

RUS-00103

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sent to Auditor 10-23-97

RUS00103

26-213300

Delmar B. Kosie & Associates

200 South Street

Chardon, Ohio

44024

2.343 ACRE PARCEL

DEED OF RECORD: VOLUME 593, PAGE 766

SITUATED IN THE TOWNSHIP OF RUSSELL, COUNTY OF GEAUGA AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LOT NO. 3, IN TRACT NO. 1, WITHIN SAID TOWNSHIP AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A 1" IRON PIN IN A MONUMENT BOX FOUND AT THE INTERSECTION OF CEDAR ROAD AND CHILLICOTHE ROAD (S.R. 306).

THENCE S04 06'15"W ALONG THE CENTERLINE OF SAID CHILLICOTHE ROAD A DISTANCE OF 2813.90 FEET TO A POINT. SAID POINT BEING THE SOUTHEASTERLY CORNER OF A PARCEL OF LAND CONVEYED TO J. AND M. PRISCHAK AS RECORDED IN VOL. 478, PG. 747 OF GEAUGA COUNTY RECORDS AND DEEDS. SAID POINT ALSO BEING THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY.

THENCE N86 16'25"W ALONG A SOUTHERLY LINE OF SAID PRISCHAK'S LAND (PARALLEL WITH THE NORTHERLY LINE OF RUSSELL TOWNSHIP) AND PASSING THROUGH A 5/8" IRON PIN SET AT 40.00 FEET A TOTAL DISTANCE OF 694.31 FEET TO A 5/8" IRON PIN SET ON AN EASTERLY LINE OF A PARCEL OF LAND CONVEYED TO M. AND K.A. SUGLIA AS RECORDED IN VOL. 685, PG. 749 OF GEAUGA COUNTY RECORDS AND DEEDS.

THENCE S27 05'30"E ALONG SAID SUGLIA'S EASTERLY LINE A DISTANCE OF 192.88 FEET TO A 5/8" IRON PIN SET. SAID POINT BEING A NORTHWESTERLY CORNER OF A PARCEL OF LAND CONVEYED TO M. AND K. SUGLIA AS RECORDED IN VOL. 846, PG. 956 OF GEAUGA COUNTY RECORDS AND DEEDS.

THENCE S87 46'52"E ALONG A NORTHERLY LINE OF SAID SUGLIA'S LAND AND PASSING THROUGH A 5/8" IRON PIN SET AT 554.69 FEET A TOTAL DISTANCE OF 594.71 FEET TO A POINT ON THE CENTERLINE OF THE AFORESAID CHILLICOTHE ROAD.

THENCE N04 06'15"E ALONG SAID CENTERLINE A DISTANCE OF 150.00 FEET TO THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY AND CONTAINING 2.343 ACRES OF LAND AS SURVEYED BY DELMAR B. KOSIE AND ASSOCIATES (DELMAR B. KOSIE, REGISTERED SURVEYOR NO. 5276), SEPTEMBER, 1997. BEARINGS ARE TO AN ASSUMED MERIDIAN AND INDICATE ANGLES ONLY.

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

R.S. 10/23/1997
GEAUGA COUNTY ENGINEER