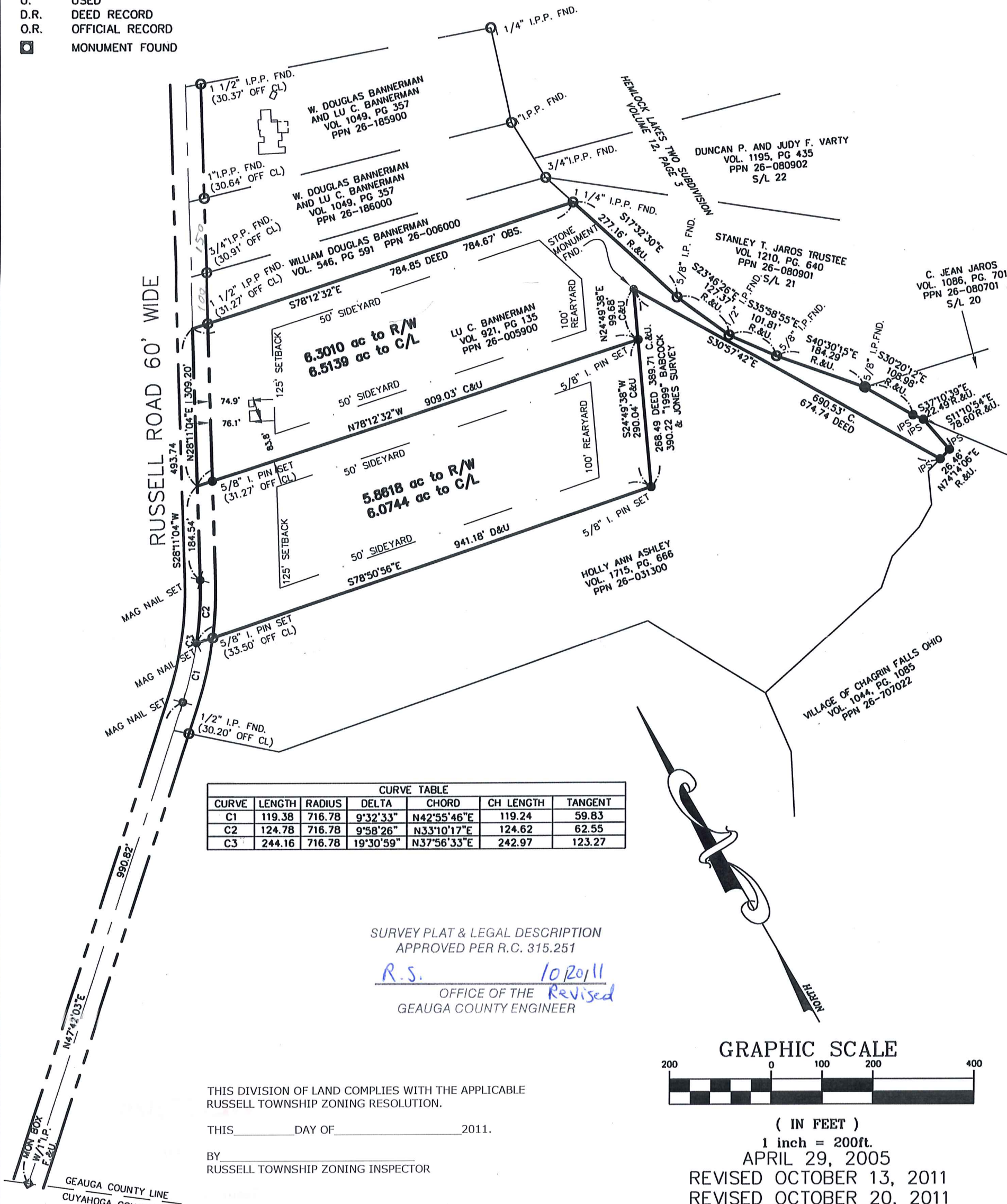


**LEGEND**

- IPS 5/8" IRON PIN SET
- I.Pin IRON PIN
- I.Pipe IRON PIPE
- 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
- ☐ MONUMENT FOUND

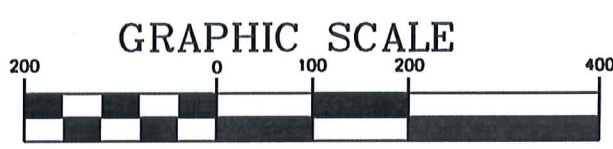
**PLAT OF SURVEY AND LOT SPLIT  
FOR  
LU C. BANNERMAN**

Situated in the Township of Russell, County of Geauga and State of Ohio; And known as being a part of Original Lot No. 20, tract No. 3 and further being known as part of a parcel of land conveyed to Lu C. Bannerman by deed recorded in Volume 921, Page 135 of the Geauga County Deed Records.



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH LENGTH	TANGENT
C1	119.38	716.78	9°32'33"	N42°55'46"E	119.24	59.83
C2	124.78	716.78	9°58'26"	N33°10'17"E	124.62	62.55
C3	244.16	716.78	19°30'59"	N37°56'33"E	242.97	123.27

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
*R.S.* *10/20/11*  
OFFICE OF THE *Revised*  
GEAUGA COUNTY ENGINEER



THIS DIVISION OF LAND COMPLIES WITH THE APPLICABLE RUSSELL TOWNSHIP ZONING RESOLUTION.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2011.  
BY \_\_\_\_\_  
RUSSELL TOWNSHIP ZONING INSPECTOR

( IN FEET )  
1 inch = 200ft.  
APRIL 29, 2005  
REVISED OCTOBER 13, 2011  
REVISED OCTOBER 20, 2011

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 MERIDAN 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.

**Prepared For:**  
**LU C. BANNERMAN**  
**15385 RUSSELL RD.**  
**CHAGRIN FALLS, OHIO 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**



*[Signature]* *10.20.11*  
RUDY SCHWARTZ, P.S. #7193 Date

RUS00110 (RUS 00110)

Bannerman (11-094)

Picked up 10-20-11

26-005900

Vol. 1919- Pg. 12

LEGAL DESCRIPTION  
OF A  
6.0744 ACRE PARCEL  
FOR  
LU C. BANNERMAN

Situated in the Township of Russell, County of Geauga, and State of Ohio and known as being a part Original Lot No. 20, Tract No. 3 and further being known as being part of land conveyed to Lu C. Bannerman (PPN 26-005900) by deed recorded in Volume 921, Page 135 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a monument box with a 1 inch iron pin found in the centerline of Russell Road, 60 feet wide, at its intersection with a Northerly line of Cuyahoga County;

Thence North 47° 42' 03" East, along said centerline of Russell Road, a distance of 990.82 feet to a Mag Nail set at a point of tangency;

Thence Northwesterly along the arc of a curve deflecting to the left, also being said centerline of Russell Road, a distance of 119.38 feet, said curve having a radius of 716.78 feet, a delta of 9° 32' 33", and a chord which bears North 42° 55' 46" East, 119.24 feet to a Mag Nail set at the Northwesterly corner of land conveyed to Holly Ann Ashley (26-031300) by deed recorded in Volume 1715, Page 666 of Geauga County Deed Records and the Principal Place of Beginning of the premises herein intended to be described;

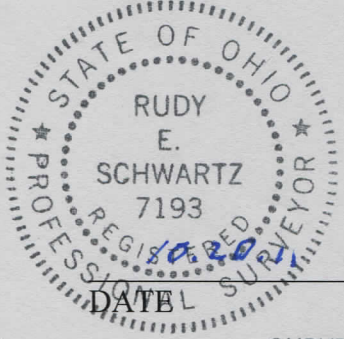
COURSE I Thence Northwesterly along the arc of a curve deflecting to the left, also being said centerline of Russell Road, a distance of 124.78 feet, said curve having a radius of 716.78 feet, a delta of 9° 58' 26", and a chord which bears North 33° 10' 17" East, 124.62 feet to a Mag Nail set at a point of tangency;

COURSE II Thence North 28° 11' 04" East, continuing along said centerline of Russell Road, a distance of 184.54 feet to a point;

COURSE III Thence South 78° 12' 32" East, passing through a 5/8 inch iron pin set at 31.27 feet, a total distance of 909.03 feet to a 5/8 inch iron pin set on a Westerly line of land so conveyed to Holly Ann Ashley;

COURSE IV Thence South 24° 49' 38" West, along said Westerly line of land so conveyed to Holly Ann Ashley, a distance of 290.04 feet to a 5/8 inch iron pin set at an interior corner thereof;

COURSE V Thence North 78° 50' 56" West, along a Northerly line of land so conveyed to Holly Ann Ashley, and passing through a 5/8 inch iron pin set at 907.68 feet, a total distance of 941.18 feet to the Principal Place of Beginning and containing 6.0744 acres of land (5.8618 acres of land excluding the area within the right-of-way of Russell Road) as surveyed, calculated and described, on October 17, 2011 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 by 30 inch iron pins set are I.D. Schwartz 7193.



RUDY E. SCHWARTZ, P.S. 7193

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

R.S. 10/20/11  
OFFICE OF THE REVISOR  
GEAUGA COUNTY ENGINEER

LEGAL DESCRIPTION  
OF A  
6.5139 ACRE PARCEL  
FOR  
LU C. BANNERMAN

Situated in the Township of Russell, County of Geauga, and State of Ohio and known as being a part Original Lot No. 20, Tract No. 3 and further being known as being part of land conveyed to Lu C. Bannerman (PPN 26-005900) by deed recorded in Volume 921, Page 135 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a monument box with a 1 inch iron pin found in the centerline of Russell Road, 60 feet wide, at its intersection with a Northerly line of Cuyahoga County;

Thence North  $47^{\circ} 42' 03''$  East, along said centerline of Russell Road, a distance of 990.82 feet to a Mag Nail set at a point of tangency;

Thence Northwesterly along the arc of a curve deflecting to the left, also being said centerline of Russell Road, a distance of 244.16 feet, said curve having a radius of 716.78 feet, a delta of  $19^{\circ} 30' 59''$ , and a chord which bears North  $37^{\circ} 56' 33''$  East, 242.97 feet to a Mag Nail set at a point of tangency;

Thence North  $28^{\circ} 11' 04''$  East, continuing along said centerline of Russell Road, a distance of 184.54 feet to the Principal Place of Beginning of the premises herein intended to be described;

- COURSE I Thence North  $28^{\circ} 11' 04''$  East, continuing along said centerline of Russell Road, a distance of 309.20 feet to a point at the Southwesterly corner of land conveyed to William Douglas Bannerman (PPN 26-006000) by deed recorded in Volume 546, Page 591 of Geauga County Deed Records;
- COURSE II Thence South  $78^{\circ} 12' 32''$  East, along the Southerly line of land so conveyed to William Douglas Bannerman, and passing through a 1 1/2 inch iron pipe found at 31.27 feet, a total distance of 784.67 feet to a 1 1/4 inch iron pipe found on a Westerly line of land so conveyed to Stanley T. Jaros Trustee (PPN 26-080901) by deed recorded in Volume 1210, Page 640 of Geauga County Deed Records;
- COURSE III Thence South  $17^{\circ} 32' 30''$  East, along said Westerly line of land so conveyed to Stanley T. Jaros Trustee, a distance of 277.16 feet to a 5/8 inch iron pin found;
- COURSE IV Thence South  $23^{\circ} 46' 26''$  East, along a Westerly line of land so conveyed to Stanley T. Jaros Trustee, a distance of 127.37 feet to a 1/2 inch iron pin found;
- COURSE V Thence South  $35^{\circ} 58' 55''$  East, along a Westerly line of land so conveyed to Stanley T. Jaros Trustee, a distance of 101.81 feet to a 5/8 inch iron pin found;
- COURSE VI Thence South  $40^{\circ} 30' 15''$  East, along a Westerly line of land so conveyed to Stanley T. Jaros Trustee, a distance of 184.29 feet to a 5/8 inch iron pin found at a Northwesterly corner of land conveyed to C. Jean Jaros (PPN 26-080701) by deed recorded in Volume 1086, Page 701 of Geauga County Deed Records;

- COURSE VII Thence South 30° 20' 12" East, along a Westerly line of land so conveyed to C. Jean Jaros, a distance of 108.98 feet to a 5/8 inch iron pin set;
- COURSE VIII Thence South 37° 10' 39" East, along a Westerly line of land so conveyed to C. Jean Jaros, a distance of 22.49 feet to a 5/8 inch iron pin set at a Northeasterly corner of land conveyed to the Village of Chagrin Falls Ohio (PPN 26-707022) by deed recorded in Volume 1044, Page 1085 of Geauga County Deed Records;
- COURSE IX Thence South 11° 10' 54" East, along a Northerly line of land so conveyed to Village of Chagrin Falls Ohio, a distance of 78.60 feet to a 5/8 inch iron pin set;
- COURSE X Thence South 74° 14' 06" West, along a Northerly line of land so conveyed to Village of Chagrin Falls Ohio, a distance of 26.46 feet to a 5/8 inch iron pin set at a Southeasterly corner of land conveyed to Holly Ann Ashley (PPN 26-031300) by deed recorded in Volume 1715, Page 666 of Geauga County Deed Records;
- COURSE XI Thence North 30° 57' 42" West, along a Northeasterly line of land so conveyed to Holly Ann Ashley, a distance of 690.53 feet to a stone monument found at a Northeasterly corner thereof;
- COURSE XII Thence South 24° 49' 38" West, along a Westerly line of land so conveyed to Holly Ann Ashley, a distance of 99.68 feet to a 5/8 inch iron pin set;
- COURSE XIII Thence North 78° 12' 32" West and passing through a 5/8 inch iron pin set at 877.76 feet, a total distance of 909.03 feet to the Principal Place of Beginning and containing 6.5139 acres of land (6.3010 acres of land excluding the area within the right-of-way of Russell Road) as surveyed, calculated and described, on October 17, 2011 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 by 30 inch iron pins set are I.D. Schwartz 7193.

RECEIVED  
 OCT 20 2011  
 SURVEYING DEPARTMENT

SURVEY PLAT & LEGAL DESCRIPTION  
 APPROVED PER R.C. 315.251  
 R.S. 10/20/11  
 OFFICE OF THE *Revised*  
 GEauga COUNTY ENGINEER



*[Handwritten Signature]*

10.20.11  
 DATE

RUDY E. SCHWARTZ, P.S. 7193