

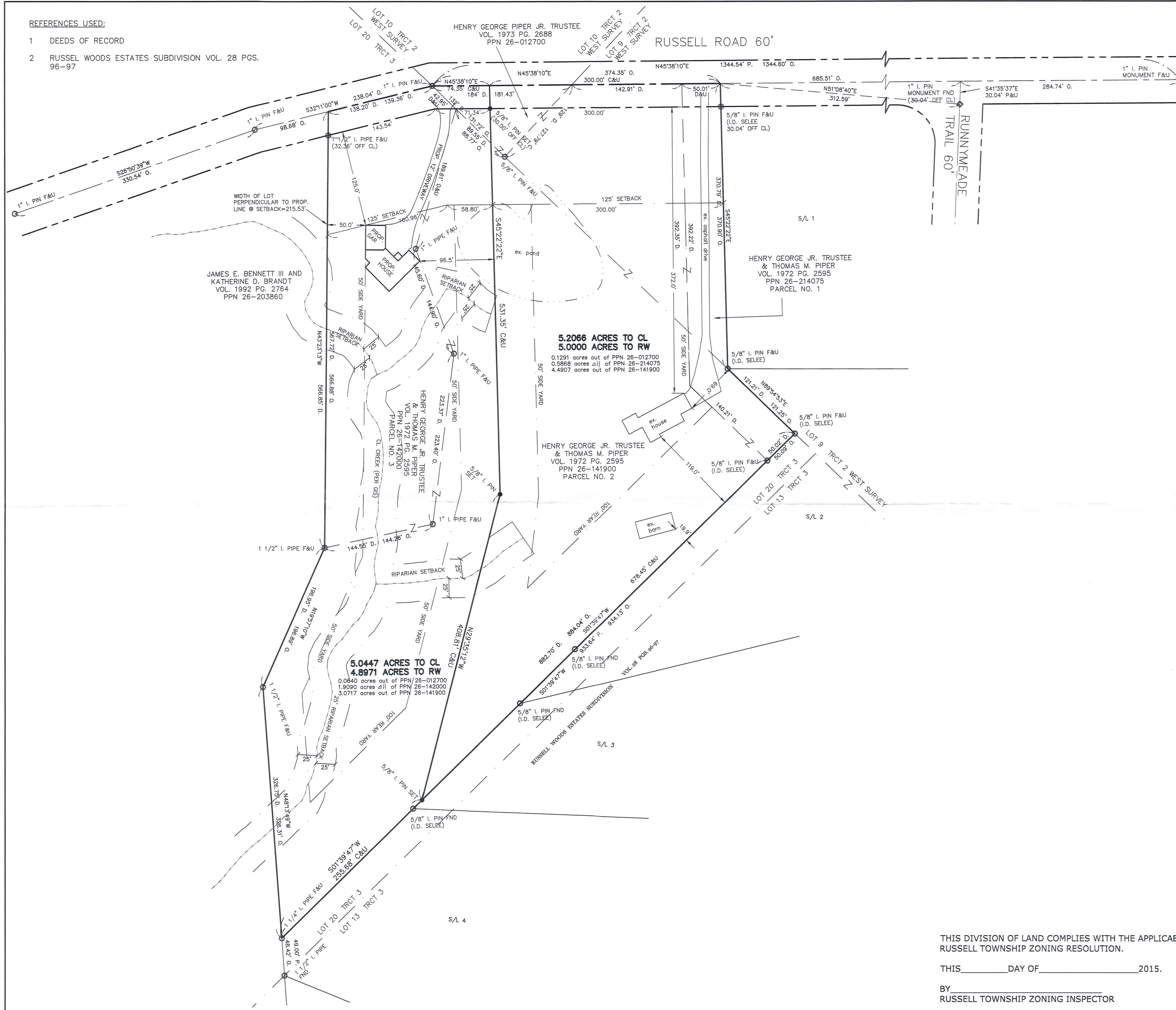
REFERENCES USED:

- DEEDS OF RECORD
- RUSSEL WOODS ESTATES SUBDIVISION VOL. 28 PGS. 96-97

PLAT OF SURVEY AND LOT SPLIT
For
HENRY G. PIPER JR. TRUSTEE

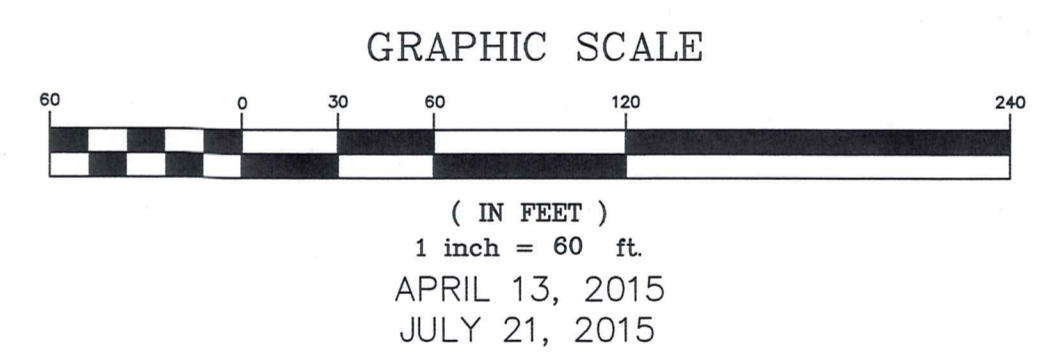
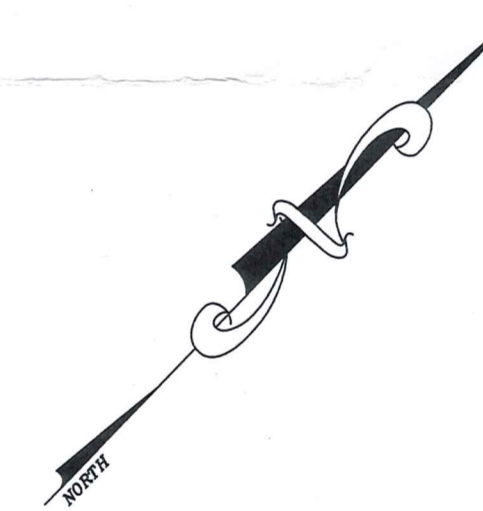
SITUATED IN THE TOWNSHIP OF RUSSELL, COUNTY OF GEauga AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL LOT NUMBERS 9 AND 10, TRACT 2, WEST SURVEY, AND ALSO BEING PART OF ORIGINAL LOT 20, TRACT 3, RUSSELL TOWNSHIP.

PREPARED FOR:
 HENRY GEORGE PIPER JR. TRUSTEE
 20 STANRIDGE RD
 CHAGRIN FALLS, OH 44022



LEGEND

- 5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
- i.Pin Iron Pin
- i.Pipe Iron Pipe
- Mon. Monument
- ⊕ Fe 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



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.

Rudy E. Schwartz 7.24.15
 RUDY E. SCHWARTZ, P.S. #7193 Date _____
 STATE OF OHIO
 RUDY E. SCHWARTZ
 7193
 PROFESSIONAL SURVEYOR

SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 315.251
[Signature]
 GEauga COUNTY AUDITOR
 TAX MAP DEPT.

THIS DIVISION OF LAND COMPLIES WITH THE APPLICABLE RUSSELL TOWNSHIP ZONING RESOLUTION.

THIS _____ DAY OF _____ 2015.

BY _____
 RUSSELL TOWNSHIP ZONING INSPECTOR

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

RUS 00119
RUS00119

Piper, Henry G. (15-076)
Picked Up 01/28/15

Vol. 2017 pg 1674
pn # 26-142000

LEGAL DESCRIPTION
OF A
5.0447 ACRE PARCEL
FOR
HENRY G. PIPER Jr. TRUSTEE

Situated in the Township of Russell, County of Geauga and State of Ohio and known as being a part of Original Lot 10 Tract 2 West Survey, and Lot 20 Tract 3, and further being known as part of lands conveyed to Henry George Piper Jr., Trustee (PPN 26-012700) by deed recorded in Volume 1973, Page 2688 of Geauga County Deed Records, and also being part of parcel 2 (PPN 26-141900) and all of parcel 3 (PPN 26-142000) of lands conveyed to Henry George Piper Jr., Trustee and Thomas M. Piper by deed recorded in Volume 1972, Page 2595 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Russell Road, 60 feet wide at the most Westerly corner of the Russell Woods Estates Subdivision as shown by plat recorded in Volume 28 Pages 96-97 of Geauga County Plat Records, said point lying South 51° 08' 40" West a distance of 312.59 feet from a monument box with a 1 inch iron pin found in the centerline of Runnymede Trail, 60 feet wide;

Thence South 45° 38' 10" West, along said centerline of Russell Road, a distance of 300.00 feet to the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence South 45° 22' 22" East (creating a new line) and passing through a 5/8 inch iron pin set at 30.00 feet, a total distance of 531.35 feet to a 5/8 inch iron pin set;

COURSE II Thence South 29° 35' 12" East (creating a new line) a distance of 408.81 feet to a 5/8 inch iron pin set on a Westerly line of subplot No. 3 of the Russell Woods Estates Subdivision as shown by plat recorded in Volume 28, Pages 96-97 of Geauga County Plat Records;

COURSE III Thence South 1° 39' 47" West, along said Westerly line of said sublots 3 and 4 of said Russell Woods Estates Subdivision, a distance of 255.68 feet to a 1 1/4 inch iron pipe found at a Southwesterly corner thereof, said point also being on a Northerly line of land conveyed to James E. Bennett, III and Katherine D. Brandt (PPN 26-203860) by deed recorded in Volume 1992, Page 2764 of Geauga County Deed Records;

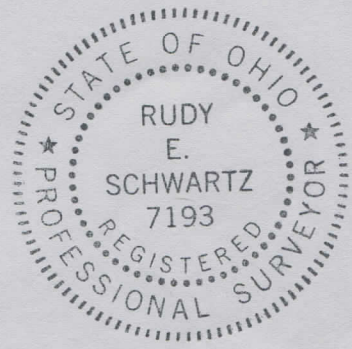
COURSE IV Thence North 48° 13' 49" West, along said Northerly line of land so conveyed to James E. Bennett, III and Katherine D. Brandt, a distance of 326.31 feet to a 1 1/2 inch iron pipe found at an angle point;

COURSE V Thence North 19° 57' 10" West, along a Northerly line of land so conveyed to James E. Bennett, III and Katherine D. Brandt, a distance of 196.89 feet to a 1 1/2 inch iron pipe found at an angle point;

COURSE VI Thence North 43° 23' 13" West, along a Northerly line of land so conveyed to James E. Bennett, III and Katherine D. Brandt, and passing through a 1 1/2 inch iron pipe found at 534.52, a total distance of 566.88 feet to a point in said centerline of Russell Road, said point lying North 32° 11' 00" East, along said centerline of Russell Road, a distance of 98.68 feet from a 1 inch iron pin found at an angle point;

COURSE VII Thence North 32° 11' 00" East, along said centerline of Russell Road, a distance of 139.36 feet to a 1 inch iron pin found at an angle point, said pin being on the shared line between Lot 10, Tract 2, West Survey, and Lot 20, Tract 3;

COURSE VIII Thence North 45° 38' 10" East, continuing along said centerline of Russell Road, a distance of 74.35 feet to the Place of Beginning and containing 5.0447 acres of land (4.8971 acres excepting the area within the right-of-way of Russell Road, 0.0640 acres out of PPN 26-012700, 1.9090 acres all of PPN 26-142000, and 3.0717 acres out of PPN 26-141900) as surveyed, calculated and described on April 13, 2015 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.



7.24.15

[Handwritten signature]

DATE

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

RUDY E. SCHWARTZ, P.S. 7193

[Handwritten initials] 07/27/15
GEAUGA COUNTY AUDITOR TAX MAP DEPT. *[Handwritten initials]*

LEGAL DESCRIPTION
OF A
5.2066 ACRE PARCEL
FOR
HENRY G. PIPER Jr. TRUSTEE

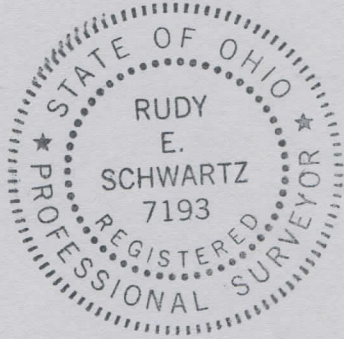
Situated in the Township of Russell, County of Geauga and State of Ohio and known as being a part of Original Lot Nos. 9, Tract 2 West Survey, Lot 10 Tract 2 West Survey, and Lot 20 Tract 3, and further being known as part of a parcel of land conveyed to Henry George Piper Jr., Trustee (PPN 26-012700) by deed recorded in Volume 1973, Page 2688, and also being part of parcel 2 (PPN 26-141900) and all of parcel 1 (PPN 26-214075) of lands conveyed to Henry George Piper Jr., Trustee and Thomas M. Piper by deed recorded in Volume 1972, Page 2595 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Russell Road, 60 feet wide at the most Westerly corner of the Russell Woods Estates Subdivision as shown by plat recorded in Volume 28 Pages 96-97 of Geauga County Plat Records, said point lying South $51^{\circ} 08' 40''$ West a distance of 312.59 feet from a monument box with a 1 inch iron pin found in the centerline of Runnymede Trail, 60 feet wide;

- COURSE I Thence South $45^{\circ} 22' 22''$ East, along the Westerly line of subplot 1 of Russell Woods Estates Subdivision, and passing through a 5/8 inch iron pin found (I.D. Selee) at 30.04 feet, a total distance of 370.90 feet to a 5/8 inch iron pin found (I.D. Selee) at a Northwesterly corner of subplot 2 of said subdivision, said pin also being on the shared line between Lot No. 9 Tract 2 West Survey, and Lot No. 20 Tract 3;
- COURSE II Thence North $89^{\circ} 54' 53''$ East, along a Southerly line, of said subplot 2 and subplot 3 of said Russell Woods Estates Subdivision, also being said shared line between Lot No. 9 Tract 2 West Survey, and Lot No. 20 Tract 3, a distance of 121.25 feet to a 5/8 inch iron pin found (I.D. Selee) at an interior corner thereof;
- COURSE III Thence South $1^{\circ} 39' 47''$ West, along a Westerly line of said Russell Woods Estates Subdivision, a distance of 678.45 feet to a 5/8 inch iron pin set;
- COURSE IV Thence North $29^{\circ} 35' 12''$ West (creating a new line) a distance of 408.81 feet to a 5/8 inch iron pin set;
- COURSE V Thence North $45^{\circ} 22' 22''$ West (creating a new line) and passing through a 5/8 inch iron pin set at 501.35 feet, a total distance of 531.35 feet to a point in said centerline of Russell Road;

COURSE VI

Thence North 45° 38' 10" East, along said centerline of Russell Road, a distance of 300.00 feet to the Place of Beginning and containing 5.2066 acres of land (5.0000 acres excepting the area within the right-of-way of Russell Road, 0.1291 acres out of PPN 26-012700, 0.5868 acres all of PPN 26-214075, and 4.4907 acres out of PPN 26-141900) as surveyed, calculated and described on April 13, 2015 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
MAY 21 2015
COUNTY CLERK

5-21-15

DATE

RUDY E. SCHWARTZ, P.S. 7193

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

Mark B 07/27/15
GAUGA COUNTY AUDITOR
TAX MAP DEPT. *Rev*