

REFERENCES USED:

- 1 DEEDS OF RECORD
- 2 HERITAGE FARMS SUBDIVISION VOL. 13 PGS. 106-107
- 3 PLAT OF SURVEY AND LOT SPLIT FOR THE CHAGRIN RIVER LAND CONSERVANCY BY SHWARTZ LAND SURVEYING 2/12/04
- 4 HUNTING HILLS SUBDIVISION NO. 1 VOL. 14 PGS. 1-2

NOTES:

NO TITLE COMMITMENT SUPPLIED

PLAT OF PROPERTY AND PROPOSED LOT SPLIT
For
JAMES ROBERT AND SUSAN SHOFF
 SITUATED IN THE TOWNSHIP OF RUSSELL, COUNTY OF GEAUGA AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL LOT NUMBER 8, WEST SURVEY, TRACT 2.

PREPARED FOR:
 JAMES ROBERT AND SUSAN SHOFF
 15051 RUSSELL RD
 CHAGRIN FALLS, OH 44022

LEGEND

- ips 5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
- i.Pin Iron Pin
- i.Pipe Iron Pipe
- Mon. Monument
- Fe Fence post
- ✕ Mag Mag Nail Set
- Fnd. Found
- D. Deed
- R/Rec Record
- M/Msd Measured
- O/Obs Observed
- C/Calc Calculated
- U. Used
- D.R. Deed Record
- O.R. Official Record
- C.L. C/L Centerline
- e/p Edge of Pavement
- P Plat record information



GRAPHIC SCALE

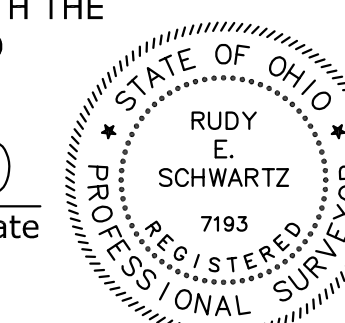


(IN FEET)
1 inch = 100 ft.

APRIL 7, 2020
 NOVEMBER 11, 2020
 DECEMBER 28, 2020

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 MERIDAN 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.

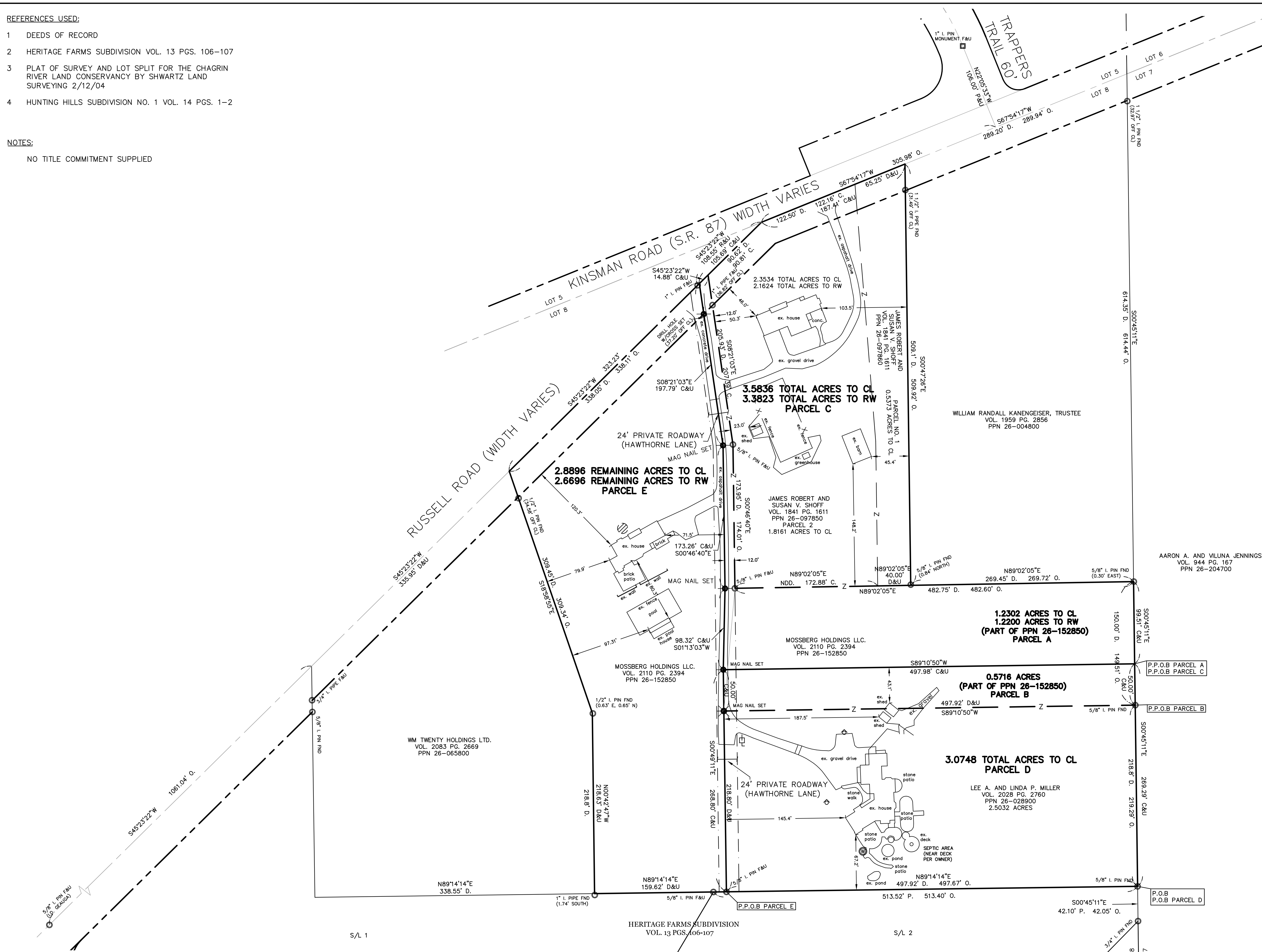
Rudy E. Schwartz 12-28-20
 RUDY E. SCHWARTZ, P.S. #7193 Date



SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 315.251
James A. Ream 12/30/2020
 GEAUGA COUNTY ENGINEER
 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

LEGAL DESCRIPTION
OF A
1.2302 ACRE PARCEL
FOR
JAMES ROBERT AND SUSAN V. SHOFF
PARCEL "A"

Situated in the Township of Russell, County of Geauga, and State of Ohio, and known as being a part of Original Lot No. 8, West Survey, Tract 2, and further known as being part of a parcel of land conveyed to Mossberg Holdings LLC. (PPN 26-152850) by deed recorded in Volume 2110, Page 2394 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a 5/8 inch iron pin found at the Northeasterly corner of subplot No. 2 in the Heritage Farms Subdivision as shown by plat recorded in Volume 13, Pages 106-107 of Geauga County Plat Records, said pin also being on the Westerly line of land conveyed to Aaron A. and Viluna Jennings (PPN 26-204700) by deed recorded in Volume 944, Page 167 of Geauga County Deed Records, said pin also being on the shared line between Lot Nos. 7 and 8;

Thence **North 0° 45' 11" West**, along said Westerly line of land so conveyed to Aaron A. and Viluna Jennings, passing through a 5/8 inch iron pin found at 219.29 feet, a total distance of **269.29 feet** to a 5/8 inch iron pin set at the Principal Place of Beginning of the premises herein intended to be described;

- | | |
|------------|---|
| COURSE I | Thence South 89° 10' 50" West (creating a new line) a distance of 497.98 feet to a mag nail set; |
| COURSE II | Thence North 1° 13' 03" East (creating a new line) a distance of 98.32 feet to a mag nail set; |
| COURSE III | Thence North 0° 46' 40" West (creating a new line) a distance of 173.26 feet to a mag nail set; |
| COURSE IV | Thence North 8° 21' 03" West (creating a new line) passing through a drill hole with cross set at 160.59 feet, a total distance of 197.79 feet to a point in the centerline of Russell Road (width varies); |
| COURSE V | Thence North 45° 23' 22" East , along said centerline of Russell Road, a distance of 14.88 feet to a point at the Northwesterly corner of parcel 2 of lands conveyed to James Robert and Susan V. Shoff (PPN 26-097850) by deed recorded in Volume 1841, Page 1611 of Geauga County Deed Records; |
| COURSE VI | Thence South 8° 21' 03" East , along a Westerly line of said parcel 2 of lands conveyed to James Robert and Susan V. Shoff, passing through a 1 |

inch iron pipe found at 36.82 feet, a total distance of **207.39 feet** to a 5/8 inch iron pin found;

COURSE VII

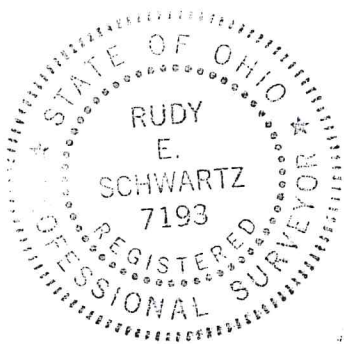
Thence **South 0° 46' 40" East**, continuing along said Westerly line of said parcel 2 of lands conveyed to James Robert and Susan V. Shoff, a distance of **174.01 feet** to a 5/8 inch iron pin found at the Southwesterly corner thereof;

COURSE VIII

Thence **North 89° 02' 05" East**, along the Southerly line of said parcel 2 of lands conveyed to James Robert and Susan V. Shoff, and along the Southerly line of parcel No. 1 of lands conveyed to James Robert and Susan V. Shoff (PPN 26-097860) by deed recorded in Volume 1841, Page 1611 of Geauga County Deed Records, and along the Southerly line of land conveyed to William Randall Kanengeiser, Trustee (PPN 26-004800) by deed recorded in Volume 1959, Page 2856 of Geauga County Deed Records, a distance of **482.60 feet** to a point at the Southeasterly corner thereof, (witness a 5/8 inch iron pin found 0.30 feet East) said point also being on said Westerly line of land so conveyed to Aaron A. and Viluna Jennings, also being said shared line between Lot Nos. 7 and 8;

COURSE IX

Thence **South 0° 45' 11" East**, along said Westerly line of land so conveyed to Aaron A. and Viluna Jennings, also being said shared line between Lot Nos. 7 and 8, a distance of **99.51 feet** to the Principal Place of Beginning and containing **1.2302 acres** of land (1.2200 acres excepting the area within the right-of-way of Russell Road) as surveyed, calculated and described, on December 15, 2020 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.



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
Jean Roessman 12/30/2020
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.
20-141

12.30.20

DATE

RUDY E. SCHWARTZ, P.S. 7193

LEGAL DESCRIPTION
OF A
0.5716 ACRE PARCEL
FOR
LEE A. AND LINDA P. MILLER
PARCEL "B"

Situated in the Township of Russell, County of Geauga, and State of Ohio, and known as being a part of Original Lot No. 8, West Survey, Tract 2, and further known as being part of a parcel of land conveyed to Mossberg Holdings LLC. (PPN 26-152850) by deed recorded in Volume 2110, Page 2394 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a 5/8 inch iron pin found at the Northeasterly corner of subplot No. 2 in the Heritage Farms Subdivision as shown by plat recorded in Volume 13, Pages 106-107 of Geauga County Plat Records, said pin also being on the Westerly line of land conveyed to Aaron A. and Viluna Jennings (PPN 26-204700) by deed recorded in Volume 944, Page 167 of Geauga County Deed Records, said pin also being on the shared line between Lot Nos. 7 and 8;

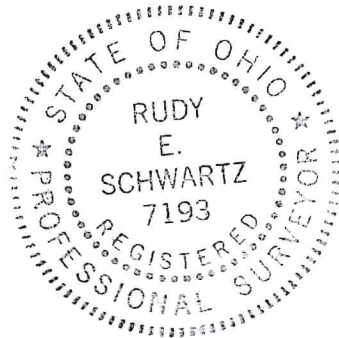
Thence **North 0° 45' 11" West**, along said Westerly line of land so conveyed to Aaron A. and Viluna Jennings, also being said shared line between Lot Nos. 7 and 8, a distance of **219.29 feet** to a 5/8 inch iron pin found at the Northeasterly corner of land conveyed to Lee A. and Linda P. Miller (PPN 26-028900) by deed recorded in Volume 2028, Page 2760 of Geauga County Deed Records, said point being the Principal Place of Beginning of the premises herein intended to be described;

- | | |
|------------|--|
| COURSE I | Thence South 89° 10' 50" West , along the Northerly line of land so conveyed to Lee A. and Linda P. Miller, a distance of 497.92 feet to a mag nail set at the Northwesterly corner thereof; |
| COURSE II | Thence North 0° 49' 11" West (creating a new line) a distance of 50.00 feet to a mag nail set; |
| COURSE III | Thence North 89° 10' 50" East (creating a new line) a distance of 497.98 feet to a 5/8 inch iron pin set on the Westerly line of land so conveyed to Aaron A. and Viluna Jennings, also being said shared line between Lot Nos. 7 and 8; |
| COURSE IV | Thence South 0° 45' 11" East , along said Westerly line of land so conveyed to Aaron A. and Viluna Jennings, also being said shared |

line between Lot Nos. 7 and 8, a distance of **50.00 feet** to the Principal Place of Beginning and containing **0.5716 acres** of land as surveyed, calculated and described, on December 15, 2020 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.

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
Steve Kessner 12/30/2020
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

20-141



12-30-20

DATE

RUDY E. SCHWARTZ, P.S. 7193

CONSOLIDATION
 LEGAL DESCRIPTION
 OF A
 3.5836 ACRE PARCEL
 FOR
 JAMES ROBERT AND SUSAN V. SHOFF
 PARCEL "C"

Situated in the Township of Russell, County of Geauga, and State of Ohio, and known as being a part of Original Lot No. 8, West Survey, Tract 2, and further known as being part of a parcel of land conveyed to Mossberg Holdings LLC. (PPN 26-152850) by deed recorded in Volume 2110, Page 2394 of Geauga County Deed Records, and also being all of parcel No. 1 of lands conveyed to James Robert and Susan V. Shoff (PPN 26-097860) by deed recorded in Volume 1841, Page 1611 of Geauga County Deed Records, and also being all of parcel 2 of lands conveyed to James Robert and Susan V. Shoff (PPN 26-097850) by deed recorded in Volume 1841, Page 1611 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a 5/8 inch iron pin found at the Northeasterly corner of subplot No. 2 in the Heritage Farms Subdivision as shown by plat recorded in Volume 13, Pages 106-107 of Geauga County Plat Records, said pin also being on the Westerly line of land conveyed to Aaron A. and Viluna Jennings (PPN 26-204700) by deed recorded in Volume 944, Page 167 of Geauga County Deed Records, said pin also being on the shared line between Lot Nos. 7 and 8;

Thence **North 0° 45' 11" West**, along said Westerly line of land so conveyed to Aaron A. and Viluna Jennings, a distance of **269.29 feet** to a 5/8 inch iron pin set at the Principal Place of Beginning of the premises herein intended to be described;

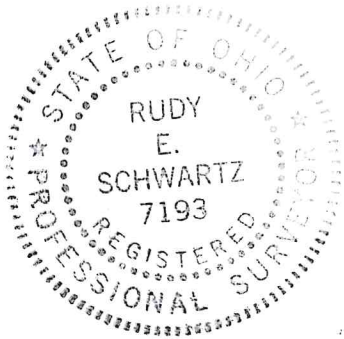
- | | |
|------------|---|
| COURSE I | Thence South 89° 10' 50" West (creating a new line) a distance of 497.98 feet to a mag nail set; |
| COURSE II | Thence North 1° 13' 03" East (creating a new line) a distance of 98.32 feet to a mag nail set; |
| COURSE III | Thence North 0° 46' 40" West (creating a new line) a distance of 173.26 feet to a mag nail set; |
| COURSE IV | Thence North 8° 21' 03" West (creating a new line) passing through a drill hole with cross set at 160.59 feet, a total distance of 197.79 feet to a point in the centerline of Russell Road (width varies); |
| COURSE V | Thence North 45° 23' 22" East , along said centerline of Russell Road, a distance of 105.69 feet to a point at the intersection of the centerlines of Russell Road and Kinsman Road (S.R 87) width varies, said point also being on the shared line between Lot Nos. 5 and 8; |

COURSE VI Thence **North 67° 54' 17" East**, along said centerline of Kinsman Road, a distance of **187.41 feet** to a point at the Northwesterly corner of land conveyed to William Randall Kanengeiser, Trustee (PPN 26-004800) by deed recorded in Volume 1959, Page 2856 of Geauga County Deed Records;

COURSE VII Thence **South 0° 47' 26" East**, passing through a 1 1/2 inch iron pipe found at 31.49 feet, a total distance of **509.92 feet** to a point at the Southwesterly corner thereof (witness a 5/8 inch iron pin found 0.84 feet North);

COURSE VIII Thence **North 89° 02' 05" East**, along the Southerly line of land so conveyed to William Randall Kanengeiser, Trustee, a distance of **269.72 feet** to a point on said Westerly line of land so conveyed to Aaron A. and Viluna Jennings, also being said shared line between Lot Nos. 7 and 8 (witness a 5/8 inch iron pin found 0.30 East);

COURSE IX Thence **South 0° 45' 11" East**, along said Westerly line of land so conveyed to Aaron A. and Viluna Jennings, also being said shared line between Lot Nos. 7 and 8, a distance of **99.51 feet** to the Principal Place of Beginning and containing **3.5836 acres** of land (3.3823 acres excepting the area within the right-of-way of Russell Road, 1.2302 acres part of PPN 26-152850, 0.5373 acres all of PPN 26-097860, and 1.8161 acres all of PPN 26-097850) as surveyed, calculated and described, on December 15, 2020 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.



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
John Roessner 12/30/2020
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

20-141

12-30-20
DATE

Rudy E. Schwartz
RUDY E. SCHWARTZ, P.S. 7193

CONSOLIDATION
 LEGAL DESCRIPTION
 OF A
 3.0748 ACRE PARCEL
 FOR
 LEE A. AND LINDA P. MILLER
 PARCEL "D"

Situated in the Township of Russell, County of Geauga, and State of Ohio, and known as being a part of Original Lot No. 8, West Survey, Tract 2, and further known as being part of a parcel of land conveyed to Mossberg Holdings LLC. (PPN 26-152850) by deed recorded in Volume 2110, Page 2394 of Geauga County Deed Records, and also being all of a parcel of land conveyed to Lee A. and Linda P. Miller (PPN 26-028900) by deed recorded in Volume 2028, Page 2760 of Geauga County Deed Records, further bounded and described as follows;

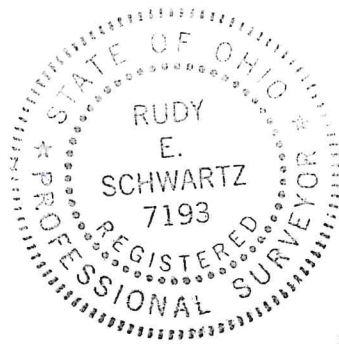
Beginning at a 5/8 inch iron pin found at the Northeasterly corner of subplot No. 2 in the Heritage Farms Subdivision as shown by plat recorded in Volume 13, Pages 106-107 of Geauga County Plat Records, said pin also being on the Westerly line of land conveyed to Aaron A. and Viluna Jennings (PPN 26-204700) by deed recorded in Volume 944, Page 167 of Geauga County Deed Records, said pin also being on the shared line between Lot Nos. 7 and 8;

- COURSE I Thence **South 89° 14' 14" West**, along the Northerly line of said subplot No. 2 of said Heritage Farms Subdivision, a distance of **497.67 feet** to 5/8 inch iron pin found at the Southeasterly corner of land so conveyed to Mossberg Holdings LLC.;
- COURSE II Thence **North 0° 49' 11" West**, along an Easterly line of land so conveyed to Mossberg Holdings LLC., and the Northerly extension thereof)creating a new line) a distance of **268.80 feet** to a mag nail set;
- COURSE III Thence **North 89° 10' 50" East** (creating a new line) a distance of **497.98 feet** to a 5/8 inch iron pin set on the Westerly line of land so conveyed to Aaron A. and Viluna Jennings, also being said shared line between Lot Nos. 7 and 8;
- COURSE IV Thence **South 0° 45' 11" East**, along said Westerly line of land so conveyed to Aaron A. and Viluna Jennings, also being said shared line between Lot Nos. 7 and 8, a distance of **269.29 feet** to the

Principal Place of Beginning and containing **3.0748 acres** of land as surveyed, calculated and described, on December 15, 2020 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.

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
James Kessner 12/30/2020
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

20-141



12-30-20
DATE

Rudy E. Schwartz
RUDY E. SCHWARTZ, P.S. 7193

REMAINING LANDS
LEGAL DESCRIPTION
OF A
2.8896 ACRE PARCEL
FOR
MOSSBERG HOLDINGS LLC.
PARCEL "E"

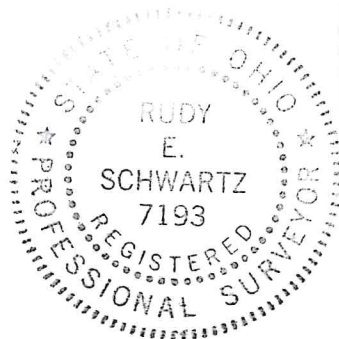
Situated in the Township of Russell, County of Geauga, and State of Ohio, and known as being a part of Original Lot No. 8, West Survey, Tract 2, and further known as being part of a parcel of land conveyed to Mossberg Holdings LLC. (PPN 26-152850) by deed recorded in Volume 2110, Page 2394 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a 5/8 inch iron pin found at the Northeasterly corner of subplot No. 2 in the Heritage Farms Subdivision as shown by plat recorded in Volume 13, Pages 106-107 of Geauga County Plat Records, said pin also being on the Westerly line of land conveyed to Aaron A. and Viluna Jennings (PPN 26-204700) by deed recorded in Volume 944, Page 167 of Geauga County Deed Records, said pin also being on the shared line between Lot Nos. 7 and 8;

Thence **South 89° 14' 14" West**, along the Northerly line of said subplot No. 2 of said Heritage Farms Subdivision, a distance of **497.67 feet** to 5/8 inch iron pin found at the Principal Place of Beginning of the premises herein intended to be described;

- COURSE I Thence **South 89° 14' 14" West**, continuing along the Northerly line of said subplot No. 2, and along the Northerly line of subplot 1, a distance of **159.62 feet** to a point at the Southeasterly corner of land conveyed to WM Twenty Holdings LTD. (PPN 26-065800) by deed recorded in Volume 2083, Page 2669 of Geauga County Deed Records (witness a 1 inch iron pipe found 1.74 feet South)
- COURSE II Thence **North 0° 42' 47" West**, along an Easterly line of land so conveyed to WM Twenty Holdings LTD., a distance of **218.63 feet** to a point, (witness a 1/2 inch iron pin found 0.63 feet East and 0.65 feet North);
- COURSE III Thence **North 18° 58' 55" West**, along an Easterly line of land so conveyed to WM Twenty Holdings LTD., passing through a 1/2 inch iron pin found at 34.58 feet, a total distance of **309.34 feet** to a point in the centerline of Russell Road, width varies;
- COURSE IV Thence **North 45° 23' 22" East**, along said centerline of Russell Road, passing through a 1 inch iron pin found at 320.37 feet, a total distance of **323.23 feet** to a point;

- COURSE V Thence **South 8° 21' 03" East** (creating a new line) passing through a drill hole with cross set at 37.20 feet, a total distance of **197.79 feet** to a mag nail set;
- COURSE VI Thence **South 0° 46' 40" East** (creating a new line) a distance of **173.26 feet** to a mag nail set;
- COURSE VII Thence **South 1° 13' 03" West** (creating a new line) a distance of **98.32 feet** to a mag nail set;
- COURSE VIII Thence **South 0° 49' 11" East**, along the Westerly line of land conveyed to Lee A. and Linda P. Miller (PPN 26-028900) by deed recorded in Volume 2028, Page 2760 of Geauga County Deed Records, and the Northerly prolongation thereof, a distance of **268.80 feet** to the Principal Place of Beginning and containing **2.8896 acres** of land (2.6696 acres excepting the area within the right-of-way of Russell Road) as surveyed, calculated and described, on December 15, 2020 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.



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Steve Roemm 12/30/2020
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RUDY E. SCHWARTZ, P.S. 7193