

**PLAT OF SURVEY AND LOT SPLIT**  
**For**  
**DAVID P. JOYCE**  
 SITUATED IN THE TOWNSHIP OF RUSSELL, COUNTY OF GEauga  
 AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF  
 ORIGINAL LOT NUMBER 4, TRACT 3, RUSSELL TOWNSHIP.

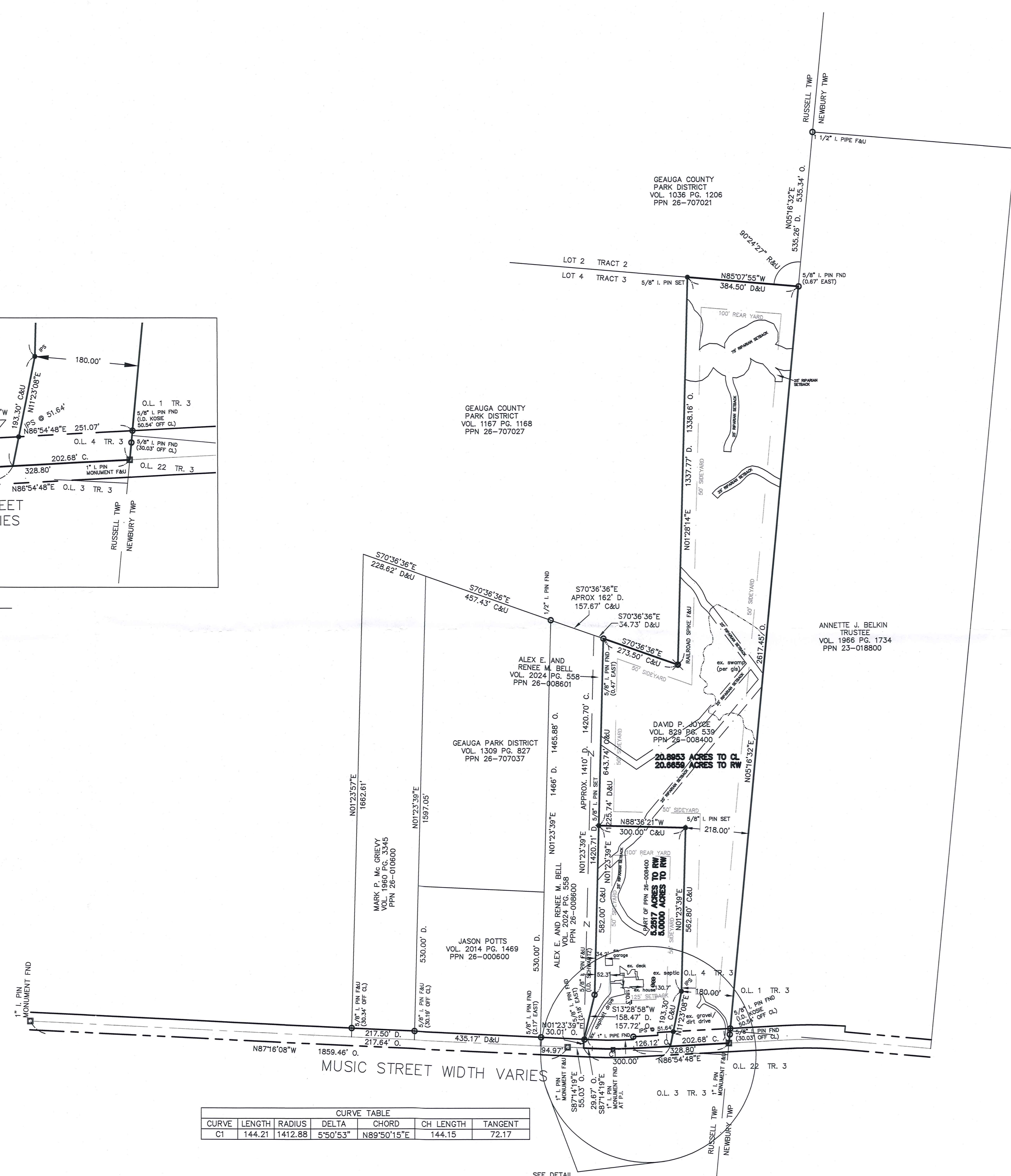
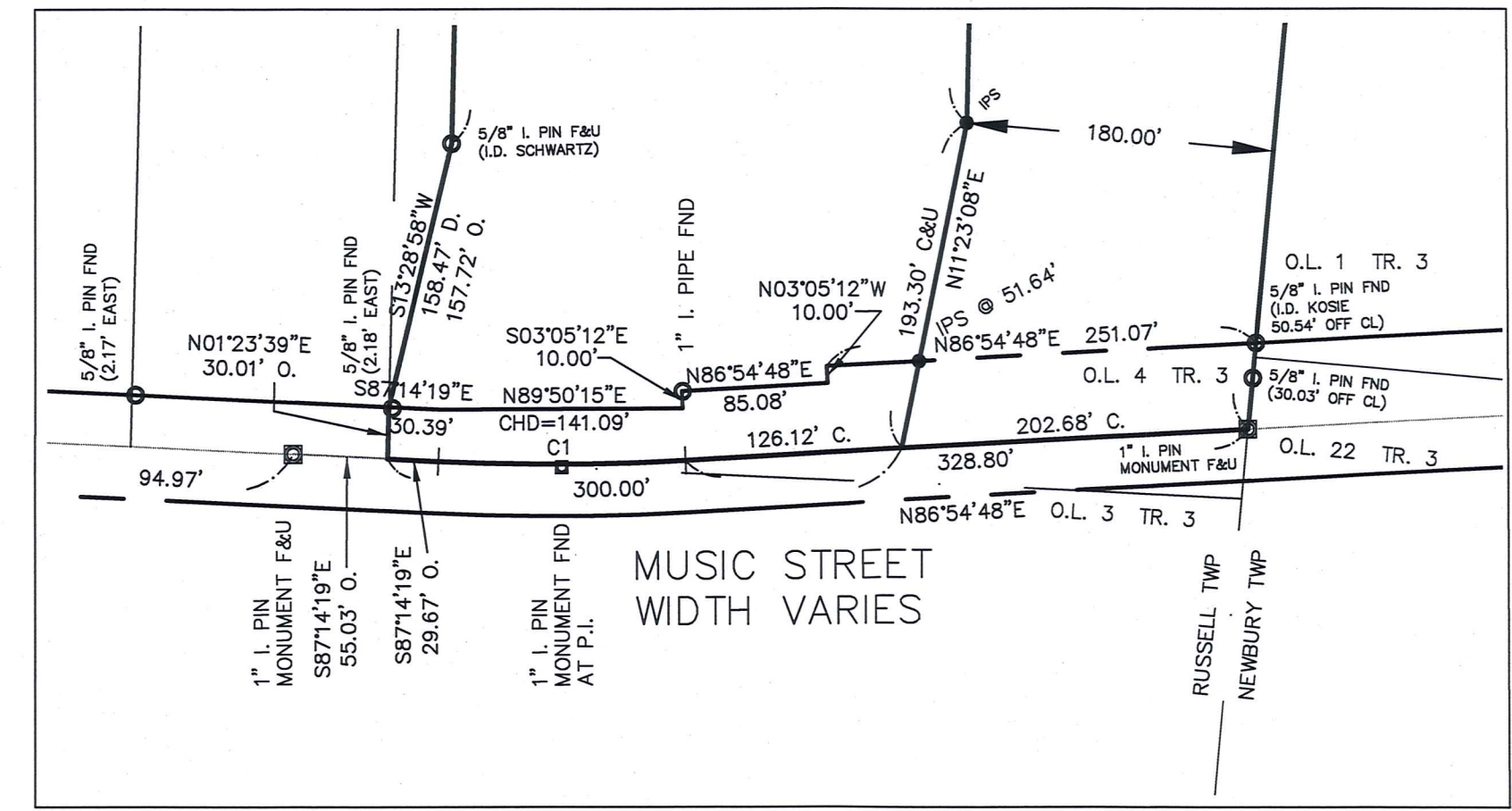
PREPARED FOR:  
**DAVID P. JOYCE**  
 9652 MUSIC ST  
 NOVELTY, OH 44072

**REFERENCES USED:**

- DEEDS OF RECORD
- PLAT OF SURVEY AND LOT SPLIT FOR MYRNA AIDLIN BY RUDY SCHWARTZ 5/28/2000
- PLANS SHOWING THE LAND REQUIRED FOR THE IMPROVEMENTS OF GORE HILL ON MUSIC STREET TR-0146-BC MUSIC ST 1935 SURVEY
- PLAT OF RE-SURVEY FOR ANNETTE J. BELKIN, TRUSTEE BY D.B. KOSIE & ASSOCIATES 2/04/14

**NOTES:**

- RIPARIAN SETBACKS SHOWN PER GIS

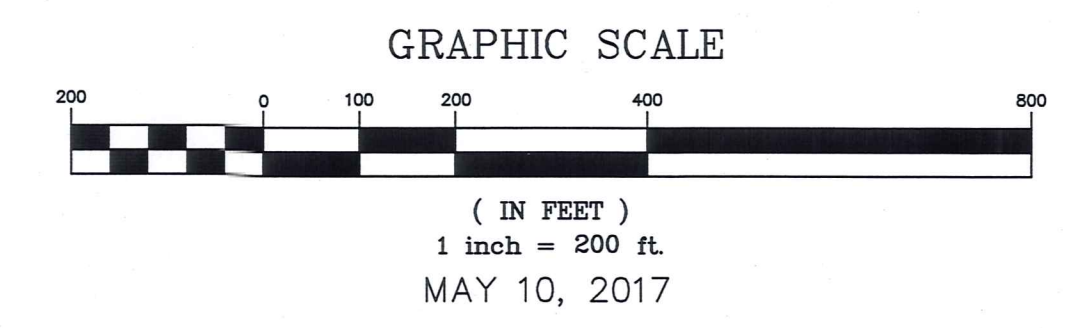
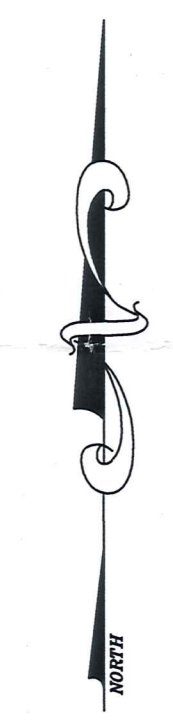


**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD	CH LENGTH	TANGENT
C1	144.21	1412.88	5°50'53"	N89°50'15"E	144.15	72.17

**LEGEND**

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



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* 5-19-17  
 RUDY E. SCHWARTZ, P.S. #7193 Date  
 STATE OF OHIO  
 RUDY E. SCHWARTZ  
 7193  
 REGISTERED PROFESSIONAL SURVEYOR

SURVEY PLAT & LEGAL DESCRIPTION  
 APPROVED PER R.C. 315.231  
*[Signature]* 05/19/17  
 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 \_\_\_\_\_ 2017.  
 BY \_\_\_\_\_  
 RUSSELL TOWNSHIP ZONING INSPECTOR  
 VARIANCE NO. \_\_\_\_\_ DATE \_\_\_\_\_

RUS 00135  
RUS00135

Joyce, Dave P. (17-062)  
Picked Up 05/19/17

VOL. 2035 pg 2415  
pn# 26-008400

LEGAL DESCRIPTION  
OF A  
5.2517 ACRE PARCEL  
FOR  
DAVID P. JOYCE

Situated in the Township of Russell, County of Geauga, and State of Ohio and known as being a part of Lot No. 4, Tract 3, and further known as being part of a parcel of land conveyed to David P. Joyce (PPN 26-008400) by deed recorded in Volume 829, Pg. 539 of Geauga County Plat Records, further bounded and described as follows;

Beginning at a monument box with a 1 inch iron pin found in the centerline of Music Street, width varies, also being on the shared line between Russell Township and Newbury Township, said point also being at the Southwesterly corner of land conveyed to Annette J. Belkin (PPN 23-018800) by deed recorded in Volume 1966, Page 1734 of Geauga County Deed Records;

Thence South 86° 54' 48" West, along said centerline of Music Street, a distance of 202.68 feet to the Principal Place of Beginning of the premises herein intended to be described;

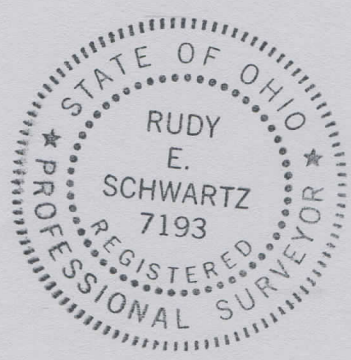
COURSE I Thence South 86° 54' 48" West, continuing along said centerline of Music Street, a distance of 126.12 feet to a point of curvature;

COURSE II Thence along the arc of a curve deflecting to the right, continuing along said centerline of Music Street, a distance of 144.21 feet, said curve having a radius of 1412.88 feet, a delta of 5° 50' 53", and a chord which bears South 89° 50' 15" West a distance of 144.15 feet to a point on the shared line of Lot Nos. 3 and 4;

COURSE III Thence North 87° 14' 19" West, continuing along said centerline of Music Street, also being said shared line of Lot Nos. 3 and 4, a distance of 29.67 feet to a point at the Southeasterly corner of land conveyed to Alex E. and Renee M. Bell (PPN 26-008600) by deed recorded in Volume 2024, Page 558 of Geauga County Deed Records;

COURSE IV Thence North 1° 23' 39" East, along the Easterly line of land so conveyed to Alex E. and Renee M. Bell (PPN 26-008600), a distance of 30.01 feet to a point at the most Southerly corner of land conveyed to Alex E. and Renee M. Bell (PPN 26-008601) by deed recorded in Volume 2024, Page 558 of Geauga County Deed Records (witness a 5/8 inch iron pin found 2.18 feet East);

- COURSE V Thence North 13° 28' 58" East, along an Easterly line of land so conveyed to Alex E. and Renee M. Bell (PPN 26-008601) a distance of 157.72 feet to a 5/8 inch iron pin found (I.D.Schwartz);
- COURSE VI Thence North 1° 23' 39" East along an Easterly line of land so conveyed to Alex E. and Renee M. Bell (PPN 26-008601), a distance of 582.00 feet to a 5/8 inch iron pin set;
- COURSE VII Thence South 88° 36' 21" East (creating a new line) a distance of 300.00 feet to a 5/8 inch iron pin set;
- COURSE VIII Thence South 1° 23' 39" West (creating a new line) a distance of 562.80 feet to a 5/8 inch iron pin set;
- COURSE IX Thence South 11° 23' 08" West (creating a new line) and passing through a 5/8 inch iron pin set at 141.66 feet, a total distance of 193.30 feet to the Principal Place of Beginning and containing 5.2517 acres of land (5.0000 acres excepting the area within the right-of-way of Music Street) as surveyed, calculated and described, on May 8, 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

5.19.17

DATE

*[Handwritten Signature]*

RUDY E. SCHWARTZ, P.S. 7193

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

*[Handwritten Signature]* 05.19.17

GEAUGA COUNTY AUDITOR  
TAX MAP DEPT.

LEGAL DESCRIPTION  
OF A  
20.8953 ACRE PARCEL  
FOR  
DAVID P. JOYCE

Situated in the Township of Russell, County of Geauga, and State of Ohio and known as being a part of Lot No. 4, Tract 3, and further known as being part of a parcel of land conveyed to David P. Joyce (PPN 26-008400) by deed recorded in Volume 829, Pg. 539 of Geauga County Plat Records, further bounded and described as follows;

Beginning at a monument box with a 1 inch iron pin found in the centerline of Music Street, width varies, also being on the shared line between Russell Township and Newbury Township, said point also being at the Southwesterly corner of land conveyed to Annette J. Belkin Trustee (PPN 23-018800) by deed recorded in Volume 1966, Page 1734 of Geauga County Deed Records;

- COURSE I            Thence South 86° 54' 48" West, along said centerline of Music Street, a distance of 202.68 feet to a point;
- COURSE II           Thence North 11° 23' 08" East (creating a new line) and passing through a 5/8 inch iron pin set at 51.64 feet, a total distance of 193.30 feet to a 5/8 inch iron pin set at an angle point;
- COURSE III          Thence North 1° 23' 39" East (creating a new line) a distance of 562.80 feet to a 5/8 inch iron pin set;
- COURSE IV          Thence North 88° 36' 21" West (creating a new line) a distance of 300.00 feet to a 5/8 inch iron pin set on the Easterly line of land Alex E. and Renee M. Bell (PPN 26-008601) by deed recorded in Volume 2024, Page 558 of Geauga County Deed Records;
- COURSE V           Thence North 1° 23' 39" East, along the Easterly line of land so conveyed to Alex E. and Renee M. Bell (PPN 26-008601), a distance of 643.74 feet to a point at the Northeasterly corner thereof, said point also being on the Southerly line of land conveyed to Geauga County Park District (PPN 26-707027) by deed recorded in Volume 1167, Page 1168 of Geauga County Deed Records (witness a 5/8 inch iron pin found 0.47 feet East);
- COURSE VI          Thence South 70° 36' 36" East, along said Southerly line of land so conveyed to Geauga County Park District, a distance of 273.50 feet to a railroad spike found at a Southeasterly corner thereof;

COURSE VII Thence North 1° 28' 14" East along an Easterly line of land so conveyed to Geauga County Park District, a distance of 1338.16 feet to a 5/8 inch iron pin set at the Northeasterly corner thereof, said pin also being on the Southerly line of land conveyed to Geauga County Park District (PPN 26-707021) by deed recorded in Volume 1036, Page 1206 of Geauga County Deed Records, said point also being on the shared line between lot No. 4, Tract 3 and Lot No. 2, Tract 2;

COURSE VIII Thence South 85° 07' 55" East, along said Southerly line of land so conveyed to Geauga County Park District (PPN 26-707021), also being said shared line between lot No. 4, Tract 3 and Lot No. 2, Tract 2, a distance of 384.50 feet to a point at a shared corner thereof, on the Westerly line of land so conveyed to Annette J. Belkin, Trustee, also being said shared line between Russell Township and Newbury Township;

COURSE IX Thence South 5° 16' 32" West, along said Westerly line of land so conveyed to Annette J. Belkin, Trustee, also being said shared line between Russell Township and Newbury Township, and passing through a 5/8 inch iron pin found (I.D. Kosie) at 2566.91 feet, a total distance of 2617.45 feet to the Place of Beginning and containing 20.8953 acres of land (20.6659 acres excepting the area within the right-of-way of Music Street) as surveyed, calculated and described, on May 8, 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 19 2017  
 Geauga County Auditor  
 Tax Map Dept.



5.19.17

DATE

*[Handwritten Signature]*

RUDY E. SCHWARTZ, P.S. 7193

**SURVEY PLAT & LEGAL DESCRIPTION**  
**APPROVED PER R.C. 315.251**  
*[Signature]* 05/19/17  
**GAUGA COUNTY AUDITOR**  
**TAX MAP DEPT.**