

**LEGEND**

- ips 5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
- I.Pin Iron Pin
- I.Pipe Iron Pipe
- Mon. Monument
- Fc Fence post
- Mag Mag Nail Set
- Fnd. Found
- D. Deed
- R/Rec Record
- M/Msd Measured
- O/Obs Observed
- C/Calc Calculated
- U. Used
- D.R. Deed Record
- O.R. Official Record
- C.L. C/L Centerline
- e/p Edge of Pavement
- P Plat record information

**GRAPHIC SCALE**



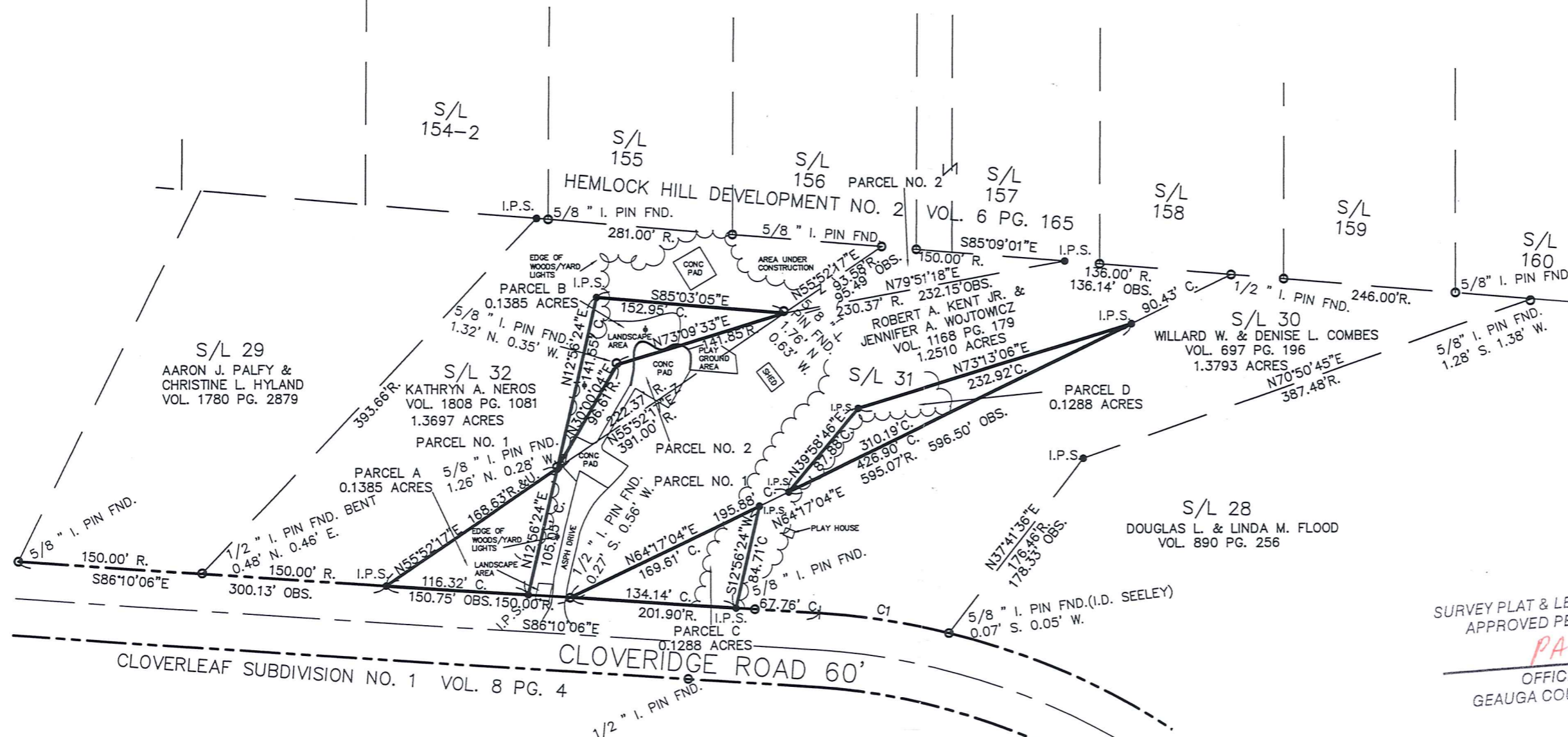
( IN FEET )

1 inch = 100 ft.

MAY 23, 2007

**PLAT OF SURVEY AND LOT SPLIT**  
**For**  
**ROBERT A. KENT JR. & JENNIFER A. WOJTOWICZ**

SITUATED IN THE TOWNSHIP OF RUSSELL, COUNTY OF GEauga AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL LOT NUMBER 12, TRACT 3 AND FURTHER BEING KNOWN AS PART OF A PARCEL OF LAND CONVEYED TO KATHRYN A. NEROS BY DEED RECORDED IN VOLUME 1808, PAGE 1081 OF GEAGA COUNTY DEED RECORDS, AND PART OF A PARCEL OF LAND CONVEYED TO ROBERT A. KENT JR. AND JENNIFER A. WOJTOWICZ BY DEED RECORDED IN VOLUME 1168, PAGE 179 OF GEAGA COUNTY DEED RECORDS, AND PART OF A PARCEL OF LAND CONVEYED TO WILLARD W. AND DENISE L. COMBES BY DEED RECORDED IN VOLUME 697, PAGE 196 OF GEAGA COUNTY DEED RECORDS.



SURVEY PLAT & LEGAL DESCRIPTION  
 APPROVED PER R.C. 315.251  
*PAK 5/30/07*  
 OFFICE OF THE *RWS*  
 GEAGA COUNTY ENGINEER



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.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH LENGTH	TANGENT
C1	107.49	600.00	10°15'51"	N81°02'11"W	107.34	53.89



PREPARED FOR:  
 ROBERT A. KENT JR.  
 8260 CLOVERIDGE ROAD  
 RUSSELL, OH 44022

PREPARED BY:  
**SCHWARTZ LAND SURVEYING INC.**  
 RUDY E. SCHWARTZ  
 PROFESSIONAL SURVEYOR  
 12121 KINSMAN ROAD  
 NEWBURY, OHIO 44065  
 440-564-8174 Fax: 440-564-8285

*Rudy Schwartz* 5.29.07  
 RUDY SCHWARTZ, P.S. #7193 Date

RUS00099  
RUS-00099

Wojtowicz (07-089)

Pick up date  
5-30-07

Vol. 1995 pg. 1013  
PN# 26-214292

LEGAL DESCRIPTION  
OF A  
0.1385 ACRE PARCEL  
FOR  
ROBERT A. KENT JR. &  
JENNIFER A. WOJTOWICZ  
PARCEL "A"

Situated in the Township of Russell, County of Geauga, and State of Ohio and known as being a part of Original Lot No. 12, Tract No. 3, and further being known as a part of parcel No. 1 of lands conveyed to Robert A. Kent Jr. and Jennifer A. Wojtowicz by deed recorded in Volume 1168, Page 179 of Geauga County Deed Records, further bounded and described as follows;

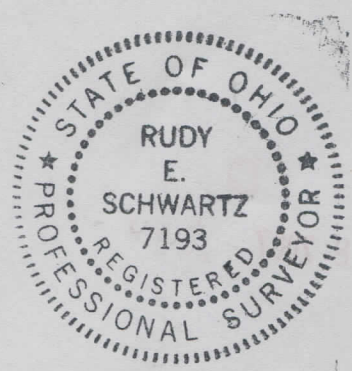
Beginning at a 5/8 inch iron pin found on the Northerly right-of-way of Cloveridge Road 60 feet wide, at the Southwesterly corner of subplot No. 29 of Cloverleaf Subdivision No. 1 as shown by plat recorded in Volume 8, Page 4 of Geauga County Plat Records;

Thence South 86° 10' 06" East, along said Northerly right-of-way of Cloveridge Road, a distance of 300.13 feet to a 5/8 inch iron pin set at the Southeasterly corner of subplot No. 32 and the Principal Place of Beginning herein intended to be described;

COURSE I Thence North 55° 52' 17" East, along the Southeasterly line of said subplot No. 32, a distance of 168.63 to a point, said point also being the most Southerly corner of parcel No. 2 of land so conveyed to Robert A. Kent Jr. and Jennifer A. Wojtowicz (witness a 5/8 inch iron pin found 1.26 feet North 0.22 feet West);

COURSE II Thence South 12° 56' 24" West a distance of 105.05 feet to a 5/8 inch iron pin set on said Northerly right-of-way of Cloveridge Road;

COURSE III Thence North 86° 10' 06" West, along said Northerly right-of-way of Cloveridge Road, a distance of 116.32 feet to the Place of Beginning and containing 0.1385 acres of land as surveyed, calculated and described on May 29, 2007 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.



5-29-07  
DATE

[Signature]  
RUDY E. SCHWARTZ, P.S. 7193

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

PAK 5/30/07  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER

RUS 00099

(07-089)

Vol. 1995pg 1016  
PN# 26-214293

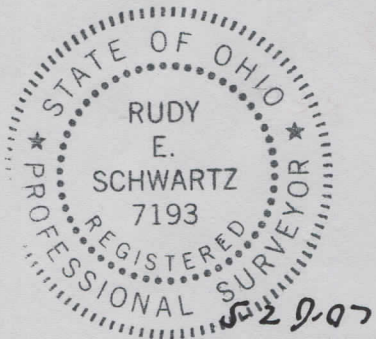
LEGAL DESCRIPTION  
OF A  
0.1385 ACRE PARCEL  
FOR  
ROBERT A. KENT JR. &  
JENNIFER A. WOJTOWICZ  
PARCEL "B"

Situated in the Township of Russell, County of Geauga, and State of Ohio and known as being a part of Original Lot No. 12, Tract No. 3, and further being known as a part of parcel No. 1 of lands conveyed to Kathryn A. Neros by deed recorded in Volume 1808, Page 1081 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a 5/8 inch iron pin set on the Northerly right-of-way of Cloveridge Road, 60 feet wide, at the Southeasterly corner of subplot No. 32 of Cloverleaf Subdivision No. 1 as shown by plat recorded in Volume 8, Page 4 of Geauga County Plat Records, said pin lying South 86° 10' 06" East, along said Northerly right-of-way of Cloveridge Road, a distance of 300.13 feet from a 5/8 inch iron pin found at the Southwesterly corner of subplot No. 29 in said Cloverleaf Subdivision No. 1;

Thence North 55° 52' 17" East, along the Southeasterly line of said subplot 32, a distance of 168.63 feet to a point (witness a 5/8 inch iron pin found 0.28 feet West and 1.26 feet North) at the most Southerly corner of parcel No. 2 of land conveyed to Robert A. Kent Jr. and Jennifer A. Wojtowicz by deed recorded in Volume 1168, Page 179 of Geauga County Deed Records and the Principal Place of Beginning of the premises herein intended to be described;

- COURSE I                    Thence North 12° 56' 24" East a distance of 141.55 feet to a 5/8 inch iron pin set;
- COURSE II                   Thence South 85° 03' 05" East a distance of 152.95 feet to a point, said point also being the most Northerly corner of said parcel No. 2 of land so conveyed to Robert A. Kent Jr. and Jennifer A. Wojtowicz (witness a 5/8 inch iron pin found 1.76 feet North and 0.63 feet West);
- COURSE III                   Thence South 73° 09' 33" West, along the Northwesterly line of said parcel No. 2 of land so conveyed to Robert A. Kent Jr. and Jennifer A. Wojtowicz, a distance of 141.85 feet to an angle point therein (witness a 5/8 inch iron pin found 1.32 feet North and 0.32 feet West);
- COURSE IV                   Thence South 30° 00' 04" West, along the Westerly line of said parcel No. 2 of land so conveyed to Robert A. Kent Jr. and Jennifer A. Wojtowicz, a distance of 96.61 feet to the Principal Place of Beginning and containing 0.1385 acres of land as surveyed, calculated and described on May 29, 2007 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.



DATE

RUDY E. SCHWARTZ, P.S. 7193

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

PAK 5/30/07

OFFICE OF THE *REJ*  
GEAUGA COUNTY ENGINEER

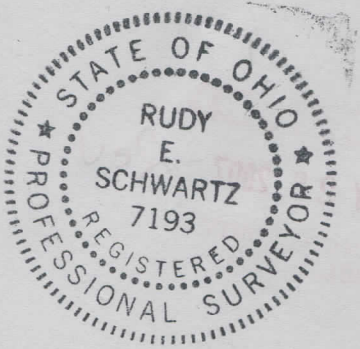
LEGAL DESCRIPTION  
 OF A  
 0.1288 ACRE PARCEL  
 FOR  
 ROBERT A. KENT JR. &  
 JENNIFER A. WOJTOWICZ  
 PARCEL "C"

Situated in the Township of Russell, County of Geauga, and State of Ohio and known as being a part of Original Lot No. 12, Tract No. 3, and further being known as a part of a parcel of land conveyed to Willard W. and Denise L Combes by deed recorded in Volume 697, Page 196 of Geauga County Deed Records further bounded and described as follows;

Beginning at a 5/8 inch iron pin set on the Northerly right-of-way of Cloveridge Road, 60 feet wide, at the Southeasterly corner of subplot No. 32 of Cloverleaf Subdivision No. 1 as shown by plat recorded in Volume 8, Page 4 of Geauga County Plat Records, said pin lying South 86° 10' 06" East, along said Northerly right-of-way of Cloveridge Road, a distance of 300.13 feet from a 5/8 inch iron pin found at the Southwesterly corner of subplot No. 29 in said Cloverleaf Subdivision No. 1;

Thence South 86° 10' 06" East, along said Northerly right-of-way of said Cloveridge Road, a distance of 150.75 feet to a point at the Southeasterly corner of subplot 31 in said Cloverleaf Subdivision No. 1 (witness a 5/8 inch iron pin found 0.27 feet North and 0.56 feet West) and the Principal Place of Beginning of the premises herein intended to be described;

- COURSE I                    Thence North 64° 17' 04" East, along the Southwesterly line of said subplot No. 31, a distance of 169.61 feet to a 5/8 inch iron pin set;
- COURSE II                    Thence South 12° 56' 24" West a distance of 84.71 feet to a 5/8 inch iron pin set on said Northerly right-of-way of Cloveridge Road;
- COURSE III                    Thence North 86° 10' 06" West, along said Northerly right-of-way of Cloveridge Road, a distance of 134.14 feet to the Principal Place of Beginning and containing 0.1288 acres of land as surveyed, calculated and described on May 29, 2007 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.



5.29.07  
 DATE

[Signature]  
 RUDY E. SCHWARTZ, P.S. 7193

SURVEY PLAT & LEGAL DESCRIPTION  
 APPROVED PER R.C. 315.251  
 PAK 5/30/07  
 OFFICE OF THE REV  
 GAUGA COUNTY ENGINEER

LEGAL DESCRIPTION  
 OF A  
 0.1288 ACRE PARCEL  
 FOR  
 ROBERT A. KENT JR. &  
 JENNIFER A. WOJTOWICZ  
 PARCEL "D"

Situated in the Township of Russell, County of Geauga, and State of Ohio and known as being a part of Original Lot No. 12, Tract No. 3, and further being known as a part of parcel No. 1 of lands conveyed to Robert A. Kent Jr. and Jennifer A. Wojtowicz by deed recorded in Volume 1168, Page 179 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a 5/8 inch iron pin set on the Northerly right-of-way of Cloverridge Road, 60 feet wide, at the Southeasterly corner of subplot No. 32 of Cloverleaf Subdivision No. 1 as shown by plat recorded in Volume 8, Page 4 of Geauga County Plat Records, said pin lying South 86° 10' 06" East, along said Northerly right-of-way of Cloverridge Road, a distance of 300.13 feet from a 5/8 inch iron pin found at the Southwesterly corner of subplot No. 29 in said Cloverleaf Subdivision No. 1;

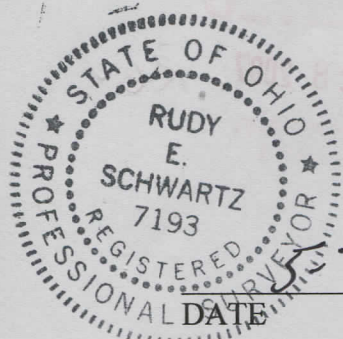
Thence South 86° 10' 06" East, along said Northerly right-of-way of said Cloverridge Road, a distance of 150.75 feet to the Southeasterly corner of subplot No. 31 in said Cloverleaf Subdivision No. 1 (witness a 5/ 8inch iron pin found 0.27 feet North and 0.56 feet West) said point also being the Southeasterly corner of parcel No. 1 of land so conveyed to Robert A. Kent Jr. and Jennifer A. Wojtowicz;

Thence North 64° 17' 04" East, along the Southeasterly line of said subplot 31, a distance of 195.88 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 39° 58' 46" East a distance of 87.88 feet to a 5/8 inch iron pin set at an angle point therein;

COURSE II Thence North 73° 13' 06" East a distance of 232.92 feet to a 5/8 inch iron pin set on said Southeasterly line of subplot No. 31;

COURSE III Thence South 64° 17' 04" West, along said Southeasterly line of subplot No. 31, a distance of 310.19 feet to the Principal Place of Beginning and containing 0.1288 acres of land as surveyed, calculated and described on May 29, 2007 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.



*[Handwritten Signature]*

RUDY E. SCHWARTZ, P.S. 7193  
 SURVEY PLAT & LEGAL DESCRIPTION  
 APPROVED PER R.C. 315.251

PAK 5/30/07

OFFICE OF THE *Rev*  
 GEAUGA COUNTY ENGINEER