

PLAT OF LOT SPLIT & CONSOLIDATION OF GEAUGA  
COUNTY PARCEL NO.'S: 29-080720, 29-063510, 29-025250,  
29-005000, 29-051220, & 29-105210.

PREPARED FOR  
STEPHEN PEPLIN

SITUATED IN THE TOWNSHIP OF RUSSELL (NOW IN THE VILLAGE OF SOUTH RUSSELL), COUNTY OF GEAUGA, AND STATE OF OHIO, AND BEING PART OF ORIGINAL RUSSELL TOWNSHIP LOT 16, TRACT 3.

ACREAGE HISTORY TABLE

PARCEL A	TOTAL ACREAGE	4.8174 (0.0305 IN R/W)
1.8734	ACREAGE (ALL OF PN 29-005000)	
0.4378	ACREAGE (PART OF PN 29-051220)	
1.4981	ACREAGE (ALL OF PN 29-025250)	
0.0255	ACREAGE (PART OF PN 29-105210)	
0.3394	ACREAGE (PART OF PN 29-080720)	
0.6432	ACREAGE (PART OF PN 29-063510)	
PARCEL B	TOTAL ACREAGE	1.0056 (0.0714 IN R/W)
0.3553	ACREAGE (PART OF PN 29-063510)	
0.5851	ACREAGE (PART OF PN 29-080720)	
0.0652	ACREAGE (PART OF PN 29-105210)	
PARCEL C	TOTAL ACREAGE	1.1727 (0.0708 IN R/W)
1.1727	ACREAGE (REMAINING OUT OF PN 29-051220)	
PARCEL D	TOTAL ACREAGE	1.0056 (0.0924 IN R/W)
0.9190	ACREAGE (PART OF PN 29-105210)	
0.0866	ACREAGE (PART OF PN 29-080720)	

OWNERS ACCEPTANCE

We, The undersigned owners of the land shown hereon, do hereby accept this plat of lot split and consolidation of the same.

\_\_\_\_\_  
JARED P. JAMES (PRINT NAME) SIGNATURE

\_\_\_\_\_  
NICOLE R. JAMES (PRINT NAME) SIGNATURE

NOTARY  
STATE OF OHIO }  
COUNTY OF GEAUGA }

Before me a notary public in and for said county and state, personally appeared the above named owners who acknowledged that they did sign the foregoing instrument and that it was their own free act and deed.

In witness thereof, I have hereunto set my hand and official seal at \_\_\_\_\_, Ohio, this \_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
MY COMMISSION EXPIRES

OWNERS ACCEPTANCE

We, The undersigned owners of the land shown hereon, do hereby accept this plat of lot split and consolidation of the same.

\_\_\_\_\_  
DAVID BRIGHTON RUST (PRINT NAME) SIGNATURE

\_\_\_\_\_  
TANJA EMMA RUST (PRINT NAME) SIGNATURE

NOTARY  
STATE OF OHIO }  
COUNTY OF GEAUGA }

Before me a notary public in and for said county and state, personally appeared the above named owners who acknowledged that they did sign the foregoing instrument and that it was their own free act and deed.

In witness thereof, I have hereunto set my hand and official seal at \_\_\_\_\_, Ohio, this \_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
MY COMMISSION EXPIRES

OWNERS ACCEPTANCE

I, The undersigned owner of the land shown hereon, do hereby accept this plat of lot split and consolidation of the same.

\_\_\_\_\_  
CATHERINE A. HATTENBACH (PRINT NAME) SIGNATURE

TRUSTEE OF THE CATHERINE A. HATTENBACH 2011 TRUST DATED OCT. 14th, 2011

NOTARY  
STATE OF OHIO }  
COUNTY OF GEAUGA }

Before me a notary public in and for said county and state, personally appeared the above named owner who acknowledged that she did sign the foregoing instrument and that it was her own free act and deed.

In witness thereof, I have hereunto set my hand and official seal at \_\_\_\_\_, Ohio, this \_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
MY COMMISSION EXPIRES

OWNERS ACCEPTANCE

I, The undersigned owner of the land shown hereon, do hereby accept this plat of lot split and consolidation of the same.

\_\_\_\_\_  
STEPHEN C. PEPLIN (PRINT NAME) SIGNATURE

TRUSTEE OF THE STEPHEN C. PEPLIN TRUST DATED MAY 9th, 2017

NOTARY  
STATE OF OHIO }  
COUNTY OF GEAUGA }

Before me a notary public in and for said county and state, personally appeared the above named owner who acknowledged that he did sign the foregoing instrument and that it was his own free act and deed.

In witness thereof, I have hereunto set my hand and official seal at \_\_\_\_\_, Ohio, this \_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
MY COMMISSION EXPIRES

APPROVALS

Village of South Russell Planning Commission this \_\_\_ day of \_\_\_\_\_, 2021

\_\_\_\_\_  
RUTH GRISWOLD  
PLANNING COMMISSION SECRETARY

Village of South Russell Engineer this \_\_\_ day of \_\_\_\_\_, 2021

\_\_\_\_\_  
ERIC HAIBACH P.E.  
CT CONSULTANTS, INC.

Village of South Russell Solicitor this \_\_\_ day of \_\_\_\_\_, 2021

\_\_\_\_\_  
BRIDEY MATHENEY, VILLAGE SOLICITOR

Village of South Russell Building Inspector this \_\_\_ day of \_\_\_\_\_, 2021

\_\_\_\_\_  
DAVID HOCEVAR, BUILDING INSPECTOR

**SURVEY PLAT & LEGAL DESCRIPTION**  
APPROVED PER R.C. 315.251  
*Susan J. Martini* Jan 21, 2021  
GEAUGA COUNTY ENGINEER  
TAX MAP DEPT.

20-127  
APPROVAL SHEET 1 OF SHEET 2

**MARINO SURVEYING, LLC**  
www.marinosurveying.com  
CHESTERLAND, OHIO  
216-220-7222

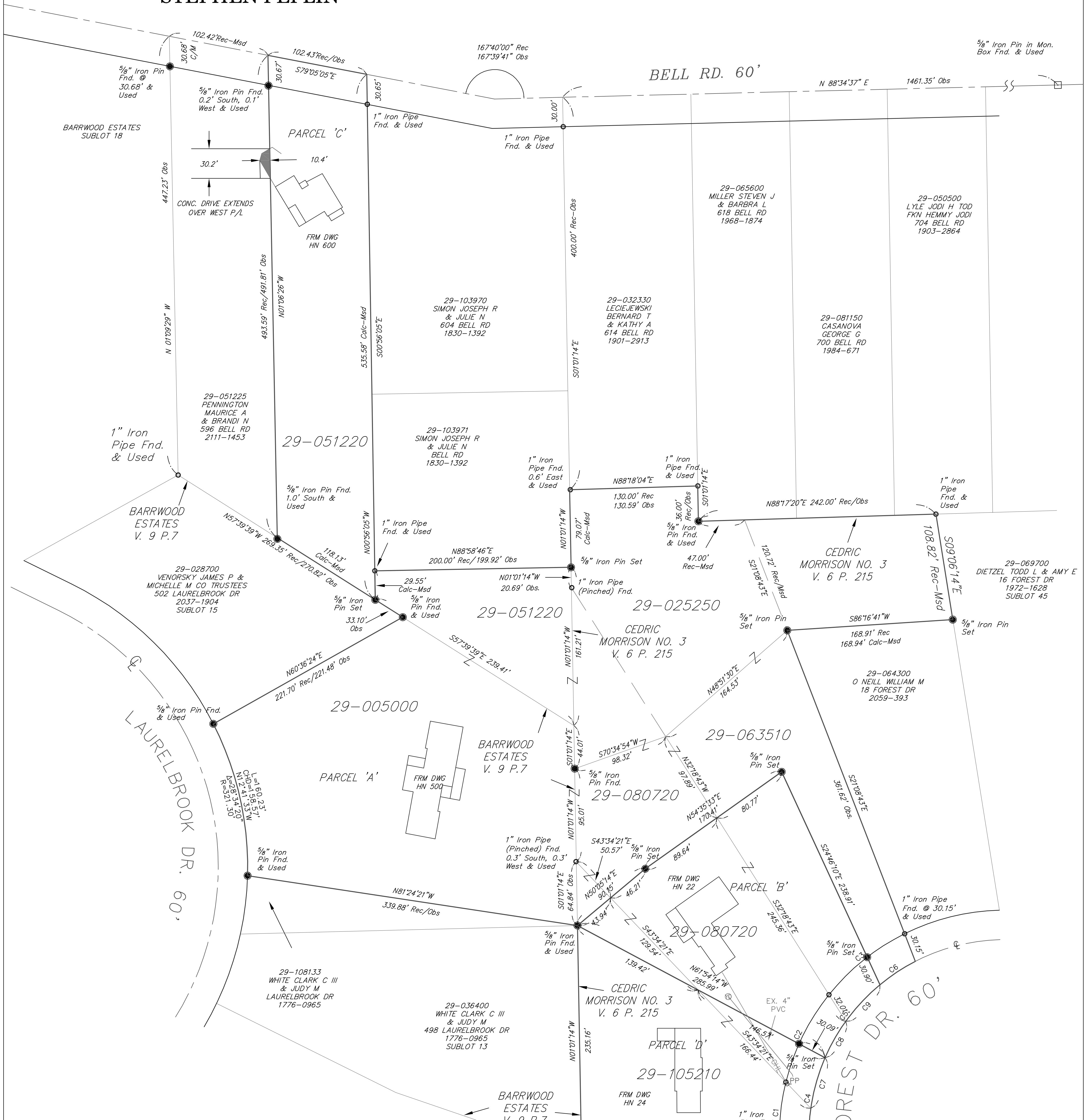
DATE	JOB NO.	
1/14/2021	2020-039	1/2

PLAT OF LOT SPLIT & CONSOLIDATION

20-127

PREPARED FOR  
STEPHEN PEPLIN

SITUATED IN THE TOWNSHIP OF RUSSELL (NOW IN THE VILLAGE OF SOUTH RUSSELL), COUNTY OF GEAUGA, AND STATE OF OHIO, AND BEING PART OF ORIGINAL RUSSELL TOWNSHIP LOT 16, TRACT 3, AND INCLUDING THE FOLLOWING GEAUGA COUNTY PARCELS: 29-080720, 29-063510, 29-025250, 29-005000, 29-051220, & 29-105210.



OWNERS INFORMATION			
OWNER	PARCEL NO.	DEED	ADDRESS
PEPLIN STEPHEN C TRUSTEE	29-080720	2087-3144	22 FOREST DR
"	29-063510	"	FOREST DR
"	29-025250	"	FOREST DR
HATTENBACH CATH-ERINE A TRUSTEE	29-005000	2049-516	500 LAURELBROOK DR
JAMES JARED P & NICOLE R	29-051220	1970-2812	600 BELL RD
RUST DAVID BRIGHTON & TANJA EMMA	29-105210	1848-1097	24 FOREST DR

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING
C1	230.00	151°45'1"	61.21	61.00 N86°09'32"E
C2	230.00	24°55'16"	100.04	99.28 N28°15'15"E
C3	230.00	24°51'55"	99.82	99.03 N51°07'45"E
C4	200.00	24°56'21"	87.05	86.37 S11°00'30"W
C5	200.00	26°53'00"	93.84	92.98 S36°55'11"W
C6	200.00	12°24'59"	43.34	43.26 S56°34'10"W
C7	200.00	15°23'46"	53.74	53.58 S15°46'49"W
C8	200.00	12°14'50"	42.75	42.67 S29°36'06"W
C9	200.00	14°38'10"	51.09	50.93 S43°02'36"W

DOCUMENTS USED:

1. Geauga County Deed Records
2. Frank W. Stanton's Chagrin Heights Subdivision No. 1 V.2, Pgs. 29-30 of Geauga County Recorder's Records
3. Cedric Morrison Subdivision No. 3 V.6, Pg. 215 of Geauga County Recorder's Records
4. Barrwood Estates Subdivision V.9, Pg. 7 of Geauga County Recorder's Records

NOTE:

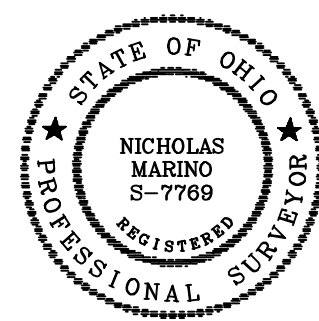
This plat was prepared without the benefit of an abstract of title and is subject to any state of facts revealed by an examination of the same.

SURVEYOR

This plat was prepared from a survey done under my direction and conforms to the standards for boundary surveys as defined by Section 4733-37 in the Ohio Administrative code. Bearings shown hereon are based on True North using the Ohio Department of Transportation CORS GNSS Network. Distances are given in feet and decimal parts thereof, all of which I acknowledge to be correct.

*Nicholas Marino* 1/20/2021 DATE

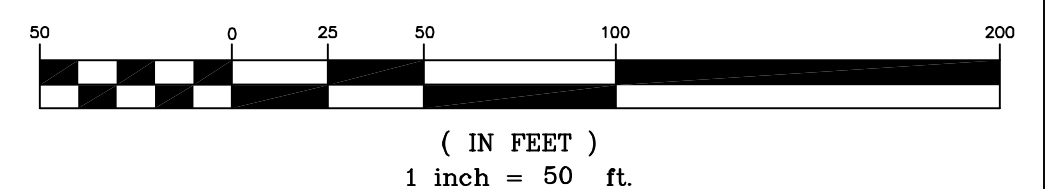
NICHOLAS MARINO, P.S.  
MARINO SURVEYING LLC  
OHIO REGISTERED SURVEYOR #7769  
216-220-7222  
www.marinosurveying.com



SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
Susan J. Martin, Jan 21 2021  
GEAUGA COUNTY ENGINEER  
TAX MAP DEPT.

20-127  
APPROVAL SHEET 2 OF SHEET 2

GRAPHIC SCALE



MARINO SURVEYING, LLC  
www.marinosurveying.com  
CHESTERLAND, OHIO  
216-220-7222

DATE	JOB NO.	
1/14/2021	2020-039	2

LEGAL DESCRIPTION FOR A 4.8174 ACRE PARCEL-COMBINE  
500 LAURELBROOK DRIVE, SOUTH RUSSELL, OHIO (PARCEL 'A')

Situated in the Village of South Russell, County of Geauga, and State of Ohio, and being part of Sublot 14 of Barrwood Estates Subdivision, as recorded in V. 9, P. 7 of Geauga County Recorder's records, and part of Sublots 41, 42, 43, and 44 of Cedric Morrison Subdivision No. 3 as recorded in V. 6, P. 215 of Geauga County Recorder's records, and more lands, and being a part of Original Lot 16, Tract 3 in Russell Township and being further bounded and described as follows:

Beginning at a 5/8" iron pin found on the Easterly line of Laurelbrook Drive (60') at the Northwest corner of said Sublot 14, said point also being the Southwest corner of Sublot 15 in said Barrwood Subdivision and the Southwest corner of lands conveyed to James P & Michelle M Venorsky Co-Trustees in V. 2037, P. 1904 of Geauga County deed records (Parcel 29-028700), said point being THE PRINCIPAL POINT OF BEGINNING of the premises described herein;

Thence N 60°36'24" E along the South line of Sublot 15 and the South line of lands conveyed to said Venorsky, 221.48' to a 5/8" iron pin found at the Southeast corner thereof, said point also being on the West line of lands conveyed to Jared P and Nicole R James in V. 1970, P. 2812 of Geauga County deed records (Parcel 29-051220);

Thence N 57°39'39" W along the East line of said Venorsky lands and the West line of said James lands 33.10' to a 5/8" iron pin set;

Thence N 00°56'05" W along a new division line 29.55' to a 1" iron pipe found at a corner of said James lands, said point also being the Southwest corner of lands conveyed to Joseph R and Julie N Simon in V. 1830, P. 1392 of Geauga County deed records (Parcel 29-103971);

Thence N 88°58'46" E along the South line of said Simon lands 199.92' to a 5/8" iron pin set at the Southeast corner thereof, said point being on the West line of part of Sublots 42, 43, & 44 of said Morrison Subdivision;

Thence N 01°01'14" W along the East line of said Simon lands and the West line of said Sublots 79.07' to the Northwest corner thereof, said point also being the Southwest corner of lands conveyed to Bernard T and Kathy A Leciejewski in V. 1901, P. 2913 of Geauga County deed records (Parcel 29-032330) and said point being referenced by a 1" iron pipe found 0.6' East;

Thence N 88°18'04" E along the North line of said Sublots and the South line of said Leciejewski lands 130.59' to a 1" iron pipe found at the Southeast corner thereof, said point also being on the West line of lands conveyed to Steven J and Barbra L Miller in V. 1968, P. 1874 of Geauga County deed records (Parcel 29-065600);

Thence S 01°01'14" E along an East line of said Sublots and the West line of said Miller lands 36.00' to a 5/8" iron pin found at the Southwest corner thereof;

Thence N 88°17'20" E along the North line of said Sublots, and the South line of said Miller, and continuing through the South line of lands conveyed to George G Casanova in V. 1984, P. 671 of Geauga County deed records (Parcel 29-081150), and the South line of lands conveyed to Jody H Lyle/FKN Jodi Hemmy in V. 1903, P. 2864 of Geauga County deed records (Parcel 29-050500), 242.00' to 1" iron pipe found at the Northeast corner of said Sublots, and the Northwest corner of lands conveyed to Todd L and Amy E Dietzel in V. 1972, P. 1628 of Geauga County deed records (Parcel 29-069700);

Thence S 09°06'14" E along the East line of said Sublots and the West line of said Dietzel lands 108.82' to a 5/8" iron pin set at the Northeast corner of lands conveyed to William M O'Neill in V. 2059, P. 393 of Geauga County deed records (Parcel 29-064300);

Thence S 86°16'41" W along the North line of said O'Neill lands 168.94' to a 5/8" iron pin set on the east line of said part of Sublot 43 at the Northwest corner of said O'Neill lands;

Thence S 21°08'43" E along the East line of said part of Sublot 43 and the West line of said O'Neill lands (and passing through a 1" iron pipe found 30.15' therefrom) for a total distance of 361.62' to the centerline of Forest Drive (60');

Thence along the centerline of Forest Drive along a curve deflecting to the left an arc distance of 43.34', said curve having a radius of 200.00', a delta of 12°24'59", and a chord which bears S 56°34'10" W 43.26';

Thence N 24°46'10" W along a new division line, and passing through a 5/8" iron pin set at 30.90', a total distance of 238.91' to a 5/8" iron pin set;

Thence S 54°35'33" W along a new division line 170.41' to a 5/8" iron pin set;

Thence S 50°05'14" W along a new division line 90.15' to a 5/8" iron pin found at the Southeast corner of said Sublot 14, said point also being the Northeast corner of lands conveyed to Clark C III and Judy M White in V. 1776, P. 965 of Geauga County deed records (Parcel 29-108133);

Thence N 81°24'21" W along the North line of said White lands 339.88' to a 5/8" iron pin found on the east line of Laurelbrook Drive;

Thence along the east line of Laurelbrook Drive along a curve deflecting to the left an arc distance of 160.23', said curve having a radius of 321.30', a delta of 28°34'20", and a chord which bears N 12°41'33" W 158.57' to the Principal Point of Beginning, and containing 4.8174 acres

of land, of which 0.0305 acres lies within the Right-of-Way of Forest Drive, as surveyed by Nicholas Marino, Ohio Registered Surveyor #7769 in November, 2020, be the same, more or less, but subject to all legal highways.

Bearings are to an assumed meridian and are intended to denote angles only. All iron pins set are 5/8" x 30" rebar capped "MARINO PS7769".

The intent of this description is to describe all of Parcel 29-005000, 1.8734 acres (500 Laurelbrook Dr, part of Sublot 14 Barrwood Estates) combined with all of Parcel 29-025250, 1.4981 acres (V/L Forest Dr, part of Sublots 42, 43, & 44 of Cedric Morrison Subdivision No. 3), part of Parcel 29-063510, 0.6432 acres (V/L Forest Dr, part of Sublot 43 of Cedric Morrison Subdivision No. 3), part of Parcel 29-080720, 0.3394 acres (22 Forest Dr, part of Sublot 42 of Cedric Morrison Subdivision No. 3), part of Parcel 29-105210, 0.0255 acres (24 Forest Dr, part of Sublot 41 of Cedric Morrison Subdivision No. 3), and part of 29-051220, 0.4378 acres (600 Bell Rd).



A handwritten signature in black ink, appearing to read "Nicholas Marino".

1/14/2021

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

*Susan L. Martini* Jan 21 2021  
**GEAUGA COUNTY ENGINEER  
TAX MAP DEPT.**

MARINO SURVEYING LLC  
12638 HOVEY DRIVE  
CHESTERLAND, OHIO 44026  
216-220-7222  
www.marinosurveying.com

20-127

LEGAL DESCRIPTION FOR A 1.0056 ACRE PARCEL-COMBINE  
22 FOREST DRIVE, SOUTH RUSSELL VILLAGE, OHIO (PARCEL 'B')

Situated in the Village of South Russell, County of Geauga, and State of Ohio, and being part of Sublots 41, 42, and 43 of Cedric Morrison Subdivision No. 3 as recorded in V. 6, P. 215 of Geauga County Recorder's records, and being a part of Original Lot 16, Tract 3 in Russell Township and being further bounded and described as follows:

Beginning on the centerline of Forest Drive (60') at the Southeast corner of Sublot 41 in said Cedric Morrison Subdivision and the Southeast corner of lands conveyed to David Brighton Rust and Tanja Emma Rust in V. 1848, P. 1097 of Geauga County deed records (Parcel 29-105210), said point being referenced by a 1" iron pipe found S 88°32'20" W 30.00';

Thence N 01°27'40" W along the centerline of Forest Drive 39.38' to a point-of-curvature, said point being referenced by a 1" iron pipe found S 88°32'20" W 30.00';

Thence along the centerline of Forest Drive along a curve deflecting to the right an arc distance of 87.05', said curve having a radius of 200.00', a delta of 24°56'21", and a chord which bears N 11°00'30" E 86.37' to THE PRINCIPAL POINT OF BEGINNING of the premises described herein;

Thence N 61°54'14" W along a new division line (and passing through a 5/8" iron pin set on the East line of Forest Drive @ 30.09') for a total distance of 285.99' to a 5/8" iron pin found at the Southeast corner of lands conveyed to Catherine A Hattenbach Trustee in V. 2049, P. 516 of Geauga County deed records (Parcel 29-005000), said point also being the Northeast corner of lands conveyed to Clark C III and Judy M White in V. 1776, P. 965 of Geauga County deed records (Parcel 29-108133);

Thence N 50°05'14" E along a new division line 90.15' to a 5/8" iron pin set;

Thence N 54°35'33" E along a new division line 170.41' to a 5/8" iron pin set;

Thence S 24°46'10" E along a new division line, (and passing through a 5/8" iron pin set 30.90' therefrom), for a total distance of 238.91' to the centerline of Forest Drive;

Thence along the centerline of Forest Drive along a curve deflecting to the left an arc distance of 93.84', said curve having a radius of 200.00', a delta of 26°53'00", and a chord which bears S 36°55'11" W 92.98' to the Principal Point of Beginning, and containing 1.0056 acres of land, of which 0.0714 acres lies within the Right-of-Way of Forest Drive, as surveyed by Nicholas Marino, Ohio Registered Surveyor #7769 in November, 2020, be the same, more or less, but subject to all legal highways.

Bearings are to an assumed meridian and are intended to denote angles only. All iron pins set are 5/8" x 30" rebar capped "MARINO PS7769".

The intent of this description is to describe part of Parcel 29-080720, 0.5851 acres (22 Forest Dr, part of Sublot 42 of Cedric Morrison Subdivision No. 3), combined with part of Parcel 29-063510, 0.3553 acres (V/L Forest Dr, part of Sublot 43 of Cedric Morrison Subdivision No. 3), and part of Parcel 29-105210, 0.0652 acres (24 Forest Dr, part of Sublot 41 of Cedric Morrison Subdivision No. 3).



A handwritten signature in black ink, appearing to read "Nicholas Marino".

1/14/2021

**SURVEY PLAT & LEGAL DESCRIPTION**  
**APPROVED PER R.C. 315.251**  
*Susan J. Martin* Jan 21 2021  
**GEAUGA COUNTY ENGINEER**  
**TAX MAP DEPT.**

20-127

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20-127

LEGAL DESCRIPTION FOR A 1.1727 ACRE PARCEL-REMAINDER  
600 BELL ROAD, SOUTH RUSSELL VILLAGE, OHIO (PARCEL 'C')

Situated in the Village of South Russell, County of Geauga, and State of Ohio, and being part of Original Lot 16, Tract 3 in Russell Township and being further bounded and described as follows:

Beginning on the centerline of Bell Road (60') at the Northeast corner of Sublot 18 in the Barrwood Estates Subdivision, as recorded in V. 9, P. 7 of Geauga County Recorder's records, said point being referenced by a 5/8" iron pin found S 01°09'29" E 30.68';

Thence S 79°05'05" E along the centerline of Bell Road 102.42' to a point, said point being THE PRINCIPAL POINT OF BEGINNING of the premises described herein;

Thence S 79°05'05" E continuing along the centerline of Bell Road 102.43' to the Northwest corner of lands conveyed to Joseph R and Julie N Simon in V. 1830, P. 1392 of Geauga County deed records (Parcels 29-103970 and 29-103971);

Thence S 00°56'05" E along the West line of said Simon lands (and passing through a 1" iron pipe found at 30.65') 506.03' to a 1" iron pipe found at the Southwest corner thereof;

Thence S 00°56'05" E along a new division line 29.55' to a 5/8" iron pin set on the East line of lands conveyed to James P and Michele M Vernoskey Co-trustees in V. 2037, P. 1904 of Geauga County deed records (Parcel 29-028700);

Thence N 57°39'39" W along the East line of said Venorsky lands 118.13' to the Southeast corner of lands conveyed to Maurice A and Brandi N Pennington in V. 2111, P. 1453 of Geauga County deed records (Parcel 29-051225), said point being referenced by a 5/8" iron pin found 1.0' South;

Thence N 01°06'26" W along the East line of said Pennington lands (and passing through a 5/8" iron pin found 0.2' South, 0.1' West 30.67' therefrom) for a total distance of 491.81' to the Northeast corner thereof, and the Principal Point of Beginning, and containing 1.1727 acres of land, of which 0.0708 acres lies within the Right-of-Way of Bell Road, as surveyed by Nicholas Marino, Ohio Registered Surveyor #7769 in November, 2020, be the same, more or less, but subject to all legal highways.

Bearings are to an assumed meridian and are intended to denote angles only. All iron pins set are 5/8" x 30" rebar capped "MARINO PS7769".

The intent of this description is to describe the remainder of 29-051220, 1.1727 acres (600 Bell Rd) after a partition of land.



A handwritten signature in black ink, appearing to read "Nicholas Marino".

1/14/2021

**SURVEY PLAT & LEGAL DESCRIPTION  
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*Susan L. Martini* Jan 21 2021  
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20-127

LEGAL DESCRIPTION FOR A 1.0056 ACRE PARCEL-COMBINE  
24 FOREST DRIVE, SOUTH RUSSELL VILLAGE, OHIO (PARCEL 'D')

Situated in the Village of South Russell, County of Geauga, and State of Ohio, and being part of Sublots 41 and 42 of Cedric Morrison Subdivision No. 3 as recorded in V. 6, P. 215 of Geauga County Recorder's records, and being a part of Original Lot 16, Tract 3 in Russell Township and being further bounded and described as follows:

Beginning on the centerline of Forest Drive (60') at the Northeast corner of Sublot 40 in said Cedric Morrison Subdivision and the Northeast corner of lands conveyed to Mark J Barcelo Trustee in V. 1491, P. 557 of Geauga County deed records (Parcel 29-100300), said point being referenced by a 1" iron pipe found S 88°32'20" W 30.00', and being THE PRINCIPAL POINT OF BEGINNING of the premises described herein;

Thence S 88°32'20" W 30.00' to said 1" iron pipe found on the right-of-way of Forest Drive (60');

Thence N 83°06'45" W continuing along the North line of said Barcelo lands and the North line of Sublot 40 204.09' to a 5/8" iron pin set at a corner thereof, said point also being Southeast corner of lands conveyed to Clark C III and Judy M White in V. 1776, P. 965 of Geauga County deed records (Parcel 29-036400);

Thence N 01°01'14" W along the East line of said White lands 235.16' to a 5/8" iron pin found at the Northeast corner thereof, said point also being Southeast corner of lands conveyed to Catherine A Hattenbach Trustee in V. 2049, P. 516 of Geauga County deed records (Parcel 29-005000);

Thence S 61°54'14" E along a new division line (and passing through a 5/8" iron pin set 30.09' therefrom) 285.99' to the centerline of Forest Drive;

Thence along the centerline of Forest Drive along a curve deflecting to the left an arc distance of 87.05', said curve having a radius of 200.00', a delta of 24°56'21", and a chord which bears S 11°00'30" W 86.37' to a point-of-tangency, said point being referenced by a 1" iron pipe found S 88°32'20" W 30.00';

Thence S 01°27'40" E along the centerline of Forest Drive 39.38' to the Principal Point of Beginning, and containing 1.0056 acres of land, of which 0.0924 acres lies within the Right-of-Way of Forest Drive, as surveyed by Nicholas Marino, Ohio Registered Surveyor #7769 in November, 2020, be the same, more or less, but subject to all legal highways.

Bearings are to an assumed meridian and are intended to denote angles only. All iron pins set are 5/8" x 30" rebar capped "MARINO PS7769".

The intent of this description is to describe a part of Parcel 29-105210, 0.9190 acres (24 Forest Dr, part of Sublot 41 of Cedric Morrison Subdivision No. 3) combined with part of Parcel 29-080720, 0.0866 acres (22 Forest Dr, part of Sublot 42 of Cedric Morrison Subdivision No. 3).



A handwritten signature in black ink, appearing to read "Nicholas Marino".

1/14/2021

**SURVEY PLAT & LEGAL DESCRIPTION**  
**APPROVED PER R.C. 315.251**  
*Susan L. Martin* Jan 21 2021  
**GEAUGA COUNTY ENGINEER**  
**TAX MAP DEPT.**

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20-127

LEGAL DESCRIPTION FOR A 0.0255 ACRE PARCEL-SPLIT  
PART OF 24 FOREST DRIVE, SOUTH RUSSELL VILLAGE, OHIO

Situated in the Village of South Russell, County of Geauga, and State of Ohio, and being part of Sublot 41 of Cedric Morrison Subdivision No. 3 as recorded in V. 6, P. 215 of Geauga County Recorder's records, and being a part of Original Lot 16, Tract 3 in Russell Township and being further bounded and described as follows:

Beginning on the centerline of Forest Drive (60') at the Northeast corner of Sublot 40 in said Cedric Morrison Subdivision and the Northeast corner of lands conveyed to Mark J Barcelo Trustee in V. 1491, P. 557 of Geauga County deed records (Parcel 29-100300), said point being referenced by a 1" iron pipe found S 88°32'20" W 30.00';

Thence S 88°32'20" W 30.00' along the North line of said Barcelo lands to said 1" iron pipe found on the right-of-way of Forest Drive (60');

Thence N 83°06'45" W continuing along the North line of said Barcelo lands 204.09' to a 5/8" iron pin set at a corner thereof, said point also being Southeast corner of lands conveyed to Clark C III and Judy M White in V. 1776, P. 965 of Geauga County deed records (Parcel 29-036400);

Thence N 01°01'14" W along the East line of said White lands 235.16' to a 5/8" iron pin found at the Northeast corner thereof, said point also being Southeast corner of lands conveyed to Catherine A Hattenbach Trustee in V. 2049, P. 516 of Geauga County deed records (Parcel 29-005000), and being THE PRINCIPAL POINT OF BEGINNING of the premises described herein;

Thence N 01°01'14" W continuing along the East line of said Hattenbach lands 64.84' to the Northwest corner of said Sublot 41, said point referenced by a 1" iron pipe (pinched) found South 0.3' and West 0.3';

Thence S 43°34'21" E along the North line of said Sublot 41 50.57';

Thence S 50°05'14" W along a new division line 43.94' to the Principal Point of Beginning, and containing 0.0255 acres of land, as surveyed by Nicholas Marino, Ohio Registered Surveyor #7769 in November, 2020, be the same, more or less, but subject to all legal highways.

Bearings are to an assumed meridian and are intended to denote angles only. All iron pins set are 5/8" x 30" rebar capped "MARINO PS7769".

The intent of this description is to describe a part of Parcel 29-105210, 0.0255 acres (24 Forest Dr, Sublot 41 of Cedric Morrison Subdivision No. 3) to be split and combined with Parcel A in a Lot-Split/Consolidation prepared for Stephen C Peplin dated November, 2020.



A handwritten signature in black ink, appearing to read "Nicholas Marino".

1/14/2021

**SURVEY PLAT & LEGAL DESCRIPTION**  
**APPROVED PER R.C. 315.251**  
*Susan J. Martin* Jan 21 2021  
**GEAUGA COUNTY ENGINEER**  
**TAX MAP DEPT.**

20-127

MARINO SURVEYING LLC  
12638 HOVEY DRIVE  
CHESTERLAND, OHIO 44026  
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LEGAL DESCRIPTION FOR A 0.0652 ACRE PARCEL-SPLIT  
PART OF 24 FOREST DRIVE, SOUTH RUSSELL VILLAGE, OHIO

Situated in the Village of South Russell, County of Geauga, and State of Ohio, and being part of Sublot 41 of Cedric Morrison Subdivision No. 3 as recorded in V. 6, P. 215 of Geauga County Recorder's records, and being a part of Original Lot 16, Tract 3 in Russell Township and being further bounded and described as follows:

Beginning on the centerline of Forest Drive (60') at the Northeast corner of Sublot 40 in said Cedric Morrison Subdivision and the Northeast corner of lands conveyed to Mark J Barcelo Trustee in V. 1491, P. 557 of Geauga County deed records (Parcel 29-100300), said point being referenced by a 1" iron pipe found S 88°32'20" W 30.00';

Thence S 88°32'20" W 30.00' along the North line of said Barcelo lands to said 1" iron pipe found on the right-of-way of Forest Drive (60');

Thence N 83°06'45" W continuing along the North line of said Barcelo lands and the North line of Sublot 40 204.09' to a 5/8" iron pin set at a corner thereof, said point also being the Southeast corner of lands conveyed to Clark C III and Judy M White in V. 1776, P. 965 of Geauga County deed records (Parcel 29-036400);

Thence N 01°01'14" W along the East line of said White lands 235.16' to a 5/8" iron pin found at the Northeast corner thereof, said point also being Southeast corner of lands conveyed to Catherine A Hattenbach Trustee in V. 2049, P. 516 of Geauga County deed records (Parcel 29-005000), and being THE PRINCIPAL POINT OF BEGINNING of the premises described herein;

Thence N 50°05'14" E along a new division line 43.94' to a point on the North line of said Sublot 41;

Thence S 43°34'21" E along the North line of said Sublot 41 129.54';

Thence N 61°54'14" W along a new division line 139.42' to the Principal Point of Beginning, and containing 0.0652 acres of land, as surveyed by Nicholas Marino, Ohio Registered Surveyor #7769 in November, 2020, be the same, more or less, but subject to all legal highways.

Bearings are to an assumed meridian and are intended to denote angles only. All iron pins set are 5/8" x 30" rebar capped "MARINO PS7769".

The intent of this description is to describe a part of Parcel 29-105210, 0.0652 acres (24 Forest Dr, Sublot 41 of Cedric Morrison Subdivision No. 3) to be split and combined with Parcel B in a Lot-Split/Consolidation prepared for Stephen C Peplin dated November, 2020.



A handwritten signature in black ink, appearing to read "Nicholas Marino".

1/14/2021

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

*Susan J. Marti* Jan 21 2021  
**GEAUGA COUNTY ENGINEER  
TAX MAP DEPT.**

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LEGAL DESCRIPTION FOR A 0.0866 ACRE PARCEL-SPLIT  
PART OF 22 FOREST DRIVE, SOUTH RUSSELL VILLAGE, OHIO

Situated in the Village of South Russell, County of Geauga, and State of Ohio, and being part of Sublot 42 of Cedric Morrison Subdivision No. 3 as recorded in V. 6, P. 215 of Geauga County Recorder's records, and being a part of Original Lot 16, Tract 3 in Russell Township and being further bounded and described as follows:

Beginning on the centerline of Forest Drive (60') at the Northeast corner of Sublot 40 in said Cedric Morrison Subdivision and the Northeast corner of lands conveyed to Mark J Barcelo Trustee in V. 1491, P. 557 of Geauga County deed records (Parcel 29-100300), said point being referenced by a 1" iron pipe found S 88°32'20" W 30.00';

Thence S 88°32'20" W 30.00' along the North line of said Barcelo lands to said 1" iron pipe found on the right-of-way of Forest Drive (60');

Thence N 83°06'45" W continuing along the North line of said Barcelo lands and the North line of Sublot 40 204.09' to a 5/8" iron pin set at a corner thereof, said point also being Southeast corner of lands conveyed to Clark C III and Judy M White in V. 1776, P. 965 of Geauga County deed records (Parcel 29-036400);

Thence N 01°01'14" W along the East line of said White lands 235.16' to a 5/8" iron pin found at the Northeast corner thereof, said point also being Southeast corner of lands conveyed to Catherine A Hattenbach Trustee in V. 2049, P. 516 of Geauga County deed records (Parcel 29-005000);

Thence S 61°54'14" E 139.42' along a new division line to a point on the West line of said Sublot 42, and being THE PRINCIPAL POINT OF BEGINNING of the premises described herein;

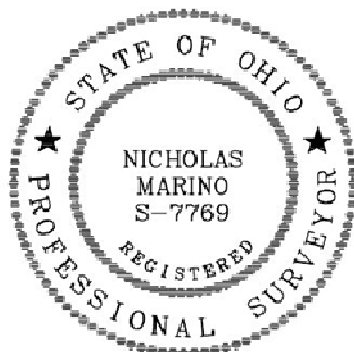
Thence S 61°54'14" E (and passing through a 5/8" iron pin set on the right-of-way of Forest Dr 30.09' therefrom) for a total distance of 146.57' along a new division line to the centerline of Forest Drive;

Thence along the centerline of Forest Drive along a curve deflecting to the left an arc distance of 53.74', said curve having a radius of 200.00', a delta of 15°23'46", and a chord which bears S 15°46'49" W 53.58' to the Southwest corner of Sublot 42;

Thence N 43°34'21" W along the West line of Sublot 42 166.44' to the Principal Point of Beginning, and containing 0.0866 acres of land, of which 0.0327 acres lie within the right-of-way of Forest Dr, as surveyed by Nicholas Marino, Ohio Registered Surveyor #7769 in November, 2020, be the same, more or less, but subject to all legal highways.

Bearings are to an assumed meridian and are intended to denote angles only. All iron pins set are 5/8" x 30" rebar capped "MARINO PS7769".

The intent of this description is to describe a part of Parcel 29-080720, 0.0866 acres (22 Forest Dr, part of Sublot 42 of Cedric Morrison Subdivision No. 3) to be split and combined with Parcel D in a Lot-Split/Consolidation prepared for Stephen C Peplin dated November, 2020.



A handwritten signature in black ink, appearing to read "Nicholas Marino".

1/14/2021

**SURVEY PLAT & LEGAL DESCRIPTION**  
**APPROVED PER R.C. 315.251**  
*Susan J. Marti* Jan 21 2021  
**GEAUGA COUNTY ENGINEER**  
**TAX MAP DEPT.**

20-127

MARINO SURVEYING LLC  
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CHESTERLAND, OHIO 44026  
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LEGAL DESCRIPTION FOR A 0.3553 ACRE PARCEL-SPLIT  
V/L FOREST DRIVE, SOUTH RUSSELL VILLAGE, OHIO

Situated in the Village of South Russell, County of Geauga, and State of Ohio, and being part of Sublot 43 of Cedric Morrison Subdivision No. 3 as recorded in V. 6, P. 215 of Geauga County Recorder's records, and being a part of Original Lot 16, Tract 3 in Russell Township and being further bounded and described as follows:

Beginning on the centerline of Forest Drive (60') at the Southeast corner of Sublot 41 in said Cedric Morrison Subdivision and the Southeast corner of lands conveyed to David Brighton Rust and Tanja Emma Rust in V. 1848, P. 1097 of Geauga County deed records (Parcel 29-105210), said point being referenced by a 1" iron pipe found S 88°32'20" W 30.00';

Thence N 01°27'40" W along the centerline of Forest Drive 39.38' to a point-of-curvature, said point being referenced by a 1" iron pipe found S 88°32'20" W 30.00';

Thence along the centerline of Forest Drive along a curve deflecting to the right an arc distance of 87.05', said curve having a radius of 200.00', a delta of 24°56'21", and a chord which bears N 11°00'30" E 86.37' to a point;

Thence N 61°54'14" W (and passing through a 5/8" iron pin set on the East line of Forest Drive @ 30.09') for a total distance of 285.99' to a 5/8" iron pin found at the Southeast corner of lands conveyed to Catherine A Hattenbach Trustee in V. 2049, P. 516 of Geauga County deed records (Parcel 29-005000), said point also being the Northeast corner of lands conveyed to Clark C III and Judy M White in V. 1776, P. 965 of Geauga County deed records (Parcel 29-108133);

Thence N 50°05'14" E along a new division line 90.15' to a 5/8" iron pin set;

Thence N 54°35'33" E along a new division line 89.64' to the West line of said Sublot 43 and THE PRINCIPAL POINT OF BEGINNING of the premises described herein;

Thence N 54°35'33" E along a new division line 80.77' to a 5/8" iron pin set;

Thence S 24°46'10" E along a new division line and passing through a 5/8" iron pin set 30.90' therefrom, 238.91' to the centerline of Forest Drive;

Thence along the centerline of Forest Drive along a curve deflecting to the left an arc distance of 51.09', said curve having a radius of 200.00', a delta of 14°38'10", and a chord which bears S 43°02'36" W 50.95' to the Southwest corner of said Sublot 43;

Thence N 32°18'43" W along the West line of said Sublot 43 (and passing through a 1" iron pipe found on the East line of Forest Drive @ 32.01') for a total distance of 245.36' to the Principal Point of Beginning, and containing 0.3553 acres of land, of which 0.0364 acres lies within the Right-of-Way of Forest Drive, as surveyed by Nicholas Marino, Ohio Registered Surveyor #7769 in November, 2020, be the same, more or less, but subject to all legal highways.

Bearings are to an assumed meridian and are intended to denote angles only. All iron pins set are 5/8" x 30" rebar capped "MARINO PS7769".

The intent of this description is to describe part of Parcel 29-063510, 0.3553 acres (V/L Forest Dr, part of Sublot 43 of Cedric Morrison Subdivision No. 3), to be split and combined with Parcel B in a Lot-Split/Consolidation prepared for Stephen C Peplin dated November, 2020.



A handwritten signature in black ink, appearing to read "Nicholas Marino".

1/14/2021

**SURVEY PLAT & LEGAL DESCRIPTION**  
**APPROVED PER R.C. 315.251**  
*Susan J. Martini* Jan 21 2021  
**GEAUGA COUNTY ENGINEER**  
**TAX MAP DEPT.**

20-127

MARINO SURVEYING LLC  
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CHESTERLAND, OHIO 44026  
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LEGAL DESCRIPTION FOR A 0.3394 ACRE PARCEL-SPLIT  
PART OF 22 FOREST DRIVE, SOUTH RUSSELL VILLAGE, OHIO

Situated in the Village of South Russell, County of Geauga, and State of Ohio, and being part of Sublot 42 of Cedric Morrison Subdivision No. 3 as recorded in V. 6, P. 215 of Geauga County Recorder's records, and being a part of Original Lot 16, Tract 3 in Russell Township and being further bounded and described as follows:

Beginning on the centerline of Forest Drive (60') at the Northeast corner of Sublot 40 in said Cedric Morrison Subdivision and the Northeast corner of lands conveyed to Mark J Barcelo Trustee in V. 1491, P. 557 of Geauga County deed records (Parcel 29-100300), said point being referenced by a 1" iron pipe found S 88°32'20" W 30.00';

Thence S 88°32'20" W 30.00' along the North line of said Barcelo lands to said 1" iron pipe found on the right-of-way of Forest Drive (60');

Thence N 83°06'45" W continuing along the North line of said Barcelo lands and the North line of Sublot 40 204.09' to a 5/8" iron pin set at a corner thereof, said point also being Southeast corner of lands conveyed to Clark C III and Judy M White in V. 1776, P. 965 of Geauga County deed records (Parcel 29-036400);

Thence N 01°01'14" W along the East line of said White lands 235.16' to a 5/8" iron pin found at the Northeast corner thereof, said point also being Southeast corner of lands conveyed to Catherine A Hattenbach Trustee in V. 2049, P. 516 of Geauga County deed records (Parcel 29-005000);

Thence N 01°01'14" W continuing along the East line of said Hattenbach lands 64.84' to a corner of said Sublot 42, said point referenced by a 1" iron pipe (pinched) found South 0.3' and West 0.3', and being THE PRINCIPAL POINT OF BEGINNING of the premises described herein;

Thence N 01°01'14" W continuing along the East line of said Hattenbach lands 95.01' to a 5/8" iron pin found;

Thence N 70°34'54" E 98.32' to the East line of said Sublot 42;

Thence S 32°18'43" E along the East line of said Sublot 42 97.89';

Thence S 54°35'33" W along a new division line 89.64' to a 5/8" iron pin set;

Thence S 50°05'14" W along a new division line 46.21' to the West line of said

Sublot 42;

Thence N 43°34'21" W along the West line of said Sublot 42 50.57' to The Principal Point of Beginning, and containing 0.3394 acres of land, as surveyed by Nicholas Marino, Ohio Registered Surveyor #7769 in November, 2020, be the same, more or less, but subject to all legal highways.

Bearings are to an assumed meridian and are intended to denote angles only. All iron pins set are 5/8" x 30" rebar capped "MARINO PS7769".

The intent of this description is to describe a part of Parcel 29-080720, 0.3394 acres (22 Forest Dr, part of Sublot 42 of Cedric Morrison Subdivision No. 3) to be split and combined with Parcel A in a Lot-Split/Consolidation prepared for Stephen C Peplin dated November, 2020.



A handwritten signature in black ink, appearing to read "Nicholas Marino".

1/14/2021

**SURVEY PLAT & LEGAL DESCRIPTION**  
**APPROVED PER R.C. 315.251**  
*Susan J. Martin* Jan 21 2021  
**GEAUGA COUNTY ENGINEER**  
**TAX MAP DEPT.**

20-127

MARINO SURVEYING LLC  
12638 HOVEY DRIVE  
CHESTERLAND, OHIO 44026  
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www.marinosurveying.com

20-127

LEGAL DESCRIPTION FOR A 0.4378 ACRE PARCEL-SPLIT  
600 BELL ROAD, SOUTH RUSSELL VILLAGE, OHIO

Situated in the Village of South Russell, County of Geauga, and State of Ohio, and being part of Original Lot 16, Tract 3 in Russell Township and being further bounded and described as follows:

Beginning on the centerline of Bell Road (60') at the Northeast corner of Sublot 18 in the Barrwood Estates Subdivision, as recorded in V. 9, P. 7 of Geauga County Recorder's records, said point being referenced by a 5/8" iron pin found S 01°09'29" E 30.68';

Thence S 79°05'05" E along the centerline of Bell Road 102.42' to a point;

Thence S 79°05'05" E continuing along the centerline of Bell Road 102.43' to the Northwest corner of lands conveyed to Joseph R and Julie N Simon in V. 1830, P. 1392 of Geauga County deed records (Parcels 29-103970 and 29-103971);

Thence S 00°56'05" E along the West line of said Simon lands (and passing through a 1" iron pipe found at 30.65') 506.03' to a 1" iron pipe found at the Southwest corner thereof, said point being THE PRINCIPAL POINT OF BEGINNING of the premises described herein

Thence N 88°58'46" E along the South line of said Simon lands 199.92' to a 5/8" iron pin set at the Southeast corner thereof, said point being on the West line of part of Sublots 42, 43, and 44 of Cedric Morrison Subdivision No. 3 as recorded in V. 6, P. 215 of Geauga County Recorder's records;

Thence S 01°01'14" E along the West line of said Sublots, and passing through a 1" iron pipe found (pinched) at 20.69' for a total distance of 161.21' to the Northeast corner of lands conveyed to Catherine A Hattenbach Trustee in V. 2049, P. 516 of Geauga County deed records (Parcel 29-005000);

Thence N 57°39'39" W along the North line of said Hattenbach, and passing through a 5/8" iron pin found at a corner thereof at 206.31, said point also being the Southeast corner of lands conveyed to James P & Michelle M Venorsky Co-Trustees in V. 2037, P. 1904 of Geauga County deed records (Parcel 29-028700), for a total distance of 239.41';

Thence N 00°56'05" W along a new division line 29.55' to the Principal Point of Beginning, and containing 0.4378 acres of land, as surveyed by Nicholas Marino, Ohio Registered Surveyor #7769 in November, 2020, be the same, more or less, but subject to all legal highways.

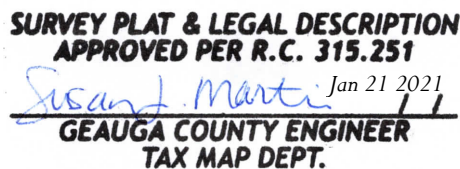
Bearings are to an assumed meridian and are intended to denote angles only. All iron pins set are 5/8" x 30" rebar capped "MARINO PS7769".

The intent of this description is to describe a part of 29-051220, 0.4378 acres (600 Bell Rd) to be split and combined with Parcel A in a Lot-Split/Consolidation prepared for Stephen C Peplin dated November, 2020.



A handwritten signature in black ink, appearing to read "Nicholas Marino".

1/14/2021



20-127

MARINO SURVEYING LLC  
 12638 HOVEY DRIVE  
 CHESTERLAND, OHIO 44026  
 216-220-7222  
 www.marinosurveying.com

LEGAL DESCRIPTION FOR A 0.5851 ACRE PARCEL-SPLIT  
 PART OF 22 FOREST DRIVE, SOUTH RUSSELL VILLAGE, OHIO

Situated in the Village of South Russell, County of Geauga, and State of Ohio, and being part of Sublot 42 of Cedric Morrison Subdivision No. 3 as recorded in V. 6, P. 215 of Geauga County Recorder's records, and being a part of Original Lot 16, Tract 3 in Russell Township and being further bounded and described as follows:

Beginning on the centerline of Forest Drive (60') at the Northeast corner of Sublot 40 in said Cedric Morrison Subdivision and the Northeast corner of lands conveyed to Mark J Barcelo Trustee in V. 1491, P. 557 of Geauga County deed records (Parcel 29-100300), said point being referenced by a 1" iron pipe found S 88°32'20" W 30.00';

Thence S 88°32'20" W 30.00' along the North line of said Barcelo lands to said 1" iron pipe found on the right-of-way of Forest Drive (60');

Thence N 83°06'45" W continuing along the North line of said Barcelo lands and the North line of Sublot 40 204.09' to a 5/8" iron pin set at a corner thereof, said point also being the Southeast corner of lands conveyed to Clark C III and Judy M White in V. 1776, P. 965 of Geauga County deed records (Parcel 29-036400);

Thence N 01°01'14" W along the East line of said White lands 235.16' to a 5/8" iron pin found at the Northeast corner thereof, said point also being the Southeast corner of lands conveyed to Catherine A Hattenbach Trustee in V. 2049, P. 516 of Geauga County deed records (Parcel 29-005000);

Thence N 50°05'14" E along a new division line 43.94' to a point on the West line of said Sublot 42, and being THE PRINCIPAL POINT OF BEGINNING of the premises described herein;

Thence N 50°05'14" E along a new division line 46.21' to a 5/8" iron pin set;

Thence N 54°35'33" E along a new division line 89.64' to the East line of said Sublot 42;

Thence S 32°18'43" E along the East line of said Sublot 42 (and passing through a 1" iron pipe found 32.01' therefrom) to the Southeast corner thereof, and the centerline of Forest Drive for a total distance of 245.36';

Thence along the centerline of Forest Drive along a curve deflecting to the left an arc distance of 42.75', said curve having a radius of 200.00', a delta of 12°14'50", and a chord which bears S 29°36'06" W 42.67';

Thence N 61°54'14" W along a new division line 146.57' to a point on the West line of said Sublot 42;

Thence N 43°34'21" W along the West line of said Sublot 42 129.54' to the Principal Point of Beginning, and containing 0.5851 acres of land, of which 0.0350 acres lie within the right-of-way of Forest Drive, as surveyed by Nicholas Marino, Ohio Registered Surveyor #7769 in November, 2020, be the same, more or less, but subject to all legal highways.

Bearings are to an assumed meridian and are intended to denote angles only. All iron pins set are 5/8" x 30" rebar capped "MARINO PS7769".

The intent of this description is to describe a part of Parcel 29-080720, 0.5851 acres (22 Forest Dr, part of Sublot 42 of Cedric Morrison Subdivision No. 3) to be split and combined with Parcel B in a Lot-Split/Consolidation prepared for Stephen C Peplin dated November, 2020.



*Nicholas Marino*

1/20/2021

**SURVEY PLAT & LEGAL DESCRIPTION**  
**APPROVED PER R.C. 315.251**  
*Jessica L. Martin* Jan 21 2021  
**GEAUGA COUNTY ENGINEER**  
**TAX MAP DEPT.**

MARINO SURVEYING LLC  
12638 HOVEY DRIVE  
CHESTERLAND, OHIO 44026  
216-220-7222  
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LEGAL DESCRIPTION FOR A 0.6432 ACRE PARCEL-SPLIT  
V/L FOREST DRIVE, SOUTH RUSSELL VILLAGE, OHIO

Situated in the Village of South Russell, County of Geauga, and State of Ohio, and being part of Sublot 43 of Cedric Morrison Subdivision No. 3 as recorded in V. 6, P. 215 of Geauga County Recorder's records, and being a part of Original Lot 16, Tract 3 in Russell Township and being further bounded and described as follows:

Beginning on the centerline of Forest Drive (60') at the Northeast corner of Sublot 40 in said Cedric Morrison Subdivision and the Northeast corner of lands conveyed to Mark J Barcelo Trustee in V. 1491, P. 557 of Geauga County deed records (Parcel 29-100300), said point being referenced by a 1" iron pipe found S 88°32'20" W 30.00';

Thence S 88°32'20" W 30.00' along the North line of said Barcelo lands to said 1" iron pipe found on the right-of-way of Forest Drive (60');

Thence N 83°06'45" W continuing along the North line of said Barcelo lands and the North line of Sublot 40 204.09' to a 5/8" iron pin set at a corner thereof, said point also being the Southeast corner of lands conveyed to Clark C III and Judy M White in V. 1776, P. 965 of Geauga County deed records (Parcel 29-036400);

Thence N 01°01'14" W along the East line of said White lands 235.16' to a 5/8" iron pin found at the Northeast corner thereof, said point also being the Southeast corner of lands conveyed to Catherine A Hattenbach Trustee in V. 2049, P. 516 of Geauga County deed records (Parcel 29-005000);

Thence N 50°05'14" E along a new division line 90.15' to a 5/8" iron pin set;

Thence N 54°35'33" E along a new division line 89.64 to a point on the West line of said Sublot 43, and being THE PRINCIPAL POINT OF BEGINNING of the premises described herein;

Thence N 32°18'43" W along the West line of said Sublot 43 97.89' to a corner on the South line of lands conveyed to Stephen C Peplin Trustee in V. 2087, P. 3144 of Geauga County deed records (Parcel 29-025250);

Thence N 48°51'30" E along said Peplin lands 164.53' to a 5/8" iron pin set at the Northwest corner of lands conveyed to William M O'Neill in V. 2059, P. 393 of Geauga County deed records (Parcel 29-064300), and the East line of said Sublot 43;

Thence S 21°08'43" E along said O'Neill lands and the East line of said Sublot 43 (and passing through a 1" iron pipe found 30.15' therefrom) to the Southeast corner thereof, and the centerline of Forest Drive for a total distance of 361.62';

Thence along the centerline of Forest Drive along a curve deflecting to the left an arc distance of 43.34', said curve having a radius of 200.00', a delta of 12°24'59", and a chord which bears S 56°34'10" W 43.26';

Thence N 24°46'10" W (and passing through a 5/8" iron pin set at 30.90') for a total distance of 238.91';

Thence S 54°35'33" W 80.77' to the Principal Point of Beginning, and containing 0.6432 acres of land, of which 0.0305 acres lie within the right-of-way of Forest Drive, as surveyed by Nicholas Marino, Ohio Registered Surveyor #7769 in November, 2020, be the same, more or less, but subject to all legal highways.

Bearings are to an assumed meridian and are intended to denote angles only. All iron pins set are 5/8" x 30" rebar capped "MARINO PS7769".

The intent of this description is to describe a part of Parcel 29-063510, 0.6432 acres (V/L Forest Dr, part of Sublot 43 of Cedric Morrison Subdivision No. 3) to be split and combined with Parcel A in a Lot-Split/Consolidation prepared for Stephen C Peplin dated November, 2020.



*[Handwritten Signature]*

1/14/2021

