

PLAT OF SURVEY

SITUATED IN THE TOWNSHIP OF TROY, COUNTY OF
GEAUGA AND STATE OF OHIO AND KNOWN AS BEING
PART OF SECTION 13 IN SAID TOWNSHIP.

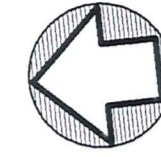
FOR: KENNETH J. RUSSELL AND D. KEVIN O'REILLY,
TRUSTEES OF THE MARY M. RUSSELL FAMILY SPRAY TRUST.

DEED REFERENCE: VOL. 694, PAGE 642

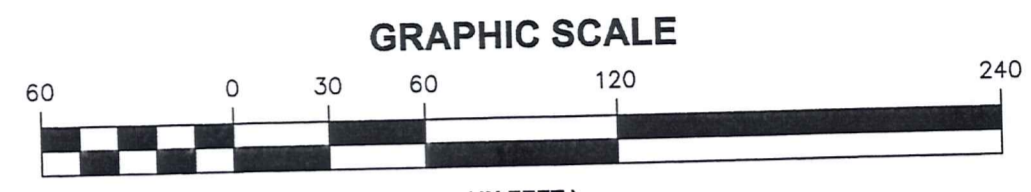
PARCEL NO. 32-032300
VOL. 887, PG. 0517
RALPH HURD, JR. &
FRIEDA G. HURD TRUST

PARCEL NO. 32-074072
VOL. 694, PG. 642
KENNETH J. RUSSELL &
D. KEVIN O'REILLY TRUSTEES
OF THE MARY M. RUSSELL
FAMILY SPRAY TRUST

PARCEL NO. 32-074319
VOL. 1740, PG. 314
JOHN OWEN HURD &
CHARLOTTE HURD



NORTH



(IN FEET)
1 INCH = 60 FT.

NOVEMBER 3, 2004

NOVEMBER 10, 2004:

REV. TITLE & GRAPHIC SCALE

LEGEND:	
■	1" IRON PIN MONUMENT BOX FD.
○	5/8" CAPPED "SELEE #5471" IRON PIN SET
○	5/8" CAPPED IRON PIN FD. SCHWARTZ #7193

CERTIFICATION

I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THIS
PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO
ADMINISTRATIVE CODE. DIMENSIONS SHOWN ARE EXPRESSED IN FEET AND DECIMAL
PARTS THEREOF. BEARINGS SHOWN ARE TO AN ASSUMED MERIDIAN AND ARE FOR THE
SOLE PURPOSE OF DESCRIBING THE RELATIVE ANGULAR VALUE BETWEEN LINES, ALL OF
WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Howard R. Selee Nov. 10, 2004
HOWARD R. SELEE, REGISTERED SURVEYOR #5471 DATE



MAIN MARKET ROAD
(U.S. ROUTE 422 - WIDTH VARIES)

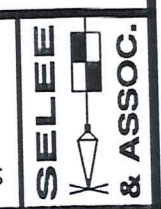
LOT AREA 5.6541 ACRES
R.O.W. AREA 0.3459 ACRES
TOTAL AREA 6.0000 ACRES

CLARIDON TROY ROAD 60'
(STATE ROUTE 700)

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.S. 11/10/04
OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER



HOWARD R. SELEE & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
9701 BROOKPARK ROAD * SUITE 231 * CLEVELAND, OH 44129
(216) 398-0280 SCALE: 1" = 60' FILE NO. 04903-S



TRO-00072

TRO 00072

Russell
Picked up 11-17-04

HOWARD R. SELEE & ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS

9701 BROOKPARK RD. • #231 • CLEVELAND, OHIO 44129

TELEPHONE (216) 398-0280

FAX (216) 351-0920

32-074323

Vol. 1749 - Pg. 3134

REVISED November, 10, 2004

November 3, 2004

File No. 04903

LEGAL DESCRIPTION

6.0 ACRE PARCEL - CLARIDON-TROY ROAD

Situated in the Township of Troy, County of Geauga and State of Ohio and known as being part of Section 13 within said Township, being known as part of parcel of land conveyed to Kenneth J. Russell and D. Kevin O'Reilly, Trustees of the Mary M. Russell Family Spray Trust by deed recorded in Volume 694, Page 642 of Geauga County Deed Records, bounded and described as follows:

Beginning at a point in the centerline of Claridon Troy Road(State Route 700) 60 feet wide at the northwesterly corner of land conveyed to John Owen Hurd and Charlotte Hurd by deed recorded in Volume 1740, Page 314 of Geauga County Deed Records, said point being distant North 04° 43' 48" East, along the said centerline of Claridon Troy Road, a distance of 1967.04 feet from a monument box with a one inch iron pin found at its intersection with the centerline of Main Market Road (U.S. Route 422) width varies;

Thence North 04° 43' 48" East, along the said centerline of Claridon Troy Road, a distance of 502.30 feet;

Thence South 79° 47' 16" East, passing thru a 5/8 inch capped (Selee # 5471) iron pin set in the easterly right of way line of said Claridon Troy Road at a distance of 30.14 feet, a total distance of 546.72 feet to a 5/8 inch capped (Selee # 5471) iron pin set;

Thence South 10° 12' 44" West, a distance of 500.00 feet to a 5/8 inch capped (Selee # 5471) iron pin set in the northerly line of land so conveyed to John Owen Hurd and Charlotte Hurd as aforesaid;

Thence North 79° 47' 16" West, along the said northerly line of land so conveyed to John Owen Hurd and Charlotte Hurd, passing thru a 5/8 inch capped (Selee # 5471) iron pin found ~~on plat~~ in the said easterly right-of-way line of Claridon Troy Road, at a distance of 468.59 feet, a total distance of 498.73 feet to a point in the said centerline of Claridon Troy Road, said point being the place of beginning and containing within said bounds a total of 6.0000 acres of land, more or less, there being 0.3459 acres inside and 5.6541 acres outside road right-of-way and subject to all legal highways as surveyed by Howard R. Selee, Registered Surveyor No. 5471 of Howard R. Selee and Associates, Inc., Professional Land Surveyors, dated November 3, 2004.

Owner: Kenneth J. Russell and D. Kevin O'Reilly,
Trustees of the Mary M. Russell Family Spray Trust.

Deed Reference: Volume 694, Page 642

Basis of Bearings: The value of North 04° 43' 48" East assigned to the centerline of Claridon Troy Rd., as shown in Deed for John Owen Hurd & Charlotte Hurd, recorded in Volume 1740, Page 314 of Geauga County Deed Records and retraced from between monuments found.



Howard R. Selee *Nov. 10, 2004*
Howard R. Selee
Registered Surveyor No. 5471



File No. 04903

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

R.S. *11/15/04*
OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER