

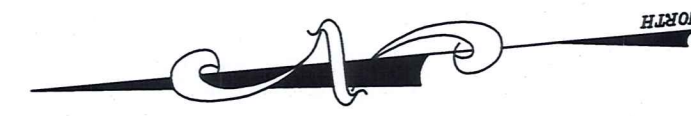
PLAT OF LOT SPLIT AND CONSOLIDATION SURVEY For DEBRA J. EPPRECHT, TRUSTEE SITUATED IN THE VILLAGE OF SOUTH RUSSELL, COUNTY OF GEauga AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL LOT NUMBER 2, TRACT 3 OF RUSSELL TOWNSHIP.

REFERENCES USED:

- 1 DEEDS OF RECORD
2 MINOR SUBDIVISION DRAWING FOR DONALD AND PATRICIA HORVAT VOL. 32 PG. 2
3 MAPLE HILL COLONY SUBDIVISION VOL. 8 PG. 52
4 HUNTER'S WOODS SUBDIVISION VOL. 29 PG. 38

LEGEND

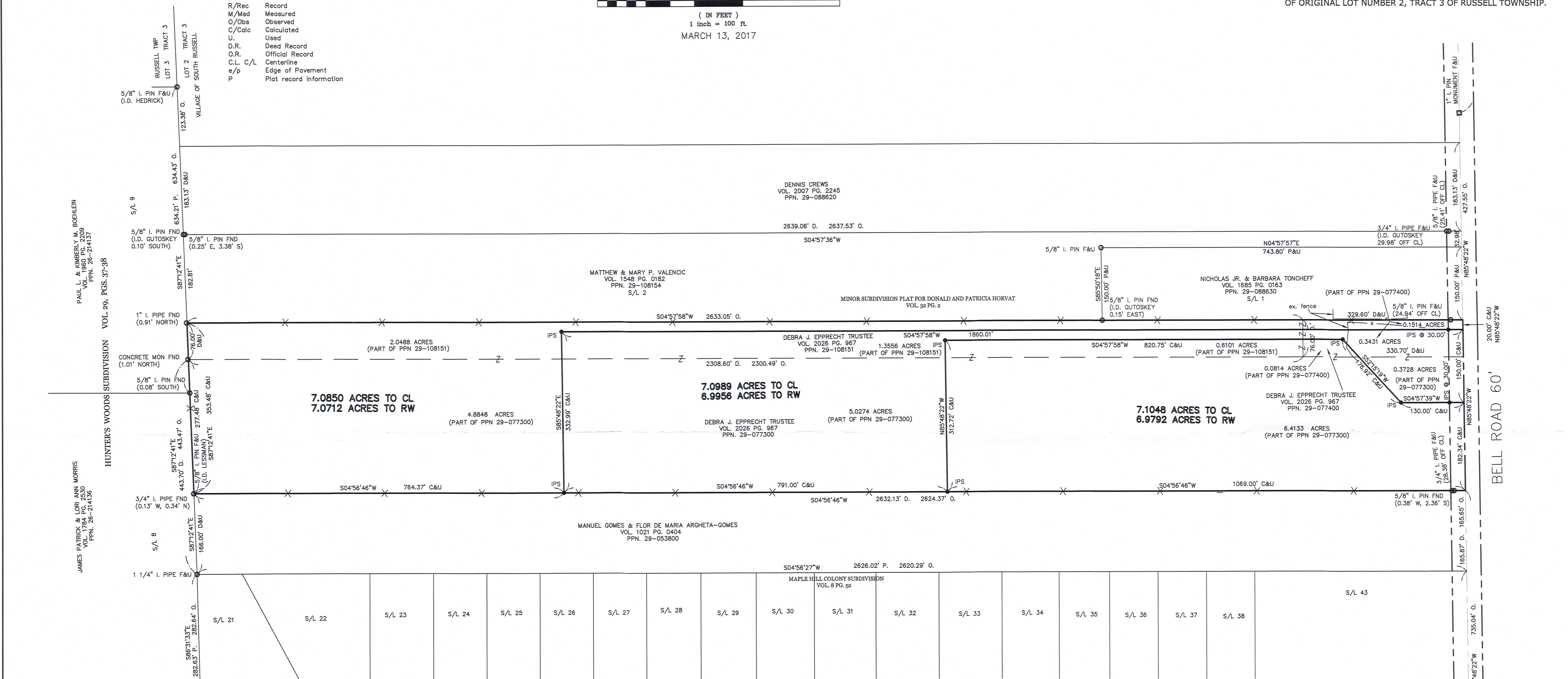
- ips 5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
i.Pin Iron Pin
i.Pipe Iron Pipe
Mon. Monument Box
Fe Fence post
Stk Stake Set
Mag Mag Nail Set
Fnd. Found
D. Deed
R/Rec Record
M/Msd Measured
O/Obs Observed
C/Calc Calculated
U. Used
D.R. Deed Record
O.R. Official Record
C.L. C/L Centerline
e/p Edge of Pavement
P Plat record information



GRAPHIC SCALE



( IN FEET )
1 inch = 100 ft.
MARCH 13, 2017



ACCEPTANCE CERTIFICATION

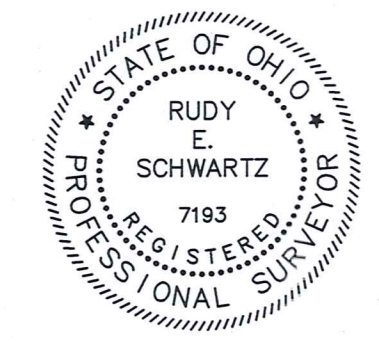
BE IT KNOWN THAT DEBRA J. EPPRECHT, TRUSTEE OWNER OF THE LAND SHOWN HEREIN, HEREBY CERTIFIES THAT THE PLAT OF PROPOSED LOT SPLIT CORRECTLY REPRESENTS THE NEW PROPERTY LINES.
IN WITNESS WHEREOF THE UNDERSIGNED HERETO SET HER HAND THIS \_\_\_ DAY OF \_\_\_, 20\_\_
DEBRA J. EPPRECHT, TRUSTEE WITNESS WITNESS
STATE OF OHIO, COUNTY OF \_\_\_
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED DEBRA J. EPPRECHT, TRUSTEE, WHO ACKNOWLEDGES THAT SHE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HER 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 \_\_\_, 2017
ZONING DEPARTMENT SECRETARY
THIS LOT SPLIT APPROVED BY THE PLANNING COMMISSION OF THE VILLAGE OF SOUTH RUSSELL, OHIO THIS \_\_\_ DAY OF \_\_\_, 2017
PLANNING COMMISSION SECRETARY
THIS LOT SPLIT APPROVED BY SOLICITOR OF THE VILLAGE OF SOUTH RUSSELL, OHIO THIS \_\_\_ DAY OF \_\_\_, 2017
SOLICITOR
THIS LOT SPLIT APPROVED BY THE BUILDING INSPECTOR OF THE VILLAGE OF SOUTH RUSSELL, OHIO THIS \_\_\_ DAY OF \_\_\_, 2017
BUILDING INSPECTOR
THIS LOT SPLIT APPROVED BY THE ENGINEER OF THE VILLAGE OF SOUTH RUSSELL, OHIO THIS \_\_\_ DAY OF \_\_\_, 2017
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, P.S. #7193 Date 3.22.17

SURVEY PLAT & LEGAL DESCRIPTION APPROVED PER R.C. 315.251
Maple Hill 03/23/17
GEAUGA COUNTY AUDITOR TAX MAP DEPT.



PREPARED FOR:
DEBRA J. EPPRECHT, TRUSTEE
102 SILVER SPRINGS TRL
CHAGRIN FALLS, OHIO 44022

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

MAPLE HILL DRIVE 60'

RUS60133  
RUS00133

Epprecht, Debra J. (17-034)  
Picked Up 03/27/17  
VOL. 2031 pg 3122  
PN# 29-108151

LEGAL DESCRIPTION  
OF A  
7.1048 ACRE PARCEL  
FOR  
DEBRA J. EPPRECHT, TRUSTEE

Situated in the Village of South Russell, County of Geauga, and State of Ohio and known as being a part of Original Lot No. 2, Tract 3 in said Village, further bounded and described as follows;

Beginning at a point in the centerline of Bell Road, 60 feet wide, at its intersection with the centerline of Maple Hill Drive, 60 feet wide, said point also being on the shared line between Lot No. 2, Tract 3 and Lot No. 1, Tract 3, said point lying South 85° 48' 22" East along said centerline of Bell Road, a distance of 215.23 feet from a monument box with a 1 inch iron pin found at an angle point;

Thence South 85° 48' 22" East, along said centerline of Bell Road, also being said shared line between Lot No. 2, Tract 3 and Lot No. 1, Tract 3, a distance of 735.04 feet to the Southeasterly corner of land conveyed to Manuel Gomes and Flor De Maria Argheta-Gomes (PPN 29-053800) by deed recorded in Volume 1021, Page 404 of Geauga County Deed Records and being the Principal Place of Beginning of the premises herein intended to be described;

- COURSE I Thence North 4° 56' 46" East, along said Easterly line of land so conveyed to Manuel Gomes and Flor De Maria Argheta-Gomes, and passing through a 3/4 inch iron pipe found at 28.38 feet, a total distance of 1069.00 feet to a 5/8 inch iron pin set;
- COURSE II Thence South 85° 48' 22" East (creating a new line) a distance of 312.72 feet to a 5/8 inch iron pin set;
- COURSE III Thence South 4° 57' 58" West (creating a new line) a distance of 820.75 feet to a 5/8 inch iron pin set;
- COURSE IV Thence South 52° 15' 19" West (creating a new line) a distance of 176.92 feet to a 5/8 inch iron pin set;
- COURSE V Thence South 4° 57' 39" West (creating a new line) passing through a 5/8 inch iron pin set at 100.00 feet, a total distance of 130.00 feet to a point in said centerline of Bell Road, said point also being on the shared line of Lot Nos. 1 and 2, Tract 3;

COURSE VI

Thence North 85° 48' 22" West, along said centerline of Bell Road, also being said shared line of Lot Nos. 1 and 2, Tract 3, a distance of 182.34 feet to the Principal Place of Beginning and containing 7.1048 acres of land (6.9792 acres excepting the area within the right-of-way of Bell Road, 6.4133 acres out of PPN 29-077300, 0.0814 acres out of PPN 29-077400, and 0.6101 acres out of PPN 29-108151) as surveyed, calculated and described on March 13, 2017 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.



3.22.17  
DATE

*Rudy E. Schwartz*  
RUDY E. SCHWARTZ, P.S. 7193

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
*Rudy E. Schwartz* 03/23/17  
GEAUGA COUNTY AUDITOR  
TAX MAP DEPT. *R*

LEGAL DESCRIPTION  
OF A  
7.0989 ACRE PARCEL  
FOR  
DEBRA J. EPPRECHT, TRUSTEE

Situated in the Village of South Russell, County of Geauga, and State of Ohio, and known as being part of Original Lot No. 2, Tract 3 in said Village, further bounded and described as follows;

Beginning at a point in the centerline of Bell Road, 60 feet wide, at its intersection with the centerline of Maple Hill Drive, 60 feet wide, said point also being on the shared line between Lot No. 2, Tract 3 and Lot No. 1, Tract 3, said point lying South 85° 48' 22" East along said centerline of Bell Road, a distance of 215.23 feet from a monument box with a 1 inch iron pin found at an angle point;

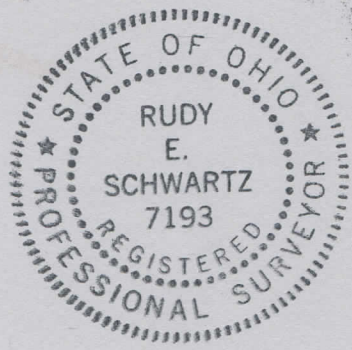
Thence South 85° 48' 22" East, along said centerline of Bell Road, also being said shared line between Lot No. 2, Tract 3 and Lot No. 1, Tract 3, a distance of 735.04 feet to the Southeasterly corner of land conveyed to Manuel Gomes and Flor De Maria Argheta-Gomes (PPN 29-053800) by deed recorded in Volume 1021, Page 404 of Geauga County Deed Records;

Thence North 4° 56' 46" East, along said Easterly line of land so conveyed to Manuel Gomes and Flor De Maria Argheta-Gomes, and passing through a 3/4 inch iron pipe found at 28.38 feet, a total distance of 1069.00 feet to a 5/8 inch iron pin set at the Principal Place of Beginning of the premises herein intended to be described;

- COURSE I Thence North 4° 56' 46" East, continuing along said Easterly line of land so conveyed to Manuel Gomes and Flor De Maria Argheta-Gomes, a distance of 791.00 feet to a 5/8 inch iron pin set;
- COURSE II Thence South 85° 48' 22" East (creating a new line) a distance of 332.99 feet to a 5/8 inch iron pin set;
- COURSE III Thence South 4° 57' 58" West (creating a new line) and passing through a 5/8 inch iron pin set at 1830.01 feet, a total distance of 1860.01 feet to a point in said centerline of Bell Road, said point also being on the shared line of Lot Nos. 1 and 2, Tract 3;
- COURSE IV Thence North 85° 48' 22" West, along said centerline of Bell Road, also being said shared line of Lot Nos. 1 and 2, Tract 3, a distance of 150.00 feet to a point;
- COURSE V Thence North 4° 57' 39" East (creating a new line) passing through a 5/8 inch iron pin set at 30.00 feet, a total distance of 130.00 feet to a 5/8 inch iron pin set;

- COURSE VI            Thence North 52° 15' 19" East (creating a new line) a distance of 176.92 feet to a 5/8 inch iron pin set;
- COURSE VII        Thence North 4° 57' 58" East (creating a new line) a distance of 820.75 feet to a 5/8 inch iron pin set;
- COURSE VIII       Thence North 85° 48' 22" West (creating a new line) a distance of 312.72 feet to the Principal Place of Beginning and containing 7.0989 acres of land (6.9956 acres excepting the area within the right-of-way of Bell Road, 0.3431 acres out of PPN 29-077400, 1.3556 acres out of PPN 29-108151, and 5.4002 acres out of PPN 29-077300) as surveyed, calculated and described on March 13, 2017 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  
MAY 15 2017  
COUNTY CLERK  
GEAUGA COUNTY, OHIO



3.22.17  
DATE

*Rudy E. Schwartz*  
RUDY E. SCHWARTZ, P.S. 7193

SURVEY PLAT & LEGAL DESCRIPTION  
 APPROVED PER R.C. 315.251  
*[Signature]* 03/23/17  
 GEauga COUNTY AUDITOR  
 TAX MAP DEPT. *R*

LEGAL DESCRIPTION  
OF A  
7.0850 ACRE PARCEL  
FOR  
DEBRA J. EPPRECHT, TRUSTEE

Situated in the Village of South Russell, County of Geauga, and State of Ohio and known as being part of Original Lot No. 2, Tract 3 in said Village, further bounded and described as follows;

Beginning at a point in the centerline of Bell Road, 60 feet wide, at its intersection with the centerline of Maple Hill Drive, 60 feet wide, said point also being on the shared line between Lot No. 2, Tract 3 and Lot No. 1, Tract 3, said point lying South 85° 48' 22" East along said centerline of Bell Road, a distance of 215.23 feet from a monument box with a 1 inch iron pin found at an angle point;

Thence South 85° 48' 22" East, along said centerline of Bell Road, also being said shared line between Lot No. 2, Tract 3 and Lot No. 1, Tract 3, a distance of 735.04 feet to the Southeasterly corner of land conveyed to Manuel Gomes and Flor De Maria Argheta-Gomes (PPN 29-053800) by deed recorded in Volume 1021, Page 404 of Geauga County Deed Records;

Thence North 4° 56' 46" East, along said Easterly line of land so conveyed to Manuel Gomes and Flor De Maria Argheta-Gomes, and passing through a 3/4 inch iron pipe found at 28.38 feet, a total distance of 1860.00 feet to a 5/8 inch iron pin set at the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence North 4° 56' 46" East, continuing along said Easterly line of land so conveyed to Manuel Gomes and Flor De Maria Argheta-Gomes, a distance of 764.37 feet to a 5/8 inch iron pin found (I.D. Lessman) at the Northeasterly corner thereof, said point being on the Southerly line of subplot No. 8 in the Hunter's Wood Subdivision as shown by plat recorded in Volume 29, Pages 37-38 of Geauga County Plat Records, said point also being on the shared line between Lot No. 3, Tract 3 (Russell Township) and Lot No. 2, Tract 3 (Village of South Russell) (witness a 3/4 inch iron pipe found 0.13' West and 0.34' North);

COURSE II Thence South 87° 12' 41" East, along said Southerly line of subplot 8 and subplot No. 9, in the Hunter's Wood Subdivision, also being said shared line between Lot No. 3, Tract 3 (Russell Township) and Lot No. 2, Tract 3 (Village of South Russell) a distance of 353.48 feet to a point at the Northwesterly corner of subplot No. 2 in the Minor Subdivision plat for Donald and Patricia Horvat as shown by plat recorded in Volume 32, Page

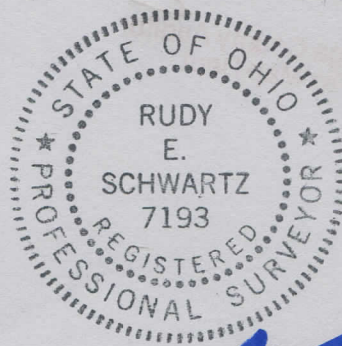
2 of Geauga County Plat Records (PPN 29-108154) (witness a 1 inch iron pipe found 0.91 feet North)

COURSE III Thence South 4° 57' 58" West, along the Westerly line of said subplot No. 2, and along the Westerly line of subplot No. 1 in said Minor Subdivision plat for Donald and Patricia Horvat (PPN 29-088630), and passing through a 5/8 inch iron pin found at 2608.11 feet, a total distance of 2633.05 feet to a point in said centerline of Bell Road, said point also being on said shared line between Lot No. 2, Tract 3 and Lot No. 1, Tract 3;

COURSE IV Thence North 85° 48' 22" West, along said centerline of Bell Road, also being said shared line between Lot No. 2, Tract 3 and Lot No. 1, Tract 3, a distance of 20.00 feet to a point;

COURSE V Thence North 4° 57' 58" East (creating a new line) passing through a 5/8 inch iron pin set at 30.00 feet, a total distance of 1860.01 feet to a 5/8 inch iron pin set;

COURSE VI Thence North 85° 48' 22" West (creating a new line) a distance of 332.99 feet to the Principal Place of Beginning and containing 7.0850 acres of land (7.0712 acres excepting the area within the right-of-way of Bell Road, 0.1514 acres out of PPN 29-077400, 2.0488 acres out of PPN 29-108151, and 4.8848 acres out of PPN 29-077300) as surveyed, calculated and described on March 13, 2017 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.



3.22.17

DATE

*[Handwritten Signature]*

RUDY E. SCHWARTZ, P.S. 7193

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

*[Handwritten Signature]* 03/23/17  
GEAUGA COUNTY AUDITOR  
TAX MAP DEPT. *R*