

CONSOLIDATION PLAT
For
MICHAEL J. FRANC AND CHRISTINE CAMMOCK-FRANC
 SITUATED IN THE TOWNSHIP OF RUSSELL COUNTY OF GEauga AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL LOT NUMBER 6, TRACT 2, MIDDLE SURVEY, RUSSELL TOWNSHIP.

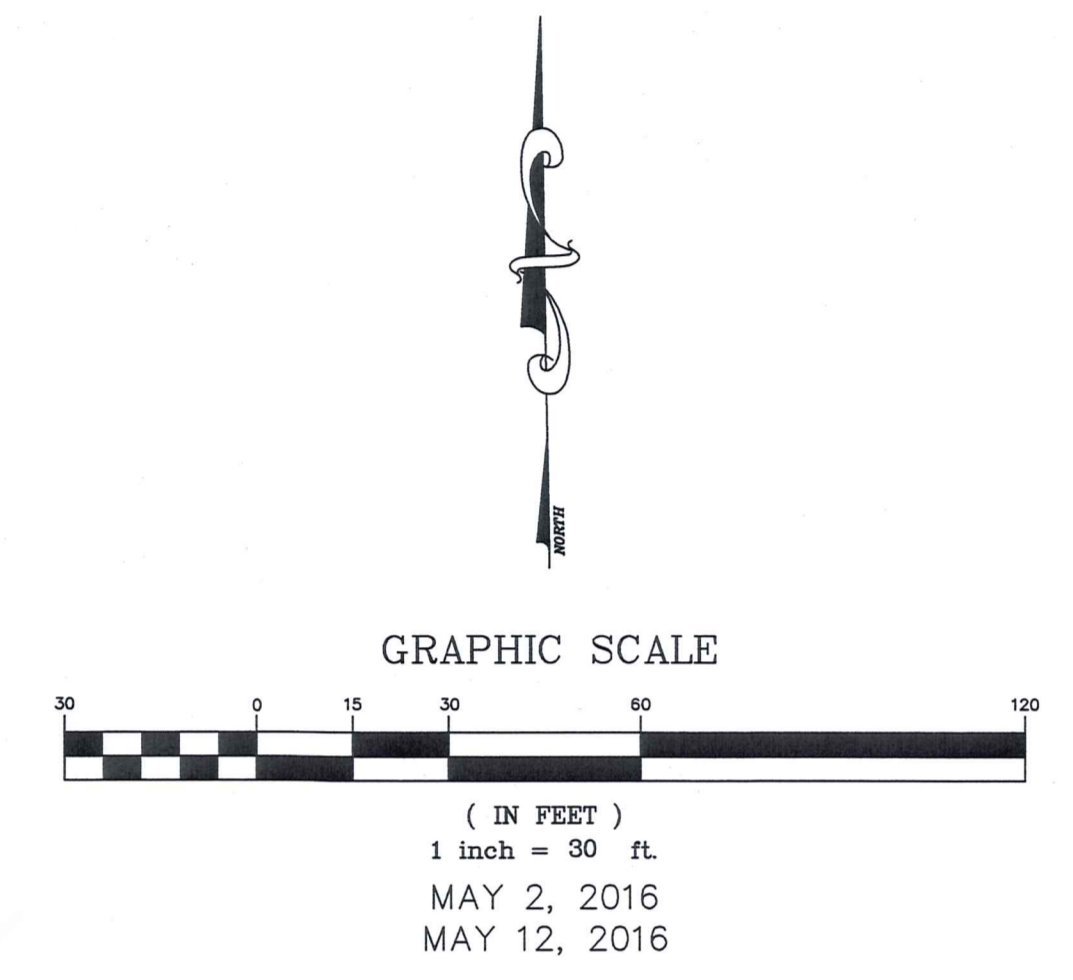
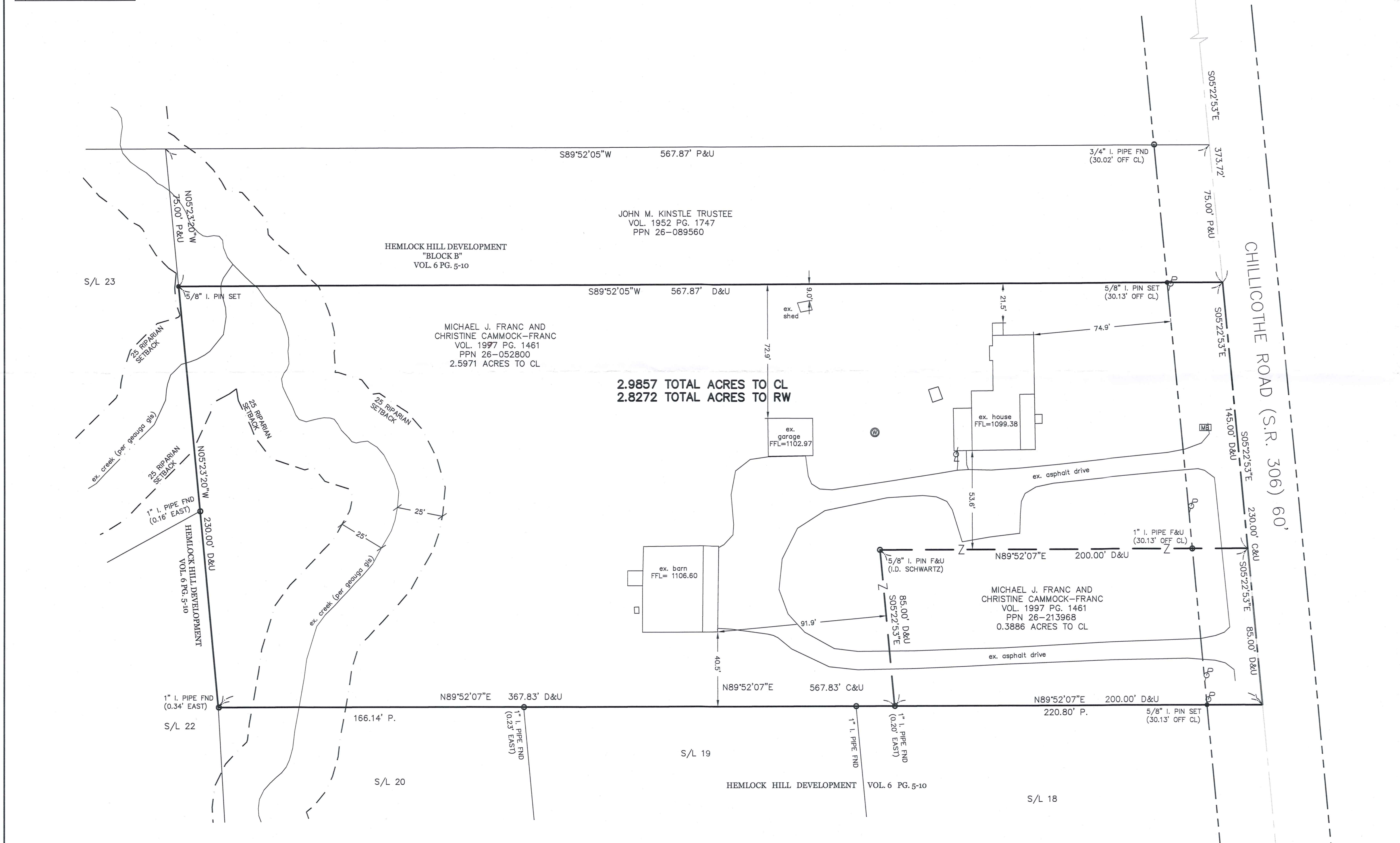
SYMBOL LEGEND

☐	TELEPHONE PEDISTAL
☒	TRANSFORMER
☐	CURB INLET
○	MANHOLE
⊗	WATER VALVE
⊕	FIRE HYDRANT
⊖	YARD DRAIN
⊙	POWER POLE
⊚	LIGHT POLE
⊛	LIGHT POWER POLE
⊜	GAS MARKER
⊝	CABLE TV BOX
⊞	GUARD POST
⊟	CATCH BASIN
⊠	WATER VALVE
⊡	GUY WIRE
⊢	GAS VALVE
⊣	MAL BOX
⊤	GAS VALVE
⊥	CLEAN OUT

LEGEND

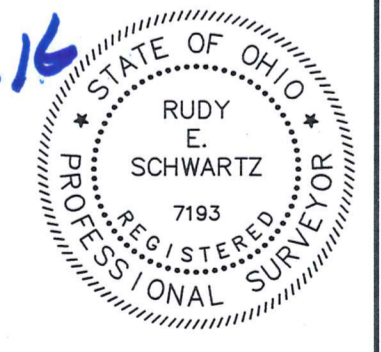
●	ips	5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
○	i.Pin	Iron Pin
○	i.Pipe	Iron Pipe
⊙	Mon.	Monument
⊕	Fe	Fence post
⊖	Mag	Mag Nail Set
⊗	Fnd.	Found
⊘	D.	Deed
⊙	R/Rec	Record
⊚	M/Msd	Measured
⊛	O/Obs	Observed
⊜	C/Calc	Calculated
⊝	U.	Used
⊞	D.R.	Deed Record
⊟	O.R.	Official Record
⊠	C.L./C/L	Centerline
⊡	e/p	Edge of Pavement
⊢	P	Plat record information

REFERENCES USED:
 1 DEEDS OF RECORD
 2 HEMLOCK HILL DEVELOPMENT VOL. 6 PG. 5



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 5/12/16
 RUDY E. SCHWARTZ, P.S. #7193 Date
 SURVEY PLAT & LEGAL DESCRIPTION APPROVED PER R.C. 315.251
Rudy E. Schwartz
 GEAGA COUNTY AUDITOR TAX MAP DEPT.



PREPARED FOR:
 MICHAEL FRANC AND CHRISTINE CAMMOCK-FRANC
 14948 CHILLICOTHE RD
 NOVELTY, OH 44072

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

THIS CONSOLIDATION OF LAND COMPLIES WITH THE APPLICABLE RUSSELL TOWNSHIP ZONING RESOLUTION.
 THIS _____ DAY OF _____ 2016.
 BY _____
 RUSSELL TOWNSHIP ZONING INSPECTOR

RUS 00124

RUS00124

Franc, Christine & Michael (16-051)
Picked Up 05/12/16

VOL 2011 pg 2243

PN# 26-052800

CONSOLIDATION
LEGAL DESCRIPTION
OF A
2.9857 ACRE PARCEL
FOR
MICHAEL J. FRANC AND
CHRISTINE CAMMOCK-FRANC

Situated in the Township of Russell, County of Geauga, and State of Ohio and known as being a part of Lot No. 6, Tract 2, Middle Survey, and further known as being all of land conveyed to Michael J. Franc and Christine Cammock-Franc (PPN 26-052800) by deed recorded in Volume 1997, Page 1461 of Geauga County Deed Records, and also being all of a parcel of land conveyed to Michael J. Franc and Christine Cammock-Franc (PPN 26-213968) by deed recorded in Volume 1997, Page 1461 of Geauga County Deed records, further bounded and described as follows;

Beginning at a point in the centerline of Chillicothe Road (S.R. 306), 60 feet wide, also being the shared line between Lot 6, Tract 2, Middle Survey and Lot 2, Tract 2 Middle Survey, at the Southeasterly corner of land conveyed to John M. Kinstle Trustee (PPN 26-089560) by deed recorded in Volume 1952, Page 1747 of Geauga County Deed Records, said point also being the Southeast corner of "Block B" in the Hemlock Hill Development as shown by plat recorded in Volume 6, Pages 5-10, said point lying South 5° 22' 53" East, along said centerline of Chillicothe Road, a distance of 373.72 feet from a monument box with a 1 inch iron pin found at its intersection with the centerline of Kinsman Road (S.R. 87), 60 feet wide;

- COURSE I Thence South 5° 22' 53" East, continuing along said centerline of Chillicothe Road, also being said shared line between Lot 6, Tract 2, Middle Survey and Lot 2, Tract 2 Middle Survey, a distance of 230.00 feet to a point on the Easterly prolongation of the Northerly line of subplot 18 of the Hemlock Hill Development;

- COURSE II Thence South 89° 52' 07" West, along the Northerly line of said subplot 18, and along the Northerly lines of subplot Nos. 19 and 20 of said Hemlock Hill Development, passing through a 5/8 inch iron pin set at 30.13 feet, a total distance of 567.83 feet to a point at the Northwesterly corner of said subplot 20, said point also being on the Easterly line of subplot 22 of said Hemlock Hill Development (witness a 1 inch iron pipe found, 0.34 feet East);

- COURSE III Thence North 5° 23' 20" West, along said Easterly line of subplot 22 and along the Easterly line of subplot 23, a distance of 230.00 feet to a 5/8 inch iron pin set at the Southwesterly corner of land so conveyed to John

M. Kinstle Trustee, said point also being the Southwest corner of said "Block B" in said Hemlock Hill Development;

COURSE IV

Thence North 89° 52'05" East, along Southerly line of land so conveyed to John M. Kinstle Trustee, also being the Southerly line of said "Block B", and passing through a 5/8 inch iron pin set at 537.74 feet, a total distance of 567.87 feet to the Place of Beginning and containing 2.9857 acres of land (2.8272 acres excepting the area within the right-of-way of Chillicothe Road, 2.5971 acres all of PPN 26-052800, and 0.3886 acres all of PPN 26-213968) as surveyed, calculated and described, on May 2, 2016 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.



5.12.16

DATE

RUDY E. SCHWARTZ, P.S. 7193

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

Y. Harris 05/12/16

GAUGA COUNTY AUDITOR
TAX MAP DEPT.

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