150.00 feet to the Principal Place of Beginning and containing 4.8626 acres of land according to a survey by Ciuni & Lynn Associates in March 2006, be the same, more or less and subject to all legal highways and easements of record.

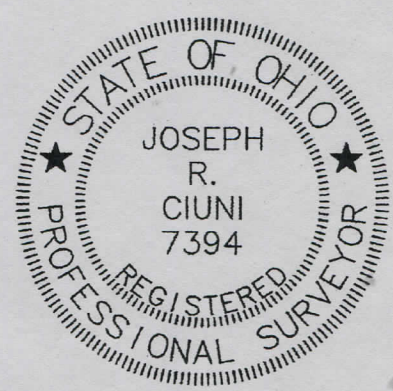
Prior Deed Volume 1701 Page 36
 Volume 1752 Page 3318

PPN 26-177670 3.3626 Acres
PPN 26-159600 1.5000 Acres

Total 4.8624 Acres

Project No.: C206044


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



RECEIVED
MAY 26 2006
COUNTY ENGINEER

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
PAK 5/30/06
OFFICE OF THE REV
GEAUGA COUNTY ENGINEER