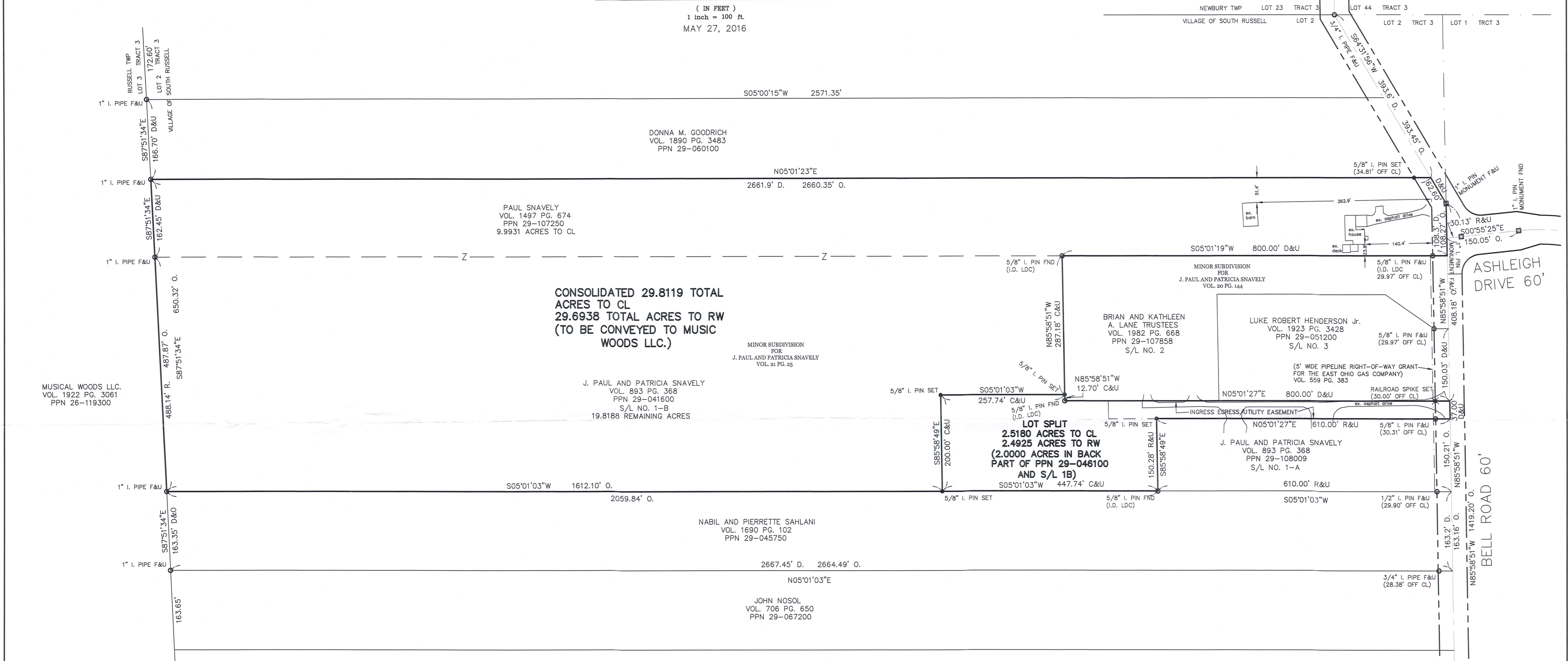
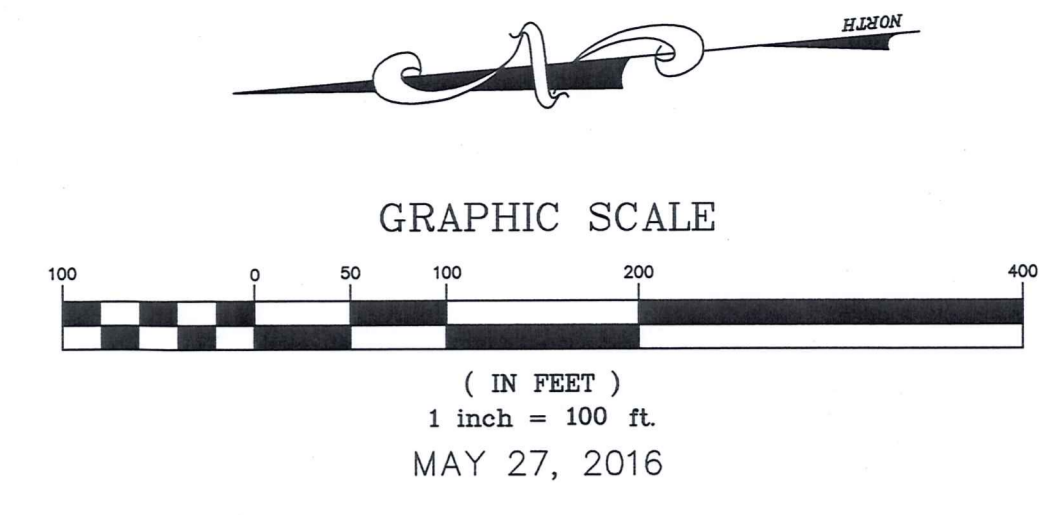


**PLAT OF SURVEY AND LOT SPLIT
REMAINDER AND CONSOLIDATION
For
J. PAUL AND PATRICIA SNAVELY**
SITUATED IN THE VILLAGE OF SOUTH RUSSELL, COUNTY OF
GEAUGA AND THE STATE OF OHIO AND KNOWN AS BEING A PART
OF ORIGINAL LOT NUMBER 2, TRACT 3 OF RUSSELL TOWNSHIP.

- REFERENCES USED:
- DEEDS OF RECORD
 - ASHLEIGH SUBDIVISION VOL. 33 PGS. 29-30
 - MINOR SUBDIVISION DRAWING FOR J. PAUL AND PATRICIA SNAVELY VOL. 21 PG. 25
 - MINOR SUBDIVISION DRAWING FOR J. PAUL AND PATRICIA SNAVELY VOL. 20 PG. 144



ACCEPTANCE CERTIFICATION

BE IT KNOWN THAT PAUL J. AND PATRICIA SNAVELY (HUSBAND AND WIFE) OWNERS OF THE LAND SHOWN HEREIN, HEREBY CERTIFY THAT THE PLAT OF PROPOSED LOT SPLIT CORRECTLY REPRESENTS THE NEW PROPERTY LINES.

IN WITNESS WHEREOF THE UNDERSIGNED HERETO SET THEIR HAND THIS ____ DAY OF _____, 20__.

J. PAUL SNAVELY (HUSBAND) WITNESS WITNESS

PATRICIA SNAVELY (WIFE) WITNESS WITNESS

STATE OF OHIO, COUNTY OF _____
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED PAUL J. AND PATRICIA SNAVELY, WHO ACKNOWLEDGE THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR FREE ACT AND DEED PERSONALLY, AND FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL AT _____ OHIO THIS ____ DAY OF _____, 20__.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____

APPROVALS

THIS LOT SPLIT APPROVED BY THE ZONING DEPARTMENT OF THE VILLAGE OF SOUTH RUSSELL, OHIO THIS ____ DAY OF _____, 2016

ZONING DEPARTMENT SECRETARY _____

THIS LOT SPLIT APPROVED BY THE PLANNING COMMISSION OF THE VILLAGE OF SOUTH RUSSELL, OHIO THIS ____ DAY OF _____, 2016

PLANNING COMMISSION SECRETARY _____

THIS LOT SPLIT APPROVED BY SOLICITOR OF THE VILLAGE OF SOUTH RUSSELL, OHIO THIS ____ DAY OF _____, 2016

SOLICITOR _____

THIS LOT SPLIT APPROVED BY THE BUILDING INSPECTOR OF THE VILLAGE OF SOUTH RUSSELL, OHIO THIS ____ DAY OF _____, 2016

BUILDING INSPECTOR _____

THIS LOT SPLIT APPROVED BY THE ENGINEER OF THE VILLAGE OF SOUTH RUSSELL, OHIO THIS ____ DAY OF _____, 2016

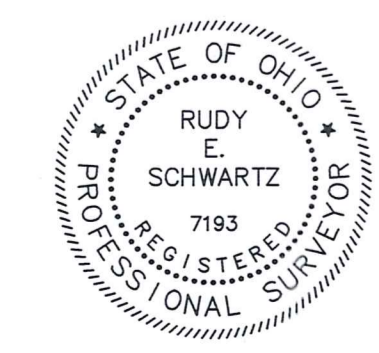
VILLAGE ENGINEER _____

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 6.6.16
RUDY E. SCHWARTZ, P.S. #7193 Date

LEGEND

- 5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
- iPin Iron Pin
- iPipe 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. Plot record Information



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
Rudy E. Schwartz
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

PREPARED FOR:
J. PAUL SNAVELY
61740 PARK CIR.
CHAGRIN FALLS, OH 44023

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 00125
RUS00125

Snavely, J. Paul & Patricia (16-061)
Picked Up 06/08/16
VOL. 2012 pg 3151
PN# 29-041600

LEGAL DESCRIPTION
OF A
2.5180 ACRE PARCEL
FOR
J. PAUL AND PATRICIA SNAVELY

Situated in the Village of South Russell, County of Geauga, and State of Ohio and known as being a part of Lot No. 2, Tract 3, and further known as being part of subplot No. 1-B of lands conveyed to J. Paul and Patricia Snavely (PPN 29-041600) as shown by the Minor Subdivision for J. Paul and Patricia Snavely in Volume 21, Pg. 25 of Geauga County Plat Records, further bounded and described as follows;

Beginning at a monument box with a 1 inch iron pin found at an angle point in the centerline of Bell Road, 60 feet wide, also being the shared line between Lot 2, and Lot 1, said pin lying South 64° 31' 56" West, along said centerline of Bell Road, a distance of 456.05 feet from a 3/4 inch iron pipe found at the shared corner of Lot nos. 23, Tract 3 and Lot 44, Tract 3, (Newbury Township) also being a point on the shared line of Newbury Township and the Village of South Russell;

Thence North 85° 58' 51" West, along said centerline of Bell Road, also being said shared line between Lot 2, and Lot 1, a distance of 408.18 feet to a point at the Southwest corner of subplot 3 of the Minor Subdivision for J. Paul and Patricia Snavely as shown by plat recorded in Volume 20, Page 144 of Geauga County Plat Records, also being land conveyed to Luke Robert Henderson Jr. (PPN 29-051200), also being the Principal Place of Beginning of the premises herein intended to be described;

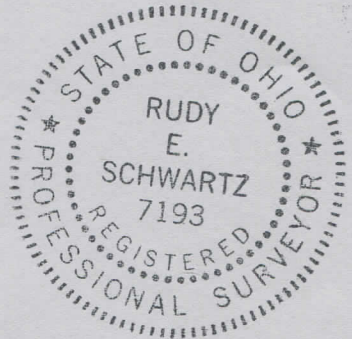
COURSE I Thence North 85° 58' 51" West, continuing along said centerline of Bell Road, also being said shared line between Lot 2, and Lot 1, a distance of 37.00 feet to the Southeasterly corner of subplot No. 1-A of said Minor Subdivision as recorded by Volume 21, Page 25 of Geauga County Plat Records;

COURSE II Thence North 5° 01' 27" East, along the Easterly line of said subplot No. 1-A, and passing through a 5/8 inch iron pin found at 30.31 feet, a total distance of 610.00 feet to a 5/8 inch iron pin set at the Northeasterly corner thereof;

COURSE III Thence North 85° 58' 49" West, along the Northerly line of said Sublot No. 1-A, a distance of 150.28 feet to a 5/8 inch iron pin found (I.D. LDC) at the Northwesterly corner thereof, said pin also being on the Easterly line of land conveyed to Nabil and Pierrette Sahlani (PPN 29-045750) by deed recorded in Volume 1690, Page 102 of Geauga County Deed Records;

- COURSE IV Thence North 5° 01' 03" East, along said Easterly line of land so conveyed to Nabil and Pierrette Sahlani, a distance of 447.74 feet to a 5/8 inch iron pin set;
- COURSE V Thence South 85° 58' 49" East, (creating a new line) a distance of 200.00 feet to a 5/8 inch iron pin set;
- COURSE VI Thence South 5° 01' 03" West (creating a new line) a distance of 257.74 feet to a 5/8 inch iron pin set on the Northerly line of subplot No. 2 of said Minor Subdivision for J. Paul and Patricia Snavely as shown by said plat recorded in Volume 20, Page 144 of Geauga County Plat Records;
- COURSE VII Thence North 85° 58' 51" West, along said Northerly line of said Sublot No. 2, a distance of 12.70 feet to a 5/8 inch iron pin found (I.D. LDC) at the Northwesterly corner thereof;
- COURSE VIII Thence South 5° 01' 27" West, along the Westerly lines of subplot Nos. 2 and 3 of said Minor Subdivision for J. Paul and Patricia Snavely as shown by said plat recorded in Volume 20, Page 144 of Geauga County Plat Records, passing through a railroad spike set at 770.00 feet, a total distance of 800.00 feet to the Principal Place of Beginning and containing 2.5180 acres of land (2.4925 acres excepting the area within the right-of-way of Bell Road) as surveyed, calculated and described, on May 27, 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.

RECEIVED
 JUN 18 2016
 Geauga County Auditor
 for Plat Book



6.6.16

DATE

RUDY E. SCHWARTZ, P.S. 7193

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

Mrs B 06/07/16
 GAUGA COUNTY AUDITOR
 TAX MAP DEPT.

CONSOLIDATED LANDS
LEGAL DESCRIPTION
OF A
29.8119 ACRE PARCEL
FOR
J. PAUL AND PATRICIA SNAVELY

Situated in the Village of South Russell, County of Geauga, and State of Ohio and known as being a part of Lot No. 2, Tract 3, and further known as being part of subplot No. 1-B of lands conveyed to J. Paul and Patricia Snavely (PPN 29-041600) as shown by the Minor Subdivision for J. Paul and Patricia Snavely in Volume 21, Pg. 25 of Geauga County Plat Records, and also being all of a parcel of land conveyed to Paul Snavely (PPN 29-107250) by deed recorded in Volume 1497, Page 674 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a monument box with a 1 inch iron pin found at an angle point in the centerline of Bell Road, 60 feet wide, also being the shared line between Lot 2, and Lot 1, said pin lying South 64° 31' 56" West, along said centerline of Bell Road, a distance of 456.05 feet from a 3/4 inch iron pipe found at the shared corner of Lot Nos. 23, Tract 3 and Lot 44, Tract 3, (Newbury Township) also being a point on the shared line of Newbury Township and the Village of South Russell;

- | | |
|------------|---|
| COURSE I | Thence North 85° 58' 51" West, continuing along said centerline of Bell Road, also being said shared line between Lot 2, and Lot 1, a distance of 108.27 feet to the Southeasterly corner of subplot No. 2 of the Minor Subdivision for J. Paul and Patricia Snavely, as recorded by Volume 20, Page 144 of Geauga County Plat Records; |
| COURSE II | Thence North 5° 01' 19" East, along the Easterly line of said subplot No. 2, and passing through a 5/8 inch iron pin found (I.D. LDC) at 29.97 feet, a total distance of 800.00 feet to a 5/8 inch iron pin found (I.D. LDC) at the Northeasterly corner thereof; |
| COURSE III | Thence North 85° 58' 51" West, along the Northerly line of said Sublot No. 2, a distance of 287.18 feet to a 5/8 inch iron pin set; |
| COURSE IV | Thence North 5° 01' 03" East (creating a new line) a distance of 257.74 feet to a 5/8 inch iron pin set; |
| COURSE V | Thence North 85° 58' 49" West, (creating a new line) a distance of 200.00 feet to a 5/8 inch iron pin set on the Easterly line of land conveyed to Nabil and Pierrette Sahlani (PPN 29-045750) by deed recorded in Volume 1690, Page 102 of Geauga County Deed Records |

COURSE VI

Thence North 5° 01' 03" East, along said Easterly line of land conveyed to Nabil and Pierrette Sahlani, a distance of 1612.10 feet to a 1 inch iron pipe found at the Northeasterly corner thereof, said pipe also being on the Southerly line of land conveyed to Musical Woods LLC. (PPN 26-119300) by deed recorded in Volume 1922, Page 3061 of Geauga County Deed Records, said pipe also being on the shared line between Lot Nos. 3 and 2, Tract 3, also being the shared line between Russell Township and the Village of South Russell;

COURSE VII

Thence South 87° 51' 34" East, along said Southerly line of land so conveyed to Musical Woods LLC., also being on the shared line between Lot Nos. 3 and 2, Tract 3, also being said shared line between Russell Township and the Village of South Russell a distance of 650.32 feet to a 1 inch iron pipe found at the Northwesterly corner of land conveyed to Donna M. Goodrich (PPN 29-060100) by deed recorded in Volume 1890, Page 3483 of Geauga County Deed Records;

COURSE VIII

Thence South 5° 01' 23" West, along the Westerly line of land so conveyed to Donna M. Goodrich, and passing through a 5/8 inch iron pin set at 2625.54 feet, a total distance of 2660.35 feet to the Southwesterly corner thereof, also being in said centerline of Bell Road.

COURSE IX

Thence South 64° 31' 56" West, along said centerline of Bell Road, a distance of 62.60 feet to the Principal Place of Beginning and containing 29.8119 acres of land (29.6938 acres excepting the area within the right-of-way of Bell Road, 9.9931 acres all of PPN 29-107250 and 19.8188 acres out of PPN 299-041600) as surveyed, calculated and described, on May 27, 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.



RECEIVED
JUN 6 2016
GAUGA COUNTY AUDITOR
TAX MAP DEPT

6.6.16

DATE

RUDY E. SCHWARTZ, P.S. 7193

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

Handwritten initials
GAUGA COUNTY AUDITOR
TAX MAP DEPT.