

Lot Subdivision / Consolidation of Lands now or formerly owned by

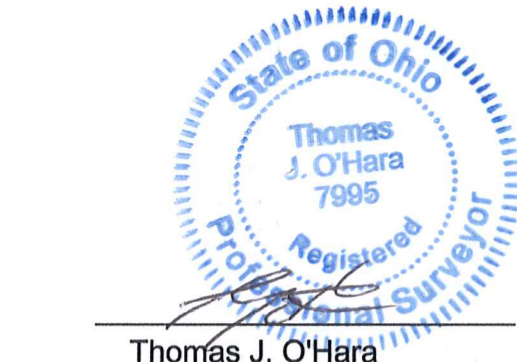
- | | | | |
|---|---|---|---|
| D. Marley & Joan Dryer Eippert
PN: 26-045300
Deed Volume 733 Page 894 | D. Marley & Joan Dryer Eippert
PN: 26-214060
OR Book 1092 Page 1185
Parcel "B" | Bonni D. Lanese & Joseph Lanese
PN: 26-043200
OR Book 1814 Page 677 | Joan D. Eippert & Bonnie D. Lanese
PN: 26-043100
OR Book 1092 Page 1191 |
| D. Marley & Joan Dryer Eippert
PN: 26-214059
OR Book 1092 Page 1183
Parcel "A" | Joan D. Eippert & Bonnie D. Lanese
PN: 26-043000
OR Book 1071 Page 199
Parcel Number 2 | Joan D. Eippert & Bonnie D. Lanese
PN: 26-042800
OR Book 1071 Page 199
Parcel Number 1 | |

being part of Lot Number 1, Section Number 6, Tract Number 1
Township of Russell, County of Geauga, State of Ohio

- References:**
Deeds of Record
Field Observations made September 2015
MAF Surveying, "Dryer" Survey dated 2-15-1997
GCE Survey TR-0158, Watt Road, 1929 Plans

Zoning

Russell Township Zoning
District: R-3, Residential 3 acres
Minimum Lot Frontage: 250 feet
Front Yard: 100 feet
Rear Yard: 75 feet
Side Yard: 50 feet



Thomas J. O'Hara
Professional Land Surveyor #7995
within the State of Ohio
Dated: 10/21/15

NOTES:
The basis of bearings used hereon are based upon True North utilizing the Ohio Department of Transportation CORS GNSS Network.
Distances are shown as U.S. Foot and decimal parts thereof.

The location of depicted proposed septic field(s) and dwelling(s) were scaled from maps provided by Homeowner and Geauga County Health Department. O'Hara Land Surveying, LLC assumes no responsibility for the design, location and installation of said fields and structures.
This Plat was prepared without the benefit of a Title Exam, and is subject to the results that an independent Title Exam may reveal.
This Plat of Survey depicts the results of a Boundary Survey as prepared according to the minimum standards for a Boundary Survey as described in the Administrative Code Chapter 4733-37, by O'Hara Land Surveying, LLC.
This Survey is not valid unless it bears an Original Signature and Seal.

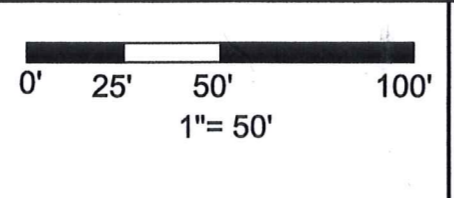


SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
Margo M. Pokopac
11/19/15
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

- LEGEND**
○ 5/8" dia. x 30" long steel rebar set capped "O'Hara"
● survey monument found
tree line
fence line
street right of way
street centerline
own through
official record
deed volume
place of beginning

O'Hara Land Surveying, L.L.C.
P.O. Box 902, Chardon, Ohio 44024
oharasurveys@yahoo.com
V: 440-286-8417

Date of Survey
10-22-2015
Project No.: 1560
Revised 11-4-2015



Sheet
1
of
1

This Consolidation/subdivision of land complies with the applicable Russell Township Zoning Resolution. This ____ day of ____ 2015.
By _____ Russell Township Zoning Inspector.

Margo M. Pokopac
PN: 26-038500
OR Book 1022 Page 408

D. Marley & Joan Dryer Eippert
PN: 26-043000
OR Book 1024 Page 783

D. Marley & Joan Dryer Eippert
OR Book 1092 Page 1185

1" iron pipe
pinch top
found 0.26" West

5/8" iron pin
found 0.40" East

Rus 00120
RUS00120

Eippert-Lanese (15-120)
Picked Up 11-17-15
SEE (15-128)

Part of land from land now or formerly owned by Joan D. Eippert & Bonnie D. Lanese, PN: 26-043100, as recorded in OR Book 1092 Page 1191. Part of land from land now or formerly owned by Joan D. Eippert & Bonnie D. Lanese, PN: 26-043000, as recorded in OR Book 1071 Page 199, Parcel Numbers 2. Part of land from land now or formerly owned by Joan D. Eippert & Bonnie D. Lanese, PN: 26-042800, as recorded in OR Book 1071 Page 199, Parcel Numbers 1. All of land now or formerly owned by D. Marley & Joan Dryer Eippert, PN: 26-045300 as recorded in Deed Volume 733 Page 894.

All of land now or formerly owned by D. Marley & Joan Dryer Eippert, PN: 26-214059, Parcels A as recorded in OR Book 1092 Page 1183. Part of land now or formerly owned by D. Marley & Joan Dryer Eippert, PN: 26-214060, Parcels B as recorded in OR Book 1092 Page 1183. Part of land now or formerly owned by Bonni D. Lanese and Joseph Lanese, PN: 26-043200, as recorded in OR Book 1814 Page 677

Situated in the Township of Russell, County of Geauga, State of Ohio, and part of Lot Number 1, Section 6, Tract 1 in said Township. Beginning at the point of intersection of the centerline of Fairmount Road (60') with the centerline of Watt Road (60'), said point witnessed by a 1" iron pin found in a monument box assembly, thence North 88° 48' 13" East along the centerline of Fairmount Road a distance of 738.62 feet to a point, said point being the northeast corner of land now or formerly owned by Daniel R. Reynolds, PN: 26-107301, as recorded in Deed Volume 694 Page 1120, in Geauga County Record of Deeds, (GCRD), said point being the **Place of Beginning** of the parcel herein described.

Thence **North 88°48'13" East** along the centerline of Fairmount Road, and also along the North line of Lot 1, Section 6 a distance of **149.23** feet to a point, said point being the northeast corner of said Lot 1, said point also being the northwest corner of land now or formerly owned by Margo M. Pokopac, PN: 26-039500, as recorded in OR Book 1022 Page 406 in GCRD.

Thence **South 01°19'03" East** along the East line of said Lot 1, and the West line of PN: 26-039500, aforementioned, the West line of land now or formerly owned by D. Marley & Joan Dryer Eippert, PN: 26-043300, as recorded in OR Book 1024 Page 783, in GCRD, passing through a 5/8" iron pin found at 22.62 feet, a total distance of **1061.74** feet to a point, said point being the northeast corner of land now or formerly owned by Michael W. Blades & Kelley A. Blades, PN: 26-160500, as recorded in Deed Volume 830 Page 971, in GCRD, said point witnessed by a 5/8" iron pin "Loetz" found 0.40 feet East.

Thence **South 89°06'50" West** along the North line of PN: 26-160500, aforementioned, a distance of **376.87** feet to a point, said point being a new property corner established, said point witnessed by an iron pin set.

Thence **North 00°52'26" West** along a new property line created, a distance of **251.08** feet to a point, said point being on the South line of land now or formerly owned by Bonni D. Lanese and Joseph Lanese, PN: 26-043200 as recorded in OR Book 1814 Page 677, GCRD, said point being a new property corner established, said point witnessed by an iron pin set.

Thence **North 89°15'06" East** along the South line of PN: 26-043200, aforementioned, a distance of **85.70** feet to a point, said point being a new property corner established, said point witnessed by an iron pin set.

Thence **North 01°19'03" West** along a new property line created, a distance of **95.00** feet to a point, said point being a new property corner established, said point witnessed by an iron pin set.

Thence **North 89°15'06" East** along a new property line created, a distance of **140.00** feet to a point, said point being on the East line of PN: 26-043200, aforementioned, said point being a new property corner established, said point witnessed by an iron pin set.

Thence **North 01°19'03" West** along the East line of PN: 26-043200 and PN: 26-107301 aforementioned, a distance of **715.39** feet to a point in the centerline of Fairmount Road, passing through a 5/8" iron pin found 22.50 feet therefrom, said point being the Place of Beginning, and containing **5.246 acres** of land, 0.103 acres within the right of way of Fairmount Road, be the same more or less, but subject to all legal highways, pursuant to a Survey (1560) dated October, 2015, by O'Hara Land Surveying, L.L.C. and Thomas J. O'Hara, Ohio Registered Surveyor No. 7995.

The basis of bearings used hereon is based upon True North utilizing the Ohio Department of Transportation CORS GNSS Network. Distances are shown as U.S. Foot and decimal parts thereof.

The intent of this description is to describe and combine:

0.479 acres of land from land now or formerly owned by Joan D. Eippert & Bonnie D. Lanese, part of PN: 26-043100, as recorded in OR Book 1092 Page 1191.

0.840 acres of land from land now or formerly owned by Joan D. Eippert & Bonnie D. Lanese, part of PN: 26-043000, as recorded in OR Book 1071 Page 199, Parcel Numbers 2.

0.844 acres of land from land now or formerly owned by Joan D. Eippert & Bonnie D. Lanese, part of PN: 26-042800, as recorded in OR Book 1071 Page 199, Parcel Numbers 1.

1.967 of land now or formerly owned by D. Marley & Joan Dryer Eippert, all of PN: 26-045300 as recorded in Deed Volume 733 Page 894.

0.668 acres of land now or formerly owned by D. Marley & Joan Dryer Eippert, all of PN: 26-214059, Parcels A as recorded in OR Book 1092 Page 1183.

0.143 acres of land now or formerly owned by D. Marley & Joan Dryer Eippert, all of PN: 26-214060, Parcels B as recorded in OR Book 1092 Page 1183.

0.305 acres of land now or formerly owned by Bonni D. Lanese and Joseph Lanese, part of PN: 26-043200, as recorded in OR Book 1814 Page 677 in Geauga County Record of Deeds. All iron pins noted as being set are 5/8" x 30" long steel rebar, bearing a plastic cap "OHARA 7995".

Thomas J. O'Hara Dated: 11/16/15
Thomas J. O'Hara, P.S.
Ohio Registered Surveyor No. 7995



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
Mark 11/16/15
GAUGA COUNTY AUDITOR
TAX MAP DEPT.

Land now or formerly owned by Bonni D. Lanese & Joseph Lanese, part of OR Book 1814 Page 677, PN: 26-043200

Situated in the Township of Russell, County of Geauga, State of Ohio, and part of Lot Number 1, Section 6, Tract 1 in said Township. Beginning at the point of intersection of the centerline of Fairmount Road (60') with the centerline of Watt Road (60'), said point witnessed by a 1" iron pin found in a monument box assembly, thence South 00° 52' 26" East along the centerline of Watt Road a distance of 569.81 feet to a point, said point being the southwest corner of land now or formerly owned by Larry E. Fry & Livia A. Fry, PN: 26-035800, as recorded in Deed Volume 827 Page 372 in Geauga County Record of Deeds, (GCRD), said point being the **Place of Beginning** of the parcel herein described.

Thence **North 89°06'24" East** along the south line of PN: 26-035800, aforementioned, passing through a 2" iron pipe found at 30.00 feet, and the South line of land now or formerly owned by Daniel R. Reynolds, PN: 26-107301, as recorded in Deed Volume 694 Page 1120, in GCRD, a total distance of **743.05** feet to a point, said point being the northwest corner of land now or formerly owned by D. Marley & Joan Dryer Eippert, PN: 26-214059, as recorded in OR Book 1092 Page 1183, Parcel A, in GCRD, said point witnessed by a 5/8" iron pin found.

Thence **South 01°19'03" East** along the West line PN: 26-214059, aforementioned, a distance of **141.66** feet to a point, said point being a new property corner established, said point witnessed by an iron pin set.


Thence **South 89°15'06" West** along a new property line created a distance of **140.00** feet to a point, said point being a new property corner established, said point witnessed by an iron pin set.

Thence **South 01°19'03" East** along a new property line created a distance of **95.00** feet to a point, said point being a new property corner established, said point being on the North line of land now or formerly owned by Joan D. Eippert & Bonnie D. Lanese, PN: 26-043100, as recorded in OR Book 1092 Page 1191, in GCRD, said point witnessed by an iron pin set.

Thence **South 89°15'06" West** along the North line of PN: 26-043100, aforementioned, a distance of **604.89** feet to a point in the centerline of Watt Road, said point being the northwest corner of PN: 26-043100, aforementioned, said point witnessed by a 5/8" iron pin found 29.61 feet therefrom.

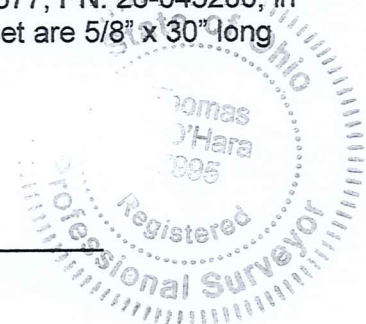
Thence **North 00°52'26" West** along the centerline of Watt Road a distance of **234.77** feet to a point, said point being the Place of Beginning, and containing **3.720 acres** of land, 0.162 acres within the right of way of Watt Road, be the same more or less, but subject to all legal highways, pursuant to a Survey (1560) dated October, 2015, by O'Hara Land Surveying, L.L.C. and Thomas J. O'Hara, Ohio Registered Surveyor No. 7995.

The basis of bearings used hereon is based upon True North utilizing the Ohio Department of Transportation CORS GNSS Network. Distances are shown as U.S. Foot and decimal parts thereof. The intent of this description is to describe the remaining **3.720** acres after a 0.305 acre division from land now or formerly owned by Bonni D. Lanese & Joseph Lanese, as recorded in OR Book 1814 Page 677, PN: 26-043200, in Geauga County Record of Deeds. All iron pins noted as being set are 5/8" x 30" long steel rebar, bearing a plastic cap "OHARA 7995".

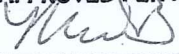


Thomas J. O'Hara, P.S.
Ohio Registered Surveyor No. 7995

Dated: 11/15/16



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



GEAUGA COUNTY AUDITOR
TAX MAP DEPT. *Rev.*

**Part of Land now or formerly owned by
Joan D. Eippert & Bonnie D. Lanese, PN: 26-043000 and PN: 26-042800 as
recorded in OR Book 1071 Page 199, Parcel Numbers 1 & 2 and PN: 26-043100 as
recorded in OR Book 1092 Page 1191**

Situated in the Township of Russell, County of Geauga, State of Ohio, and part of Lot Number 1, Section 6, Tract 1 in said Township. Beginning at the point of intersection of the centerline of Fairmount Road (60') with the centerline of Watt Road (60'), said point witnessed by a 1" iron pin found in a monument box assembly, thence South 00° 52' 26" East along the centerline of Watt Road a distance of 804.58 feet to a point, said point being the southwest corner of land now or formerly owned by Bonni D. Lanese and Joseph Lanese, PN: 26-043200, as recorded in OR Book 1814 Page 677 in Geauga County Record of Deeds, (GCRD), said point being the **Place of Beginning** of the parcel herein described.

Thence **North 89°15'06" East** along the south line of PN: 26-043200, aforementioned, passing through a 5/8" iron pin found at a distance of **29.61** feet, a total distance of **519.19** to a point, said point being a new property corner established, said point witnessed by an iron pin set.

Thence **South 00°52'26" East** along a new property line created, a distance of **251.08** feet to a point, said point being a new property corner established, said point being on the North line of land now or formerly owned by Michael W. Blades & Kelley A. Blades, PN: 26-160500, as recorded in Deed Volume 830 Page 971, in GCRD, said point witnessed by an iron pin set.

Thence **South 89°06'50" West** along the North line of PN: 26-160500, aforementioned, a distance of **519.19** feet to a point in the centerline of Watt Road, said point being the northwest corner of PN: 26-160500, aforementioned, said point witnessed by a 1" iron pinch top pipe found 30.32 feet therefrom.

Thence **North 00°52'26" West** along the centerline of Watt Road a distance of **252.33** feet to a point, said point being the Place of Beginning, and containing **3.000 acres** of land, 0.174 acres within the right of way of Watt Road, be the same more or less, but subject to all legal highways, pursuant to a Survey (1560) dated October, 2015, by O'Hara Land Surveying, L.L.C. and Thomas J. O'Hara, Ohio Registered Surveyor No. 7995.

The basis of bearings used hereon is based upon True North utilizing the Ohio Department of Transportation CORS GNSS Network. Distances are shown as U.S. Foot and decimal parts thereof.

The intent of this description is to describe and combine:
0.675 acres of land from land now or formerly owned by Joan D. Eippert & Bonnie D. Lanese, part of PN: 26-043100 as recorded in OR Book 1092 Page 1191.
1.164 acres of land from land now or formerly owned by Joan D. Eippert & Bonnie D. Lanese, part of PN: 26-043000, as recorded in OR Book 1071 Page 199, Parcel Numbers 2,
1.161 acres of land from land now or formerly owned by Joan D. Eippert & Bonnie D. Lanese, part of PN: 26-042800, as recorded in OR Book 1071 Page 199, Parcel Numbers 1, in Geauga County Record of Deeds. All iron pins noted as being set are 5/8" x 30" long steel rebar, bearing a plastic cap "OHARA 7995".

Thomas J. O'Hara Dated: 11/16/15
Thomas J. O'Hara, P.S.
Ohio Registered Surveyor No. 7995



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

MWB 11/16/15
**GEAUGA COUNTY AUDITOR
TAX MAP DEPT.** *Rev*