

LOT SPLIT FOR A.D. TOBBE

SITUATED IN THE TOWNSHIP OF RUSSELL, COUNTY OF GEauga AND STATE OF OHIO AND BEING PART OF RUSSELL TOWNSHIP LOT NO. 3 & 4, WEST SURVEY, TRACT 2 AND BEING PART OF THE LAND AS NOW CONVEYED TO A. D. TOBBE, RECORDED ON DEED VOL. 691 PAGE 114 AND VOL. 486 PAGE 809 OF THE GEAGA COUNTY DEED RECORDS:
AND BEING SHOWN AS FORMER SUBLot NO. 30 IN THE HUNTING HILLS SUBDIVISION NO. 2, ON PLAT VOL 14 PAGE 18 OF THE GEAGA COUNTY PLAT RECORDS AND BEING SHOWN AS FORMER SUBLot NO. 25 IN THE PAUL R. JOHNSTON'S HILLBROOK ESTATES SUBDIVISION ON PLAT VOL 8 PAGE 93 OF THE GEAGA COUNTY PLAT RECORDS

I HEREBY CERTIFY THAT I HAVE SURVEYED THE LAND SHOWN HEREON AND HAVE PREPARED THIS SURVEY AND PLAT OF LOT SPLIT IN ACCORDANCE WITH CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE BY A PROFESSIONAL SURVEYOR REGISTERED WITH THE STATE OF OHIO. BEARINGS AS SHOWN ARE BASED UPON AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY. MONUMENTS WERE FOUND OR SET AS SHOWN HEREON:

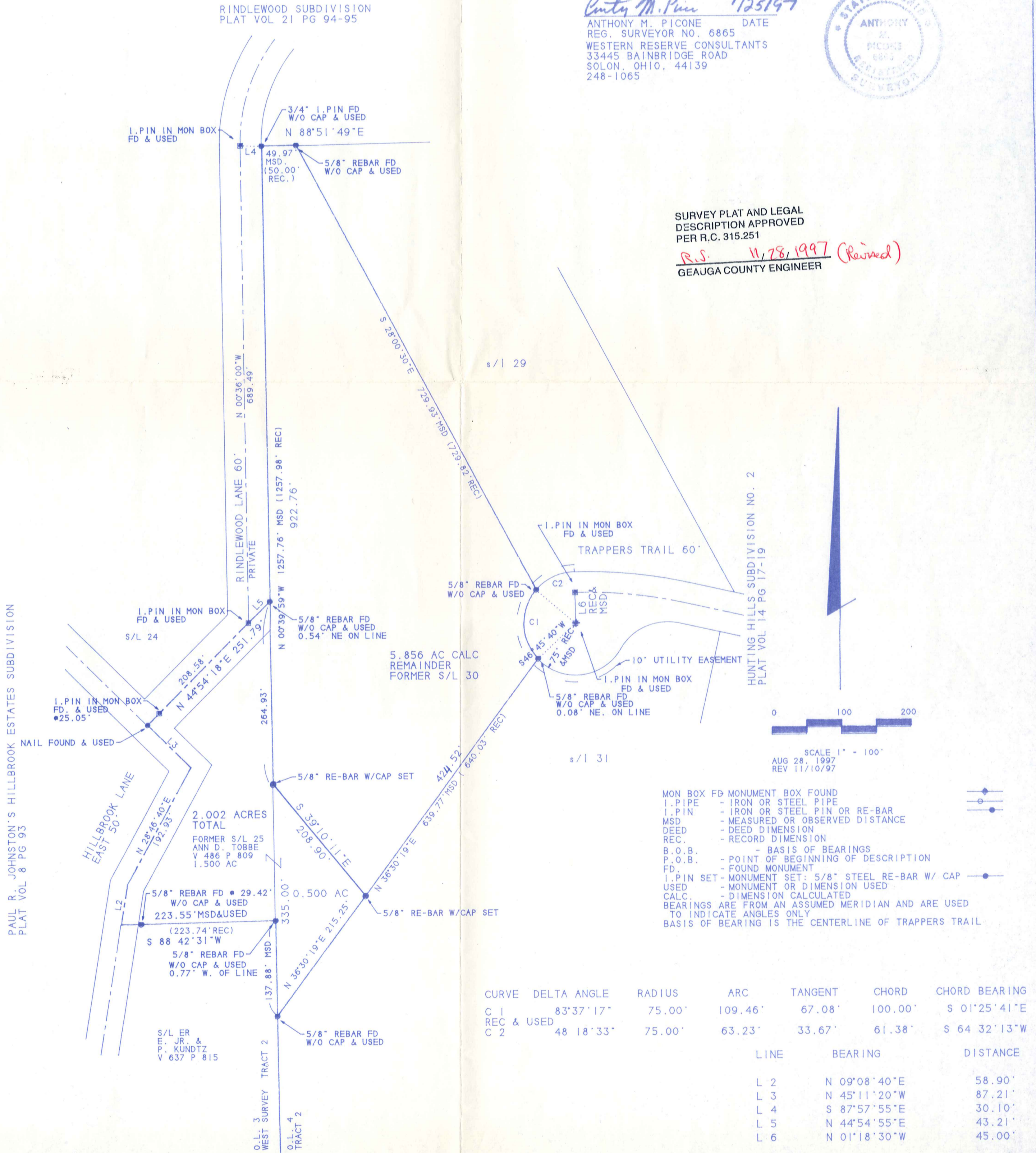
Anthony M. Picone 7/25/97

ANTHONY M. PICONE DATE
REG. SURVEYOR NO. 6865
WESTERN RESERVE CONSULTANTS
33445 BAINBRIDGE ROAD
SOLON, OHIO, 44139
248-1065



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

R.S. 11/28/1997 (Revised)
GEAGA COUNTY ENGINEER



- MON BOX - FOUND MONUMENT BOX FOUND
- I.P.I.P.E. - IRON OR STEEL PIPE
- I.P.I.P. - IRON OR STEEL PIN OR RE-BAR
- MSD - MEASURED OR OBSERVED DISTANCE
- DEED - DEED DIMENSION
- REC. - RECORD DIMENSION
- B.O.B. - BASIS OF BEARINGS
- P.O.B. - POINT OF BEGINNING OF DESCRIPTION
- FD. - FOUND MONUMENT
- I.P.I.P. SET - MONUMENT SET; 5/8" STEEL RE-BAR W/ CAP
- USED - MONUMENT OR DIMENSION USED
- CALC. - DIMENSION CALCULATED
- BEARINGS ARE FROM AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY
- BASIS OF BEARING IS THE CENTERLINE OF TRAPPERS TRAIL

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	83°37'17"	75.00'	109.46'	67.08'	100.00'	S 01°25'41"E
REC & USED			63.23'	33.67'	61.38'	S 64°32'13"W
LINE	BEARING	DISTANCE				
L 2	N 09°08'40"E	58.90'				
L 3	N 45°11'20"W	87.21'				
L 4	S 87°57'55"E	30.10'				
L 5	N 44°54'55"E	43.21'				
L 6	N 01°18'30"W	45.00'				

RUS00093

TOBBE SPLIT
2 ACRE PARCEL

26-194800

Situated in the Township of Russell, County of Geauga and State of Ohio and being part of Russell Township Lot No. 3 & 4, West Survey Tract 2 and being part of the lands as formerly shown as S/L 30 in the Hunting Hills Subdivision No. 2 as recorded on Plat Volume 14, Page 18 and all of the land as now or formerly conveyed to Ann D. Tobbe as shown on Deed Volume 486, Page 809 and as shown as former S/L No. 25 in the Paul R. Johnston's Hillbrook Estates Subdivision, Plat Volume 8, Page 93, all in the Geauga County Records;

Beginning at an Iron Pin Found in a Monument Box at the center of the cul-de-sac of Trappers Trail (60 feet wide) in the said Hunting Hills Subdivision No. 2; thence S-46⁰-45'-40"-W, 75.00 feet to the right-of-way of said Trappers Trail at the southeasterly corner of said Sublot No. 30 and corner of Sublot No. 31; thence along the subplot line between said Sublot No. 30 and No. 31, S-36⁰-30'-19"-W, 424.52 feet to a 5/8" Re-bar set w/cap and the Principal Place of Beginning;

- (1) Thence continuing along said subplot Lines S-36⁰-30'-19"-W, 215.25 feet to a 5/8" Re-bar Found at the southwesterly corner of said Sublot No. 30 and on the Boundary of said Hunting Hills Subdivision No. 2 which is the easterly boundary of said Paul R. Johnston's Hillbrook Estates Subdivision and being the line between said Original Lot 4 and Lot 3;
- (2) Thence along said Subdivision Lines and Original Lot Lines N-00⁰-39'-59"-W, 137.88 feet to the southeasterly corner of aforesaid Ann D. Tobbe Land and northeasterly corner of lands conveyed to E.Jr. & P. Kundtz as shown on Deed Volume 637, Page 815 in said County Records and witnessed by a 5/8" Re-bar Found 0.77 feet West thereof;
- (3) Thence along said Tobbe line and Kundtz line S-88⁰-42'-31"-W, and passing over a 5/8" Re-bar Found 194.13 feet therefrom, a total of 223.55 feet to the centerline of Hillbrook Lane East (50 feet wide) as shown on aforesaid Paul R. Johnston's Hillbrook Estates Subdivision;
- (4) Thence along said centerline N-09⁰-08'-40"-E, 58.90 feet;
- (5) Thence continuing along said centerline N-28⁰-46'-40"-E, 192.93 feet;
- (6) Thence continuing along said centerline N-45⁰-11'-20"-W, 87.21 feet to a nail found at the centerline intersection of Rindlewood Lane (60 feet wide) as shown on the Rindlewood Subdivision in Plat Volume 21, Page 94-95 of said County Records;

TOBBE SPLIT
2 ACRE PARCEL, continued

- (7) Thence along said centerline of Rindlewood Lane N-44⁰-54'-18"-E, and passing over an Iron Pin in a Monument Box Found at 25.05 feet therefrom and at 208.58 feet therefrom a total distance of 251.79 feet to the afore-said westerly boundary of Hunting Hills Subdivision and easterly boundary of Paul R. Johnston's Hillbrook Estates Subdivision and boundary between said Lot No's 4 and 3 witnessed by a 5/8" Re-bar Found 0.54 feet southwest therefrom;
- (8) Thence along said Subdivision Boundary and Lot Lines and along the westerly boundary of said Sublot No. 30 S-00⁰-39'-59"-E, 264.93 feet to a 5/8" Re-bar w/cap Set;
- (9) Thence S-39⁰-10'-11"-E, 208.90 feet to the Principal Place of Beginning and Containing 2.002 Acres of Land (1.505 Acres calculated in Former S/L 25 and 0.500 Acres from Former S/L 30) and Subject to all Legal Highways and Easements of Record.

Basis of Bearings is the Centerline of Trappers Trail.

As Surveyed by Anthony M. Picone Registered Surveyor #6865

July 25, 1997

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

R.S. 11/28/1997 (Revised)
 GEauga COUNTY ENGINEER

TOBBE SPLIT
REMAINDER SUBLot 30

Situated in the Township of Russell, County of Geauga and State of Ohio and being part of Russell Township Lot No. 3 & 4, West Survey Tract 2 and being part of the lands as formerly shown as S/L 30 in the Hunting Hills subdivision No. 2, as recorded on Plat Volume 14, Page 18 all in the Geauga County Records;

Beginning at an Iron Pin Found in a Monument Box at the center of the cul-de-sac of trappers Trail (60 feet wide) in the Said Hunting Hills Subdivision No. 2; thence S-46°-45'-40"-W, 75.00 feet to the right-of-way of said Trappers Trail at the southeasterly corner of said Sublot No. 30 and corner of Sublot No. 31 witnessed by a 5/8" Re-bar Found 0.08 feet south-westerly therefrom and the Principal Place of Beginning;

- (1) Thence continuing along said Sublot Lines S-36°-30'-19"-W, 424.52 feet to a 5/8" Re-bar w/cap Set;
- (2) Thence N-39°-10'-11"-W, 208.90 feet to a 5/8" Re-bar w/cap Set on the westerly line of said Sublot No. 30, and on the Boundary of said Hunting Hills Subdivision No. 2, which is the easterly boundary of Paul R. Johnston's Hillbrook Estates Subdivision as shown on Plat Volume 8, Page 93 in the said County Records and being the line between said Original Lot 4 and Lot 3;
- (3) Thence along said Subdivision Lines and Original Lot Lines N-00°-39'-59"-W, 922.76 feet to the northwesterly corner of Sublot 30 and a 3/4" I. pin Found;
- (4) Thence along the said northerly Sublot No. 30 Line which is also the southerly boundary of Rindlewood Subdivision as shown on Plat Volume 21, Page 94 in said County Records N-88°-51'-49"-E, 49.97 feet to a 5/8" Re-bar Found;
- (5) Thence along the easterly line of said Sublot No. 30 and west line of Sublot 29, S-28°-00'-30"-E, 729.93 feet to a 5/8" Re-bar Found at the aforesaid right-of-way of Trappers TRail;
- (6) Thence along said right-of-way 109.46 feet along the arc of a curve which bears left and has a radius of 75.00 feet and a chord of 100.00 feet which bears S-01°-25'-41"-E to the Principal Place of Beginning and Containing 5.856 Acres of Land and Subject to all Legal Highways and Easements of Record.

Basis of Bearings is the Centerline of Trappers Trail

As Surveyed by Anthony M. Picone Registered Surveyor #6865

July 25, 1997

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