CITY OF STOW
COUNTY OF SUMMIT
STATE OF OHIO

0 25 50 75 100
SCALE IN FEET: 1"=50'

HIBBARD DRIVE 60'

P.K. NAIL SET

S 89° 58' 20" W 1933.28' OBS 1934.48' DEED

MON. ASSEMBLY FND & USED

29.00' OBS.

3/4" I.P. W/FITTING FND. & USED FOR EAST LINE

℄ DARROW ROAD

123° 30' 00" REC. 123° 28' 30" OBS

3/4" O.E. I.P. FND. 0.01' N 0.28' E

3/4" CMP FND & USED FOR LINE 2.59' N 1.77' E

2" SOLID I.P. FND 3.06' N 1.35' E

SUMMIT COUNTY MON. FND. 0.17' S 0.11' W

1/2" O.E. I.P. FND. 0.05' N 0.91' W

3/4" O.E. I.P. FND (OLD) 0.05' E 0.09' E

U-SHAPED CHANNEL FND 0.14' S 0.32' E

3/4" CMP FND (BENT N.) 0.02' S 0.02' E

GANGL DRIVE (DEDICATED P.B. 104 P. 51)

S 33° 30' 00" W 365.04' OBS TO P.C. & USED 365.24' OBS TO MON.

100.00'

30.00'

77 76 75 74 73 72 71 52 53 54 55 56 57 58 59 60 61 62

1/2" O.E. I.P. FND (BENT NE) 0.11' S 0.04' E

1/2" O.E. I.P. FND 0.43' N 0.23' E

1/2" O.E. I.P. SET

1/2" O.E. I.P. FND (BENT S.) 0.08' S 0.03' E

SPIKE FND 0.19' S 0.04' E

LEAD FILLED MON. FND & USED

MON. ASSEMBLY FND & USED

N 89° 57' 46" W 405.21' OBS & USED 403.41' PLAT

1/2" O.E. (BENT W.) I.P. FND 0.05' S 0.25' W

3/4" CMP I.P. FND 0.08' N 0.04' W

1/2" O.E. I.P. FND 0.14' N 0.66' E

T = 335.02' OBS & USED 336.29' REC.

56° 30' 00" REC. 56° 32' 14" OBS & USED

39.6'

37.4' GRAVEL DRIVE ENCROACHMENT

NAIL SET IN TREE ROOT

S 67° 43' 25" E 349.68' DEED

S 67° 43' 25" E 349.30' CALC. & USED

S 25° 45' 44" E 420.44' DEED

N 23° 30' 00" W 151.505' DEED

N 16° 16' 21" W 151.505' CALC. & USED

289.95' OBS 290.00' DEED

N 33° 33' 39" E 849.02' OBS PIN TO PIN 848.89' OBS PIN TO R/W 849.07' DEEDS

N 19° 56' 08" E 420.44' DEED

136.87' OBS 136.98' DEED N 00° 02' 40" W

3/4" O.E. I.P. FND & USED

1/2" O.E. I.P. FND (OLD) 0.14' N 0.44' E

STONE FND. & USED FOR S. LINE

1/2" O.E. I.P. FND (OLD) 0.28' N 0.33' E

1/2" O.E. I.P. FND 0.12' N 0.15' E

1/2" O.E. I.P. FND 0.10' N 0.11' E

S 89° 58' 34" W

1/2" O.E. I.P. SET

1/2" O.E. I.P. FND 1.05' N 1.00' W

1/2" O.E. I.P. FND & USED

1/2" CMP I.P. FND 0.08' S 0.07' E

135.69' PRO. 135.77' DEED

152.35' PRO. 152.44' DEED

68.94' OBS 68.97' DEED

624.58' OBS SE COR. 58 TO SW COR. 62
624.75' DEED SE COR. 58 TO SW COR. 62

COMMERCE PROPERTIES PARTNERSHIP
VOL. 6196. P. 673

D.L. & K.C. PHILLIPS VOL. 5894. P. 750

WILLIAM T. RUSSELL VOL.5984. P. 478

M.B. & R.A. COX O.R. 577. P. 350

LEGEND

- ○ IRON PIPE FOUND AS NOTED
- ● 1/2" O.E. IRON PIPE SET W/CAPP
- ⊕ MON. FOUND
- □ STONE FOUND
- I.P. IRON PIPE
- CMP CRIMP
- O.E. OPEN END
- FND FOUND

BASIS OF BEARING:

BEARING FOR CENTERLINE OF GANGL AS SHOWN ON DEDICATION PLAT BOOK 104, PAGE 5 USED AS BEARING BASE AND IS USED TO DENOTE ANGLES ONLY.

(C-1) OBSERVED	(C-1) RECORD
Δ - 56° 32' 14"	Δ - 56° 30' 00"
R - 624.885'	R - 625.87'
T - 336.025'	T - 336.29'
A - 616.61'	A - 617.18'
C - 591.90'	C - 592.47'
CB - N 61° 46' 07" E	CB - N 61° 45' 00" E

(C-2) OBSERVED	(C-2) RECORD
Δ - 07° 29' 23"	Δ - 07° 28' 36"
R - 649.885	R - 650.87'
T - 42.54'	T - 42.53'
A - 84.95'	A - 84.93'
C - 84.89'	C - 84.87'
CB - N 69° 58' 57.5" E	CB - N 69° 58' 34" E

(C-3) OBSERVED	(C-3) RECORD
Δ - 32° 44' 16"	Δ - 32° 43' 55"
R - 624.885'	R - 625.87'
T - 183.55'	T - 183.80'
A - 357.05	A - 357.54'
C - 352.21'	C - 352.71'
CB - S 49° 52' 08" W	CB - S 49° 51' 57.5" W

Gary L. Phillips 6-21-91
GARY L. PHILLIPS REGISTERED SURVEYOR NO. 7189 DATE

STATE OF OHIO
GARY L. PHILLIPS 7189
REGISTERED PROFESSIONAL SURVEYOR

PROJECT: RUSSELL PROPERTY

TYPE: BOUNDARY SURVEY

GARY L. PHILLIPS & ASSOCIATES, INC.
3200 GILCHRIST ROAD . SUITE 140
MOGADORE . OHIO 44260
1-(216) 733-1116

DRW BY: G.L.P.	SCALE: 1" = 50'	PROJ. No. 91-026
CH'K BY: G.L.P.	DATE: JUNE 21, 1991	DWG. No. D - 190