

CIRCLE K
GREAT LAKE REGION
935 E. TALLMADGE AVE.
AKRON, OH 44310

CONSULTANT:



Wellert Corporation
5136 Beach Road • Medina, Ohio 44256
t: 330.239.2699 • f: 330.239.0272

LEGEND

| | | | |
|---|--|-----|-----------------------|
| △ | 5/8" X 30" INCH REBAR SET WITH A CAP MARKED WELLETT CORP. UNLESS OTHERWISE NOTED | R/W | RIGHT OF WAY |
| ☆ | RAILROAD SPIKE FOUND AS NOTED | (M) | PER FIELD MEASUREMENT |
| ○ | 5/8" INCH REBAR FOUND (NO CAP EXCEPT AS NOTED) | (R) | PER RECORD |
| ● | IRON PIPE FOUND AS NOTED | FD | FOUND |
| ■ | MONUMENT FOUND AS NOTED | D | DEED |
| | | U | USED |
| | | OBS | OBSERVED |

APPROVALS

RUSSELL TOWNSHIP

THIS LOT CONSOLIDATION IS ACCEPTED AND APPROVED BY THE RUSSELL TOWNSHIP ZONING INSPECTOR THIS _____ DAY OF _____, 20____.

ZONING INSPECTOR

REFERENCES

- VOLUMES AND PAGES LISTED ON THIS SURVEY.
- DEDICATION PLAT OF SANITARY SEWER LINE EASEMENT FOR RUSSELL TWP. P.B. 42, PGS. 18-19 GEauga COUNTY RECORDS.
- OHIO DEPARTMENT OF TRANSPORTATION MENTOR-ON-THE-LAKE-AURORA-ROAD HIGHWAY PLANS DATED DECEMBER 1939 OF ODOT DISTRICT 12 RECORDS.
- OHIO DEPARTMENT OF TRANSPORTATION LOCATION PLAN & CENTER LINE SURVEY OF GEA.-87-(2.74)-(3.25)-(6.86) NEWBURY & RUSSELL TOWNSHIPS GEAGA COUNTY RECORDED IN P.B. 5, PG. 20 GEAGA COUNTY RECORDS.
- OHIO DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PLAN OF GEA.-87-(2.74)-(3.25)-(6.86) NEWBURY & RUSSELL TOWNSHIPS OF ODOT DISTRICT 12 RECORDS.
- OHIO DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLANS SR-0087 KINSMAN ROAD 0000 PLANS-00.00.00.00 GEA-RUS SR-306-EAST NEWBURY & RUSSELL TOWNSHIPS GEAGA COUNTY

SURVEY NOTES

- ALL BUILDINGS AND PARKING ARE TO BE REMOVED.
- RIGHT-OF-WAY OF S.R. 306 SHOWN PER STATE OF OHIO DEPARTMENT OF HIGHWAYS MENTOR-ON-THE-LAKE-AURORA-ROAD HIGHWAY PLANS DATED DECEMBER 1939 OF ODOT DISTRICT 12 RECORDS.

CERTIFICATIONS

I HEREBY CERTIFY THAT I HAVE SURVEYED THIS PARCEL OF 1.8332 AND 0.0391 ACRES AND CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SAME. THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. MONUMENTS HAVE BEEN SET OR FOUND AS SHOWN.

James D. Wellert 02-10-2020
JAMES D. WELLETT, REGISTERED SURVEYOR
STATE OF OHIO NO. 7545

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
2/19/2020
GEAGA COUNTY ENGINEER
TAX MAP DEPT.

BASIS OF BEARINGS
BEARINGS ARE BASED ON OHIO NORTH STATE PLANE GRID PER ODOT VRS NETWORK SYSTEM NAD 83(2011) REFERENCE FRAME (2010 EPOCH) AS SURVEYED ON 09/25/2018

2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE



SCALE (IN FEET)
1 inch = 20 ft.

PROPOSED CIRCLE K

14857 CHILLICOTHE RD,
NOVELTY, OH 44072

TOWNSHIP OF RUSSELL, COUNTY OF GEAGA, STATE OF OHIO, BEING PART OF TOWNSHIP LOT NUMBER 4, TRACT NUMBER 2 OF MIDDLE SURVEY.

SCALE: 1" = 20'
DATE: 12/09/2019

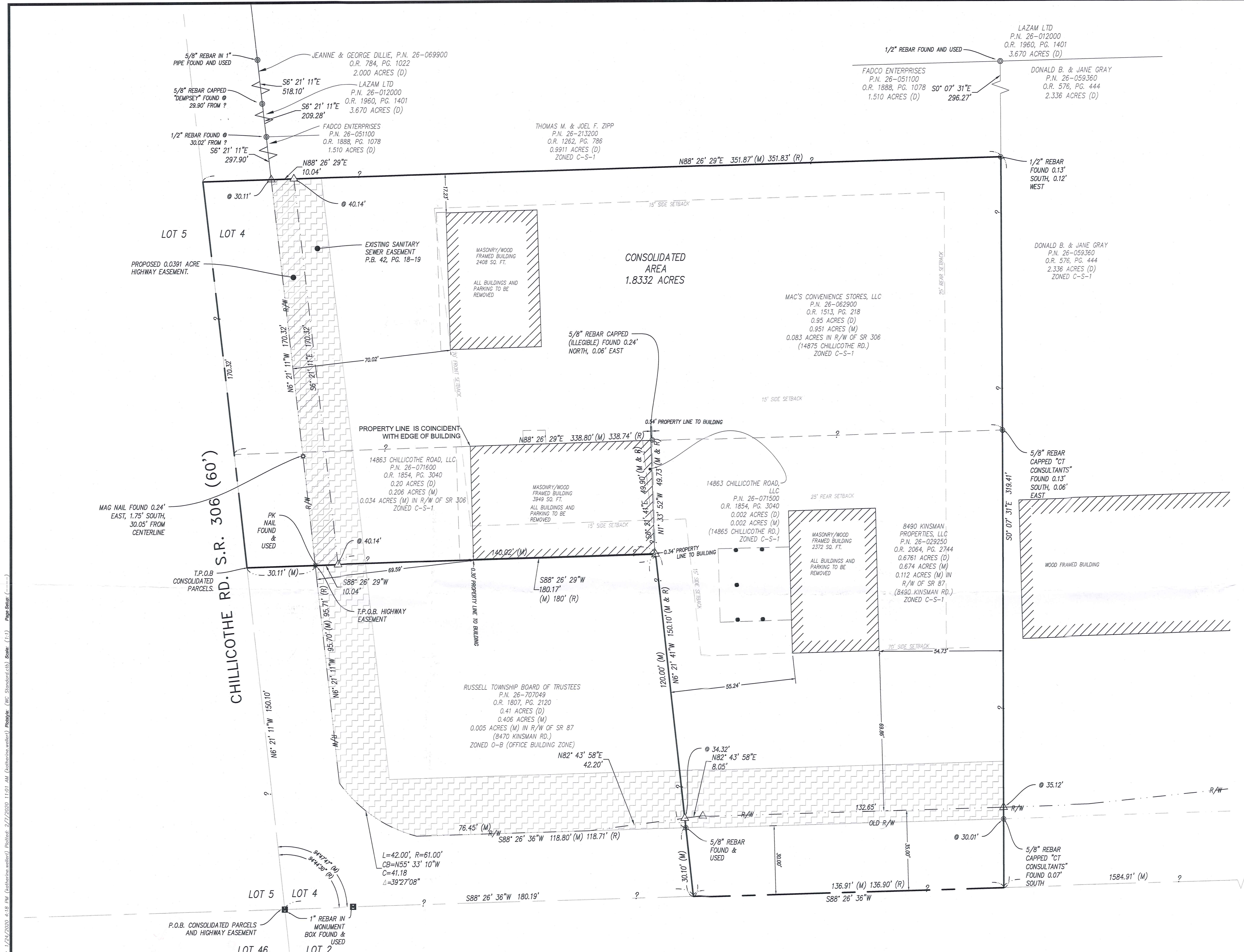
DESIGNED BY: ---
CHECKED BY: KD

FILE NAME: 161210-SP.dwg
JOB NUMBER: 161210

LOT CONSOLIDATION & HIGHWAY EASEMENT

SHEET NO:

S1.0

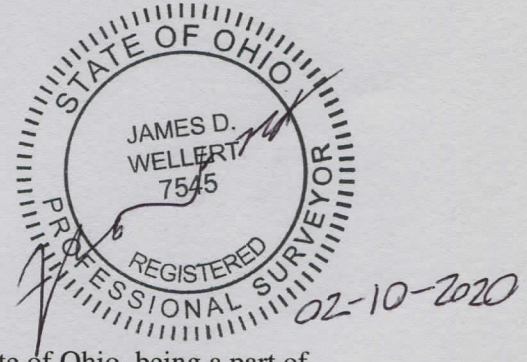


File: G:\161210\production\161210-SP.dwg Sheet: 1/24/2020 4:18 PM (North: Wellert) Plotfile: 2/19/2020 11:51 AM (North: Wellert) Scale: (1:1) Page Setup: (1:1)

RUS00147
Rus 00147

CHECK
19-137
picure's up: 2/14/20

Boundary Survey Description
Highway Easement
December 2019



0.0391 ACRES

Situated in the Township of Russell, County of Geauga and State of Ohio, being a part of Township Lot Number 4, Tract Number 2 of Middle survey of said Township, being part of a 0.95 deed acre parcel of land owned by Mac's Convenience Stores LLC as recorded in Official Record 1513, Page 218 of Geauga County Recorder's Records known as Parcel Number 26-062900, and being part of a 0.20 deed acre parcel of land owned by 14863 Chillicothe Road LLC as recorded in Official Record 1854, Page 3040 of Geauga County Recorder's Records known as Parcel Number 26-071600 and being more fully described as follows:

Beginning at a 1 inch rebar found in a monument box at the centerline intersection of Kinsman Road, State Route 87 (Variable Width) and Chillicothe Road, State Route 306 (60 feet);

thence North 06°21'11" West 150.10 feet along the centerline of Chillicothe Road to a point;

thence North 88°26'29" East 30.11 feet to a "PK" nail found and THE TRUE POINT OF BEGINNING;

thence North 06°21'11" West 170.32 feet along the existing right of way of Chillicothe Road to a 5/8 inch rebar set with a cap marked "Wellert Corp" on the south line of a 0.9911 deed acre parcel of land owned by Thomas M. & Joel Zipp as recorded in Official Record 1262, Page 786 of Geauga County Recorder's Records known as Parcel Number 26-213200;

thence North 88°26'29" East 10.04 feet along the south line of said 0.9911 acre parcel to a 5/8 inch rebar set with a cap marked "Wellert Corp";

thence South 06°21'11" East 170.32 feet to a 5/8 inch rebar set with a cap marked "Wellert Corp";

thence South 88°26'29" West 10.04 feet to THE TRUE POINT OF BEGINNING, containing 0.0391 acres but subject to all highways, easements and covenants of legal record as surveyed by James D. Wellert, Registered Surveyor No. 7545, September 2018.

Bearings are based on Ohio North State Plane Grid Per ODOT VRS Network System, NAD83 (2011) Reference Frame (2010 EPOCH) as surveyed in September 2018.

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
[Signature] 2/14/2020
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

Boundary Survey Description
CONSOLIDATED PARCELS
December 2019

1.8332 ACRES

Situated in the Township of Russell, County of Geauga and State of Ohio, being a part of Township Lot Number 4, Tract Number 2 of Middle survey of said Township, being all of a 0.95 deed acre parcel of land owned by Mac's Convenience Stores LLC as recorded in Official Record 1513, Page 218 of Geauga County Recorder's Records known as Parcel Number 26-062900, and being all of a 0.20 deed acre parcel of land owned 14863 Chillicothe Road LLC as recorded in Official Record 1854, Page 3040 of Geauga County Recorder's Records known as Parcel Number 26-071600, and being all of a .002 deed acre parcel of land owned by 14863 Chillicothe Road LLC as recorded in Official Record 1854, Page 3040 of Geauga County Recorder's Records known as Parcel Number 26-071500, and being all of a 0.6761 deed acre parcel of land owned by 8490 Kinsman Properties LLC as recorded in Official Record 2064, Page 2744 of Geauga County Recorder's Record known as Parcel Number 26-029250, and being more fully described as follows:

Beginning at a 1 inch rebar found in a monument box at the centerline intersection of Kinsman Road, State Route 87 (Variable Width) and Chillicothe Road, State Route 306 (60 feet);

thence North 06°21'11" West 150.10 feet along the centerline of Chillicothe Road to THE TRUE POINT OF BEGINNING;

thence North 06°21'11" West 170.32 feet along the centerline of Chillicothe Road to the southwest corner of a 0.9911 deed acre parcel of land owned by Thomas M. & Joel F. Zipp as recorded in Official Record 1262, Page 786 of Geauga County Recorder's Records known as Parcel Number 26-213200;

thence North 88°26'29" East 351.87 feet along the south line of said 0.9911 acre parcel to a point on the west line of a 2.336 deed acre parcel of land owned by Donald B. & Jane Gray as recorded in Official Record 576, Page 444 of Geauga County Recorder's Records known as Parcel Number 26-059360, said point witnessed by a 1/2 inch rebar found 0.13 feet south, 0.12 feet west, passing over two 5/8 inch rebars set with caps marked "Wellert Corp" at 30.11 and 40.14 feet on the existing and proposed east right of way of Chillicothe Road;

thence South 00°07'31" East 319.41 feet along the west line of said 2.336 acre parcel to a point on the centerline of Kinsman Road, passing over a 5/8 inch rebar set with a cap marked "Wellert Corp" at 284.29 feet on the north right of way of Kinsman Road;

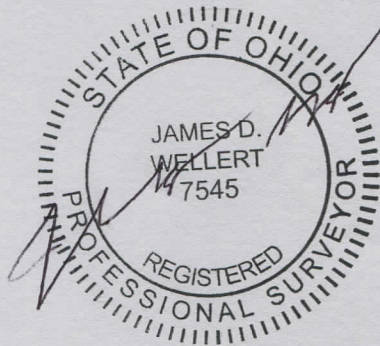
thence South 88°26'36" West 136.91 feet along the centerline of Kinsman Road to the southwest corner of said 8490 Kinsman Properties LLC parcel;

thence North 06°21'41" West 30.10 feet to a 5/8 inch rebar found on the old right of way of Kinsman Road and the southeast corner of a 0.41 deed acre parcel of land owned by Russell Township Board of Trustees as recorded in Official Record 1807, Page 2120 of Geauga County Recorder's Records known as Parcel Number 26-707049;

thence North 06°21'41" West 120.00 feet along the east line of said 0.41 deed acre parcel to a 5/8 inch rebar set with a cap marked "Wellert Corp" at the northeast corner thereof, passing over a 5/8 inch rebar set with a cap marked "Wellert Corp" on the existing right of way at 4.22 feet;

thence South 88°26'29" West 180.17 feet along the north line of said 0.41 acre parcel owned by 8490 Kinsman Properties LLC and an extension thereof to THE TRUE POINT OF BEGINNING, passing over a 5/8 inch rebar set with a cap marked "Wellert Corp" at 140.02 feet on the proposed right of way of Chillicothe Road and a "PK" nail found on the old right of way at 150.06 feet, containing 1.8332 acres but subject to all highways, easements and covenants of legal record as surveyed by James D. Wellert, Registered Surveyor No. 7545, September 2018.

Bearings are based on Ohio North State Plane Grid Per ODOT VRS Network System, NAD83 (2011) Reference Frame (2010 EPOCH) as surveyed in September 2018.



02-10-2020

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

[Signature] 2/14/2020

GEAUGA COUNTY ENGINEER
TAX MAP DEPT.