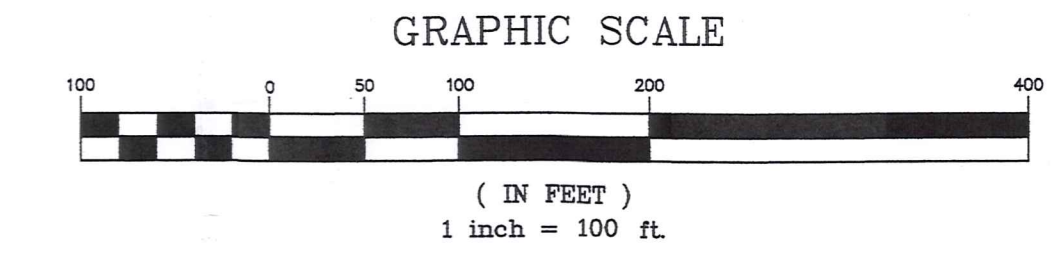


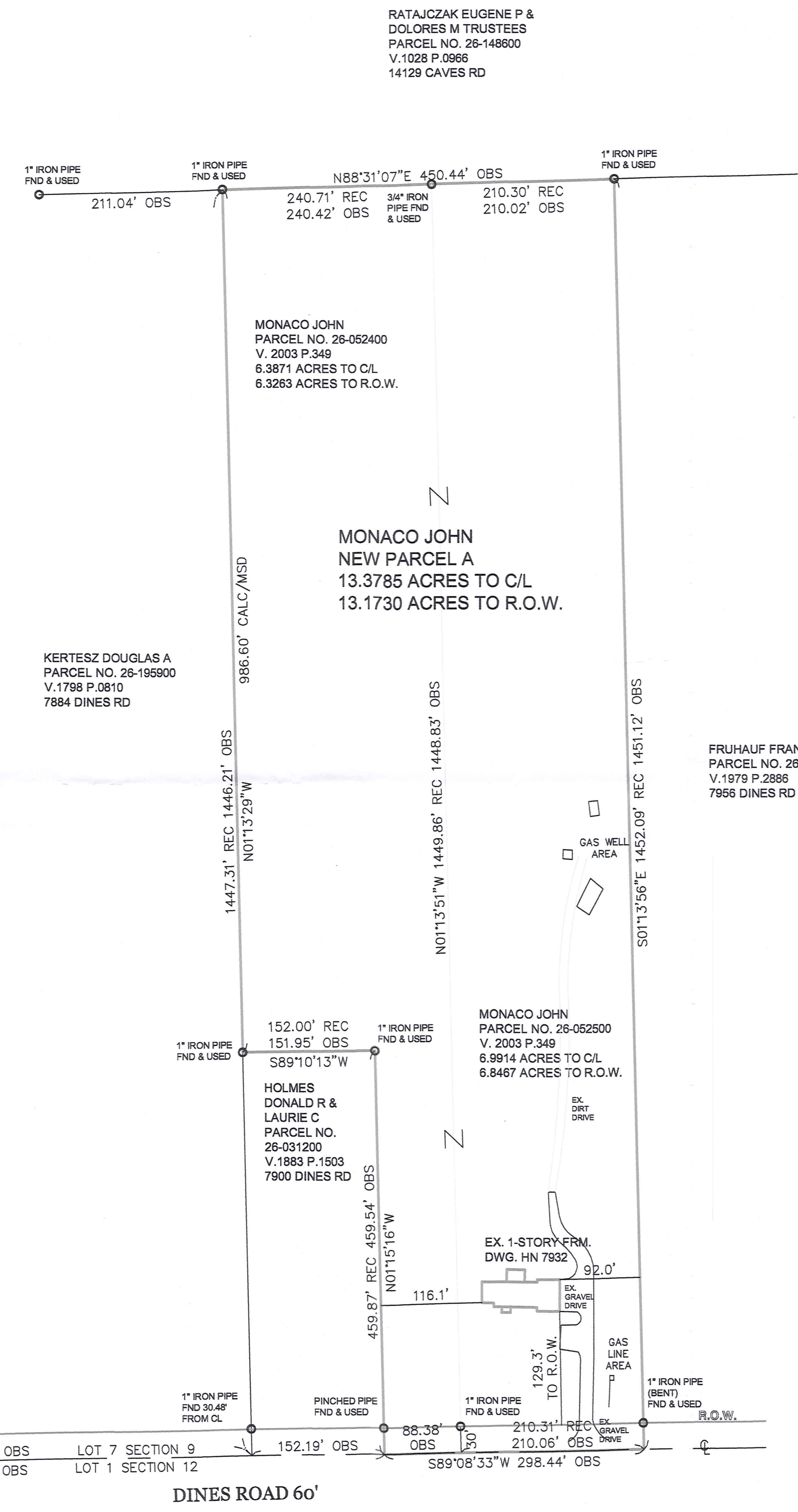
**PLAT OF CONSOLIDATION
PREPARED FOR
JOHN MONACO**

SITUATED IN THE TOWNSHIP OF RUSSELL, COUNTY OF GEAUGA, AND STATE OF OHIO, AND BEING PART OF ORIGINAL LOT NO. 7, SECTION 9, TRACT 1, AKA PARCEL 26-052500 AND PARCEL 26-052400.

REFERENCES:
TR-0144-A DINES RD. 1944 PLANS T12-93
GEAUGA CO. SURVEYOR BOOK VI, PAGE XXII



- I.P. = IRON PIN
- REC = RECORD
- OBS = OBSERVED
- MSD = MEASURED
- FND = FOUND
- CL = CENTERLINE
- R.O.W. = RIGHT-OF-WAY
- I.P.'s SET ARE 3/4" x 30" REBAR CAPPED
- "MARINO S-7769"



THIS CONSOLIDATION OF LOTS OF RECORD COMPLIES WITH THE APPLICABLE RUSSELL TOWNSHIP ZONING RESOLUTION. THIS _____ DAY OF _____, 2016. BY: _____ RUSSELL TOWNSHIP ZONING INSPECTOR.

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A SURVEY DONE UNDER MY DIRECTION. MONUMENTS WERE FOUND OR SET AS INDICATED. BEARINGS SHOWN HEREON ARE TO AN ASSUMED MERIDIAN AND ARE INTENDED TO DENOTE ANGLES ONLY. THE DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

Nicholas Marino
NICHOLAS MARINO, P.S.
OHIO REGISTERED SURVEYOR #7769
216-571-4214
www.marinosurveying.com
DATE 10/5/2016



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
Nicholas Marino
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

DRIVE 3048
1.3' BELOW
PAVEMENT GRADE
FND & USED

RUS 00126
RUS00126

Monaco, Frank (16-113)
Picked up 10/07/16
Vol 2023 pg 2085
pn#
26-052500



MARINO SURVEYING LLC
12638 HOVEY DRIVE
CHESTERLAND, OHIO 44026
216-571-4214
www.marinosurveying.com



Nicholas Marino
10/5/2016

LEGAL DESCRIPTION FOR
CONSOLIDATION SURVEY OF
7932 DINES ROAD, NOVELTY, OHIO

PARCEL A:

SITUATED IN THE TOWNSHIP OF RUSSELL, COUNTY OF GEAUGA, AND STATE OF OHIO, AND BEING PART OF ORIGINAL LOT 7, SECTION 9, TRACT 1 OF SAID TOWNSHIP, AND BEING BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING IN THE CENTERLINE OF DINES ROAD (60') AT THE POINT OF INTERSECTION WITH THE CENTERLINE OF CAVES ROAD (60'), SAID POINT CURRENTLY REFERENCED BY AN IRON PIPE FOUND 1.3' BELOW PAVEMENT GRADE;

THENCE N 89°08'33" E ALONG THE CENTERLINE OF DINES ROAD, 861.76' TO A POINT, SAID POINT BEING THE SOUTHEASTERLY CORNER OF A PARCEL OF LAND CONVEYED TO DONALD R. AND LAURIE C. HOLMES (PN 26-031200) IN DEED VOLUME 1883 PAGE 1503 OF THE GEAUGA COUNTY DEED RECORDS (GCDR) AND ON THE SOUTH LINE OF LOT 7 AND SECTION 9, AND BEING THE PRINCIPAL PLACE OF BEGINNING OF THE PREMISES DESCRIBED HEREIN;

THENCE N 01°15'16" W ALONG THE EAST LINE OF SAID HOLMES PASSING THROUGH A 1" IRON PIPE (PINCHED) FOUND AT 30.00' 459.54' TO A 1" IRON PIPE FOUND;

THENCE S 89°10'13" W ALONG THE NORTH LINE OF SAID HOLMES 151.95' TO AN 1" IRON PIPE FOUND IN THE EAST LINE OF A PARCEL OF LAND CONVEYED TO DOUGLAS A. KERTESZ (PN 26-195900) IN DEED VOLUME 1798 PAGE 810 OF GCDR;

THENCE N 01°13'29" W ALONG THE EAST LINE OF SAID KERTESZ 986.60' TO A 1" IRON PIPE FOUND ON THE SOUTH LINE OF A PARCEL OF LAND CONVEYED TO EUGENE P. AND DOLORES M. RATAJCZAK TRUSTEES (PN 26-148600) IN DEED VOLUME 1028 PAGE 966 OF GCDR;

THENCE N 88°31'07" E ALONG THE SOUTH LINE OF SAID RATAJCZAK 450.44' TO AN 1" IRON PIPE FOUND AT THE NORTHWEST CORNER OF A PARCEL OF LAND CONVEYED TO FRANK J. FRUHAUF (PN 26-052600) IN DEED VOLUME 1979 PAGE 2886 OF GCDR;

THENCE S 01°13'56" E ALONG THE WEST LINE OF SAID FRUHAUF 1451.12' (AND PASSING THROUGH A 1" IRON PIPE (BENT) FOUND 30.00' THEREFROM) TO THE CENTERLINE OF DINES ROAD AND THE SOUTH LINE OF SAID LOT 7 AND SECTION 9;

THENCE S 89°08'33" W ALONG THE CENTERLINE OF DINES ROAD AND THE SOUTH LINE OF SAID LOT 7 AND SECTION 9, 298.44' TO THE PRINCIPAL PLACE OF BEGINNING, AND CONTAINING 13.3785 ACRES OF LAND, OF WHICH 0.2055 ACRES LIES WITHIN THE EXISTING RIGHT-OF-WAY OF DINES ROAD, AS SURVEYED BY NICHOLAS MARINO, OHIO REGISTERED SURVEYOR #7769 IN SEPTEMBER, 2016, BE THE SAME, MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

THE INTENT OF THIS DESCRIPTION IS TO COMBINE ALL OF PN 26-052400 AND PN 26-052500 AS RECORDED IN DEED VOLUME 2003 PAGE 349 OF GEAUGA COUNTY DEED RECORDS.

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
[Signature] 10/7/16
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.