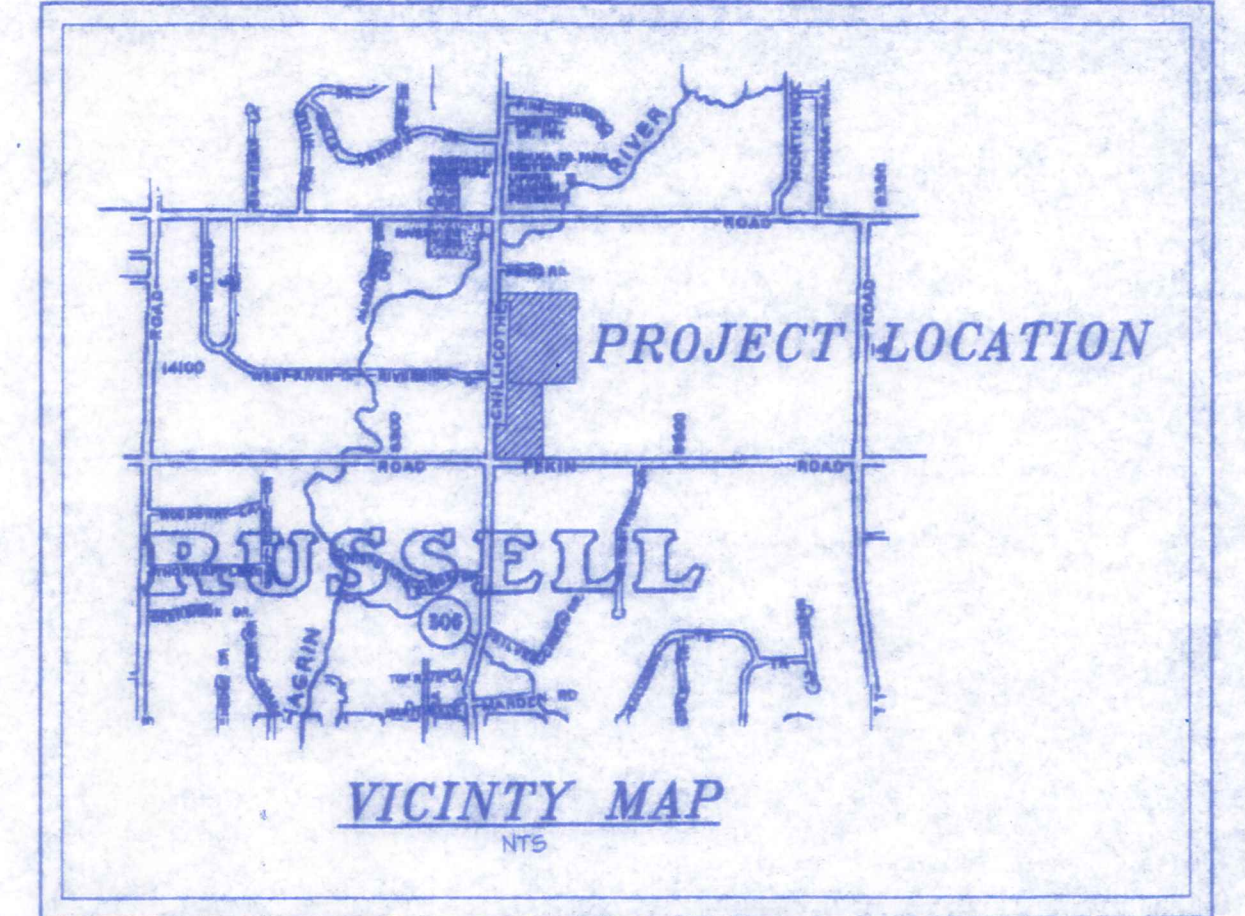
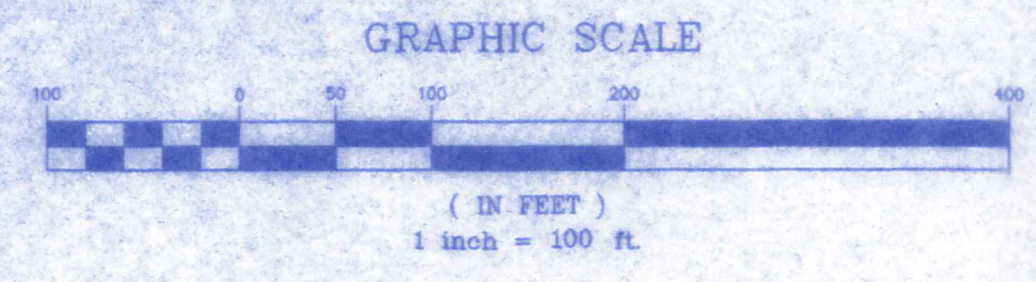
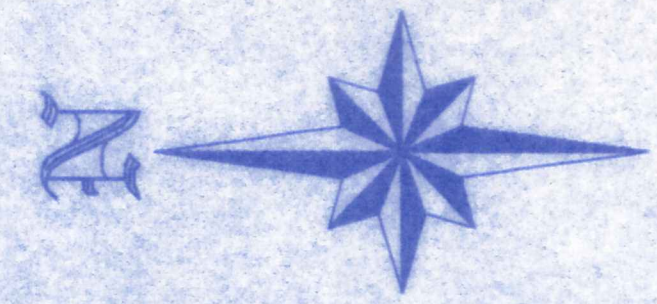


LOT SPLIT PLAT FOR RAYMOND WANTZ

P.P.N.'s 26-201890, 26-201950, 26-202000 & 26-202010

LOCATED IN THE TOWNSHIP OF RUSSELL, COUNTY OF GEauga,
AND THE STATE OF OHIO
BEING PART OF ORIGINAL RUSSELL TOWNSHIP LOT No. 4,
SECTION No. 8, TRACT No. 1



THIS PLAT REPRESENTS A SURVEY WHICH MEETS THE MINIMUM STANDARDS FOR A BOUNDARY SURVEY IN THE STATE OF OHIO AS SPECIFIED IN THE ADMINISTRATION CODE CHAPTER 4733-37. DIMENSIONS SHOWN ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF AND MONUMENTS WERE FOUND OR SET AS INDICATED HEREON.



Bruce R. Landeg 7/20/2000
BRUCE R. LANDEG DATE
P.S. No. 7985

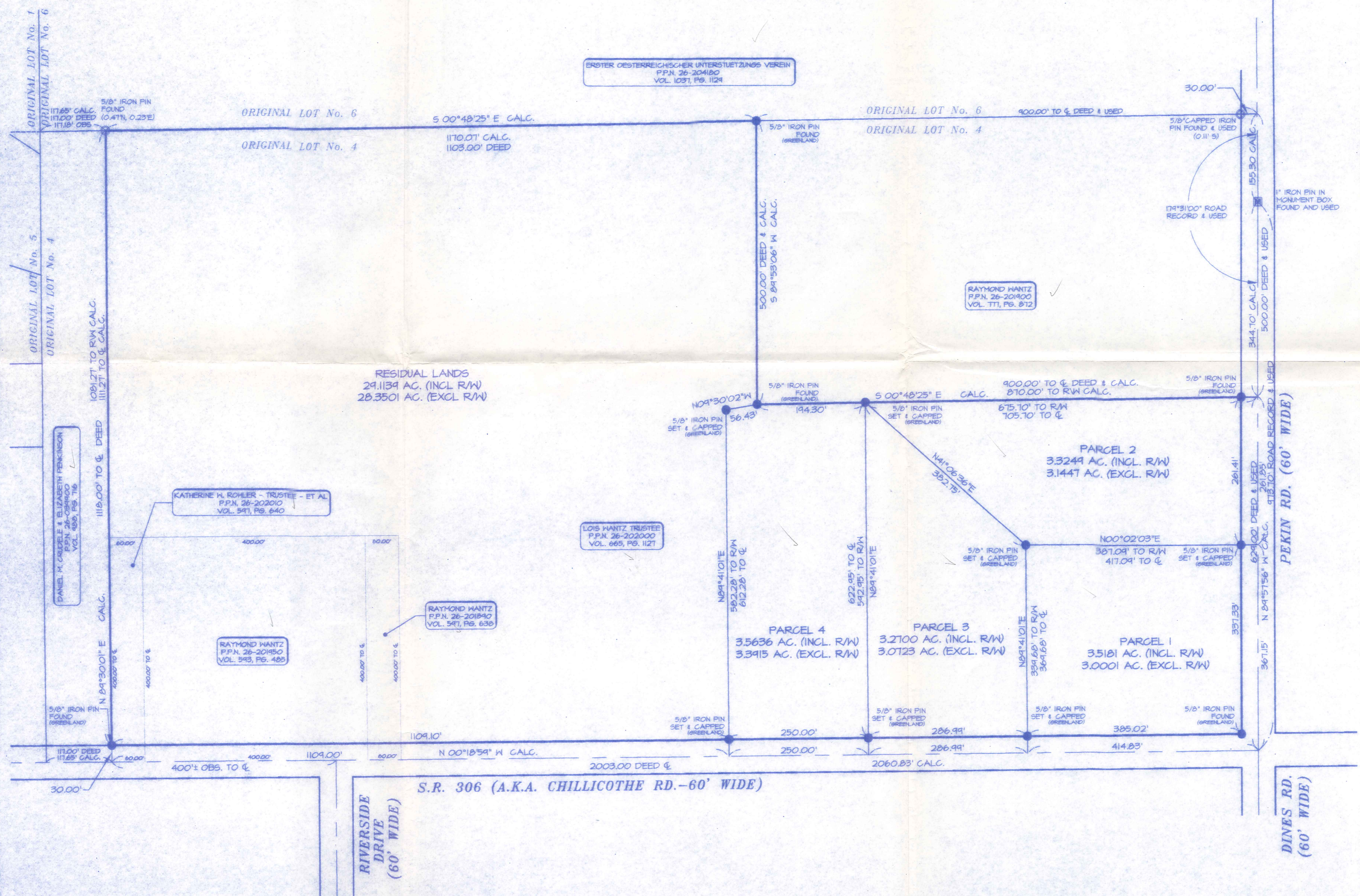
SURVEY LEGEND:

- = IRON PIN FOUND (AS NOTED)
- = 5/8" DIAMETER IRON PIN SET W/ ORANGE GAP MARKED "GREENLAND"

LOT SPLIT ACREAGE TABLE		
ORIGINAL PARCEL ACREAGE	42.1905 AC. INCLUDING R/W	40.9581 AC. EXCLUDING R/W
PARCEL 1	3.5181 AC. INCLUDING R/W	3.0001 AC. EXCLUDING R/W
PARCEL 2	3.3244 AC. INCLUDING R/W	3.1441 AC. EXCLUDING R/W
PARCEL 3	3.2100 AC. INCLUDING R/W	3.0723 AC. EXCLUDING R/W
PARCEL 4	3.5636 AC. INCLUDING R/W	3.3915 AC. EXCLUDING R/W
RESIDUAL LANDS	29.1139 AC. INCLUDING R/W	28.3501 AC. EXCLUDING R/W

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.S. 8/8/2000
OFFICE OF THE
GEAUGA COUNTY ENGINEER

OWNER
RAYMOND WANTZ
8560 PEKIN ROAD
NOVELTY, OHIO 44072
(440) 338-3166
VOL. 547, PG. 638



Greenland Consulting, Inc.
Planning - Surveying - Engineering
6520 Hopkins Road Mentor, OH 44060
Phone: (440) 205-8167 Fax: (440) 205-1929
E-Mail: greenhd@quiznet.net

Rev. No.	Description	Date	By	Check

**LOT SPLIT PLAT
CHILICOTHE ROAD**
TWP. OF RUSSELL - GEAUGA COUNTY - STATE OF OHIO

Drawn By: JFF
Filename: 99-0610.LOTSPLIT
Checked By:
Approved By:
Date: JUL 00

P.P.N.'s 26-201890, 26-201950
26-202000 & 20-202010

Scale:

HORIZ: 1" = 100'	
VERT: 1" = NA	
Sheet No. 01	
1	1

RUS-00097

Wantz
Picked up 8-14-2000

RUS00097

Greenland Consulting, Inc.

Planning - Surveying - Engineering

6520 Hopkins Road Mentor, OH 44060

Phone: (440) 205-8167 Fax: (440) 205-1923

E-Mail: greenlnd@quixnet.net



**LEGAL DESCRIPTION for RAYMOND WANTZ
PARCEL 2 from P.P.N. 26-202000
CONTAINING 3.3249 ACRES (INCL. R/W), 3.1447 ACRES (EXCL. R/W)
IN THE TOWNSHIP OF RUSSELL, GEAUGA COUNTY, OHIO**

Situated in the Township of Russell, County of Geauga, and State of Ohio and being a part of Original Russell Township Lot No. 4, Section No. 8, Tract No. 1 and further bounded and described as follows:

BEGINNING at a point at the intersection of the centerline of State Route 306 (a.k.a. Chillicothe Road - 60' wide) and the centerline of Pekin Road (60' wide);

THENCE South 89° 57' 56" East along the centerline of said Pekin Road a distance of 367.15 feet to a point, said point being the Principal Place of Beginning of the premises herein intended to be described;

Course I Thence continuing South 89° 57' 56" East along the centerline of said Pekin Road a distance of 261.85 feet to a point;

Course II Thence North 00° 48' 25" West passing through a 5/8" diameter capped iron pin in the northerly sideline of said Pekin Road set at a distance of 30.00 feet and continuing along the westerly line of lands conveyed to Raymond Wantz by deed recorded in Vol. 777, Pg. 872 of the Geauga County Records of Deeds a total distance of 705.70 feet to a 5/8" diameter capped iron pin set;

Course III Thence South 41° 06' 36" West a distance of 382.75 feet to a 5/8" diameter capped iron pin set;

Course IV Thence South 00° 02' 03" West passing through a 5/8" diameter capped iron pin set at a distance of 387.09 feet and continuing a total distance of 417.09 feet to the centerline of said of Pekin Road to the Principal Place of Beginning and containing 3.3249 acres (incl. r/w), 3.1447 acres (excl. r/w) of land as calculated and described by Bruce R. Landeg, Registered Surveyor No. 7985, in July of 2000 and subject to all legal highways. Bearings used herein refer to an assumed meridian and are intended to indicate angles only.

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07/19/00 8:59 AM

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

R.S. 8/8/2000

OFFICE OF THE
GEAUGA COUNTY ENGINEER

Greenland Consulting, Inc.

Planning - Surveying - Engineering

6520 Hopkins Road Mentor, OH 44060

Phone: (440) 205-8167 Fax: (440) 205-1923

E-Mail: greenlnd@quixnet.net



**LEGAL DESCRIPTION for RAYMOND WANTZ
 PARCEL 3 from P.P.N. 26-202000
 CONTAINING 3.2700 ACRES (INCL. R/W), 3.0723 ACRES (EXCL. R/W)
 IN THE TOWNSHIP OF RUSSELL, GEAUGA COUNTY, OHIO**

Situated in the Township of Russell, County of Geauga, and State of Ohio and being a part of Original Russell Township Lot No. 4, Section No. 8, Tract No. 1 and further bounded and described as follows:

BEGINNING at a point at the intersection of the centerline of State Route 306 (a.k.a. Chillicothe Road - 60' wide) and the centerline of Pekin Road (60' wide);

THENCE North 00° 18' 59" West a distance of 414.83 feet point in the centerline of said of State Route 306, said point being the Principal Place of Beginning of the premises herein intended to be described;

- Course I Thence North 89° 41' 01" East passing through a 5/8" diameter capped iron pin set in the easterly sideline of said State Route 306 at a distance of 30.00 feet and continuing a total a distance of 369.68 feet to a 5/8" diameter capped iron pin set;
- Course II Thence North 41° 06' 36" East a distance of 382.75 feet to a 5/8" diameter capped iron pin set in the westerly lands conveyed to Raymond Wantz by deed recorded in Vol. 777, Pg. 872 of the Geauga County Records of Deeds
- Course III Thence South 89° 41' 01" West passing through a 5/8" diameter capped iron pin set in the easterly sideline of said State Route 306 at a distance of 592.95 feet and continuing a total a distance of 622.95 feet to a point in the centerline of said State Route 306;
- Course IV Thence South 00° 18' 59" East a distance of 286.99 feet along the centerline of said of State Route 306 to the Principal Place of Beginning and containing 3.2700 acres (incl. r/w), 3.0723 acres (excl. r/w) of land as calculated and described by Bruce R. Landeg, Registered Surveyor No. 7985, in July of 2000 and subject to all legal highways. Bearings used herein refer to an assumed meridian and are intended to indicate angles only.

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

R.S. 8/8/2000

OFFICE OF THE
 GEAUGA COUNTY ENGINEER

Greenland Consulting, Inc.

Planning - Surveying - Engineering

6520 Hopkins Road Mentor, OH 44060

Phone: (440) 205-8167 Fax: (440) 205-1923

E-Mail: greenlnd@quiznet.net



LEGAL DESCRIPTION for RAYMOND WANTZ
PARCEL 1 from P.P.N. 26-202000
CONTAINING 3.5181 ACRES (INCL. R/W), 3.0001 ACRES (EXCL. R/W)
IN THE TOWNSHIP OF RUSSELL, GEAUGA COUNTY, OHIO

Situated in the Township of Russell, County of Geauga, and State of Ohio and being a part of Original Russell Township Lot No. 4, Section No. 8, Tract No. 1 and further bounded and described as follows:

BEGINNING at a point at the intersection of the centerline of State Route 306 (a.k.a. Chillicothe Road - 60' wide) and the centerline of Pekin Road (60' wide), said point being the Principal Place of Beginning of the premises herein intended to be described;

- Course I Thence South 89° 57' 56" East along the centerline of said Pekin Road a distance of 367.15 feet to a point;
- Course II Thence North 00° 02' 03" East passing through a 5/8" diameter capped iron pin in the northerly sideline of said Pekin Road set at a distance of 30.00 feet and continuing a total distance of 417.09 feet to a 5/8" diameter capped iron pin set;
- Course III Thence South 89° 41' 01" West passing through a 5/8" diameter capped iron pin in the easterly sideline of State Route 306 set at a distance of 339.68 feet and continuing a total distance of 369.68 feet to a point in the centerline of said State Route 306;
- Course IV Thence South 00° 18' 59" East a distance of 414.83 feet along the centerline of said of State Route 306 to the Principal Place of Beginning and containing 3.5181 acres (incl. r/w), 3.0001 acres (excl. r/w) of land as calculated and described by Bruce R. Landeg, Registered Surveyor No. 7985, in July of 2000 and subject to all legal highways. Bearings used herein refer to an assumed meridian and are intended to indicate angles only.

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

R.S. _____ *8/8/2000*
 OFFICE OF THE
 GEAUGA COUNTY ENGINEER

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 JUL 24 2000
 GEAUGA COUNTY ENGINEER

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Greenland Consulting, Inc.

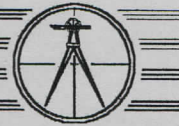
Planning - Surveying - Engineering

6520 Hopkins Road Mentor, OH 44060

Phone: (440) 205-8167

Fax: (440) 205-1923

E-Mail: greenlnd@quixnet.net



**LEGAL DESCRIPTION for RAYMOND WANTZ
PARCEL 4 from P.P.N. 26-202000
CONTAINING 3.5636 ACRES (INCL. R/W), 3.3915 ACRES (EXCL. R/W)
IN THE TOWNSHIP OF RUSSELL, GEauga COUNTY, OHIO**

Situated in the Township of Russell, County of Geauga, and State of Ohio and being a part of Original Russell Township Lot No. 4, Section No. 8, Tract No. 1 and further bounded and described as follows:

BEGINNING at a point at the intersection of the centerline of State Route 306 (a.k.a. Chillicothe Road - 60' wide) and the centerline of Pekin Road (60' wide);

THENCE North $00^{\circ} 18' 59''$ West a distance of 701.82 feet point in the centerline of said of State Route 306, said point being the Principal Place of Beginning of the premises herein intended to be described;

Course I Thence North $89^{\circ} 41' 01''$ East passing through a $5/8''$ diameter capped iron pin set in the easterly sideline of said State Route 306 at a distance of 30.00 feet and continuing a total a distance of 622.95 feet to a point in the westerly lands conveyed to Raymond Wantz by deed recorded in Vol. 777, Pg. 872 of the Geauga County Records of Deeds;

Course II Thence North $00^{\circ} 48' 25''$ West a distance of 194.30 feet to a $5/8''$ diameter capped iron pin set in the northwesterly corner of said Wantz lands;

Course III Thence North $09^{\circ} 30' 02''$ West a distance of 56.43 feet to a $5/8''$ diameter capped iron pin set;

Course IV Thence South $89^{\circ} 41' 01''$ West passing through a $5/8''$ diameter capped iron pin set in the easterly sideline of said State Route 306 at a distance of 582.28 feet and continuing a total a distance of 612.28 feet to a point in the centerline of said State Route 306;

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DEPT. OF REVENUE
COLUMBUS, OHIO

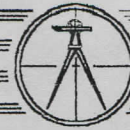
Greenland Consulting, Inc.

Planning - Surveying - Engineering

6520 Hopkins Road Mentor, OH 44060

Phone: (440) 205-8167 Fax: (440) 205-1923

E-Mail: greenlnd@quixnet.net



**LEGAL DESCRIPTION for RAYMOND WANTZ
RESIDUAL LANDS from P.P.N.'s 26-201890, 26-201950, 26-202000 & 26-202010
CONTAINING 29.1139 ACRES (INCL. R/W), 28.3501 ACRES (EXCL. R/W)
IN THE TOWNSHIP OF RUSSELL, GEAUGA COUNTY, OHIO**

Situated in the Township of Russell, County of Geauga, and State of Ohio and being a part of Original Russell Township Lot No. 4, Section No. 8, Tract No. 1 and further bounded and described as follows:

BEGINNING at a point at the intersection of the centerline of State Route 306 (a.k.a. Chillicothe Road - 60' wide) and the centerline of Pekin Road (60' wide);

THENCE North $00^{\circ} 18' 59''$ West a distance of 951.82 feet point in the centerline of said of State Route 306, said point being the Principal Place of Beginning of the premises herein intended to be described;

- Course I Thence North $89^{\circ} 41' 01''$ East passing through a $5/8''$ diameter capped iron pin set in the easterly sideline of said State Route 306 at a distance of 30.00 feet and continuing a total a distance of 612.28 feet to a point a $5/8''$ diameter capped iron pin set;
- Course II Thence South $09^{\circ} 30' 02''$ East a distance of 56.43 feet to a $5/8''$ diameter capped iron pin found in the northwesterly corner of lands conveyed to Raymond Wantz by deed recorded in Vol. 777, Pg. 872 of the Geauga County Records of Deeds;
- Course III Thence North $89^{\circ} 53' 06''$ East along said Wantz lands a distance of 500.00 feet to a $5/8''$ diameter capped iron pin found in the westerly line of lands conveyed to Erster Oesterreichischer Unterstuetzungs Verein by deed recorded in Vol. 1037, Pg. 1129 of the Geauga County Records of Deeds;
- Course IV Thence North $00^{\circ} 48' 25''$ West along the west line of said Erster Verein lands a distance of 1170.07 feet to a $5/8''$ diameter capped iron pin found (0.47' N, 0.23' E) at the southeast corner of Daniel M. Crudele & Elizabeth Penkinson by deed recorded in Vol. 988, Pg. 716 of the Geauga County Records of Deeds;

RUS.00097

**Legal Description for Raymond Wantz
Residual Lands from P.P.N.'S 26-201890, 26-201950, 26-202000 & 26-202010
Containing 29.1139 Acres (Incl. R/W), 28.3501 Acres (Excl. R/W)
In The Township of Russell, Geauga County, Ohio**

Course V Thence South 89° 30' 01" West along the southern line of said Crudele & Penkinson lands passing through a 5/8" diameter capped iron pin found in the easterly sideline of said State Route 306 at a distance of 1081.27 feet and continuing a total a distance of 1111.27 feet to a point in the centerline of said State Route 306;

Course VI Thence South 00° 18' 59" East a distance of 1109.00 feet along the centerline of said of State Route 306 to the Principal Place of Beginning and containing 29.1139 acres (incl. r/w), 28.3501 acres (excl. r/w) of land as calculated and described by Bruce R. Landeg, Registered Surveyor No. 7985, in July of 2000 and subject to all legal highways. Bearings used herein refer to an assumed meridian and are intended to indicate angles only.

Acreage out of P.P.N.'s
26-201890 - 0.55 Ac.
26-201950 - 3.67 Ac.
26-202000 - 24.34 Ac.
26-202010 - 0.55 Ac.

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

R.S. _____ *8/8/2000*
OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER