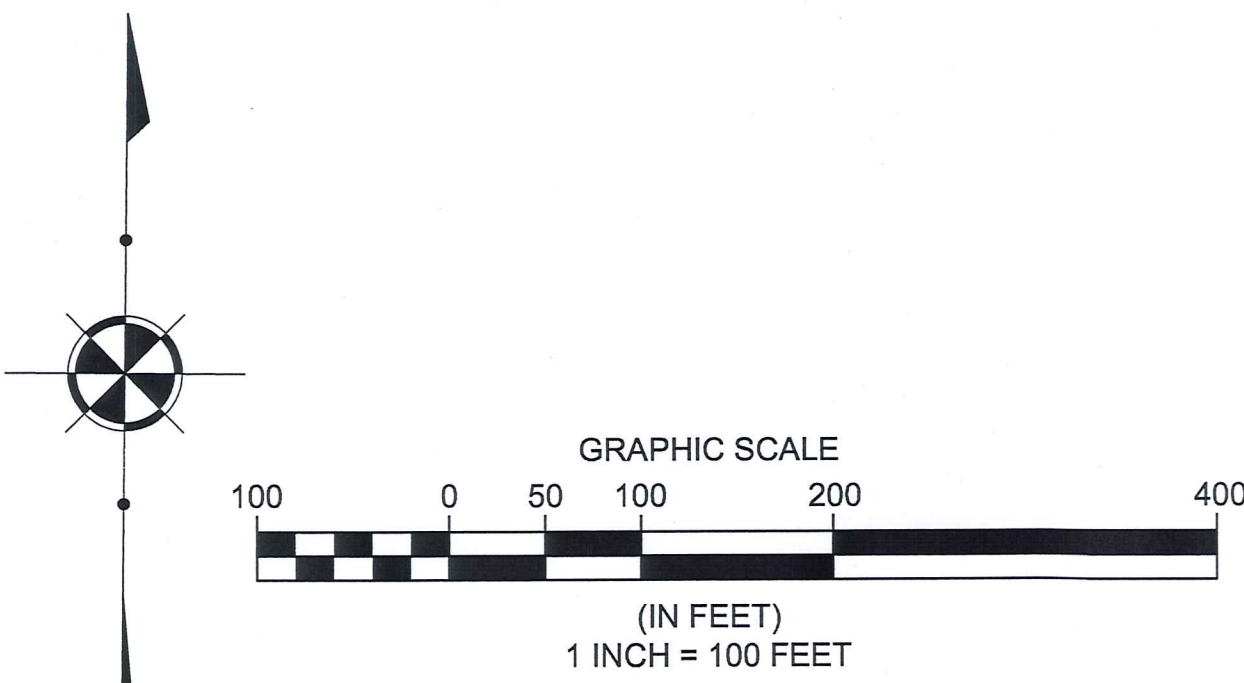


PLAT OF SURVEY

SITUATED IN THE TOWNSHIP OF RUSSELL, COUNTY OF GEauga COUNTY, AND STATE OF OHIO:
KNOWN AS BEING PART OF ORIGINAL RUSSELL TOWNSHIP LOTS 2 AND 3 - TRACT 1 - SECTION 12
FURTHER KNOWN AS BEING A BOUNDARY SURVEY OF LAND CONVEYED TO PAUL HUMMER
BY DEED RECORDED IN VOLUME 2054, PAGE 3035 OF THE GEAGA COUNTY RECORDS
AND BEING AUDITOR'S TAX PARCE NUMBER 26-066400
MARCH 30, 2019 SCALE 1 INCH = 100 FEET



Survey References Used:

Geauga County Deed Records:
Vol. 838, Pg 1256 (Miller)
Vol. 2033, Pg 1287 (Faulk)
Vol. 2054, Pg 3035 (Hummer) - Subject Property
Vol. 1673, Pg 657 (Gehlfuss)

Geauga County Plat Records:
Vol. 16, Pg. 67 (Thistlewood Subdivision)

ZONING INSPECTOR APPROVAL:
This division of land complies with
the applicable Russell Township Zoning Resolution.
This day of _____, 2019.

By: _____
Russell Township Zoning Inspector.

BOUNDARY CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND THE DIMENSIONS OF THE LOTS AND ROAD ARE IN FEET AND DECIMAL PARTS THEREOF. ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IRON MONUMENTS OR PINS AS INDICATED WERE FOUND OR SET AS SHOWN HEREON. THE TERM CERTIFY AS USED IN THIS STATEMENT IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THE SURVEYOR WHICH IS FORMULATED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. 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. ALL IRON PINS SET ARE 5/8" X 30" LONG REBAR WITH A PLASTIC CAP STAMPED "POLARIS". BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM.

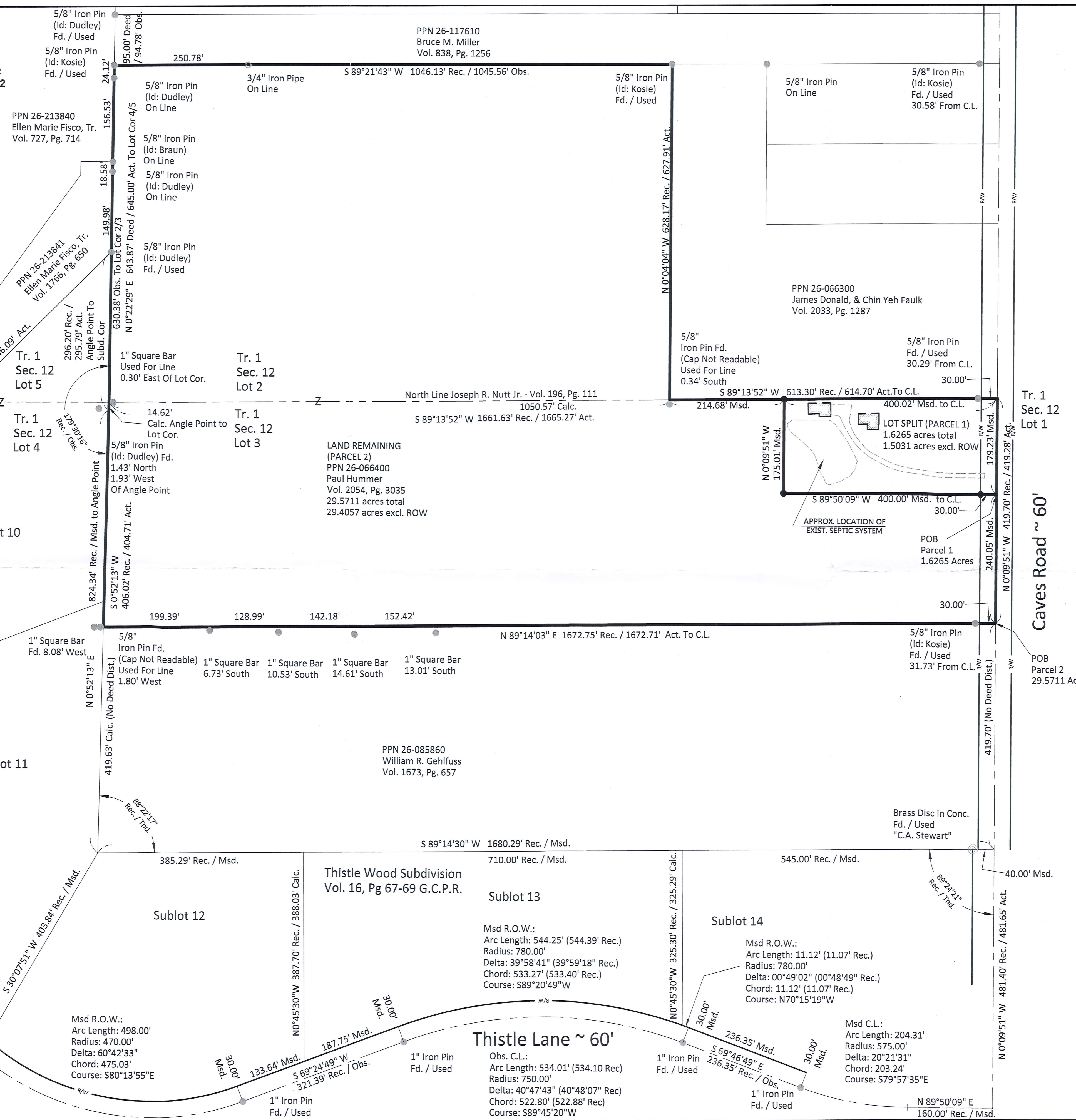
Michael P. Spellacy
MICHAEL P. SPELLACY P.S. #8169 03/30/2019



Boundary Survey Legend

- 5/8" X 30" IRON PIN (ID: POLARIS) SET
- IRON PIN FOUND AS NOTED
- IRON PIPE FOUND AS NOTED
- MONUMENT BOX FOUND AS NOTED
- ⊙ OTHER MONUMENT FOUND AS NOTED

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



SURVEY PREPARED FOR PAUL HUMMER
RUSSELL TOWNSHIP - GEAGA COUNTY - OHIO

POLARIS ENGINEERING & SURVEYING, INC.
34600 CHARDON ROAD - SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433 (440) 944-3722 (Fax)
www.polaris-es.com



LOT SPLIT

CONTRACT No.	
18219	
SHEET	OF
1	1

RUS 00146
RUS00146

HUMMER
19-03Z
PLUMED UP; 10/16/19



Polaris Engineering & Surveying
34600 Chardon Road Suite D
Willoughby Hills, Ohio 44094
Office: (440) 944-4433
Fax: (440) 944-3722

March 28, 2019
LEGAL DESCRIPTION
Of a 1.6265 Acre Lot Split
Township of Russell
(Parcel 1)

Situated in the Township of Russell, County of Geauga, and State of Ohio, part of Original Russell Township Lot 3 in Tract 1, Section 12, and being 1.6265 acres of land split from land conveyed to Paul Hummer, by deed recorded in volume 2054, page 3035 of Geauga County Records (PPN 26-066400), and being further described as follows:

Beginning in the centerline of Caves Road (60 feet wide), the same being the westerly line of Original Russell Township Lot 1 in Tract 1, Section 12, at the easterly extension of the northerly line of Thistlewood Subdivision as shown by plat recorded in volume 16, pages 67-69 of Geauga County Plat Records, and being the southeasterly corner of land conveyed to William R. Gehlfuss by deed recorded in volume 1673, page 657 of Geauga County Records (PPN 26-085860) and witnessed by a concrete monument with brass disk (Id: C.A. Stewart) found South 89°14'30" West, 40.00 feet, at the northeasterly corner of subplot 14 of said Thistlewood Subdivision;

Thence North 00°09'51" West, along the centerline of said Caves Road, and said westerly line of Original Russell Township Lot 1 in Tract 1, Section 12, 659.75 feet to the Principal Place of Beginning;

Course 1 Thence South 89°50'09" West, along a new division line, a total distance of 400.00 feet to a 5/8 inch iron pin (Id: Polaris) set, passing through a 5/8 inch iron pin (Id: Polaris) set at 30.00 feet in the westerly right of way of said Caves Road,;

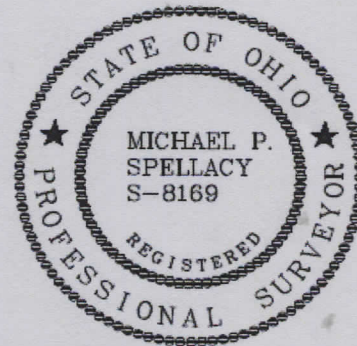
Page 2

Course 2 Thence North 00°09'51" West, along a new division line, 175.01 feet to a 5/8 inch iron pin (Id: Polaris) set in the southerly line of land conveyed to James Donald and Chin Yeh Faulk by deed recorded in volume 2033, page 1287 of Geauga County Records (PPN 26-066300), also being the southerly line of Original Russell Township Lot 2 in Tract 1, Section 12, and the southerly line of the first parcel of land conveyed to Joseph R. Nutt Jr. by deed recorded in volume 196, page 111 of Geauga County Deed Records;

Course 3 Thence North 89°13'52" East, along the southerly line of said Faulk, the southerly line of Original Russell Township Lot 2 in Tract 1, Section 12, and the southerly line of the first parcel of land conveyed to Joseph R. Nutt Jr., 400.02 feet to the centerline of said Caves Road, at 370.02 feet passing through the westerly right of way thereof, witnessed by a 5/8 inch iron pin found 0.29 feet west;

Course 4 Thence South 00°09'51" East, along the centerline of said Caves Road, and said westerly line of Original Russell Township Lot 1 in Tract 1, Section 12, 179.23 feet to the Principal Place of Beginning and containing 1.6265 acres of land (1.5031 acres exclusive of right of way) based on a survey performed in October, 2018 by Michael P. Spellacy, P.S. 8169 of Polaris Engineering and Surveying, and subject to all legal highways and easements of record. The bearings used herein are based on the Ohio State Plane Coordinate System of 1983, North Zone, 1986 adjustment. All iron pins set are 5/8 inch diameter by 30 inch long rebar with identification caps inscribed "Polaris S-7087. The intent of this instrument is to describe a parcel of land comprising 1.6265 acres split from PPN 26-066400 as described by deed recorded in volume 2054, page 3035 of Geauga County Records.

Michael P. Spellacy 10/16/2019
Michael P. Spellacy P.S. 8169 8/28/2019



S:\2018 Projects\18219- Paul Hummer - 14580 Caves Road - Russell Twp (DRK)\2-Project Surveying Info\4-Legal Descriptions\Legal Description - Split Parcel.doc

**SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251**
Spellacy 10/16/19
**GEAUGA COUNTY ENGINEER
TAX MAP DEPT.**

RUS 00146

19-032



Polaris Engineering & Surveying

34600 Chardon Road Suite D
Willoughby Hills, Ohio 44094
Office: (440) 944-4433
Fax: (440) 944-3722

**March 28, 2019
LEGAL DESCRIPTION
Of 29.5711 Acres of Land
Remaining After a Lot Split
Township of Russell
(Parcel 2)**

Situated in the Township of Russell, County of Geauga, and State of Ohio, part of Original Russell Township Lots 2 and 3 in Tract 1, Section 12, and being land remaining after a lot split of 1.6265 acres of from land conveyed to Paul Hummer, by deed recorded in volume 2054, page 3035 of Geauga County Records (PPN 26-066400), and being further described as follows:

Beginning in the centerline of Caves Road (60 feet wide), the same being the westerly line of Original Russell Township Lot 1 in Tract 1, Section 12, at the easterly extension of the northerly line of Thistlewood Subdivision as shown by plat recorded in volume 16, pages 67-69 of Geauga County Plat Records, and being the southeasterly corner of land conveyed to William R. Gehlfuss by deed recorded in volume 1673, page 657 of Geauga County Records (PPN 26-085860) and witnessed by a concrete monument with brass disk (Id: C.A. Stewart) found South 89°14'30" West, 40.00 feet, at the northeasterly corner of subplot 14 of said Thistlewood Subdivision;

Thence North 00°09'51" West, along the centerline of said Caves Road, and said westerly line of Original Russell Township Lot 1 in Tract 1, Section 12, 419.70 feet to the northeasterly corner of said Gehlfuss, and the Principal Place of Beginning:

Page 2

- Course 1** Thence South $89^{\circ}14'03''$ West, along the northerly line of said Gehlfuss, a total distance of 1672.71 feet to the northwesterly corner thereof, witnessed by a capped 5/8 inch iron pin (Not Readable) found 1.80 feet west and being in the easterly line of subplot 11 of said Thistlewood Subdivision, and the easterly line of Original Russell Township Lot 4 in Tract 1, Section 12, at 30.00 feet passing through westerly right of way of said Caves Road, and witnessed by a 5/8 inch iron pin (Id: Kosie) found 1.73 feet west,;
- Course 2** Thence North $00^{\circ}52'13''$ East, along the easterly line of said sublots 11 and 10, and said original lot line, 404.71 feet to an angle point therein, witnessed by a 5/8 inch iron pin (Id: Dudley) found 1.43 feet north, and 1.93 feet west);
- Course 3** Thence North $00^{\circ}22'29''$ East, continuing along the easterly line of said subplot 10, the easterly line of Original Russell Township Lot 4 in Tract 1, Section 12, and the easterly line of land conveyed to Ellen Marie Fisco, Trustee by deeds recorded in volume 1766, page 650, and 727, page 714 of Geauga County Records, (PPN 26-213841, and 26-213840), a total distance of 645.00 feet to a 5/8 inch iron pin (Id: Kosie) found therein, and being the southwest corner of land conveyed to Bruce M. Miller by deed recorded in volume 838, page 1256 of Geauga County Records (PPN 36-117610), at 14.62 feet passing through the common corner between Original Russell Township Lots 2, 3, 4, and 5 in Tract 1, Section 12, witnessed by a 1 inch square bar found 0.30 feet East, at 295.79 feet passing through a 5/8 inch iron pin (Id: Dudley) found at the common corner between said subplot 10, and said PPN 26-213841 of Fisco, at 445.77 feet passing through a 5/8 inch iron pin (Id: Dudley) found on line, at 464.35 feet passing through a 5/8 inch iron pin (Id: Braun) found at the common corner between said PPN 26-213841 and PPN 26-213840 of Fisco, and at 620.88 feet passing through a 5/8 inch iron pin (Id: Dudley) found on line;
- Course 4** Thence North $89^{\circ}21'43''$ East, along the southerly line of said Bruce M. Miller, 1045.67 feet to a 5/8 inch iron pin (Id: Kosie) found therein, and being the northwesterly corner of land conveyed to James Donald and Chin Yeh Faulk by deed recorded in volume 2033, page 1287 of Geauga County Records (PPN 26-066300), at 250.78 feet passing through a 3/4 inch iron pipe found on line;
- Course 5** Thence South $00^{\circ}04'04''$ East, along the westerly line of said James Donald and Chin Yeh Faulk, 627.91 feet to the southwest corner thereof, witnessed by a capped 5/8 inch iron pin (unreadable) found 0.34 feet south;
- Course 6** Thence North $89^{\circ}13'52''$ East, along the southerly line of said James Donald and Chin Yeh Faulk, also being the southerly line of Original Russell Township Lot 2 in Tract 1, Section 12, and the southerly line of the first parcel of land conveyed to Joseph R. Nutt Jr. by deed recorded in volume 196, page 111 of Geauga County Deed Records, 214.68 feet to a 5/8 inch iron pin (Id: Polaris) set therein;
- Course 7** Thence South $00^{\circ}09'51''$ East, along a new division line, 175.01 feet to a 5/8 inch iron pin (Id: Polaris) set;

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Course 8 Thence East 89°50'09" East, along a new division line, 400.00 feet to the centerline of said Caves Road, the same being the westerly line of Original Russell Township Lot 1 in Tract 1, Section 12, at 370.00 feet passing through a 5/8 inch iron pin (Id: Polaris) set in the westerly right of way thereof;

Course 9 Thence South 00°09'51" East, along the centerline of said Caves Road, and said original lot line, 240.05 feet to the Principal Place of Beginning and containing 29.5711 acres of land (29.4057 acres exclusive of right of way) based on a survey performed in October, 2018 by Michael P. Spellacy, P.S. 8169 of Polaris Engineering and Surveying, and subject to all legal highways and easements of record. The bearings used herein are based on the Ohio State Plane Coordinate System of 1983, North Zone, 1986 adjustment. All iron pins set are 5/8 inch diameter by 30 inch long rebar with identification caps inscribed "Polaris S-7087". The intent of this instrument is to describe a parcel of land remaining after a lot split of 1.6265 acres from PPN 26-066400 as described by deed recorded in volume 2054, page 3035 of Geauga County Records.

Michael P. Spellacy 10/16/2019

Michael P. Spellacy P.S. 8169 3/30/2019



S:\2018 Projects\18219- Paul Hummer - 14580 Caves Road - Russell Twp (DRK)\2-Project Surveying Info\4-Legal Descriptions\Legal Description - Split Parcel.doc

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

Cesv 10/16/19

**GEAUGA COUNTY ENGINEER
TAX MAP DEPT.**

RECEIVED
10/16/19