

REFERENCES USED:

- 1 DEEDS OF RECORD
- 2 FAIRMOUNT EAST SUBDIVISION VOL. 11 PGS. 35-38

PLAT OF SURVEY
For
PETER V. ROGERS

SITUATED IN THE TOWNSHIP OF RUSSELL, COUNTY OF GEauga
 AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF
 SECTION 3, TRACT 1, RUSSELL TOWNSHIP.

PREPARED FOR:
PETER V. ROGERS
13965 CHILLICOTHE RD
NOVELTY, OH 44072

TIMOTHY J. LA GANKE
 VOL. 1910 PG. 1606
 PPN 26-193605
 S/L 43

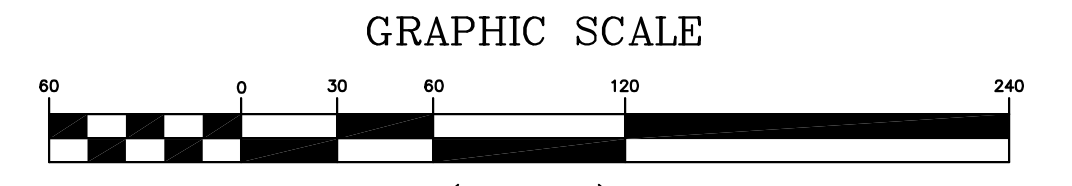
DOMENIC AND ANDREA
 LEE CAMINO
 VOL. 714 PG. 680
 PPN 26-004211
 S/L 41

JOHN A. AND NANCY
 E. PIAZZA TRUSTEES
 VOL. 619 PG. 868
 PPN 26-141050
 S/L 42

FAIRMOUNT EAST SUBDIVISION
 VOL. 11 PGS. 35-38

LEGEND

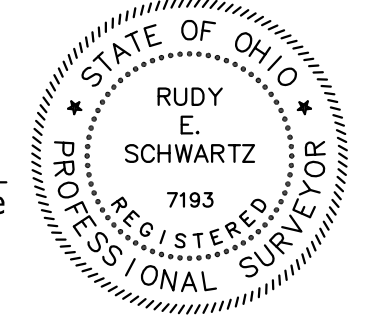
- ips 5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
- i.Pin Iron Pin
- i.Pipe Iron Pipe
- Mon. Monument
- Fe Fence post
- ✕ Mag Mag Nail Set
- Fnd. Found
- D. Deed
- R/Rec Record
- M/MSd Measured
- O/Obs Observed
- C/Calc Calculated
- U. Used
- D.R. Deed Record
- O.R. Official Record
- C.L. C/L Centerline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



FEBRUARY 2, 2021

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 MERIDIAN 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.

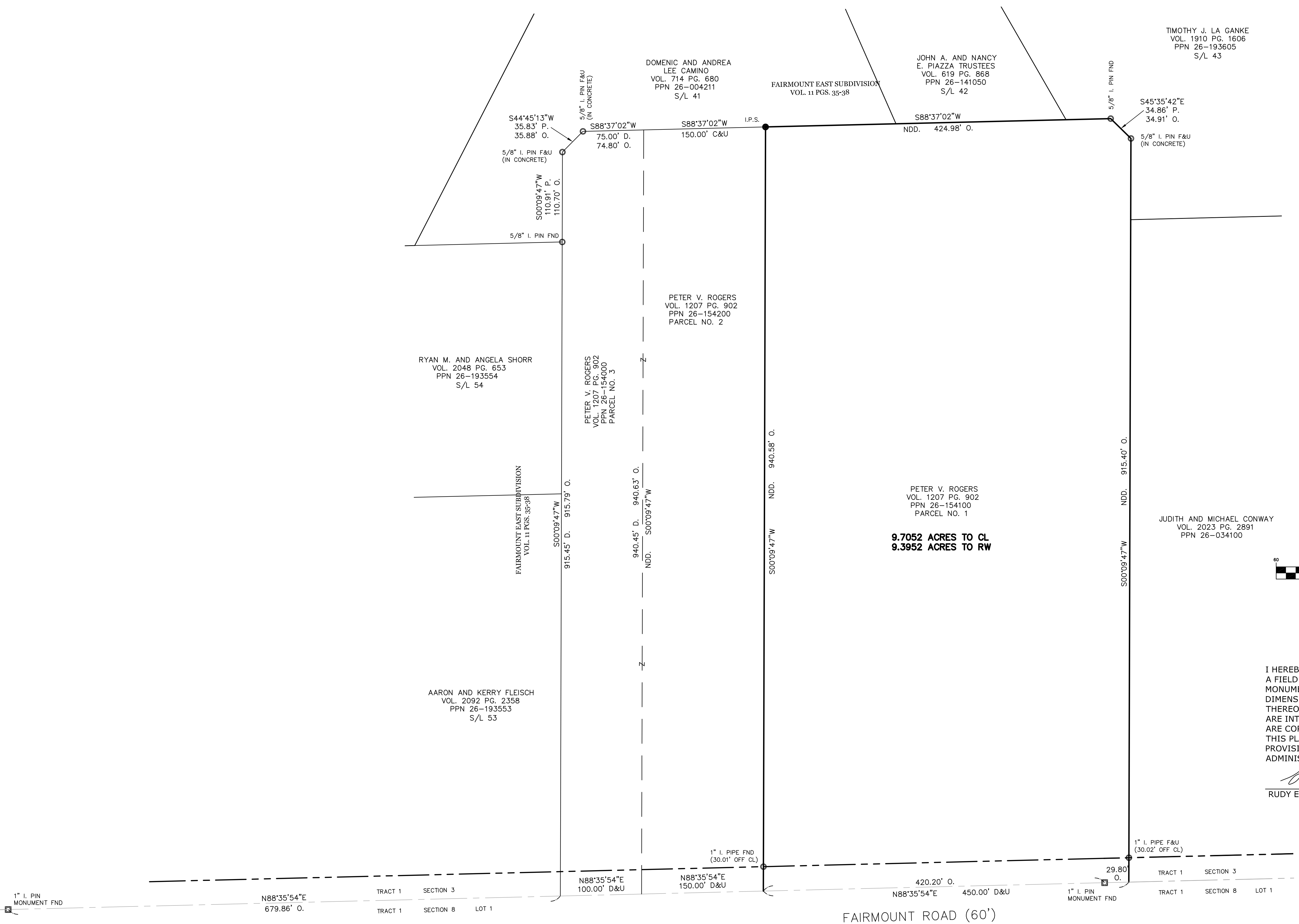
Rudy E. Schwartz 2-2-21 Date
 RUDY E. SCHWARTZ, P.S. #7193



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
Susan J. Martz Feb 05 2021
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.
 21-019

PREPARED BY:
SCHWARTZ LAND SURVEYING INC.

RUDY E. SCHWARTZ
PROFESSIONAL SURVEYOR
12121 KINSMAN ROAD
NEWBURY, OHIO 44065
 440-564-8174 Fax: 440-564-8285



1" I. PIN
 MONUMENT FND

1" I. PIPE F&U
 (30.02' OFF CL.)
 1" I. PIN
 MONUMENT FND

FAIRMOUNT ROAD (60')

LEGAL DESCRIPTION
OF A
9.7052 ACRE PARCEL
FOR
PETER V. ROGERS

Situated in the Township of Russell, County of Geauga, and State of Ohio, and known as being a part of Tract 1, Section 3, and further known as being part of parcel No. 1 of lands conveyed to Peter V. Rogers (PPN 26-154100) by deed recorded in Volume 1207, Page 902 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Fairmount Road, 60 feet wide, at the Southeasterly corner of subplot No. 53 in the Fairmount East Subdivision as shown by plat recorded in Volume 11, Pages 35-38 of Geauga County Plat Records, said point also being on the shared line between Section 3 and Section 8, Tract 1 said point lying **North 88° 35' 54" East**, along said centerline of Fairmount Road, a distance of **679.86 feet** from a monument box with a 1 inch iron pin found;

Thence **North 88° 35' 54" East**, continuing along said centerline of Fairmount Road, a distance of **250.00 feet** to a point at the Southeasterly corner of parcel No. 2 of lands conveyed to Peter V. Rogers (PPN 26-154200) by deed recorded in Volume 1207, Page 902 of Geauga County Deed Records, and being the Principal Place of Beginning of the premises herein intended to be described;

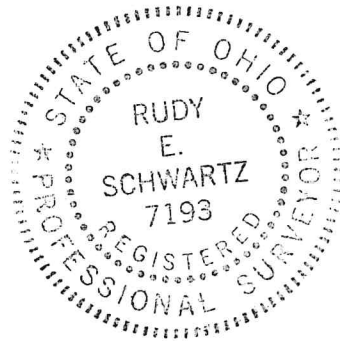
- COURSE I Thence **North 0° 09' 47" East**, along the Easterly line of said parcel No. 2 of lands conveyed to Peter V. Rogers, and passing through a 1 inch iron pipe found at 30.01 feet, a total distance of **940.58 feet** to 5/8 inch iron pin set on the Southerly line of subplot No. 41 of said Fairmount East Subdivision;
- COURSE II Thence **North 88° 37' 02" East**, along said Southerly line of subplot 41, and along the Southerly line of subplot Nos. 42 and 43, a distance of **424.98 feet** to a 5/8 inch iron pin found at an angle point;
- COURSE III Thence **South 45° 35' 42" East**, along a Westerly line of said subplot No. 43, a distance of **34.91 feet** to a 5/8 inch iron pin found (in concrete) at an angle point;

COURSE IV

Thence **South 0° 09' 47" West**, along a Westerly line of said subplot No. 43, and along the Westerly line of land conveyed to Judith and Michael Conway (PPN 26-034100) by deed recorded in Volume 2023, Page 2891 of Geauga County Deed Records, and passing through a 1 inch iron pin found at 885.38 feet, a total distance of **915.40 feet** to a point in said centerline of Fairmount Road, said point also being on the shared line between Section Nos. 3 and 8, Tract 1.

COURSE V

Thence **South 88° 35' 54" West**, along said centerline of Fairmount Road, also being said shared line between Section Nos. 3 and 8, Tract 1, a distance of **450.00 feet** to the Principal Place of Beginning and containing **9.7052 acres** of land (9.3952 acres excepting the area within the right-of-way of Fairmount Road) as surveyed, calculated and described, on February 2, 2021 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. The intent of this survey is to describe an existing parcel of land.



2.4.21

DATE

RUDY E. SCHWARTZ, P.S. 7193

Under the Supervision of Steven N. Roessner, P.S.
SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251

Susan J. Martini Feb 05 2021
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.