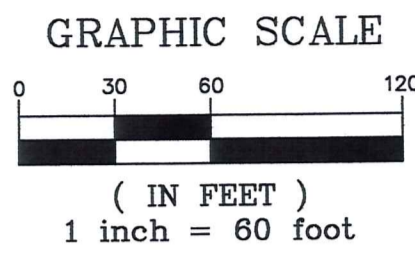


BOUNDARY SURVEY

FOR
DAN A. TAUSSIG

SITUATED PARTLY IN THE VILLAGE OF CHAGRIN FALLS, COUNTY OF CUYAHOGA AND PARTLY IN THE VILLAGE OF SOUTH RUSSELL, COUNTY OF GEauga, ALSO BEING PART OF ORIGINAL RUSSELL TOWNSHIP LOTS 16 & 17, TRACT No. 3 RANGE 9W TWP 7N OF THE CONNECTICUT WESTERN RESERVE, AND STATE OF OHIO



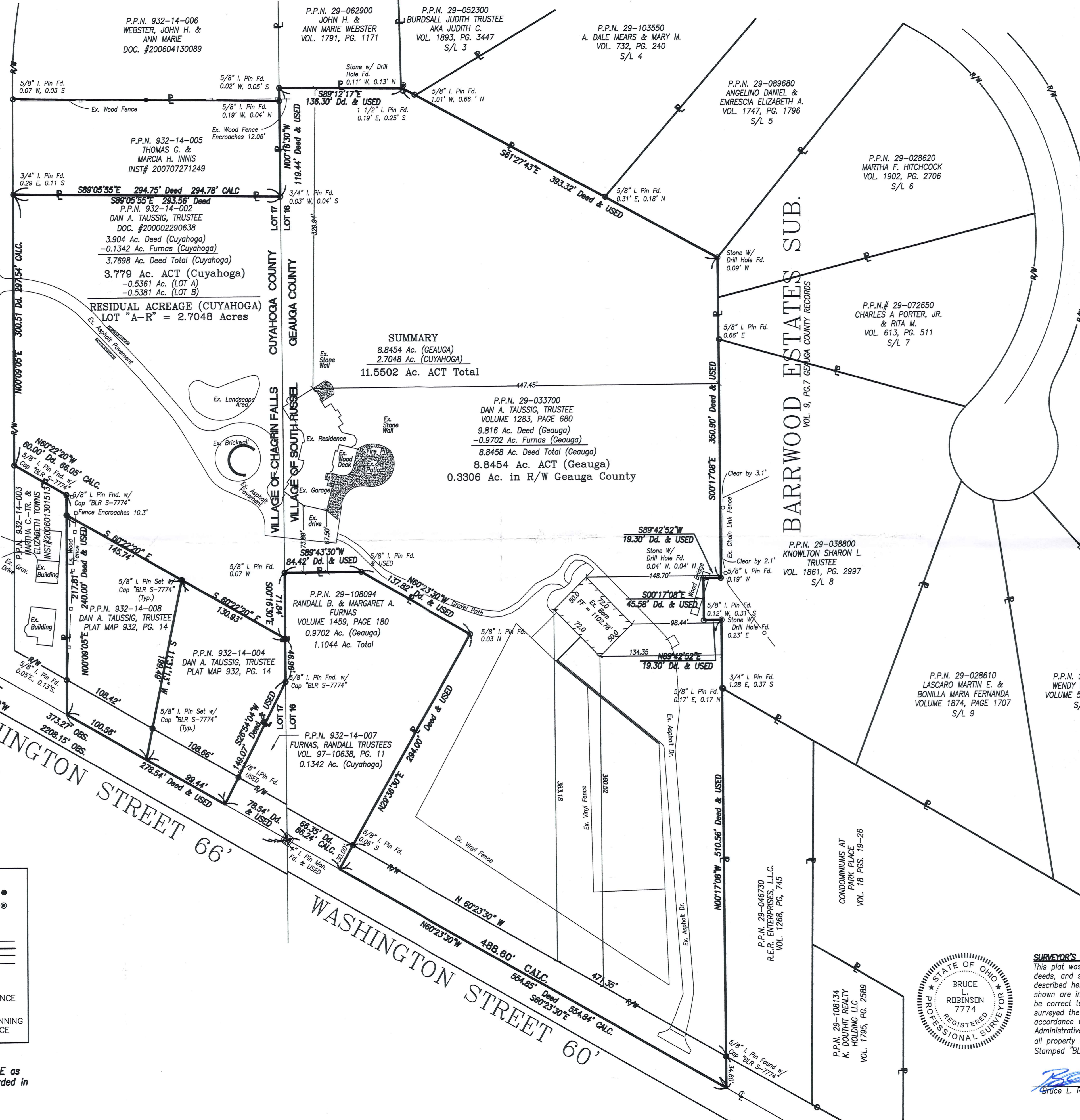
RIDGEWOOD ROAD 50'

LAURELBROOK DRIVE 60'

EAST WASHINGTON STREET 66'

WASHINGTON STREET 60'

BARRWOOD ESTATES SUB.



APPROVALS

This plat is hereby approved by the Village of South Russell Building Commissioner this _____ day of _____, 2012.

David Hovevar Building Commissioner

This plat is hereby approved by the Geauga County Engineers Office this _____ day of _____, 2012.

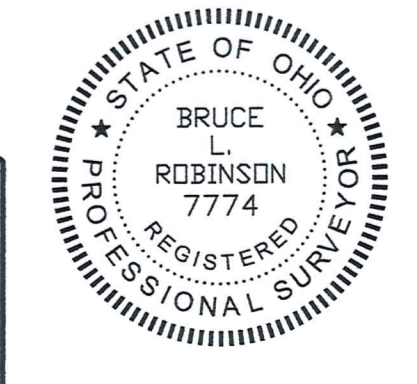
Robert L. Phillips P.E., P.S.

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
S. L. P. K. 7/25/12
OFFICE OF THE REVISOR
GEAUGA COUNTY ENGINEER

LEGEND

MONUMENT BOX	5/8" IRON PIN SET
IRON PIN OR PIPE	STONE W/ DRILL HOLE FOUND
P K NAIL FOUND	
CENTERLINE	
PROPERTY LINE	
RIGHT-OF-WAY LINE	R/W
EASEMENT LINE	
REC. MEAS. CALC. OBS. ENCR. CLR. ADJ. CNTY.	VOL. PAGE C.L.F. CONN. S.F. PLACE OF BEGINNING P.P.O.B. PRINCIPAL PLACE OF BEGINNING
	VOLUME CHAIN-LINK FENCE CONNECTION SQUARE FEET

BASIS OF BEARING:
Basis of bearing for this survey is N 60°22'20" E as the centerline of East Washington Street. As recorded in Deed Volume 2290, Page 638 of Cuyahoga Map Records.



SURVEYOR'S CERTIFICATION:
This plat was prepared from a field survey, analysis of recorded plats, deeds, and survey records. Bearings shown are shown to a meridian described hereon, and are intended to denote angles only. Distances shown are in feet and decimal parts thereof. All of which I certify to be correct to the best of my knowledge. I hereby certify I have surveyed the subject premises and prepared this drawing in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code. Monumentation was found, referenced or set at all property corners. 5/8" Iron Pins, 30" long with an Orange Cap Stamped "BLR S-7774" were set.

Bruce L. Robinson, P.S. P.S. No. 7774 Date 7/24/12



B.L. ROBINSON ENGINEERING & SURVEYING CO.
1799 AKRON-PENINSULA RD. SUITE 125, AKRON, OH 44313
OFFICE: (330) 836-8487 FAX: (330) 836-8490
WEBSITE: www.blrobinson.com

LEGAL DESCRIPTION

***DAN A. TAUSSIG TRUST
RESIDUAL PARCEL – 11.5502 Acres***

Situated partly in the Village of Chagrin Falls, County of Cuyahoga and partly in the Village of South Russell, County of Geauga, also being part of Original Russell Township, Lots 16 & 17, Tract No. 3 Range 9W Twp. 7N of the Connecticut Western Reserve and State of Ohio, furthermore being land conveyed to Dan A. Taussig on February 29, 2000 by instrument number 200002290638 of the Cuyahoga County Recorders Records and March 1, 2000 by Deed Volume 1283, Page 680 of the Geauga County Deed Records, and bounded and described as follows:

Commencing at a 1" Iron pin found in the centerline of East Washington St. (66 foot Right-of-Way*) at its intersection with the Easterly line of Cuyahoga County, also being the Westerly line of Geauga County; Thence North 60°22'20" West, along the centerline of said East Washington Street, a distance of 278.54 feet to the Southeasterly corner of land conveyed by deed to Martha C.-Tr. & Elizabeth Towns, as recorded in Instrument Number 200601301513 of the Cuyahoga County Deed Records; Thence North 00°09'05" East, along the easterly property line of said Martha C.-Tr. & Elizabeth Towns a distance of 217.81 feet to a 5/8" iron pin with cap "BLR S-7774" set and being the PRINCIPAL PLACE OF BEGINNING of a 11.5502 acre parcel of land herein intended to be described;

* (Road known as East Washington St. R/W 66' in Cuyahoga County, and also known as Washington St. in Geauga County R/W 60')

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LEGAL DESCRIPTION (Cont'd.)

**DAN A. TAUSSIG TRUST
RESIDUAL PARCEL – 11.5502 Acres**

Thence North 00°09'05" East, continuing along the easterly property line of said Martha C.-Tr. & Elizabeth Towns, a distance of 22.19 feet to the northeasterly corner of land conveyed to said Martha C.-Tr. & Elizabeth Towns, referenced by a 5/8-inch pin found with cap "BLR S-7774";
iron

Thence North 60°22'20" West, parallel with the centerline of said East Washington Street and along the northerly property line of said land conveyed to said Martha C.-Tr. & Elizabeth Towns, a distance of 66.05 feet to the Easterly Right-of-Way of Ridgewood Road (50 foot Right-of-Way) dedicated in Volume 78, Page 37 of Cuyahoga County Map Records, referenced by a 5/8-inch pin found with cap number "BLR S-7774";
iron

Thence North 00°09'05" East, along the easterly Right-of-Way of said Ridgewood Road, a distance of 297.54 feet to the Southwesterly corner of land conveyed to Thomas G. & Marcia H. Innis as recorded in Instrument Number 200707271249 of the Cuyahoga County Deed Records, referenced by a 3/4-inch Iron Pin Found 0.29 feet East and 0.11 Feet South;

Thence South 89°05'55" East continuing along the southerly property line of said Thomas G. & Marcia H. Innis a distance of 294.78 feet to the southeasterly corner of said parcel referenced by a 3/4-inch Iron Pin Found 0.03 feet West and 0.04 Feet South; said point also being the Westerly line of Geauga County, and Easterly line of Cuyahoga County, also being dividing line between Chagrin Falls Village & South Russell Village and dividing line of Original Russell Township Lots 16 & 17;

Thence North 00°16'30" West, going along said previously mentioned line being along the Easterly line of land conveyed to said Thomas G. & Marcia H. Innis, a distance of 119.44 feet to the southerly line of land conveyed to John H. & Ann Marie Webster as recorded in Volume 1791, Page 1171 of the Geauga County Deed Records; referenced by a 5/8-inch iron pin found 0.02 feet West and 0.05 feet South;

Thence South 89°12'17" East, along the southerly line of said John H. & Ann Marie Webster, a distance of 136.30 to the southwesterly corner of the Barrwood Estates Subdivision, as recorded in Volume 9, Page 7, of Geauga County Records, referenced by a drill hole in a stone monument found 0.11 feet West and 0.13 feet North;

Thence South 61°27'43" East along the southwesterly line of said Barrwood Estates Subdivision, a distance of 393.32 feet to drill hole in a stone monument found 0.09 feet West;

LEGAL DESCRIPTION (Cont'd.)

**DAN A. TAUSSIG TRUST
RESIDUAL PARCEL – 11.5502 Acres**

Thence South 00°17'08" East along the Westerly line of said Barrwood Estates Subdivision, a distance of 350.90 feet to 5/8 inch iron pin found 0.19 feet West;

Thence South 89°42'52" West, a distance of 19.30 feet to a Stone monument with drill hole found 0.04 feet West and 0.04 feet North;

Thence South 00°17'08" East, a distance of 45.58 feet a 5/8-inch iron pin found 0.12 feet West and 0.31 feet South;

Thence North 89°42'52" East, a distance of 19.30 feet to a Stone monument with drill hole found 0.23 feet East;

Thence South 00°17'08" East along the Westerly line of said Barrwood Estates Subdivision and the westerly line of land conveyed to R.E.R. Enerprises, L.L.C. as recorded in Volume 1268, Page 745, a distance of 510.56 feet to the centerline of Washington Street, and passing through a 5/8 inch iron pin found in the Northeasterly Right of Way line of Washington Street a distance of 34.60 feet from said centerline;

Thence North 60°23'30" West along the Centerline of said Washington Street to the southeasterly corner of land conveyed to Randall B. and Margaret A. Furnas as recorded in Volume 1459, Page 180 of the Geauga County Deed Records, a distance of 488.60 feet;

Thence North 29°36'30" East along the Easterly line of said land conveyed to Randall B. and Margaret A. Furnas (passing through a 5/8" Iron Pin Found 0.06 feet South on the Northeasterly Right of Way line of Washington Street a distance of 30.00 feet), to the northeasterly corner of said land, a distance of 294.00 feet referenced by a 5/8" inch iron pin found 0.03 feet North;

Thence North 60°23'30" West along the Northerly line of said land conveyed to Randall B. and Margaret A. Furnas, a distance of 137.82 feet referenced by a 5/8" inch iron pin found;

Thence South 89°43'30" West along the Northerly line of said land conveyed to Randall B. and Margaret A. Furnas, a distance of 84.42 feet referenced by a 5/8" inch iron pin found 0.07 feet West, said point also being the Westerly line of Geauga County, and Easterly line of Cuyahoga County, also being dividing line between Chagrin Falls Village & South Russell Village and dividing line of Original Russell Township Lots 16 & 17;

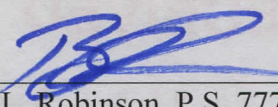
LEGAL DESCRIPTION (Cont'd.)

**DAN A. TAUSSIG TRUST
RESIDUAL PARCEL – 11.5502 Acres**

Thence South 00°16'30" East going along said previously mentioned line, a distance of 71.84 feet referenced by a 5/8" inch iron pin set with cap "BLR S-7774";

Thence North 60°22'20" West, along the southerly line of land conveyed to Dan A. Taussig, Trustee, a distance of 276.67 feet to the *PRINCIPAL PLACE OF BEGINNING* and containing 11.5502 acres of land, of which 2.7048 acres are in the Village of Chagrin Falls, Cuyahoga County and 8.8454 acres are in the Village of South Russell, Geauga County; be the same more or less, but subject to all legal highways, and easements of record as determined by a survey performed by Bruce L. Robinson, P.S. No. 7774 of B.L. Robinson Engineering & Surveying, Co. in June of 2011.

- Basis of Bearings: The centerline of East Washington Street was determined to have a bearing of North 60°23'30" West as recorded in Deed Volume 13819, Page 1497 of Cuyahoga County Deed Records. Distances are described at ground level.
- Instrument Reference: Being land conveyed to Dan A. Taussig Trust on February 29, 2000 by Instrument number 20002290638 of the Cuyahoga County Recorders Records, and land conveyed to Dan A. Taussig Trust on March 1, 2000 as recorded in Volume 1283, Page 680 of Geauga County Deed Records.
- Being (all or part) of P.P.N. 932-14-002 Cuyahoga County and P.P.N. 29-033700 Geauga County at the time of survey.
- There are 0.3306 Acres of land in Right of Way in Geauga County
- All 5/8" iron pins 30" long were capped with "BLR S-7774"


Bruce L. Robinson, P.S. 7774

7/24/12
Date

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

S.M.P.K. 7/25/12
OFFICE OF THE *Revisor*
GEAUGA COUNTY ENGINEER

