

PLAT OF SURVEY AND LOT SPLIT

For
PHILLIP J. GARBO

SITUATED IN THE TOWNSHIP OF RUSSELL, COUNTY OF GAUGA AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL LOT NUMBERS 1, SECTION 12, TRACT 1, AND LOT 1, SECTION 13, TRACT 1, IN SAID TOWNSHIP.

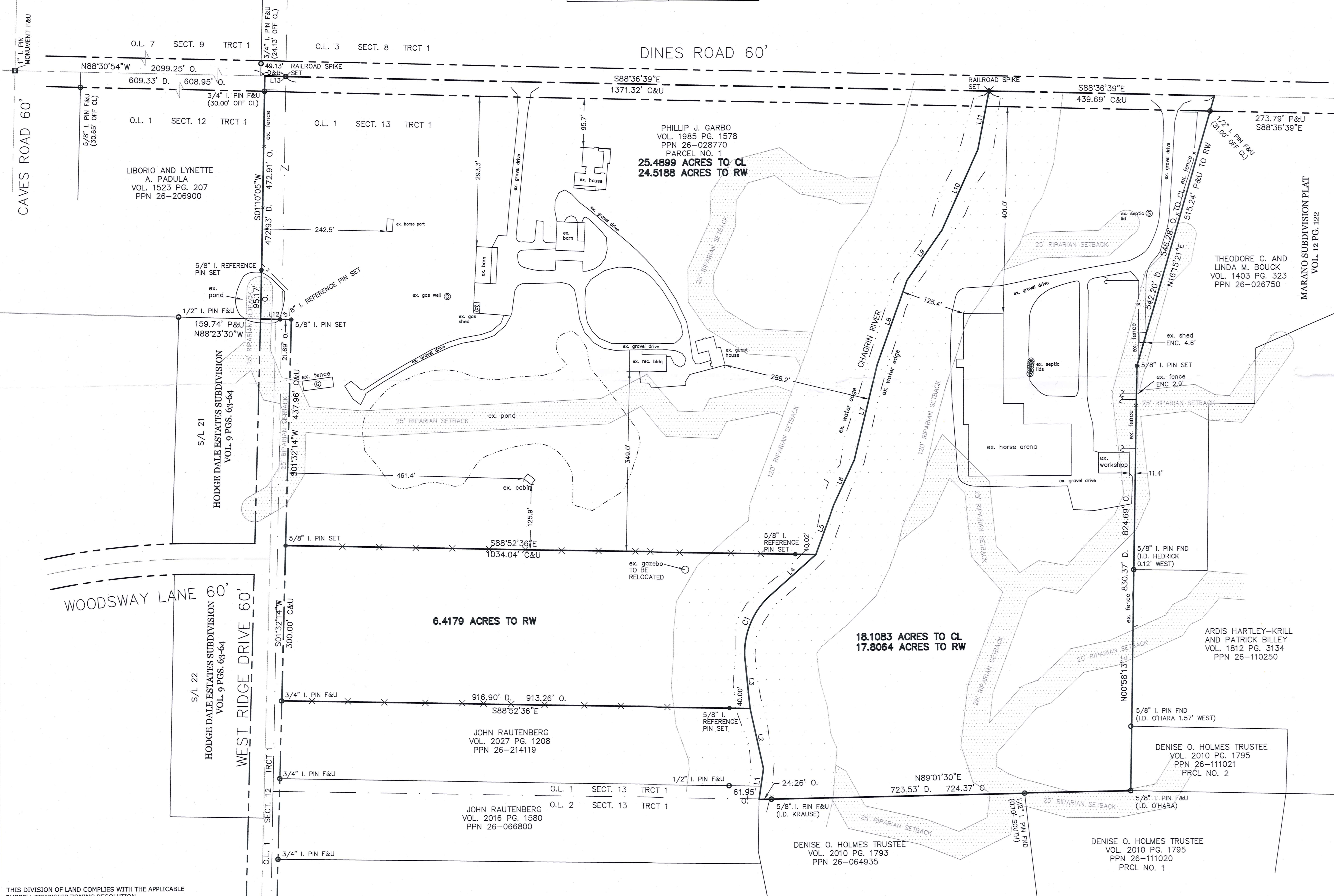
PREPARED FOR:
PHILLIP J. GARBO
8123 DINES RD
NOVELTY, OH 44072

REFERENCES USED:

- DEEDS OF RECORD
- HODGE DALE ESTATES SUBDIVISION VOL. 9 PGS. 63-64
- WHISPERING PINES SUBDIVISION VOL. 11 PGS. 8-10
- FINAL PLAT MARANO SUBDIVISION VOL. 12 PGS. 122
- GAUGA COUNTY ENGINEER SURVEYOR BOOK VOL. VI PG. 22

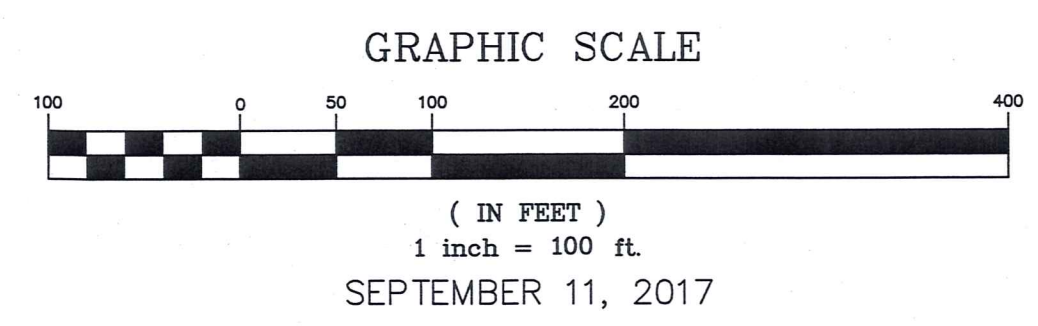
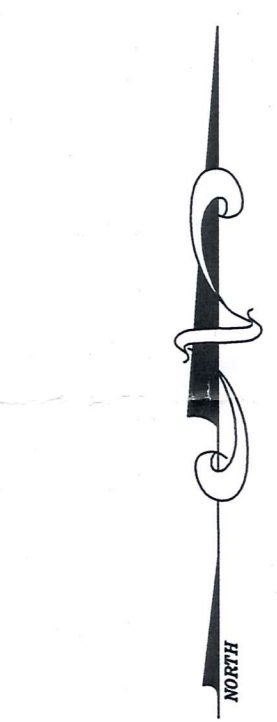
LINE	LENGTH	BEARING
L1	60.23	N08°20'52"E
L2	119.45	N12°28'15"W
L3	101.87	N05°47'30"W
L4	113.15	N48°18'37"E
L5	102.76	N20°20'11"E
L6	95.61	N24°50'40"E
L7	190.49	N13°32'53"E
L8	172.82	N19°41'21"E
L9	119.07	N35°07'13"E
L10	171.15	N24°18'42"E
L11	116.00	N11°00'19"E
L12	60.00	N88°23'30"W
L13	41.36	S88°30'54"E

CURVE	LENGTH	RADIUS	DELTA	CHORD	CH LENGTH	TANGENT
C1	137.63	147.20	53°34'20"	S24°17'40"W	132.67	74.31



LEGEND

- 5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
- Iron Pin
- ⊖ Iron Pipe
- ⊕ Monument
- ⊙ Fence post
- ⊗ Stake Set
- ⊘ 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 9-26-17
RUDY E. SCHWARTZ, P.S. #7193 Date

SURVEY PLAT & LEGAL DESCRIPTION APPROVED PER R.C. 315.25
GAUGA 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

RUS00136
RUS00134

Garbo, Phillip (17-126)
picked up 9/26/17
VOL. 2050 pg 2915
pn# 26-214301

LEGAL DESCRIPTION
OF A
6.4179 ACRE PARCEL
FOR
PHILLIP J. GARBO

Situated in the Township of Russell, County of Geauga, and State of Ohio and known as being a part of Lot No. 1, Section 13, Tract 1, and further known as being part of a parcel of land conveyed to Phillip J. Garbo (PPN 26-028770) by deed recorded in Volume 1985, Page 1578 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Dines Road, 60 feet wide, at the Northeasterly corner of land conveyed to Liborio and Lynette A. Padula (PPN 26-206900) by deed recorded in Volume 1523, Page 207 of Geauga County Deed Records, said point lying South 88° 30' 54" East, along said centerline of Dines Road, a distance of 2099.25 feet from a monument box with a 1 inch iron pin found at its intersection with the centerline of Caves Road, 60 feet wide;

Thence South 88° 30' 54" East, continuing along said centerline of Dines Road, a distance of 41.36 feet to a railroad spike set at the shared corner of Lot No. 7, Section 9, Tract 1, Lot No. 3, Section 8, Tract 1, Lot No. 1, Section 13, Tract 1, and Lot No. 1, Section 12, Tract 1;

Thence South 88° 36' 39" East, continuing along said centerline of Dines Road, a distance of 1371.32 feet to a railroad spike set;

Thence South 11° 00' 19" West, along the centerline of the existing Chagrin river, a distance of 116.00 feet to a point;

Thence South 24° 18' 42" West, along the centerline of the existing Chagrin river, a distance of 171.15 feet to a point;

Thence South 35° 07' 13" West, along the centerline of the existing Chagrin river, a distance of 119.07 feet to a point;

Thence South 19° 41' 21" West, along the centerline of the existing Chagrin river, a distance of 172.82 feet to a point;

Thence South 13° 32' 53" West, along the centerline of the existing Chagrin river, a distance of 190.49 feet to a point;

Thence South 24° 50' 40" West, along the centerline of the existing Chagrin river, a distance of 95.61 feet to a point;

Thence South 20° 20' 11" West, along the centerline of the existing Chagrin river, a distance of 102.76 feet to a point, also being the Principal Place of Beginning of the premises herein intended to be described

Courses I through III (creating new lines) continue along said centerline of the existing Chagrin river;

COURSE I Thence South 48° 18' 37" West a distance of 113.15 feet to a point of curvature;

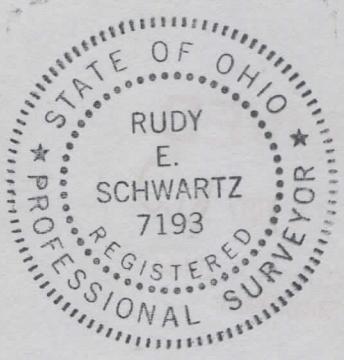
COURSE II Thence Southwesterly along the arc of a curve deflecting to the left, also being said centerline of the existing Chagrin river, said curve having a radius of 147.20 feet, a delta of 53° 34' 20", and a chord which bears South 24° 17' 40" West a distance of 132.67 feet to a point;

COURSE III Thence South 5° 47' 30" East a distance of 101.87 feet to a point at the Northeasterly corner of land conveyed to John Rautenberg (PPN 26-214119) by deed recorded in Volume 2027, Page 1208 of Geauga County Deed Records;

COURSE IV Thence North 88° 52' 36" West, along the Northerly line of land so conveyed to John Rautenberg, and passing through a 5/8 inch iron reference pin set at 40.00 feet, a total distance of 913.26 feet to a 3/4 inch iron pin found on the Easterly right-of-way of West Ridge Drive, 60 feet wide, as shown by the Hodgedale Estates Subdivision as recorded in plat Volume 9, Page 63-64 of Geauga County Deed Records;

COURSE V Thence North 1° 32' 14" East, along said Easterly right-of-way of West Ridge Road, a distance of 300.00 feet to a 5/8 inch iron pin set;

COURSE VI Thence South 88° 52' 36" East, (creating a new line) and passing through a 5/8 inch iron reference pin set at 994.02 feet, a total distance of 1034.04 feet to the Principal Place of Beginning and containing 6.4179 acres of land as surveyed, calculated and described, on September 11, 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.



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

S. M. M. D. *9/26/17*
GEAUGA COUNTY AUDITOR *REV*
TAX MAP DEPT.

9.26.17
DATE

[Signature]
RUDY E. SCHWARTZ, P.S. 7193

LEGAL DESCRIPTION
OF A
18.1083 ACRE PARCEL
FOR
PHILLIP J. GARBO

Situated in the Township of Russell, County of Geauga, and State of Ohio and known as being a part of Lot No. 1, Section 13, Tract 1, and further known as being part of a parcel of land conveyed to Phillip J. Garbo (PPN 26-028770) by deed recorded in Volume 1985, Page 1578 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Dines Road, 60 feet wide, at the Northeasterly corner of land conveyed to Liborio and Lynette A. Padula (PPN 26-206900) by deed recorded in Volume 1523, Page 207 of Geauga County Deed Records, said point lying South 88° 30' 54" East, along said centerline of Dines Road, a distance of 2099.25 feet from a monument box with a 1 inch iron pin found at its intersection with the centerline of Caves Road, 60 feet wide;

Thence South 88° 30' 54" East, continuing along said centerline of Dines Road, a distance of 41.36 feet to a railroad spike set at the shared corner of Lot No. 7, Section 9, Tract 1, Lot No. 3, Section 8, Tract 1, Lot No. 1, Section 13, Tract 1, and Lot No. 1, Section 12, Tract 1;

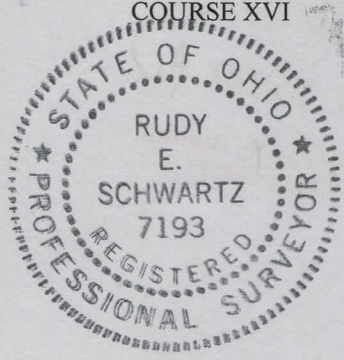
Thence South 88° 36' 39" East, continuing along said centerline of Dines Road, a distance of 1371.32 feet to a railroad spike set at the Principal Place of Beginning of the premises herein intended to be described;

- | | |
|------------|--|
| COURSE I | Thence South 88° 36' 39" East, continuing along said centerline of Dines Road, a distance of 439.69 feet to a point the Northwesterly corner of land conveyed to Theodore C. and Linda M. Bouck (PPN 26-026750) by deed recorded in Volume 1403, Page 323 of Geauga County Deed records; |
| COURSE II | Thence South 16° 15' 21" West, along a Westerly line of land so conveyed to Theodore C. and Linda M. Bouck, and passing through a 1/2 inch iron pin found at 31.00 feet, a total distance of 546.28 feet to a 5/8 inch iron pin set; |
| COURSE III | Thence South 0° 58' 13" West, along a Westerly line of land so conveyed to Theodore C. and Linda M. Bouck, and along a Westerly line of land so conveyed to Ardis Hartley-Krill and Patrick Billey (PPN 26-110250) by deed recorded in Volume 1812, Page 3134 of Geauga County Deed Records, and along the Westerly line of parcel No. 2 of lands conveyed to Denise O. Holmes, Trustee (PPN 26-111021) by deed recorded in Volume 2010, Page 1795 of Geauga County Deed Records, a distance of 824.69 feet to a 5/8 inch iron pin found (I.D. O'Hara) at the Southwesterly corner thereof, said pin also being on the Northerly line of parcel No. 1 of lands conveyed to Denise O. Holmes, Trustee (PPN 26-111020) by deed recorded in Volume 2010, Page 1795 of Geauga County Deed Records, said pin also being on the shared line between Lot No. 1, Section 13, Tract 1 and Lot No. 2, Section 13, Tract 1; |
| COURSE IV | Thence South 89° 01' 30" West, along said Northerly line of parcel No. 1 of lands conveyed to Denise O. Holmes, Trustee (PPN 26-111020), and along the |

Northerly line of land conveyed to Denise O. Holmes, Trustee (PPN 26-064935) by deed recorded in Volume 2010, Page 1793 of Geauga County Deed Records, also being said shared line between Lot No. 1, Section 13, Tract 1 and Lot No. 2, Section 13, Tract 1, and passing through a 5/8 inch iron pin found (I.D. Krause) at 700.11 feet, a total distance of 724.37 feet to a point in the centerline of the existing Chagrin river;

Courses V through XVI traverse along the centerline of said existing Chagrin river;

- COURSE V Thence North 8° 20' 52" East a distance of 60.23 feet to a point;
- COURSE VI Thence North 12° 28' 15" West a distance of 119.45 feet to a point;
- COURSE VII Thence North 5° 47' 30" West a distance of 101.87 feet to a point;
- COURSE VIII Thence Northeasterly along the arc of a curve deflecting to the right, also being said centerline of the existing Chagrin river, said curve having a radius of 147.20 feet, a delta of 53° 34' 20", and a chord which bears North 24° 17' 40" East a distance of 132.67 feet to a point;
- COURSE IX Thence North 48° 18' 37" East a distance of 113.15 feet to a point;
- COURSE X Thence North 20° 20' 11" East a distance of 102.76 feet to a point;
- COURSE XI Thence North 24° 50' 40" East a distance of 95.61 feet to a point;
- COURSE XII Thence North 13° 32' 53" East a distance of 190.49 feet to a point;
- COURSE XIII Thence North 19° 41' 21" East a distance of 172.82 feet to a point;
- COURSE XIV Thence North 35° 07' 13" East a distance of 119.07 feet to a point;
- COURSE XV Thence North 24° 18' 42" East a distance of 171.15 feet to a point;
- COURSE XVI Thence North 11° 00' 19" East a distance of 116.00 feet to a railroad spike set, also being the Principal Place of Beginning and containing 18.1083 acres of land (17.8064 acres excepting the area within the right-of-way of Dines Road) as surveyed, calculated and described, on September 11, 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.



9.26.17

DATE

[Handwritten Signature]

RUDY E. SCHWARTZ, P.S. 7193

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

S.M. (m.B.) 9/26/17

GEAUGA COUNTY AUDITOR
TAX MAP DEPT. *rew*

LEGAL DESCRIPTION
OF A
25.4899 ACRE PARCEL
FOR
PHILLIP J. GARBO

Situated in the Township of Russell, County of Geauga, and State of Ohio and known as being a part of Lot No. 1, Sections 12 and 13, Tract 1, and further known as being part of a parcel of land conveyed to Phillip J. Garbo (PPN 26-028770) by deed recorded in Volume 1985, Page 1578 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Dines Road, 60 feet wide, at the Northeasterly corner of land conveyed to Liborio and Lynette A. Padula (PPN 26-206900) by deed recorded in Volume 1523, Page 207 of Geauga County Deed Records, said point lying South 88° 30' 54" East, along said centerline of Dines Road, a distance of 2099.25 feet from a monument box with a 1 inch iron pin found at its intersection with the centerline of Caves Road, 60 feet wide;;

COURSE I Thence South 88° 30' 54" East, continuing along said centerline of Dines Road, a distance of 41.36 feet to a railroad spike set at the shared corner of Lot No. 7, Section 9, Tract 1, Lot No. 3, Section 8, Tract 1, Lot No. 1, Section 13, Tract 1, and Lot No. 1, Section 12, Tract 1;

COURSE II Thence South 88° 36' 39" East, continuing along said centerline of Dines Road, a distance of 1371.32 feet to a railroad spike set;

Courses III through IX (creating new lines) traverse along the centerline of the existing Chagrin river;

COURSE III Thence South 11° 00' 19" West a distance of 116.00 feet to a point;

COURSE IV Thence South 24° 18' 42" West a distance of 171.15 feet to a point;

COURSE V Thence South 35° 07' 13" West a distance of 119.07 feet to a point;

COURSE VI Thence South 19° 41' 21" West a distance of 172.82 feet to a point;

COURSE VII Thence South 13° 32' 53" West a distance of 190.49 feet to a point;

COURSE VIII Thence South 24° 50' 40" West a distance of 95.61 feet to a point;

COURSE IX Thence South 20° 20' 11" West a distance of 102.76 feet to a point;

COURSE X Thence North 88° 52' 36" West (creating a new line) passing through a 5/8 inch iron reference pin set at 40.02 feet, a total distance of 1034.04

feet to a 5/8 inch iron pin set on the Easterly right-of-way of West Ridge Drive, 60 feet wide, as shown by the Hodgedale Estates Subdivision plat recorded in Volume 9, Pages 63-64 of Geauga County Plat Records;

COURSE XI Thence North 1° 32' 14" East, along said Easterly right-of-way of West Ridge Drive, a distance of 437.96 feet to a 5/8 inch iron pin set;

COURSE XII Thence North 88° 23' 30" West, along a Northerly line of said Hodgedale Estates Subdivision, passing through a 5/8 inch iron reference pin set at 21.69 feet, a distance of 60.00 feet to a point in a pond at the Southeasterly corner of a parcel so conveyed to Liborio and Lynette A. Padula;

COURSE XIII Thence North 1° 10' 05" East, along the Easterly line of land so conveyed to Liborio and Lynette A. Padula, and passing through a 5/8 inch iron reference pin set at 95.17 feet and a 3/4 inch iron pin found at 442.91 feet, a total distance of 472.91 feet to the Principal Place of Beginning and containing 25.4899 acres of land (24.5188 acres excepting the area within the right-of-way of Dines Road) as surveyed, calculated and described, on September 11, 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.

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

S.m./m.b. 9/26/17
GEAUGA COUNTY AUDITOR Kew
TAX MAP DEPT.



9-26-17

DATE

[Signature]

RUDY E. SCHWARTZ, P.S. 7193