

NOTES:

- 1 DEEDS OF RECORD
- 2 PLAT OF SURVEY AND LOT SPLIT FOR SUSAN M. GUNTHRIE BY RUDY SCHWARTZ AUGUST 1991
- 3 THE FRANK M. WULF SUBDIVISION VOL. 7 PG 53

PLAT OF SURVEY AND LOT SPLIT
For
CLIFFORD J. BABCOCK
 SITUATED IN THE TOWNSHIP OF RUSSELL, COUNTY OF GEauga
 AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF
 ORIGINAL LOT NUMBERS 4 AND 5, SECTION 5, AND LOT 2, SECTION
 6, TRACT 1.

PREPARED FOR:
CLIFFORD J. BABCOCK
P.O. BOX 110
CHARDON, OH 44024

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 Plot record information

LINE	LENGTH	BEARING
L1	133.82	N09°29'11"W
L2	196.05	N19°34'28"W
L3	119.58	N04°41'28"E
L4	74.47	N15°05'48"E
L5	72.87	N26°34'38"E
L6	54.78	N42°24'23"E
L7	94.75	N49°03'13"E
L8	107.37	N46°51'12"E
L9	68.26	N04°09'41"E
L10	164.70	N17°41'41"E
L11	79.34	N15°28'51"W
L12	57.93	N21°04'49"E
L13	15.26	S04°41'28"W
L14	91.47	S04°41'28"W
L15	12.84	S04°41'28"W

27.0419 REMAINING ACRES TO CL
 26.9205 REMAINING ACRES TO RW

5.2082 ACRES TO CL
 5.0000 ACRES TO RW

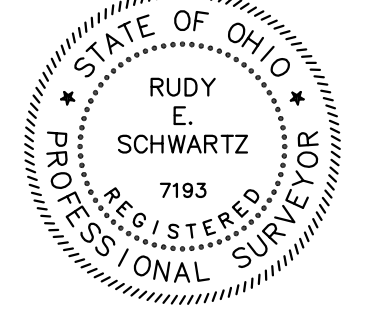


JANUARY 27, 2021

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 2-08-21
 RUDY E. SCHWARTZ, P.S. #7193 Date

SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 315.231
Rudy E. Schwartz
 02/08/2021
GEAUGA COUNTY ENGINEER
 TAX MAP DEPT.
 20-017



PREPARED BY:
SCHWARTZ LAND SURVEYING INC.

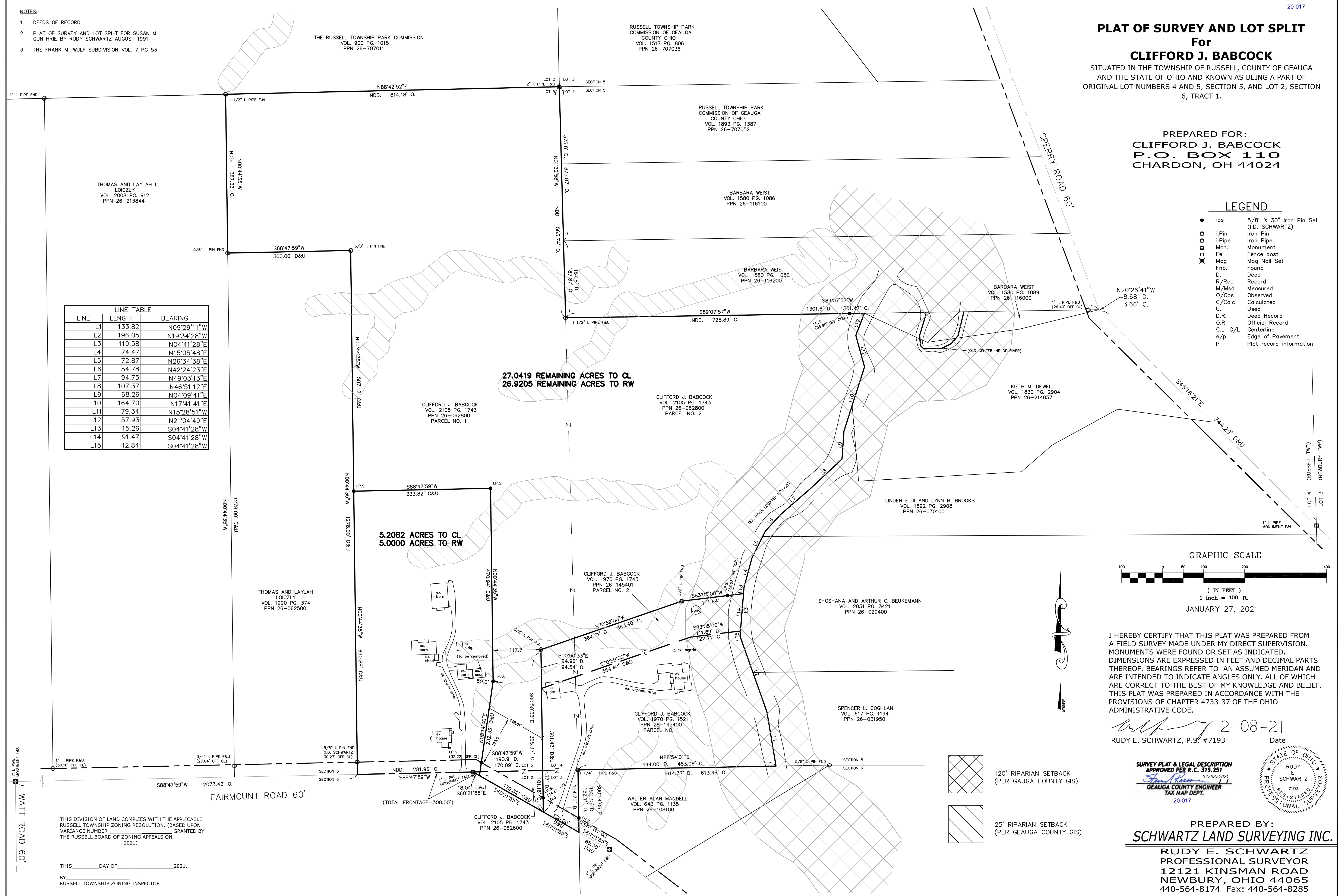
RUDY E. SCHWARTZ
 PROFESSIONAL SURVEYOR
 12121 KINSMAN ROAD
 NEWBURY, OHIO 44065
 440-564-8174 Fax: 440-564-8285

THIS DIVISION OF LAND COMPLIES WITH THE APPLICABLE RUSSELL TOWNSHIP ZONING RESOLUTION. (BASED UPON VARIANCE NUMBER _____ GRANTED BY THE RUSSELL BOARD OF ZONING APPEALS ON _____, 2021)

THIS _____ DAY OF _____ 2021.
 BY _____
 RUSSELL TOWNSHIP ZONING INSPECTOR

120' RIPARIAN SETBACK
 (PER GAUGA COUNTY GIS)

25' RIPARIAN SETBACK
 (PER GEauga COUNTY GIS)



REMAINING LANDS
LEGAL DESCRIPTION
OF A
27.0422 ACRE PARCEL
FOR
CLIFFORD J. BABCOCK

Situated in the Township of Russell, County of Geauga, and State of Ohio, and known as being a part of Original Lot Nos. 4 and 5, Section 5, and Lot 2, Section 6, Tract 1, and further known as being part of a parcel of land conveyed to Clifford J. Babcock (PPN 26-062800) by deed recorded in Volume 2105, Page 1743 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 land conveyed to Thomas and Laylah Loiczly (PPN 26-062500) by deed recorded in Volume 1990, Page 374 of Geauga County Deed Records; said point lying **North 88° 47' 59" East**, along said centerline of Fairmount Road, a distance of **2073.43 feet** from a monument box with a 1 inch iron pin found at its intersection with the centerline of Watt Road, 60 feet wide, said point also being on the shared line between Lot Nos 5 (Section 5) and 2 (Section 6);

Thence **North 0° 44' 35" West**, along the Easterly line of land so conveyed to Thomas and Laylah Loiczly, passing through a 5/8 inch iron pin found (I.D. Schwartz) at 30.27 feet, a total distance of **690.88 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 **North 0° 44' 35" West**, continuing along said Easterly line of land so conveyed to Thomas and Laylah Loiczly, a distance of **587.12 feet** to a 5/8 inch iron pin found at the Northeasterly corner thereof;

COURSE II Thence **South 88° 47' 59" West**, along the Northerly line of land so conveyed to Thomas and Laylah Loiczly, a distance of **300.00 feet** to a 5/8 inch iron pin found on the Easterly line of land conveyed to Thomas and Laylah Loiczly (PPN 26-213844) by deed recorded in Volume 2008, Page 912 of Geauga County Deed Records;

COURSE III Thence **North 0° 44' 35" West**, along said Easterly line of land so conveyed to Thomas and Laylah Loiczly (PPN 26-213844), a

distance of **387.33 feet** to a 1 1/2 inch iron pipe found at the Northeasterly corner thereof, said pipe also being on the Southerly line of land conveyed to The Russell Township Park Commission (PPN 26-707011) by deed recorded in Volume 900, Page 1015 of Geauga County Deed Records, also being the shared line between Lot Nos. 2 and 5, Section 5;

COURSE IV Thence **North 88° 42' 52" East**, along said Southerly line of land so conveyed to The Russell Township Park Commission, also being said shared line between Lot Nos. 2 and 5, a distance of **814.18 feet** to a 2 inch iron pipe found at the Northwesterly corner of land conveyed to Russell Township Park Commission of Geauga County Ohio (PPN 26-707052) by deed recorded in Volume 1893, Page 1387 of Geauga County Deed Records, also being the shared corner of Lot Nos. 2, 3, Section 5, and Lots 4 and 5, Section 5;

COURSE V Thence **South 1° 32' 58" East**, along the Westerly line of land so conveyed to Russell Township Park Commission of Geauga County Ohio, and along the Westerly line of land conveyed to Barbara Weist (PPN 26-116100) by deed recorded in Volume 1580, Page 1086 of Geauga County Deed records, and along the Westerly line of land conveyed to Barbara Weist (PPN 26-116200) by deed recorded in Volume 1580, Page 1086 of Geauga County Deed Records, also being the shared line between Lot Nos. 4 and 5, a distance of **563.74 feet** to a 1 1/2 inch iron pipe found at the Southwesterly corner thereof;

COURSE VI Thence **North 89° 07' 57" East**, along the Southerly line of land so conveyed to Barbara Weist (PPN 26-116200), passing through a 5/8 inch iron pin set at 692.99 feet, a total distance of **728.89 feet** to a point in the centerline of a river;

Courses VII through XVI traverse along said centerline of said river

COURSE VII Thence **South 21° 04' 49" West** a distance of **57.93 feet** to a point;

COURSE VIII Thence **South 15° 28' 51" East** a distance of **79.34 feet** to a point;

COURSE IX Thence **South 17° 41' 41" West** a distance of **164.70 feet** to a point;

COURSE X Thence **South 4° 09' 41" West** a distance of **68.26 feet** to a point;

- COURSE XI Thence **South 46° 51' 12" West** a distance of **107.37 feet** to a point;
- COURSE XII Thence **South 49° 03' 13" West** a distance of **94.75 feet** to a point;
- COURSE XIII Thence **South 42° 24' 23" West** a distance of **54.78 feet** to a point;
- COURSE XIV Thence **South 26° 34' 38" West** a distance of **72.87 feet** to a point;
- COURSE XV Thence **South 15° 05' 48" West** a distance of **74.47 feet** to a point;
- COURSE XVI Thence **South 4° 41' 28" West** a distance of **15.26 feet** to a point at the Northeasterly corner of parcel No. 2 of lands conveyed to Clifford J. Babcock (PPN 26-145401) by deed recorded in Volume 1970, Page 1521 of Geauga County Deed Records;
- COURSE XVII Thence **South 83° 05' 00" West**, along a Northerly line of said parcel No. 2 of lands conveyed to Clifford J. Babcock, passing through a 5/8 inch iron pin set at 38.63 feet, a total distance of **151.64 feet** to a 5/8 inch iron pin found at an angle point;
- COURSE XVIII Thence **South 70° 59' 00" West**, along a Northerly line of said parcel No. 2 of lands conveyed to Clifford J. Babcock, a distance of **363.40 feet** to a 5/8 inch iron pin found at the Northwesterly corner thereof;
- COURSE XIX Thence **South 0° 50' 33" East**, along the Westerly line of said parcel No. 2 of lands conveyed to Clifford J. Babcock, and along the Westerly line of parcel No. 1 of lands conveyed to Clifford J. Babcock (PPN 26-145400) by deed recorded in Volume 1970, Page 1521 of Geauga County Deed Records, and passing through a 5/8 inch iron pin set at 361.15 feet, a total distance of **395.97 feet** to a point in the centerline of Fairmount Road;
- COURSE XX Thence **North 60° 21' 55" West**, along said centerline of Fairmount Road, a distance of **179.32 feet** to a point;

- COURSE XXI Thence **North 8° 14' 40" East** (creating a new line) passing through a 5/8 inch iron pin set at 32.22 feet, a total distance of 232.33 feet to a 5/8 inch iron pin set;
- COURSE XXII Thence **North 0° 44' 35" West** (creating a new line) a distance of 470.94 feet to a 5/8 inch iron pin set;
- COURSE XXIII Thence **South 88° 47' 59" West** (creating a new line) a distance of **333.82 feet** to the Principal Place of Beginning and containing **27.0419 acres** of land (26.9205 acres excepting the area within the right-of-way of Fairmount Road) as surveyed, calculated and described, on January 27, 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 the remaining land after a 5.2082 acres split.



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

John Roessman 02/08/2021

**GEAUGA COUNTY ENGINEER
TAX MAP DEPT.**

20-017

2-8-21
DATE

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

LEGAL DESCRIPTION
OF A
5.2082 ACRE PARCEL
FOR
CLIFFORD J. BABCOCK

Situated in the Township of Russell, County of Geauga, and State of Ohio, and known as being a part of Original Lot No. 5, Section 5, and Lot 2, Section 6, Tract 1, and further known as being part of a parcel of land conveyed to Clifford J. Babcock (PPN 26-062800) by deed recorded in Volume 2105, Page 1743 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 land conveyed to Thomas and Laylah Loiczly (PPN 26-062500) by deed recorded in Volume 1990, Page 374 of Geauga County Deed Records, said point lying **North 88° 47' 59" East**, along said centerline of Fairmount Road, a distance of **2073.43 feet** from a monument box with a 1 inch iron pin found at its intersection with the centerline of Watt Road, 60 feet wide, said point also being on the shared line between Lot Nos 5 (Section 5) and 2 (Section 6);

- COURSE I Thence **North 0° 44' 35" West**, along the Easterly line of land so conveyed to Thomas and Laylah Loiczly, passing through a 5/8 inch iron pin found (I.D. Schwartz) at 30.27 feet, a total distance of **690.88 feet** to a 5/8 inch iron pin set;
- COURSE II Thence **North 88° 47' 59" East** (creating a new line) a distance of **333.82 feet** to a 5/8 inch iron pin set;
- COURSE III Thence **South 0° 44' 35" East** (creating a new line) a distance of **470.94 feet** to a 5/8 inch iron pin set;
- COURSE IV Thence **South 8° 14' 40" West** (creating a new line) passing through a 5/8 inch iron pin set at 200.11 feet, a total distance of **232.33 feet** to a point in said centerline of Fairmount Road;
- COURSE V Thence **North 60° 21' 55" West**, along said centerline of Fairmount Road, a distance of **18.04 feet** to a monument box with a 1 inch iron pin found at an angle point, said pin also being on said shared line between Lot Nos. 5 (Section 5) and 2 (Section 6);

COURSE VI

Thence **South 88° 47' 59" West**, along said centerline of Fairmount Road, also being said shared line between Lot Nos. 5 (Section 5) and 2 (Section 6), a distance of **281.96 feet** to the Principal Place of Beginning and containing **5.2082 acres** of land (5.0000 acres excepting the area within the right-of-way of Fairmount Road) as surveyed, calculated and described, on January 27, 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 create a new parcel of land out of PPN 26-062800.

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

John Roessman 02/08/2021
**GEAUGA COUNTY ENGINEER
TAX MAP DEPT.**

20-017



2-1-21

DATE

Rudy E. Schwartz

RUDY E. SCHWARTZ, P.S. 7193