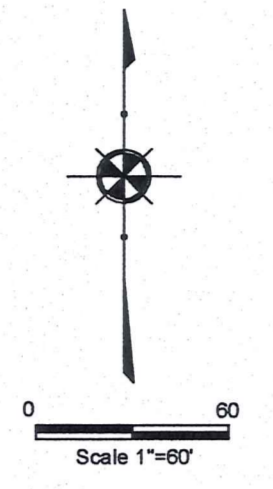


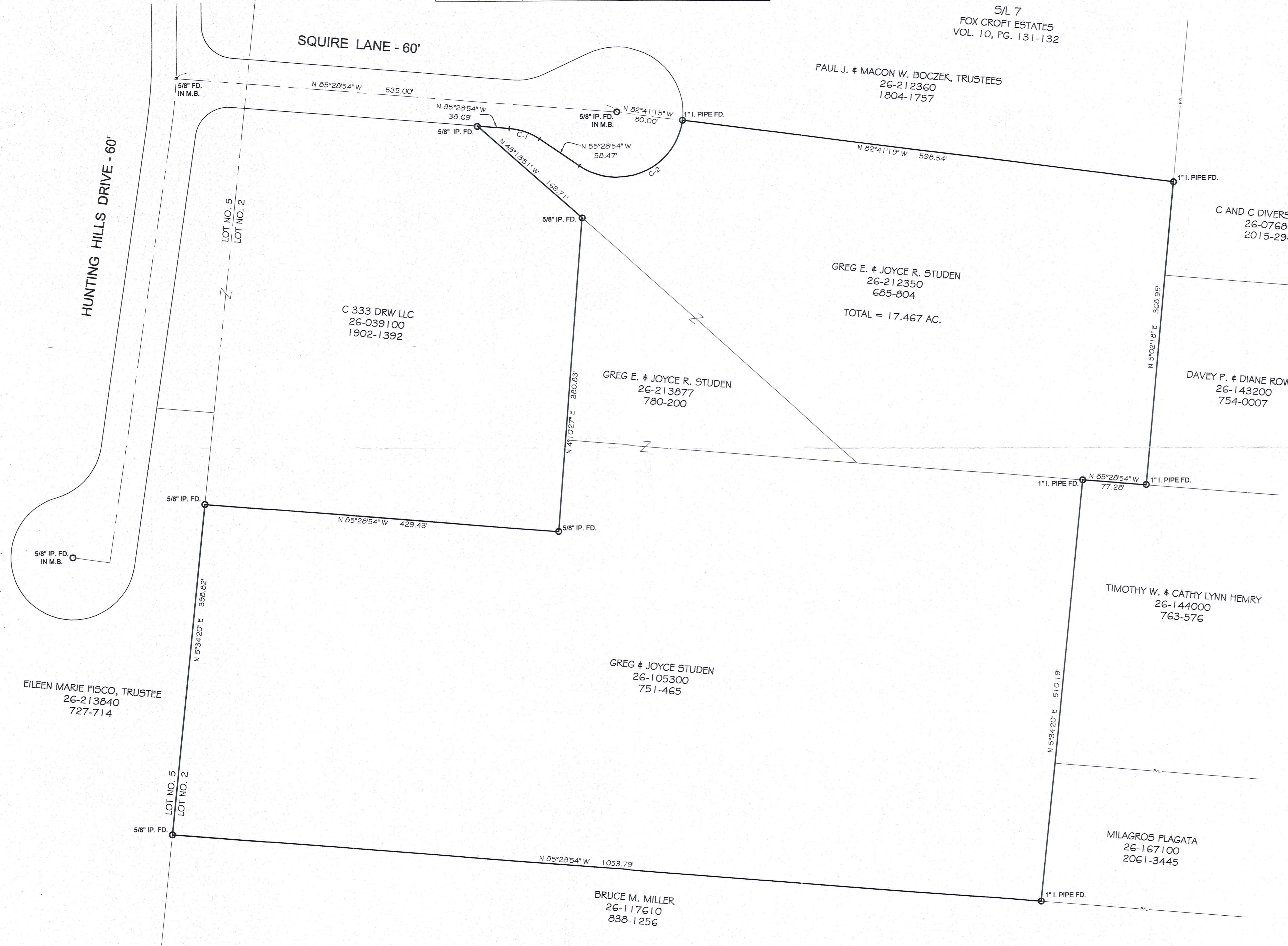
CURVE TABLE					
Curve	Length	Radius	Chord	Bearing	Delta
C-1	39.27'	75.00'	38.82'	N70°28'54"W	30°00'00"
C-2	163.65'	80.00'	136.57'	N65°54'55"E	117°12'21"

Plat of Survey
 for
Greg Studen
 7675 Squire Lane
 Part of Lot No. 2 in Section No. 12
 of Tract No. 1
 Russell Twp. - Geauga County - Ohio
 April 2019 Scale 1"=60'

Revisions	
1	4/16/2019
2	
3	
4	
5	
6	



Jones Surveying, LLC
 ENGINEERS - SURVEYORS - PLANNERS
 1924 MENTOR AVE., PAINESVILLE, OHIO
 (PH) 440-357-1811 (FAX) 440-357-9173
 (E-MAIL) hjones@jonesurveying.com



NOTES:
 This plat was prepared without the benefit of an abstract of title and is subject to any state of facts revealed by an examination of the same.

Documents used in preparation of this survey are cited on the plat.

Occupation is consistent with the title lines except where noted on survey.

Size of monumentation found or set is noted on plat.

All iron pins set are 5/8" x 30" and are capped
 H. JONES PL56343

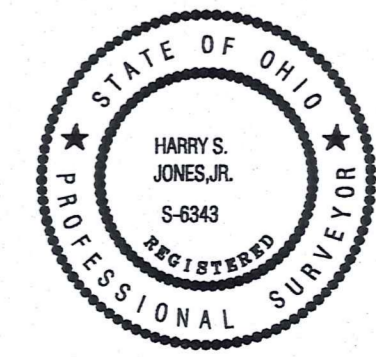
Bearings are based upon the centerline of Squire Lane as being North 85°28'54" West and are used to describe angles only.

"I, the undersigned, hereby certify that the topography indicated by 1" contours and elevations shown hereon, represent an actual field survey made by me on the _____ day of _____, and that the elevations were taken at appropriate intervals and that as of that date they existed as indicated hereon.

I hereby certify that an actual boundary survey was prepared by me on May 10th 2019 and that the survey is in accordance with O.R.C. Chapter 4733-37 Minimum Standards for Boundary Surveys in the State of Ohio. Permanent monuments were found or set at all locations shown hereon. All dimensions given are expressed in feet or decimal parts thereof. Bearings are to an assumed meridian and are shown to indicate angles only.

I hereby certify that this plan was prepared by me and is correct to the best of my knowledge, information and belief."

Harry S. Jones Jr. #6343 4/16/19 Date
 Harry S. Jones Jr., P.E. #6343



SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 315.251
 4/16/19
 GEAUGA COUNTY ENGINEER
 TAX MAP DEPT.

Date: 4/10/2019
 Scale: Hor. 1"=60'
 Vert. _____
 Filename: 18-076
 Tab Name: _____
 Computer: GMB

PLAT OF SURVEY
GREG STUDEN
 RUSSELL TWP. - GEAUGA COUNTY - OHIO

Sheet 1 of 1
 Contract No. 18-076

RUS00145

Rus 00145

STUDEN
(19-046)

Picked up 4/16/2019
VOL. 2069 PG 3394
pn# 26-212350

JONES SURVEYING, LLC
CIVIL ENGINEERS AND SURVEYORS

1924 MENTOR AVE., PAINESVILLE, OHIO 44077 PHONE (440) 357-1811 FACSIMILE (440) 357-9173

April 16, 2019

LEGAL DESCRIPTION OF COMBINATION OF PARCELS FOR GREG STUDEN

Situated in the Township of Russell, County of Geauga and State of Ohio and known as being part of Lot No. 2, Section No. 12 of Tract No. 1 and being further bounded and described as follow:

Beginning at a 5/8" iron pin found in a monument box at the intersection of the centerlines of Squire Lane (60 feet wide) and Hunting Hills Drive (60 feet wide) as recorded in Fox Croft Estates as recorded in Volume 10, Page 131-132 of Geauga County Plat Records;

Thence South 85°28'54" East along the centerline of Squire Lane a distance of 535.00 feet to a 5/8" iron pin found in a monument box in the cul-de-sac;

Thence South 82°41'15" East a distance of 80.00 feet to a 1" iron pipe found on the easterly right-of-way line of Squire Lane and the southwesterly corner of Sublot No. 7, said point being the principal place of beginning;

COURSE I: Thence South 82°41'19" East along the southerly line and to the southeasterly corner of Sublot No. 7 a distance of 598.54 feet to a 1" iron pipe found on the westerly line of land conveyed to C and C Diversified Ltd. by deed recorded in Volume 2015, Page 2943 of Geauga County Deed Records, Permanent Parcel No. 26-076800;

COURSE II: Thence South 5°02'18" West along the westerly line of C and C Diversified Ltd. and the westerly line and to the southwesterly corner of land conveyed to Davey P. & Diane Rowan by deed recorded in Volume 754, Page 0007 of Geauga County Deed Records, Permanent Parcel No. 26-143200, a distance of 368.95 feet to a 1" iron pipe found on the northerly line of land conveyed to Timothy W. & Cathy Lynn Hemry by deed recorded in Volume 763, Page 576 of Geauga County Deed Records, Permanent Parcel No. 26-144000;

COURSE III: Thence North 85°28'54" West along the northerly line and to the northwesterly corner of Timothy W. & Cathy Lynn Hemry a distance of 77.28 feet to a 1" iron pipe found;

COURSE IV: Thence South 5°34'20" West along the westerly line of Timothy W. & Cathy Lynn Hemry and the westerly line and to the southwesterly corner of land conveyed to Milagros Plagata by deed recorded in Volume 2061, Page 3445 of Geauga County Deed Records, Permanent Parcel No. 26-167100 a distance of 510.19 feet to a 1" iron pipe found on the northerly line of land conveyed to Bruce M. Miller by deed recorded in Volume 838, Page 1256 of Geauga County Deed Records, Permanent Parcel No. 26-117610;

RECEIVED

- COURSE V: Thence North 85°28'54" West along the along the northerly line and to the northwesterly corner of Bruce M. Miller a distance of 1,053.79 feet to a 5/8" iron pin found on the easterly line of land conveyed to Eileen Marie Fisco, Trustee by deed recorded in Volume 727, Page 714 of Geauga County Deed Records, Permanent Parcel No. 26-213840;
- COURSE VI: Thence North 5°34'20" East along the dividing line between Original Lot 5 & Lot 2 and the easterly line of Eileen Marie Fisco, Trustee a distance of 398.82 feet to a 5/8" iron pin found at the southwesterly corner of land conveyed to C 333 DRW LLC by deed recorded in Volume 1902, Page 1392 of Geauga County Deed Records, Permanent Parcel No. 26-039100;
- COURSE VII: Thence South 85°28'54" East along the southerly line and to the southeasterly corner of C 333 DRW LLC a distance of 429.43 feet to a 5/8" iron pin found;
- COURSE VIII: Thence North 4°10'27" East along the easterly line of C 333 DRW LLC a distance of 380.83 feet to a 5/8" iron pin found;
- COURSE IX: Thence North 48°18'51" West along the easterly line and to the northeasterly corner of C 333 DRW LLC a distance of 169.71 feet to a 5/8" iron pin found on the southerly right-of-way line of Squire Lane;
- COURSE X: Thence South 85°28'54" East along the southerly right-of-way line of Squire Lane a distance of 38.69 feet to a point;
- COURSE XI: Thence along the arc of the southerly right-of-way line of Squire Lane deflecting the right a distance of 39.27 feet, with a radius of 75.00 feet and a chord of 38.82 feet which bears South 70°28'54" East to a point;
- COURSE XII: Thence South 55°28'54" East along the southerly right-of-way line of Squire Lane a distance of 58.47 feet to a point;
- COURSE XIII: Thence along the arc of the southerly right-of-way line of Squire Lane deflecting the left a distance of 163.65 feet, with a radius of 80.00 feet and a chord of 136.57 feet which bears North 65°54'55" East to the principal place of beginning and containing 17.467 acres of land as surveyed and described by Harry S. Jones, Professional Surveyor No. 6343, in April 2019.

Bearings are based upon the centerline of Squire Lane being South 85°28'54" East and are used to describe angles only.

The intent of this description is to combine Permanent Parcel No. 26-212350, 26-213877 conveyed to Greg E. and Joyce R. Studen and 26-105300 conveyed to Greg and Joyce Studen.

Previous Deeds, Volume 685, Page 804, Volume 780, Page 200 and Volume 751, Page 465.

Harry S. Jones #6343
Harry S. Jones, P.S. #6343

4/16/19
Date

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

4/16/19
**GEAUGA COUNTY ENGINEER
TAX MAP DEPT.**

