

**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 SCHWARTZ LAND SURVEYING INC. 11/14/2016
- 3 COTHELSTONE SUBDIVISION VOL. 36 PG. 4
- 4 CHAGRIN HEIGHTS SUBDIVISION NO. 3 VOL. 3 PG. 17
- 5 TR-0155-A HEMLOCK ROAD-1955 PLANS

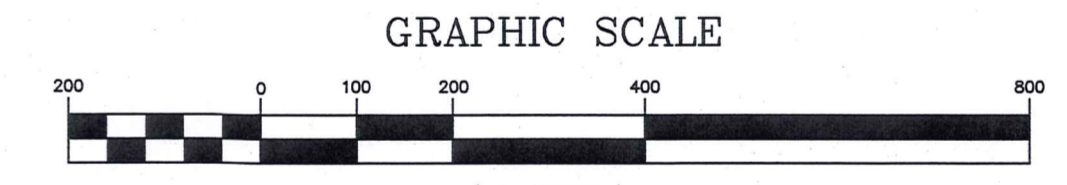
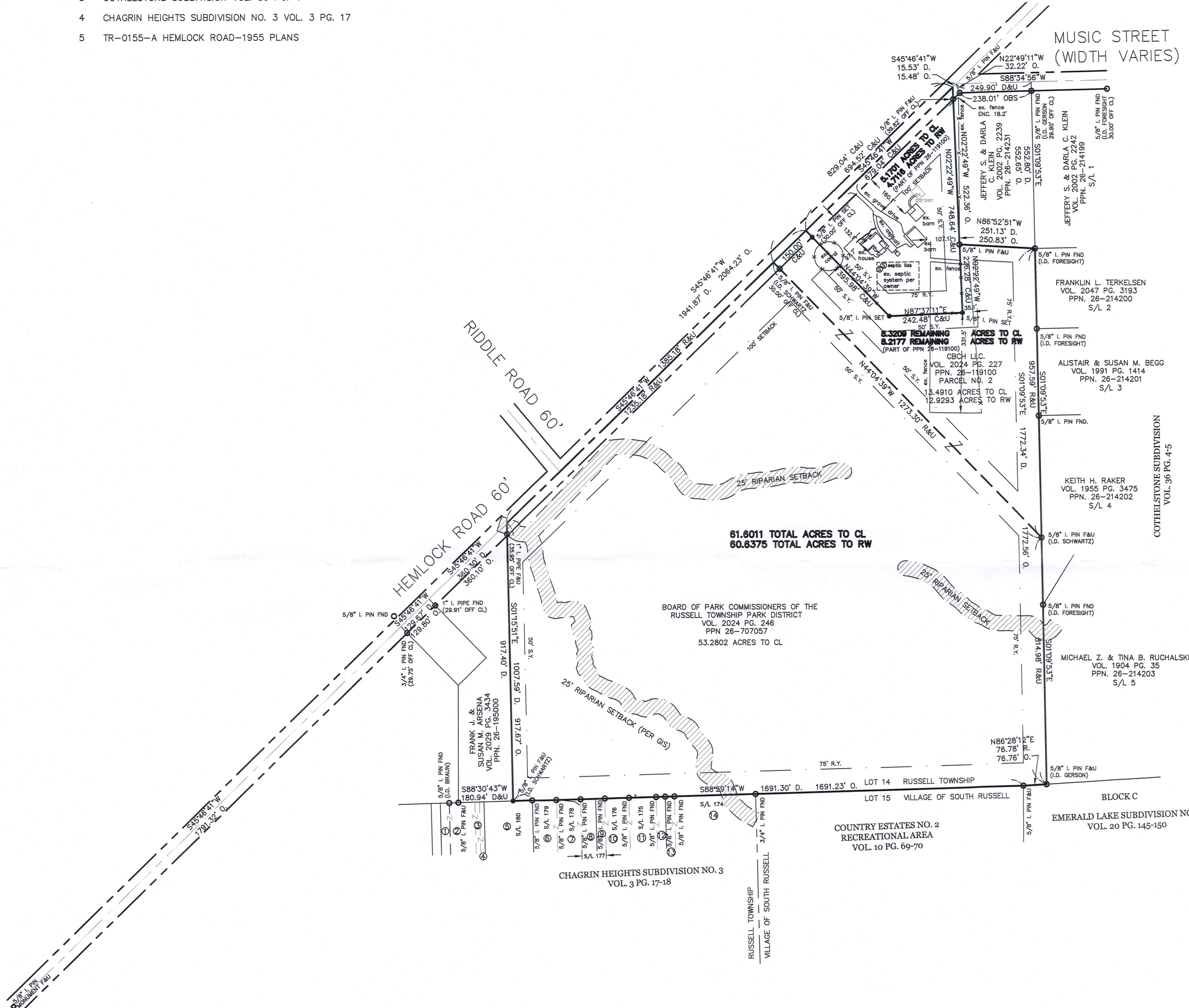
**PLAT OF SURVEY  
LOT SPLIT AND CONSOLIDATION  
For  
WESTERN RESERVE LAND  
CONSERVANCY**

SITUATED IN THE TOWNSHIP OF RUSSELL, COUNTY OF GAUGA 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:  
WESTERN RESERVE LAND CONSERVANCY  
3850 CHAGRIN RIVER RD  
CHAGRIN FALLS, OH 44022

**LEGEND**

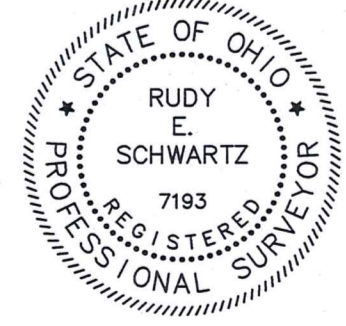
- 5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
- Iron Pin
- ⊖ Iron Pipe
- ⊕ Monument
- ⊘ Fence post
- ⊙ Stake Set
- ⊗ Mag Nail Set
- ⊚ Found
- ⊛ Deed
- ⊜ Record
- ⊝ Measured
- ⊞ Observed
- ⊟ Calculated
- ⊠ Used
- ⊡ Deed Record
- ⊢ Official Record
- ⊣ Centerline
- ⊤ Edge of Pavement
- ⊥ Plat record information



NOVEMBER 14, 2016  
DECEMBER 4, 2018

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*  
RUDY E. SCHWARTZ, P.S. #7193 Date



SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
Gaugua 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 \_\_\_\_\_ 20\_\_\_\_  
BY \_\_\_\_\_  
RUSSELL TOWNSHIP ZONING INSPECTOR

THIS CONSOLIDATION OF LAND COMPLIES WITH THE APPLICABLE RUSSELL TOWNSHIP ZONING RESOLUTION.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
BY \_\_\_\_\_  
RUSSELL TOWNSHIP ZONING INSPECTOR

Rus 00142  
RUS00142

Russell Park Comm. - GREATER  
WESTERN  
RESERVE (18-149)  
Pickup 12/20/18  
Vol. 2065 pg 535  
ph # 26-119100

LEGAL DESCRIPTION  
OF A  
5.1701 ACRE PARCEL  
FOR  
WESTERN RESERVE LAND CONSERVANCY

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 CBCH LLC.(PPN 26-119100) by deed recorded in Volume 2024, Page 227 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 Southeasterly 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 the Southerly prolongation thereof (creating a new line), and passing through a 5/8 inch iron pin found at 39.82 feet, a total distance of 748.64 feet to a 5/8 inch iron pin set;
- COURSE II Thence South 87° 37' 11" West (creating a new line) a distance of 242.48 feet to a 5/8 inch iron pin set;
- COURSE III Thence North 44° 04' 39" West (creating a new line), and passing through a 5/8 inch iron pin set at 365.98 feet, a total distance of 395.98 feet to a point in said centerline of Hemlock Road;
- COURSE IV Thence North 45° 46' 41" East, along said centerline of Hemlock Road, a distance of 679.04 feet to the Principal Place of Beginning and containing 5.1701 acres of land (4.7116 acres excepting the area within the right-of-way of said Hemlock Road) as surveyed, calculated and

RUS00142

described on November 14, 2016 and December 6, 2018 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. The intent of this survey is to describe a created parcel of land from part of PPN 26-119100.

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

*[Signature]* 12.19.18

GEAUGA COUNTY AUDITOR  
TAX MAP DEPT. *R*



12.18.18

DATE

*[Signature]*

RUDY E. SCHWARTZ, P.S. 7193

RUS 00142

18-149

VOL. 2065 pg 467

PN# 26-214307

REMAINING LANDS  
 LEGAL DESCRIPTION  
 OF A  
 8.3209 ACRE PARCEL  
 FOR  
 WESTERN RESERVE LAND CONSERVANCY

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 CBCH LLC.(PPN 26-119100) by deed recorded in Volume 2024, Page 227 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 Southeasterly 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 694.52 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 395.98 feet to a 5/8 inch iron pin set;
- COURSE II           Thence North 87° 37' 11" East (creating a new line) a distance of 242.48 feet to a 5/8 inch iron pin set;
- COURSE III           Thence North 2° 22' 49" West (creating a new line) a distance of 226.28 feet to a 5/8 inch iron pin found at the Southwesterly corner of land so conveyed to Jeffrey S. and Darla C. Klein (PPN 26-214231) by deed recorded in Volume 2002, Page 2239 of Geauga County Deed Records;
- COURSE IV           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 subplot Nos. 1 and 2 in said Cothelstone Subdivision;

RU500142

COURSE V

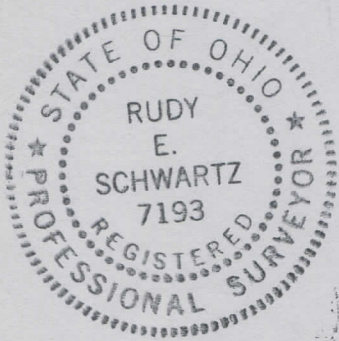
Thence South 1° 09' 53" East, along the Westerly lines of subplot Nos. 2-4 in said Cothelstone Subdivision, a distance of 957.59 feet to a 5/8 inch iron pin found (I.D. Schwartz) at a Northeasterly corner of land conveyed to Board of Park Commissioners of the Russell Township Park District (PPN 26-707057) by deed recorded in Volume 2024, Page 246 of Geauga County Deed Records;

COURSE VI

Thence North 44° 04' 39" West, along an Easterly line of land so conveyed to Board of Park Commissioners of the Russell Township Park District, and passing through a 5/8 inch iron pin found at 1243.30 feet, a total distance of 1273.30 feet to a point in said centerline of Hemlock Road, at the Northerly corner thereof;

COURSE VII

Thence North 45° 46' 41" East, along said centerline of Hemlock Road, a distance of 150.00 feet to the Principal Place of Beginning and containing 8.3209 acres of land (8.2177 acres excepting the area within the right-of-way of said Hemlock Road) as surveyed, calculated and described on November 14, 2016 and December 6, 2018 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. The intent of this survey is to describe the remainder of PPN 26-119100 after a 5.1707 acre split.



12.18.18

DATE

RUDY E. SCHWARTZ, P.S. 7193

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

*[Signature]* 12.19.18

GEAUGA COUNTY AUDITOR  
TAX MAP DEPT.

*[Signature]*

Rus 00142

18-149

VOL. 2045 pg 473

pn # 26-214307

CONSOLIDATION  
 LEGAL DESCRIPTION  
 OF A  
 61.6011 ACRE PARCEL  
 FOR  
 BOARD OF PARK COMMISSIONER OF  
 THE RUSSELL TOWNSHIP PARK DISTRICT

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 CBCH LLC.(PPN 26-119100) by deed recorded in Volume 2024, Page 227 of Geauga County Deed Records, and also being all of a parcel of land conveyed to Board of Park Commissioners of the Russell Township Park District (PPN 26-707057) by deed recorded in Volume 2024, Page 246 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 Southeasterly 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 694.52 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) passing through a 5/8 inch iron pin set at (I.D Schwartz) at 30.00 feet, a total distance of 395.98 feet to a 5/8 inch iron pin set;
- COURSE II                   Thence North 87° 37' 11" East (creating a new line) a distance of 242.48 feet to a 5/8 inch iron pin set;
- COURSE III                   Thence North 2° 22' 49" West (creating a new line) a distance of 226.28 feet to a 5/8 inch iron pin found at the Southwesterly corner of land so conveyed to Jeffrey S. and Darla C. Klein (PPN 26-214231) by deed recorded in Volume 2002, Page 2239 of Geauga County Deed Records;
- COURSE IV                   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 subplot Nos. 1 and 2 in said Cothelstone Subdivision;
- COURSE V                    Thence South 1° 09' 53" East, along the Westerly lines of subplot Nos. 2- 5 in said Cothelstone Subdivision, a distance of 1772.56 feet to a 5/8 inch iron pin found (I.D. Gerson) on the Northerly line of Block C in the Emerald Lake

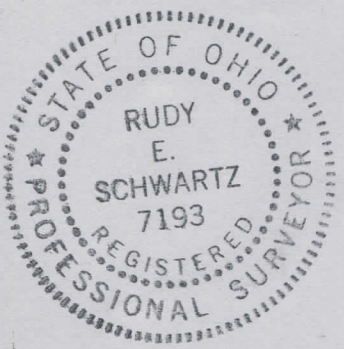
Subdivision No.2 as shown by plat recorded in Volume 20, Page 145-150 of Geauga County Plat Records, said pin also being on the shared line of Lot No. 14 (Russell Township) and Lot No. 15 (Village of South Russell);

COURSE VI 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 Northeasterly corner of the Country Estates No. 2 Recreational Area as shown by plat recorded in Volume 10, Pages 69-70 of Geauga County Plat Records;

COURSE VII 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, Pages 17 and 18, 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 found (I.D. Schwartz) at the Southeasterly corner of land conveyed to Frank J. and Susan M. Arseno (PPN 26-195000) by deed recorded in Volume 2029, Page 3434 of Geauga County Deed Records;

COURSE VIII Thence North 1° 15' 51" West, along the Easterly line of land so conveyed to Frank J. and Susan M. Arseno, 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 at the Northeasterly corner thereof;

COURSE IX Thence North 45° 46' 41" East, along said centerline of Hemlock Road, a distance of 1385.18 feet to the Principal Place of Beginning and containing 61.6011 acres of land (60.6375 acres excepting the area within the right-of-way of said Hemlock Road) as surveyed, calculated and described on November 14, 2016 and December 6, 2018 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. The intent of this survey is to consolidate a 8.3209 acre parcel (part of PPN 26-119100) and a 53.2802 acre parcel (all of PPN 26-707057).



12.18.18

DATE

*[Handwritten Signature]*

RUDY E. SCHWARTZ, P.S. 7193

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

*[Handwritten Signature]* 12.19.18  
GEAUGA COUNTY AUDITOR  
TAX MAP DEPT. *[Handwritten Initials]*