

DESCRIPTION OF LAND OF THE VILLAGE OF SOUTH RUSSELL, GAUGA COUNTY, OHIO SUBJECT TO ANNEXATION PROCEEDINGS

Situated in the Township of Bainbridge, County of Gauga, and State of Ohio and known as being parts of Original Township Lots No. 28 and No. 38 in Tract No. 1, and further known as being all of that particular parcel of land (Gauga County Auditor's Permanent Parcel No. 03-01100) conveyed to the Village of South Russell by instrument recorded in Volume 1828, Page 1143 of Gauga County Official Records together with a part of a larger parcel of land, being that portion (Gauga County Auditor's Permanent Parcel No. 03-11405) lying wholly within the confines of said Original Lots No. 28 and No. 38, as conveyed to the Village of South Russell by instrument recorded in Volume 1821, Page 1255 of the Gauga County Official Records and is bounded and described as follows:

Beginning in the centerline of Washington Street (U.S. Route No. 422), 60 feet in width, at its intersection with the centerline of Savage Road, 60 feet in width, the same being the line which separates said Lot No. 28 from Lot No. 38 and witness a one inch diameter iron pin stake in a monument box found South 0°34'51" East a distance of 34.55 feet as measured along said centerline of Savage Road from said point of beginning;

Thence North 60°50'36" West along said centerline of Washington Street a distance of 786.76 feet to its intersection with the easterly line of Parcel No. 5 (FPN 03-002200) of lands conveyed to 7822 Washington Street Properties LLC by instrument recorded in Volume 1910, Page 2141 of Gauga County Official Records and the principal point of beginning of the following described parcel of land;

COURSE I Thence North 3°25'26" East along said easterly line of Parcel No. 5 of lands of 7822 Washington Street Properties LLC, and passing through an iron pin stake (previously set by Schwartz) at 333.30 feet, a total distance of 458.44 feet to an iron pin stake (previously set by Schwartz) at the most northerly corner of the same and in the southerly line of Parcel No. 2 (FPN 03-006400) of lands so conveyed;

COURSE II Thence North 7°35'41" East along the easterly line of said Parcel No. 2 of lands of 7822 Washington Street Properties LLC a distance of 25.26 feet to an iron pin stake (previously set by Schwartz) at the northeastern corner of the same and in the northerly line of said Original Lot No. 38;

COURSE III Thence North 84°24'18" East along said northerly line of Original Lot No. 38, the same being the southerly corporation line of the Village of South Russell, a distance of 612.62 feet to an iron pin stake (set by Schwartz) at the northeastern corner of said Original Lot No. 38;

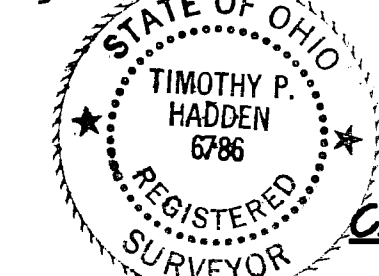
COURSE IV Thence North 88°30'31" E. along the northerly line of said Original Lot No. 28, the same being the southerly corporation line of said Village of South Russell, a distance of 303.67 feet to an iron pin stake (set by Schwartz) at its intersection with the westerly line of land conveyed to the Cleveland Electric Illuminating Company (FPN 24-600800 and FPN 03-600102) by instrument recorded in Deed Book Volume 442, Page 974 of Gauga County Records;

COURSE V Thence South 26°44'29" West along said westerly line of land of the Cleveland Electric Illuminating Company (FPN 03-600102) and along the westerly line of land (FPN 03-600100) conveyed to the same by instrument recorded in Deed Book Volume 474, Page 805 of Gauga County Records, and passing through an iron pin stake (previously found by Schwartz) at the southwestern corner of the aforesaid land (FPN 03-600102) of the Cleveland Electric Illuminating Company, a total distance of 1346.74 feet to the aforesaid centerline of Washington Street, passing through an iron pin stake (previously set by Schwartz) 30.02 feet therefrom;

COURSE VI Thence North 60°50'36" West along said centerline of Washington Street a distance of 422.51 feet to the principal point of beginning and containing 16.821 acres (133,000 square feet) of land as calculated and described from existing deed records in November, 2011 by Timothy P. Hadden, Ohio Registered Surveyor No. 6186 of CT Consultants, Inc.

Bearings and dimensions contained herein are based upon those shown on a plat entitled "Plat of Survey for The Chagrin River Land Conservancy" prepared by Schwartz Land Surveying, Inc. and dated November 18, 2004 and filed in the offices of the Gauga County Engineer, Tax Map Department. All monuments called for herein were either found or set by Rudy E. Schwartz, Ohio Registered Surveyor No. 7193, during the commission of said survey or subsequently as a condition of this annexation proceeding. All iron pins set are 5/8" x 30" steel reinforcing bars identified by a cap engraved @SCHWARTZ #1193.

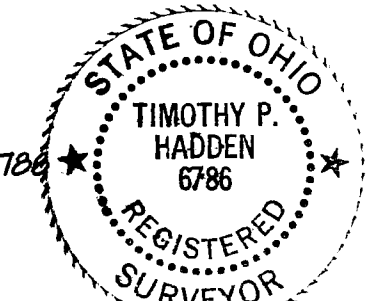
This description is not to be used for transfer or conveyance purposes. It has been prepared to satisfy the provisions of Chapter 104.15 of the Ohio Revised Code and is intended only to determine the perimeter of that portion of lands owned in fee by the Village of South Russell (Gauga County Auditor's Permanent Parcels No. 03-01100 and No. 03-11405) as conveyed by instruments recorded in Volume 1821, Page 1255 and Volume 1828, Page 1143 of Gauga County Official Records and presently situated within the Township of Bainbridge, subject to annexation proceedings.



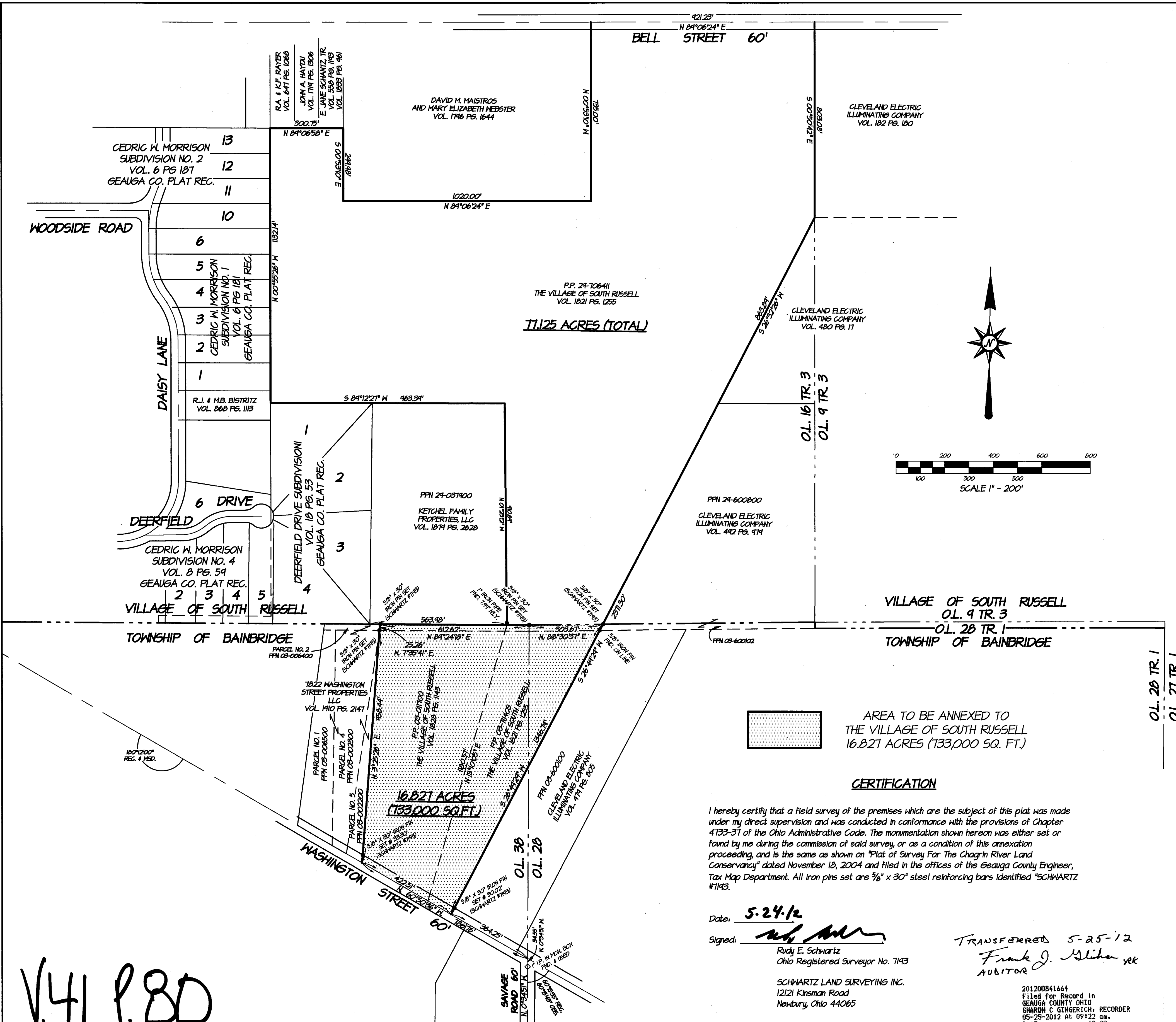
Timothy P. Hadden, Ohio Registered Surveyor No. 6186, November 17, 2011

I hereby certify that this plat was prepared by me or under my direct supervision. The dimensions shown hereon are expressed in feet and decimal parts thereof. Bearings are based upon an assumed meridian and are intended only to determine the angular value between intersecting lines. This plat and the legal description upon which it is based were prepared in compliance with Chapter 104.15 of the Ohio Revised Code.

Date: _____ Signed: Timothy P. Hadden, Ohio Registered Surveyor No. 6186



CT CONSULTANTS, INC. 8150 Sterling Court Mentor, Ohio 44060



PP. 24-106411 THE VILLAGE OF SOUTH RUSSELL VOL. 1821 PG. 1255 11.125 ACRES (TOTAL)

AREA TO BE ANNEXED TO THE VILLAGE OF SOUTH RUSSELL 16.821 ACRES (133,000 SQ. FT.)

CERTIFICATION

I hereby certify that a field survey of the premises which are the subject of this plat was made under my direct supervision and was conducted in conformance with the provisions of Chapter 4733-37 of the Ohio Administrative Code. The monumentation shown hereon was either set or found by me during the commission of said survey, or as a condition of this annexation proceeding, and is the same as shown on "Plat of Survey for The Chagrin River Land Conservancy" dated November 18, 2004 and filed in the offices of the Gauga County Engineer, Tax Map Department. All iron pins set are 5/8" x 30" steel reinforcing bars identified "SCHWARTZ #1193.

Date: 5-24-12 Signed: Rudy E. Schwartz, Ohio Registered Surveyor No. 7193

SCHWARTZ LAND SURVEYING INC. 12121 Kinsman Road Newbury, Ohio 44065

TRANSFERRED 5-25-12 Frank J. Misher, AUDITOR

20120841644 Filed for Record in GAUGA COUNTY OHIO SHARON C GINGERICH, RECORDER 05-25-2012 at 09:22 am. PLAT 40.00 OR Book 41 Page 80-80

Recorded this 25th day of May 2012. In Plat book Volume 41 Page 80. Sharon C. Gingerich, Recorder

Table with columns for DATE, DRAWN BY, CHECKED BY, APPROVED BY, F.B. No., and PG. Also includes a 'MAP TO ACCOMPANY ANNEXATION PROCEEDINGS' section and a 'SCALE' section.

V.41 P.80

CT Consultants logo and contact information: 8150 Sterling Court Mentor, Ohio 44060 440.951.9000 www.ctconsultants.com

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