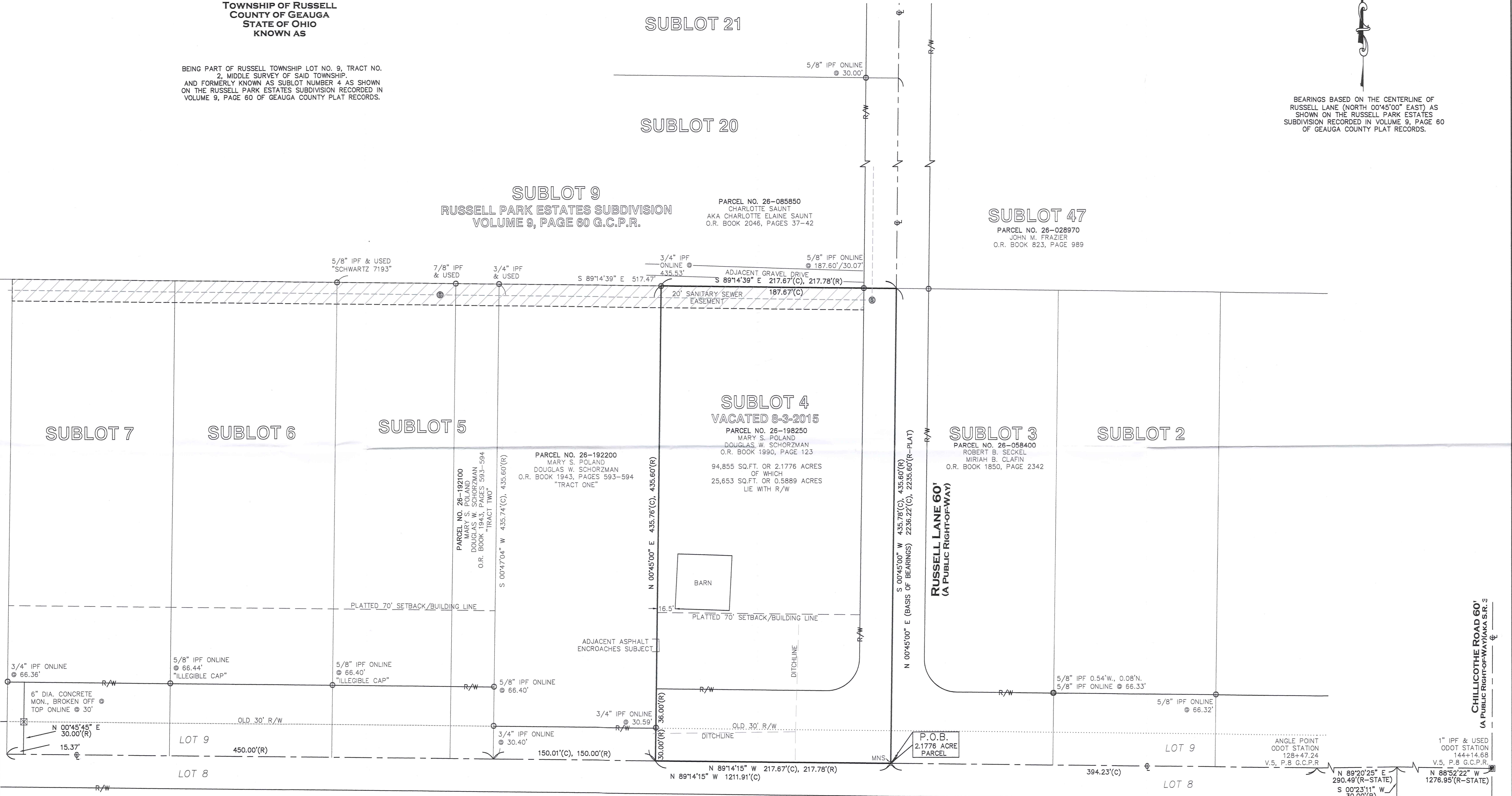


PLAT OF BOUNDARY SURVEY

OF
PARCEL NO. 26-198250
 TOWNSHIP OF RUSSELL
 COUNTY OF GEauga
 STATE OF OHIO
 KNOWN AS

BEING PART OF RUSSELL TOWNSHIP LOT NO. 9, TRACT NO. 2, MIDDLE SURVEY OF SAID TOWNSHIP, AND FORMERLY KNOWN AS SUBLot NUMBER 4 AS SHOWN ON THE RUSSELL PARK ESTATES SUBDIVISION RECORDED IN VOLUME 9, PAGE 60 OF GEauga COUNTY PLAT RECORDS.

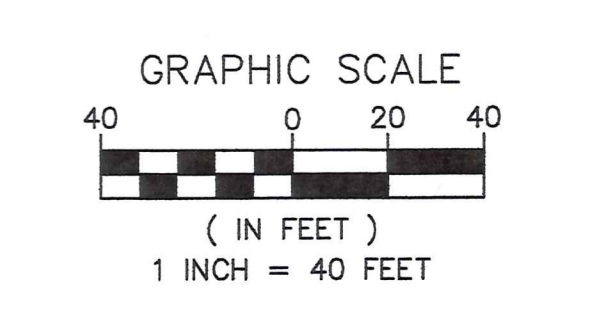
BEARINGS BASED ON THE CENTERLINE OF RUSSELL LANE (NORTH 00°45'00" EAST) AS SHOWN ON THE RUSSELL PARK ESTATES SUBDIVISION RECORDED IN VOLUME 9, PAGE 60 OF GEauga COUNTY PLAT RECORDS.



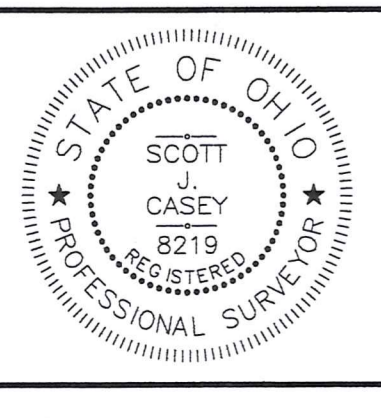
KINSMAN ROAD
 (A PUBLIC RIGHT-OF-WAY) (AKA S.R. 87 & CLEVELAND - BURTON ROAD)
 VARIABLE WIDTH

SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 315.251
 3/14/19
 GEAGA COUNTY ENGINEER
 TAX MAP DEPT.

SURVEY NOTES & REFERENCES USED:
 GEAGA COUNTY HISTORIC TAXMAPS AND GIS.
 VOLUME 5, PAGES 5-8 OF GEAGA COUNTY PLAT RECORDS - GEA.87-(000-019)
 CLEVELAND BURTON ROAD AKA KINSMAN ROAD ALIGNMENT
 VOLUME 10, PAGE 100-102 OF GEAGA COUNTY PLAT RECORDS - SILVER CREEK
 ESTATES, SUBDIVISION NO. 2



LEGEND	
Ⓜ	MONUMENT BOX FOUND
○	IRON PIN OR PIPE FOUND
●	5/8" X 30" IRON PIN SET & CAPPED "CASEY PS 8219"
✕	MAG SPIKE SET
⊕	CENTERLINE
⊙	SANITARY MANHOLE
—	CENTERLINE PROPERTY LINE
- - -	RIGHT-OF-WAY LINE
⋯	ORIGINAL PARCEL LINE
⋯	PARCEL LINE
⋯	ORIGINAL LOT LINE
AKA (C) CONC. E G.C.P.R.	ALSO KNOWN AS CALCULATED CONCRETE EAST GEAGA COUNTY PLAT RECORDS NUMBER MEASURED NORTH OHIO DEPARTMENT OF TRANSPORTATION
PG. P.O.B.	PAGE POINT OF BEGINNING RIGHT-OF-WAY
R/W (R) REC	RECORD RECORD SOUTH VOLUME WEST



I HEREBY CERTIFY THAT THE BOUNDARIES SHOWN HEREON ARE THE RESULT OF A SURVEY DONE BY MYSELF ON MARCH 5TH OF 2019 IN ACCORDANCE WITH CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

3/14/2019
 SCOTT J. CASEY P.S. 8219

EXACTA OHIO
 2132 E. 9th St., CLEVELAND, OH 44115
 OFFICE: (216) 751-0000
 FAX: (216) 752-9510
 WEBSITE: WWW.EXACTAOHIO.COM

JOB NO. **19015**
 SCALE: 1"=40'
 DRAWN BY: SJC
 FIELD WORK DATE: MARCH 3, 2019

RUS00144

RUS 00144

Poland + Schorzman
(19-035)

picked up 3/22/19

Vol. 2067 pg 3419
Pn# 26-198250

**Legal Description
For
Parcel Number 26-198250**

Situated in the Township of Russell, County of Geauga and State of Ohio and known as being part of Russell Township Lot Number 9, Tract Number 2, Middle Survey in said Township, being formerly known as Sublot Number 4 as shown on the Russell Park Estates Subdivision recorded in Volume 9, Page 60 of Geauga County Plat Records and being further bounded and described as follows:

Commencing at a 1" iron pin found in a monument box marking the intersection of the centerline of Chillicothe Road, also known as State Route 306, 60 feet wide, with the centerline of Kinsman Road, also known as State Route 87, also known as Cleveland-Burton Road, variable width; thence North 88° 52'22" West along said centerline of Kinsman Road and the Southerly line of Russell Township Lot Number 5, a distance of 1276.95 feet to an angle point therein; thence North 89° 20'25" West along, being said centerline of Kinsman Road and Southerly line of Russell Township Lot Number 5, a distance of 290.49 feet to an angle point therein; thence North 89° 14'15" West along said centerline of Kinsman Road and the Southerly line of Russell Township Lot Numbers 5 and 9, a distance of 394.23 feet to a mag nail set on the centerline of Russell Lane, 60 feet wide, being the Southwesterly corner of Sublot Number 3 as shown on the Russell Park Estates Subdivision recorded in Volume 9, Page 60 of Geauga County Plat Records, being common with the Southwesterly corner of land conveyed to Robert B. Seckel and Miriah B. Clafin by deed recorded in Official Records Book 1850, Page 2342 of Geauga County Records (Auditor's Parcel No. 26-058400) and being the Point of Beginning of the Parcel herein described.

Course Number 1: thence North 89° 14'15" West along said centerline of Kinsman Road, a distance of 217.67 feet to a point also being the Southeasterly corner of land conveyed to Mary S. Poland and Douglas W. Schorzman by deed recorded in Official Records Book 1943, Pages 593-594 of Geauga County Records (Auditor's Parcel No. 26-192200);

Course Number 2: thence North 00° 45'00" East along the Easterly line of said land conveyed to Mary S. Poland and Douglas W. Schorzman, a total distance of 435.76 feet, passing through a 3/4" iron pin found at a distance of 30.59 feet, the Northerly right of way of said Kinsman Road at a distance of 66.00 feet, and a 3/4" iron pin found at a distance of 435.53 feet to a point on the Southerly line of Sublot Number 9 in said Russell Park Estates Subdivision being common with the Southerly line of land conveyed to Charlotte Saunt also known as Charlotte Elaine Saunt by deed recorded in Official Records Book 2046, Pages 37-42 of Geauga County Records (Auditor's Parcel No. 26-085850);

Course Number 3: thence South 89° 14'39" East along said common Southerly line of Sublot Number 9 and land conveyed to Charlotte Saunt also known as Charlotte Elaine Saunt, a total distance of 217.67 feet, passing through a 5/8" iron pin found at a distance of 187.60 feet, the Westerly right of way of said Russel Lane at a distance of 187.67 feet

to a point on said centerline of Russell Lane and being at the Northwesterly corner of said Sublot Number 3 common with land conveyed to Robert B. Seckel and Miriah B. Clafin;

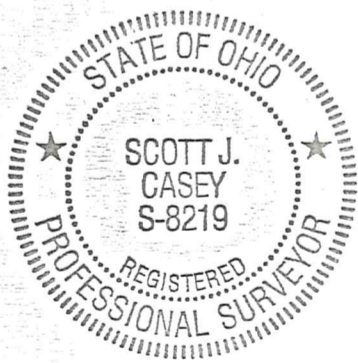
Course Number 4: thence South 00° 45'00" West along said centerline of Russell Lane and common Westerly line of Sublot Number 3 common with land conveyed to Robert B. Seckel and Miriah B. Clafin, a distance of 435.78 feet to the Point of Beginning and containing 94,855 Square Feet or 2.1776 Acres of land more or less, of which 25,653 Square Feet or 0.5889 Acres lie within the right-of-way of Russell Land and Kinsman Road as surveyed and described by Scott J. Casey, Professional Surveyor Number 8219 in March 5th of 2019 and being subject to all legal highways, easements, reservations or restrictions of record.

Bearings Based on the centerline of Russell Lane (North 00° 45'00" East) as shown on the Russell Park Estates Subdivision recorded in Volume 9, Page 60 of Geauga County Plat Records.

Prior Deed of Reference: Deeds Vesting Subject Property to Mary S. Poland and Douglas W. Schorzman by deed recorded in Official Records Book 1990, Page 123 of Geauga County Records (Auditor's Parcel No. 26-198250).

All iron pins set are 5/8" diameter by 30" long rebar with plastic identification caps reading "Casey, P.S. 8219".

Based on an actual field survey performed by:
Scott Casey, P.S., for ExactaOhio, 2132 East 9th Street, Cleveland, OH 44115,
216-751-9000, www.exactaohio.com



SCJ
3/14/2019

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

SCJ 3/14/19

GEAUGA COUNTY ENGINEER
TAX MAP DEPT.