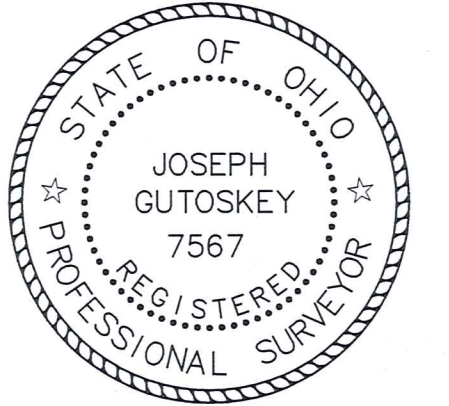


LOT SPLIT AND CONSOLIDATION

FOR
ROGER WILSON

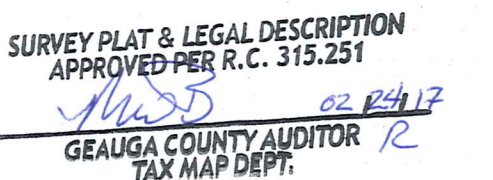
SITUATED IN THE VILLAGE OF SOUTH RUSSELL, COUNTY OF GEauga
AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL
RUSSELL TOWNSHIP LOT NO. 15, TRACT 3.
FEBRUARY, 2017

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND
PREPARED THIS MAP IN ACCORDANCE WITH THE PROVISIONS OF
CHAPTER 4733.37 OF THE OHIO ADMINISTRATIVE CODE. DIMENSIONS
ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS
USED HEREIN ARE BASED ON STATE PLANE COORDINATES, OHIO NORTH
ZONE 3401 NAD 83 (CORS 2011), ALL OF WHICH I DECLARE TO BE
CORRECT TO THE BEST OF MY KNOWLEDGE.



Joseph Gutosky 2/24/17
JOSEPH GUTOSKEY, P.S. No. 7567 DATE

SURVEY REFERENCES: DEEDS AND PLATS SHOWN HEREON.



OWNER ACCEPTANCE
THE UNDERSIGNED OWNERS OF THE LAND SHOWN HEREON, DOES HEREBY
ACCEPT THIS LOT SPLIT AND CONSOLIDATION OF THE SAME.

OWNER ACCEPTANCE
THE UNDERSIGNED OWNER OF THE LAND SHOWN HEREON, DOES HEREBY
ACCEPT THIS LOT SPLIT AND CONSOLIDATION OF THE SAME.

LAURA LEOPOLD, TRUSTEE _____

ROGER W. WILSON _____

WITNESS (PRINT NAME) _____ WITNESS (PRINT NAME) _____

WITNESS (PRINT NAME) _____ WITNESS (PRINT NAME) _____

COUNTY OF _____)
STATE OF OHIO) SS

ALISON S. WILSON _____

BEFORE ME A NOTARY PUBLIC FOR SAID COUNTY AND STATE,
PERSONALLY APPEARED THE ABOVE LAURA LEOPOLD,
WHO ACKNOWLEDGED THAT SHE DID SIGN THE FOREGOING INSTRUMENT,
AND THAT THE SAME WAS HER FREE ACT AND DEED PERSONALLY, IN
TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED
MY OFFICIAL SEAL AT
OHIO, THIS ____ DAY OF _____, 20 ____.

WITNESS (PRINT NAME) _____ WITNESS (PRINT NAME) _____

COUNTY OF _____)
STATE OF OHIO) SS

NOTARY PUBLIC _____
MY COMMISSION EXPIRES: _____

BEFORE ME A NOTARY PUBLIC FOR SAID COUNTY AND STATE,
PERSONALLY APPEARED THE ABOVE ROGER W. AND ALISON S. WILSON,
WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT,
AND THAT THE SAME WAS THEIR FREE ACT AND DEED PERSONALLY, IN
TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED
MY OFFICIAL SEAL AT
OHIO, THIS ____ DAY OF _____, 20 ____.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES: _____

APPROVALS
VILLAGE OF SOUTH RUSSELL PLANNING COMMISSION THIS ____ DAY OF _____, 20 ____.

LUCY JASINSKI, PLANNING COMMISSION SECRETARY

VILLAGE OF SOUTH RUSSELL ENGINEER THIS ____ DAY OF _____, 20 ____.

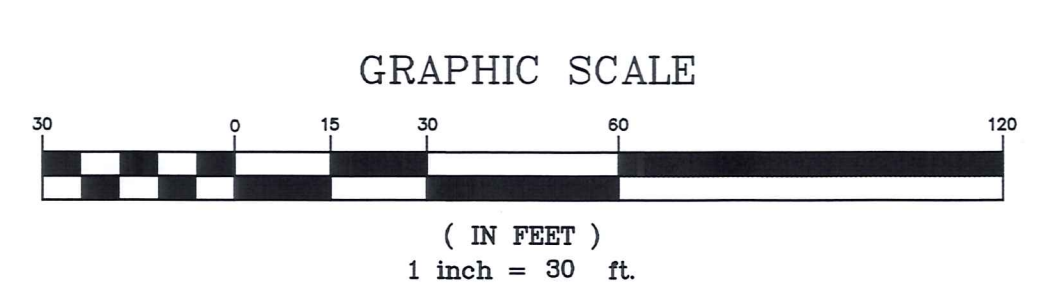
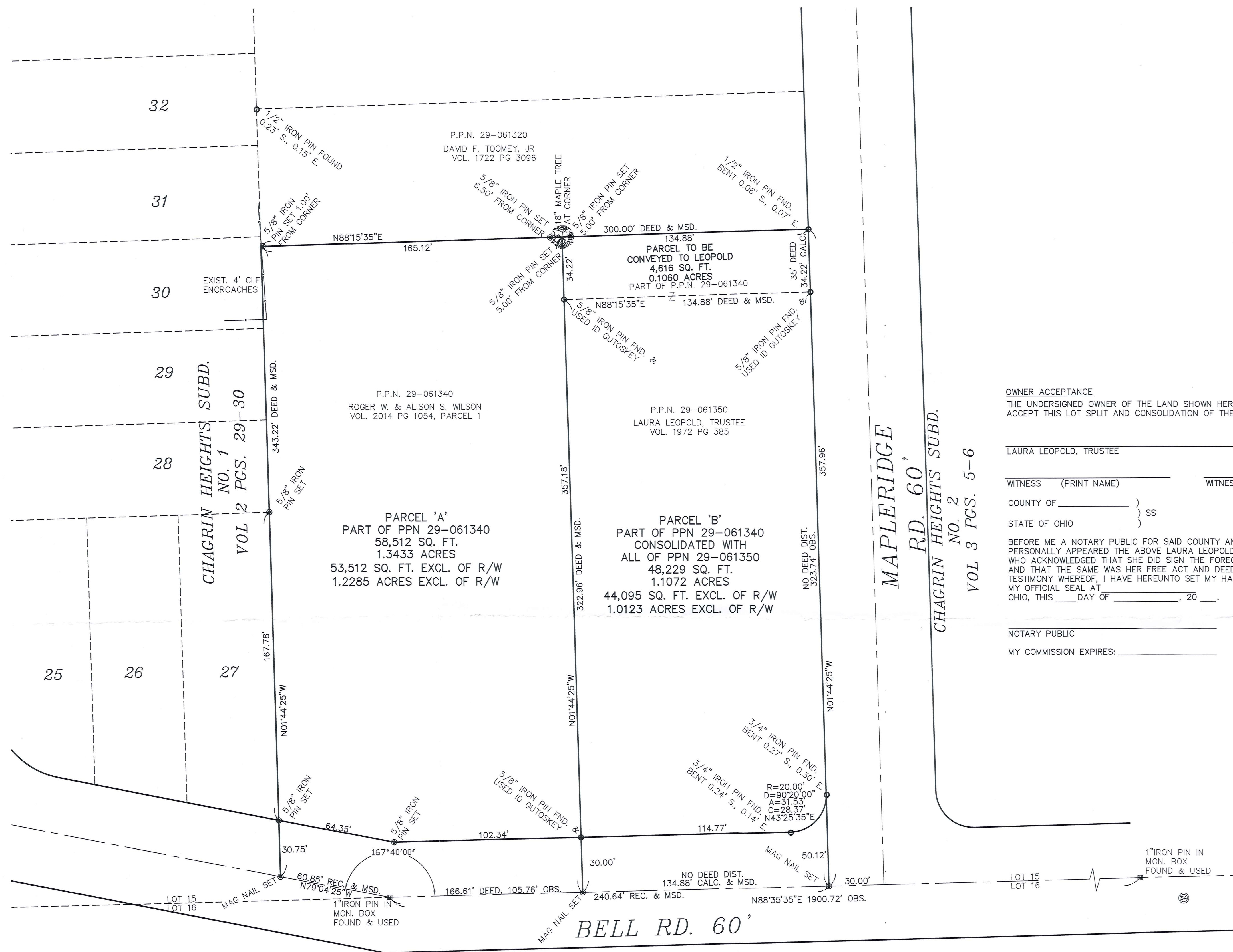
ERIC HAIBACH, PE VILLAGE ENGINEER (CT CONSULTANTS, INC.)

VILLAGE OF SOUTH RUSSELL SOLICITOR THIS ____ DAY OF _____, 20 ____.

DAVID ONDREY, VILLAGE SOLICITOR

VILLAGE OF SOUTH RUSSELL BUILDING INSPECTOR THIS ____ DAY OF _____, 20 ____.

LAURA HEILMAN, BUILDING INSPECTOR



GUTOSKEY & ASSOCIATES INC.
Civil Engineers, Surveyors & Land Planners
10135 Gottschalk Pkwy, Suite 4 Tel (440) 543-6900
Chagrin Falls, Ohio 44028 Fax (440) 543-7176



Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

Joseph Gutoskey, P.E., P.S.

VOL. 2029 pg 1807
pn # 29-108188

Legal Description

Parcel to be conveyed to Leopold
0.1060 Acres

Situated in the Village of South Russell, County of Geauga and State of Ohio and known as being part of Original Russell Township Lot No. 15, Tract No. 3 and is further bounded and described as follows;

Beginning at a 1" iron pin found in a monument box at an angle point in the centerline of Bell Road (60 feet wide) and in the south line of said Lot No. 15, said monument being located **South 88° 35' 35" West, 270.64 feet** from the center line of Mapleridge Road (60 feet wide) as dedicated in Chagrin Heights Subdivision Number 2 as recorded in Volume 3, Pages 5 and 6 of Geauga County Plat Records;

Thence **North 88° 35' 35" East**, along the centerline of said Bell Road, **105.76 feet** to a mag nail set at the south west corner of a parcel of land conveyed to Laura Leopold, Trustee by deed recorded in Volume 1972, Page 385 of Geauga County Records (PPN 29-061350);

Thence **North 01° 44' 25" West**, (passing over a 5/8" iron pin found at 30.00 feet (ID Gutoskey, PS 7567) and along the west line of said Leopold, **322.96 feet** to a 5/8" iron pin found (ID Gutoskey, PS 7567) at the northwest corner of said Leopold and the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence continuing **North 01° 44' 25" West**, (passing over a 5/8" iron pin reference monument set at 29.22 feet) and through lands conveyed to Roger W. and Alison S. Wilson by deed recorded in Volume 2014, Page 1054 (parcel 1) of Geauga County Records (PPN 29-061340) a total distance of **34.22 feet** to a point in a 18" maple tree and in the south line of a parcel of land conveyed to David F. Toomey, Jr. by deed recorded in Volume 1722, Page 3096 of Geauga County Records (PPN 29-061320);

Course II Thence **North 88° 15' 35" East**, (passing over a 5/8" iron pin reference monument set at 5.00 feet) along said Toomey's south line **134.88 feet** to a point in the west right-of-way line of said Mapleridge Road (60 feet wide) (witness a 1/2" iron pin found bent 0.06 feet South and 0.07 feet East);

Course III Thence **South 01° 44' 25" East**, along the west right-of-way line of said Mapleridge Road, **34.22 feet** to a 5/8" iron pin found (ID Gutoskey, PS 7567) at the northeast corner of said Leopold;

Course IV Thence **South 88° 15' 35" West**, along the north line of said Leopold, **134.88 feet** to a point at the Principal Place of Beginning, and containing 0.1060 Acres (4,616 square feet) of land as surveyed and described in February, 2017 by Joseph Gutoskey, PS 7567, be the same more or less, but subject to all legal highways. Bearings used herein are based on State Plane Coordinates, Ohio North Zone 3401, NAD 83 (CORS 2011).

The intent is to create a lot split from:
 Volume 2014, Page 1054, part of PPN 29-061340, 0.1060 Acres

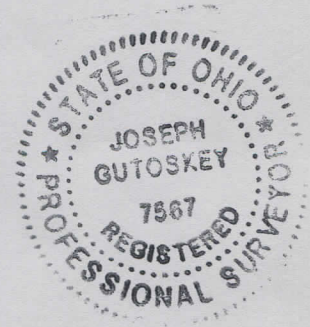
Prior deed of record

Volume 2014, Page 1054, PPN 29-061340,

All iron pins set are 5/8" diameter by 30" long with ID "Gutoskey, PS 7567".

SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 315.251
Mark 3 02 24 17

 GEauga COUNTY AUDITOR
 TAX MAP DEPT. *R*



John Gutoskey
 2/24/17

RECEIVED
 FEB 24 2017
 Geauga County Auditor
 Tax Map Dept.



Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

Joseph Gutoskey, P.E., P.S.

VOL. 2029 pg 1814
PN# 29-061340

Legal Description

Parcel A

1.3433 Acres

Situated in the Village of South Russell, County of Geauga and State of Ohio and known as being part of Original Russell Township Lot No. 15, Tract No. 3 and is further bounded and described as follows;

Beginning at a 1" iron pin found in a monument box at an angle point in the centerline of Bell Road (60 feet wide) and in the south line of said Lot No. 15, said monument being located **South 88° 35' 35" West, 270.64 feet** from the center line of Mapleridge Road (60 feet wide) as dedicated in Chagrin Heights Subdivision Number 2 as recorded in Volume 3, Pages 5 and 6 of Geauga County Plat Records;

Course I Thence **North 79° 04' 25" West**, along the centerline of said Bell Road, **60.85 feet** to a mag nail set at the southeast corner of Chagrin Heights Subdivision Number 1 as recorded in Volume 2, Pages 29 and 30 of Geauga County Plat Records;

Course II Thence **North 01° 44' 25" West**, (passing over 5/8" iron pins set at 30.75 feet and 198.53 feet) and along the east line of said Subdivision and the east line of sublots 27, 28, 29 and 30, **343.22 feet** to a point in a fence line at the southwest corner of a parcel of land conveyed to David F. Toomey, Jr. by deed recorded in Volume 1722, Page 3096 of Geauga County Records (PPN 29-061320) (5/8" iron pin reference monument set North 88° 15' 35" East, 1.00 feet);

Course III Thence **North 88° 15' 35" East**, along said Toomey's south line (and passing over 5/8" iron pin reference monuments set at 1.00 feet and 158.62 feet), a total distance of **165.12 feet** to a point in a 18" maple tree at the intersection of the northerly extension of the west line of a parcel of land conveyed to Laura Leopold, Trustee by deed recorded in Volume 1972, Page 385 of Geauga County Records (PPN 29-061350);

Course IV Thence **South 01° 44' 25" East**, along the northerly extension of and the west line of said Leopold (and passing over a 5/8" iron pin reference monument set at 5.00 feet and 5/8" iron pins found at 34.22 feet and 327.18 feet (both ID Gutoskey, PS 7567) **357.18 feet** to a mag nail set in the centerline of said Bell Road and the south line of said Lot No. 15;

Course V Thence **South 88° 35' 35" West**, along the centerline of said Bell Road and said Lot Line, **105.76 feet** to a point at the Principal Place of Beginning, and containing 1.3433 Acres (58,512 square feet) (1.2285 Acres, (53,512 square feet) exclusive of right-of-way) of land as surveyed and described in February, 2017 by Joseph Gutoskey, PS 7567, be the same more or less, but subject to all legal highways. Bearings used herein are based on State Plane Coordinates, Ohio North Zone 3401, NAD 83 (CORS 2011).

The intent is to create a Lot Split from:
 Volume 2014, Page 1054, part of PPN 29-061340, 1.3433 Ac.

Prior deed of record

Volume 2014, Page 1054, PPN 29-061340,

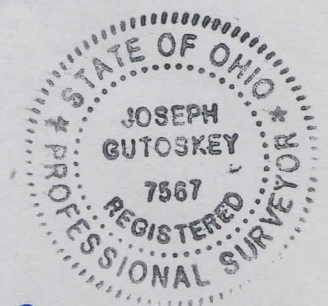
All iron pins set are 5/8" diameter by 30" long with ID "Gutoskey, PS 7567".

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

[Signature]
 GEauga COUNTY AUDITOR
 TAX MAP DEPT.

02 24 17

R



[Signature]
 2/24/17

RECEIVED
 FEB 24 2017
 Geauga County Auditor
 Tax Map Dept.



Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

Legal Description

Parcel B
1.1072 Acres

Joseph Gutoskey, P.E., P.S.

VOL. 2029pg 1811
PN# 29-061350

Situated in the Village of South Russell, County of Geauga and State of Ohio and known as being part of Original Russell Township Lot No. 15, Tract No. 3 and is further bounded and described as follows;

Beginning at a 1" iron pin found in a monument box at an angle point in the centerline of Bell Road (60 feet wide) and in the south line of said Lot No. 15, said monument being located **South 88° 35' 35" West, 270.64 feet** from the center line of Mapleridge Road (60 feet wide) as dedicated in Chagrin Heights Subdivision Number 2 as recorded in Volume 3, Pages 5 and 6 of Geauga County Plat Records;

Thence **North 88° 35' 35" East**, along the centerline of said Bell Road and the south line of said Lot No. 15, **105.76 feet** to a mag nail set at the southeast corner of a parcel of land conveyed to Roger W. and Alison S. Wilson by deed recorded in Volume 2014, Page 1054 (parcel 1) of Geauga County Records (PPN 29-061340) and the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence **North 01° 44' 25" West**, (passing over 5/8" iron pins found at 30.00 feet and 322.96 feet (both ID Gutoskey, PS 7567) and passing over a 5/8" iron pin reference monument set at 352.18 feet) and along the east line of said Wilson and its northerly prolongation, **357.18 feet** to a point in a 18" maple tree and in the south line of a parcel of land conveyed to David F. Toomey, Jr. by deed recorded in Volume 1722, Page 3096 of Geauga County Records (PPN 29-061320);

Course II Thence **North 88° 15' 35" East**, (passing over a 5/8" iron pin reference monument set at 5.00 feet) along said Toomey's south line, **134.88 feet** to a point in the west right-of-way line of said Mapleridge Road (witness a 1/2" iron pin found bent 0.06 feet South and 0.07 feet East);

Course III Thence **South 01° 44' 25" East**, along the west right-of-way line of said Mapleridge Road and its southerly prolongation, **357.96 feet** to a mag nail set in the centerline of said Bell Road and the south line of said Lot No. 15;

Course IV Thence **South 88° 35' 35" West**, along the centerline of said Bell Road and said Lot Line, **134.88 feet** to a point at the Principal Place of Beginning, and containing 1.1072 Acres (48,229 square feet) (1.0123 Acres, (44,095 square feet) exclusive of right-of-way) of land as surveyed and described in February, 2017 by Joseph Gutoskey, PS 7567, be the same more or less, but subject to all legal highways. Bearings used herein are based on State Plane Coordinates, Ohio North Zone 3401, NAD 83 (CORS 2011).

The intent is to consolidate 0.1060 Acres from part of PPN 29-061340 with 1.0012 Acres from all of PPN 29-061350.

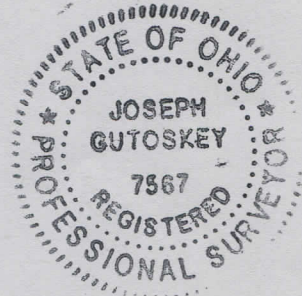
Prior deed of record

Volume 1972, Page 385, PPN 29-061350,

All iron pins set are 5/8" diameter by 30" long with ID "Gutoskey, PS 7567".

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

[Signature] 02/24/17
GEAUGA COUNTY AUDITOR
TAX MAP DEPT. *R*



Joseph Gutoskey PS
2/24/17

RECEIVED
FEB 24 2017
Geauga County Auditor
Tax Map Dept.