

PROPERTY DETAILS

1. WILLIAM AND JENNIFER BUCKBEE
VOL. 1273 PG. 683
PPN 28-010900
2. WILLIAM AND JENNIFER BUCKBEE
VOL. 1273 PG. 683
PPN 28-011200
S/L 182
3. WILLIAM AND JENNIFER BUCKBEE
VOL. 1273 PG. 683
PPN 28-011100
4. WILLIAM AND JENNIFER BUCKBEE
VOL. 1273 PG. 683
PPN 28-011000
5. JOSEPH C. AND MARILYN M. GULLO
VOL. 920 PG. 303
PPN 28-007790
6. BETTY G. FREDMAN
VOL. 1869 PG. 1601
PPN 28-005500
S/L 179
7. BETTY G. FREDMAN
VOL. 1869 PG. 1601
PPN 28-005400
S/L 178
8. BETTY G. FREDMAN
VOL. 1869 PG. 1601
PPN 28-005300
9. BRIAN D. AND COLLEEN J. KENNEDY
VOL. 1124 PG. 1313
PPN 28-021100
10. BRIAN D. AND COLLEEN J. KENNEDY
VOL. 1124 PG. 1313
PPN 28-021000
S/L 176
11. BRIAN D. AND COLLEEN J. KENNEDY
VOL. 1124 PG. 1313
PPN 28-020800
S/L 175
12. BRIAN D. AND COLLEEN J. KENNEDY
VOL. 1124 PG. 1313
PPN 28-020900
13. JANET T. HARGRAVE TRUSTEE
VOL. 1204 PG. 589
PPN 28-022401
14. JANET T. HARGRAVE TRUSTEE
VOL. 1204 PG. 589
PPN 28-004900
S/L 174

REFERENCES:

1. DEEDS OF RECORD
2. PLAT OF SURVEY AND LOT SPLIT FOR MODROO REAL ESTATE LLC BY LESSMAN, BENDER & ASSOC. 1/05/06
3. COTHELSTONE SUBDIVISION VOL. 36 PG. 4
4. CHAGRIN HEIGHTS SUBDIVISION NO. 3 VOL. 3 PG. 17

**PLAT OF SURVEY AND LOT SPLIT
For
MODROO REAL ESTATE LLC.**

SITUATED IN THE TOWNSHIP OF RUSSELL, COUNTY OF GEAUGA
AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF
ORIGINAL RUSSELL TOWNSHIP LOT NUMBER 14, TRACT 3, IN SAID
TOWNSHIP.

PREPARED FOR:
MODROO REAL ESTATE LLC.
15571 HEMLOCK RD
CHAGRIN FALLS, OH 44022

LEGEND

- 5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
- Iron Pin
- ⊖ 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



GRAPHIC SCALE



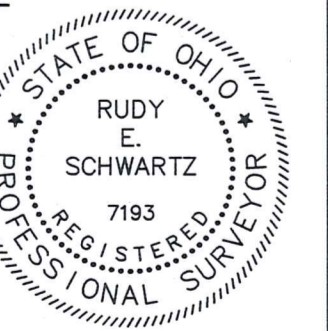
(IN FEET)

1 inch = 200 ft.

NOVEMBER 14, 2016

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 MERIDAN 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 11.14.16
RUDY E. SCHWARTZ, P.S. #7193 Date



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

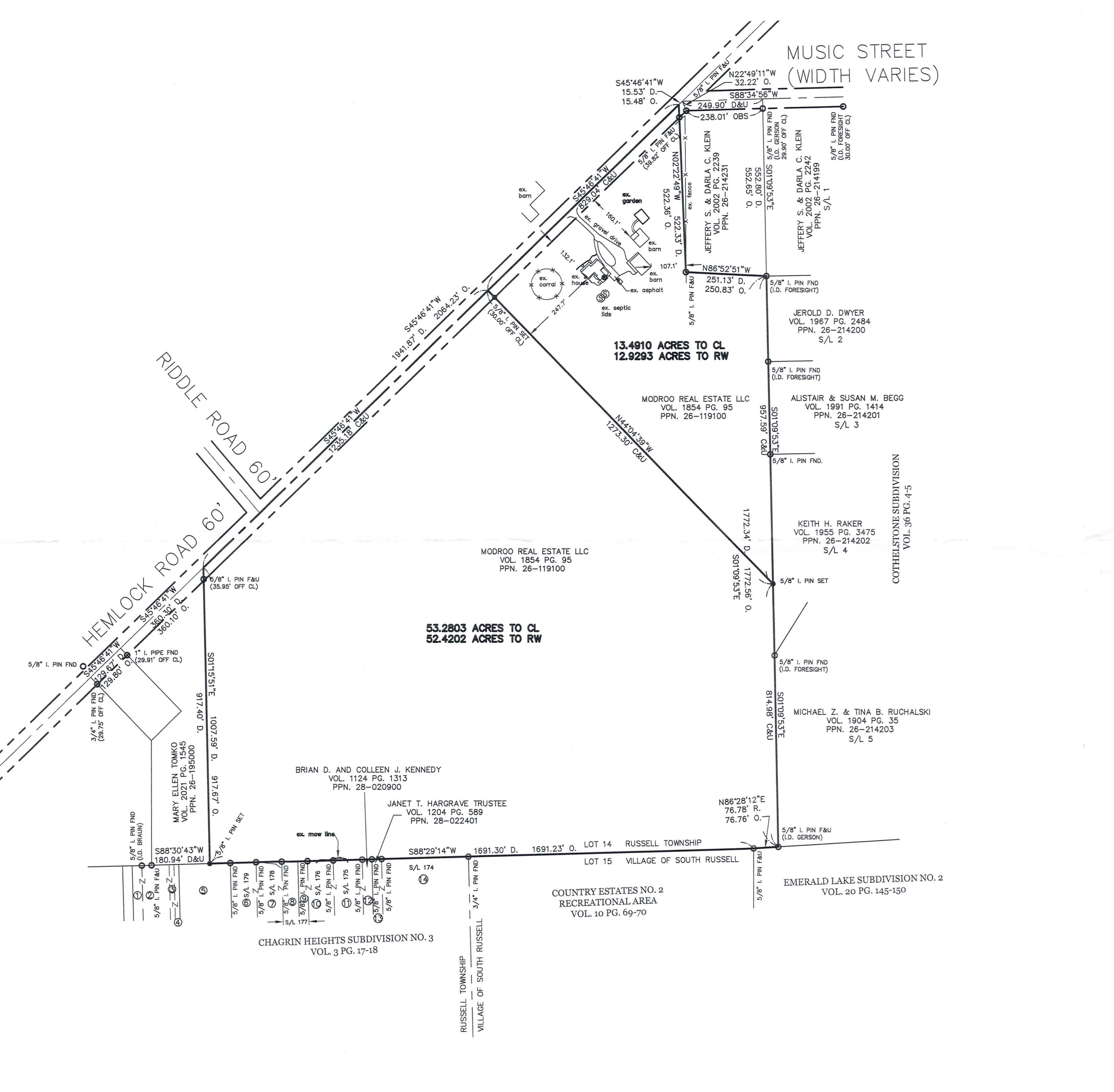
PREPARED BY:
SCHWARTZ LAND SURVEYING INC.

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

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

THIS _____ DAY OF _____ 2016.

BY _____
RUSSELL TOWNSHIP ZONING INSPECTOR



53.2803 ACRES TO CL
52.4202 ACRES TO RW

13.4910 ACRES TO CL
12.9293 ACRES TO RW

MODROO REAL ESTATE LLC
VOL. 1854 PG. 95
PPN. 26-119100

BRIAN D. AND COLLEEN J. KENNEDY
VOL. 1124 PG. 1313
PPN. 28-020900

JANET T. HARGRAVE TRUSTEE
VOL. 1204 PG. 589
PPN. 28-022401

CHAGRIN HEIGHTS SUBDIVISION NO. 3
VOL. 3 PG. 17-18

COUNTRY ESTATES NO. 2
RECREATIONAL AREA
VOL. 10 PG. 69-70

EMERALD LAKE SUBDIVISION NO. 2
VOL. 20 PG. 145-150

COTHELSTONE SUBDIVISION
VOL. 36 PG. 4-5

MUSIC STREET
(WIDTH VARIES)

HEMLOCK ROAD 60'
RIDDLE ROAD 60'

RUS00128
RUS00128

Modroo Real Estate LLC (16-137)
Picked Up 11/14/16
VOL. 2024 pg 223
pn # 26-214299

LEGAL DESCRIPTION
OF A
53.2803 ACRE PARCEL
FOR
MODROO REAL ESTATE, LLC.

Situated in the Township of Russell, County of Geauga, and State of Ohio and known as being a part of Original Russell Township Lot No. 14, Tract 3, and further being known as part of land conveyed to Modroo Real Estate, LLC.(PPN 26-119100) by deed recorded in Volume 1854, Page 95 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a 5/8 inch iron pin found at the intersection of the Easterly right-of-way of Hemlock Road, 60 feet wide, and the Southerly right-of-way of Music Street, (width varies), said point lying South 88° 34' 56" West, along said Southerly right-of-way of Music Street, a distance of 238.01 feet from the Northwest corner of Sublot No. 1 in the Cothelstone Subdivision as shown by plat recorded in Volume 36, Page 4-5 of Geauga County Plat Records [reference a 5/8 inch iron pin (ID Gerson) found 0.10 feet north];

Thence North 22° 49' 11" West a distance of 32.22 feet to a point at the intersection of the centerlines of said Hemlock Road and Music Street;

Thence South 45° 46' 41" West, along said centerline of Hemlock Road, a distance of 844.52 feet to the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence South 44° 04' 39" East (creating a new line) and passing through a 5/8 inch iron pin set at 30.00 feet, a total distance of 1273.30 feet to a point on the Westerly line of subplot No. 4 of said Cothelstone Subdivision;

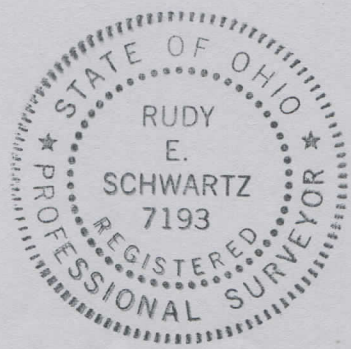
COURSE II Thence South 1° 09' 53" East, along the Westerly lines of subplot Nos. 4 and 5 of said Cothelstone Subdivision, a distance of 814.98 feet to a 5/8 inch iron pin found (I.D. Gerson) on the Northerly line of Block C in the Emerald Lake Subdivision No.2 as shown by plat recorded in Volume 20, Page 145-150 of Geauga County Plat Records, said pin also being on the shared line of Lot No. 14 (Russell Township) and Lot No. 15 (Village of South Russell);

COURSE III Thence South 86° 28' 12" West, along said Northerly line of said Block C in the Emerald Lake Subdivision No.2, also being said shared line of Lot No. 14 (Russell Township) and Lot No. 15 (Village of South Russell), a distance of 76.76 feet to a 5/8 inch iron pin found at the Northwesterly corner thereof;

COURSE IV Thence South 88° 29' 14" West, along the Northerly line of the Recreational Area in the Country Estates No.2 Subdivision as shown by plat recorded in Volume 10, Page 69-70 of Geauga County Plat Records, and along the Northerly line of sublots 174 through 180 of the Chagrin Heights Subdivision as shown by plat recorded in Volume 3, Page 7, a portion also being said shared line of Lot No. 14 (Russell Township) and Lot No. 15 (Village of South Russell), a distance of 1691.23 feet to a 5/8 inch iron pin set at the Southeasterly corner of land conveyed to Mary Ellen Tomko (PPN 26-195000) by deed recorded in Volume 2021, Page 1545 of Geauga County Deed Records;

COURSE V Thence North 1° 15' 51" West (correcting the line per Volume 1854, Page 96) along the Easterly line of land so conveyed to Mary Ellen Tomko, and passing through a 5/8 inch iron pin found at 881.72 feet, a total distance of 917.67 feet to a point in the centerline of said Hemlock Road;

COURSE VI Thence North 45° 46' 41" East, along said centerline of Hemlock Road, a distance of 1235.18 feet to the Principal Place of Beginning and containing 53.2803 acres of land (52.4202 acres excepting the area within the right-of-way of said Hemlock Road) as surveyed, calculated and described on November 1, 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 iron pins set are I.D. Schwartz 7193.



11.14.16

DATE

[Handwritten Signature]

RUDY E. SCHWARTZ, P.S. 7193

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

[Handwritten Signature] 11/14/16

GAUGA COUNTY AUDITOR
TAX MAP DEPT.

LEGAL DESCRIPTION
OF A
13.4910 ACRE PARCEL
FOR
MODROO REAL ESTATE, LLC.

Situated in the Township of Russell, County of Geauga, and State of Ohio and known as being a part of Original Russell Township Lot No. 14, Tract 3, and further being known as part of land conveyed to Modroo Real Estate, LLC.(PPN 26-119100) by deed recorded in Volume 1854, Page 95 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a 5/8 inch iron pin found at the intersection of the Easterly right-of-way of Hemlock Road, 60 feet wide, and the Southerly right-of-way of Music Street, (width varies), said point lying South 88° 34' 56" West, along said Southerly right-of-way of Music Street, a distance of 238.01 feet from the Northwest corner of Sublot No. 1 in the Cothelstone Subdivision as shown by plat recorded in Volume 36, Page 4-5 of Geauga County Plat Records [reference a 5/8 inch iron pin (ID Gerson) found 0.10 feet north];

Thence North 22° 49' 11" West a distance of 32.22 feet to a point at the intersection of the centerlines of said Hemlock Road and Music Street;

Thence South 45° 46' 41" West, along said centerline of Hemlock Road, a distance of 15.48 feet to the Northwesterly corner of land conveyed to Jeffrey S. and Darla C. Klein (PPN 26-214231) by deed recorded in Volume 2002, Page 2239 of Geauga County Deed Records, and the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence South 2° 22' 49" East, along the Westerly line of land so conveyed to Jeffrey S. and Darla C. Klein, and passing through a 5/8 inch iron pin found at 39.82 feet, a total distance of 522.36 feet to a 5/8 inch iron pin found at the Southwesterly corner thereof;

COURSE II Thence South 86° 52' 51" East, along the Southerly line of land so conveyed to Jeffrey S. and Darla C. Klein, a distance of 250.83 feet to a 5/8 inch iron pin found (I.D. Foresight) at the shared corner of sublot Nos. 1 and 2 in the Cothelstone Subdivision as shown by plat recorded in Volume 36, Page 4-5 of Geauga County Plat Records;

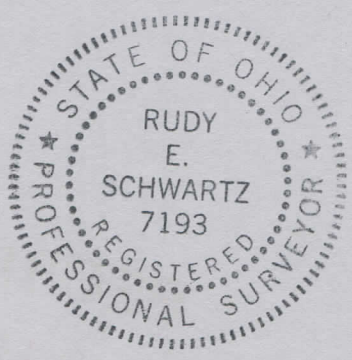
COURSE III Thence South 1° 09' 53" East, along the Westerly line of sublot Nos. 2-4 of said Cothelstone Subdivision, a distance of 957.59 feet to a 5/8 inch iron pin set;

COURSE IV

Thence North 44° 04' 39" West (creating a new line) and passing through a 5/8 inch iron pin set at 1243.30 feet, a total distance of 1273.30 feet to a point in the centerline of said Hemlock Road;

COURSE V

Thence North 45° 46' 41" East, along said centerline of Hemlock Road, a distance of 829.04 feet to the Principal Place of Beginning and containing 13.4910 acres of land (12.9293 acres excepting the area within the right-of-way of said Hemlock Road) as surveyed, calculated and described on November 1, 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 iron pins set are I.D. Schwartz 7193.



11.14.16

DATE

Rudy E. Schwartz

RUDY E. SCHWARTZ, P.S. 7193

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

MSB 11/14/16

GEauga COUNTY AUDITOR
TAX MAP DEPT.