

REFERENCES USED:

- 1 DEEDS OF RECORD
- 2 ORCHARD CREEK SUBDIVISION VOL. 35 PGS. 119- 120
- 3 GEAGA COUNTY ENGINEERS ORIGINAL ROAD RECORD VOL. F, PGS. 66-71 (S.R. 608-OLD STATE ROAD WIDTH)

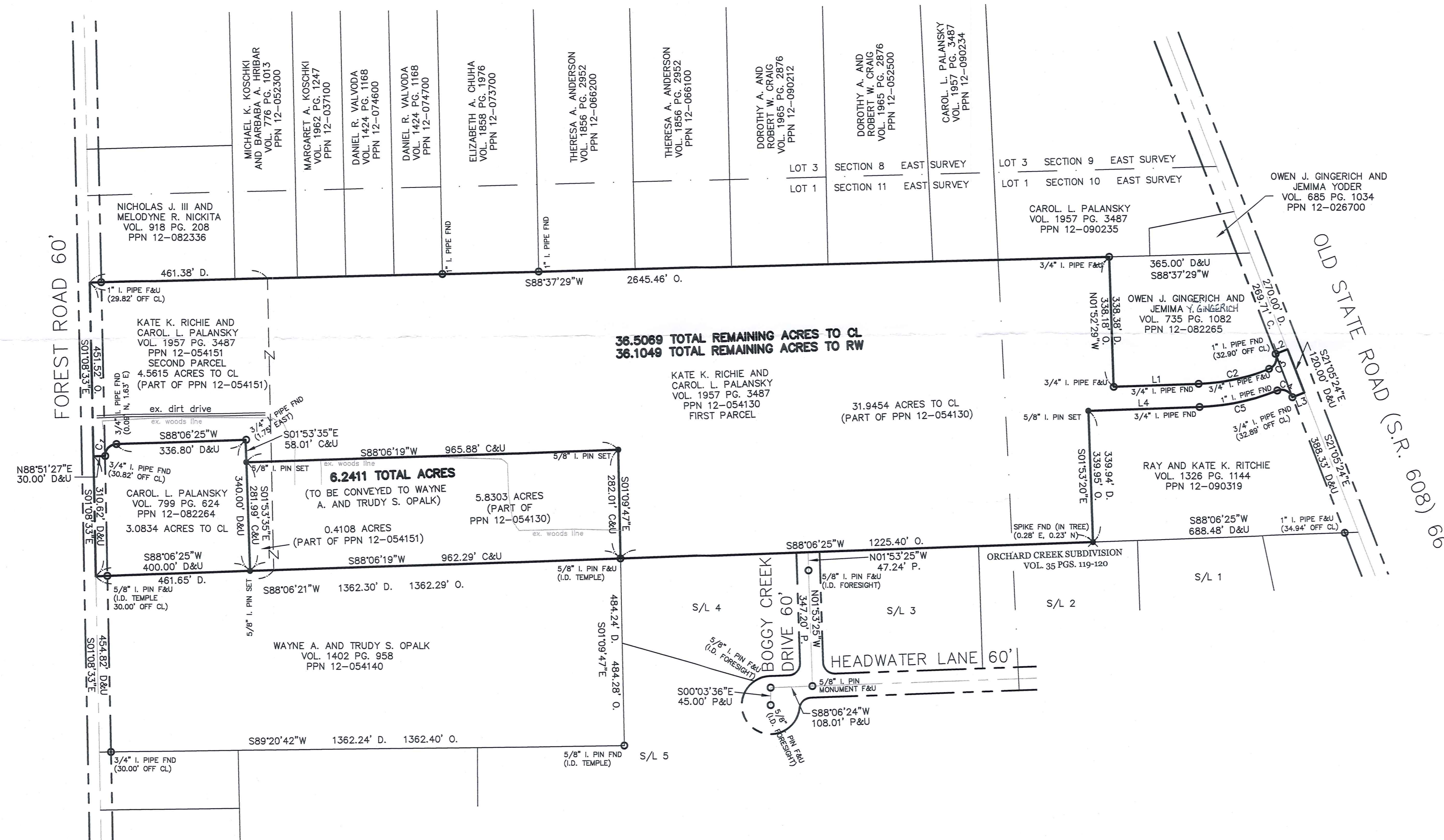
**PLAT OF LOT SPLIT, REMAINDER, AND CONSOLIDATION SURVEY**  
**For**  
**KATE K. RITCHIE AND CAROL L. PALANSKY**

SITUATED IN THE TOWNSHIP OF CLARIDON, COUNTY OF GEAGA AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL LOT NUMBER 1, SECTION 11, EAST SURVEY, AND ALSO BEING PART OF ORIGINAL LOT NO. 1, SECTION 10, EAST SURVEY, CLARIDON TOWNSHIP.

PREPARED FOR:  
**KATE K. RITCHIE**  
**AND CAROL L. PALANSKY**  
**P.O. BOX 23**  
**EAST CLARIDON, OH 44033**

LINE	LENGTH	BEARING
L1	220.50	N88°06'24"E
L2	33.00	N68°54'36"E
L3	33.00	S68°54'36"W
L4	288.01	S88°06'24"W

CURVE	LENGTH	RADIUS	DELTA	CHORD	CH LENGTH	TANGENT
C1	46.07	30.00	87°59'18"	S42°27'36"W	41.67	26.96
C2	187.14	658.47	19°11'59"	N78°30'24"E	186.27	94.46
C3	47.12	30.00	90°00'00"	N23°54'36"E	42.43	30.00
C4	47.13	30.00	90°00'36"	N66°05'36"W	42.43	30.01
C5	207.25	618.47	19°11'59"	N78°30'24"E	206.28	104.60



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. Dead
- R/Rec Record
- M/Msd Measured
- O/Obs Observed
- C/Calc Calculated
- U. Used
- D.R. Deed Record
- O.R. Official Record
- C.L. Centerline
- e/p Edge of Pavement
- P Plat record information



GRAPHIC SCALE

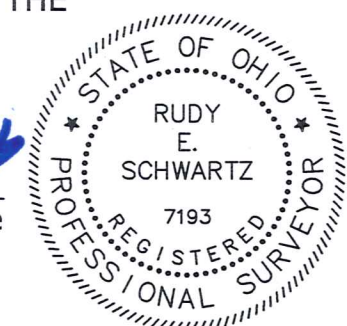


( IN FEET )  
 1 inch = 200 ft.  
 MAY 27, 2016  
 JUNE 28, 2016

SURVEY PLAT & LEGAL DESCRIPTION  
 APPROVED PER R.C. 315.231  
*[Signature]*  
 GEAGA COUNTY AUDITOR  
 TAX MAP DEPT.

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 MERIDAN 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.

*[Signature]* 7.13.16  
 RUDY E. SCHWARTZ, P.S. #7193 Date



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 CLARIDON TOWNSHIP ZONING RESOLUTION.  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016.  
 BY \_\_\_\_\_  
 CLARIDON TOWNSHIP ZONING INSPECTOR

CLA00239  
CLA00239

Palansky and Ritchie (16-063)  
Picked Up 7-18-16  
VOL 2017 pg 2605  
PN# 12-095233

LEGAL DESCRIPTION  
OF A  
6.2411 ACRE PARCEL  
FOR  
KATE K. RITCHIE AND  
CAROL L. PALANSKY

Situated in the Township of Claridon, County of Geauga, and State of Ohio and known as being a part of Lot No. 1, Section 11, East Survey, and further known as being part of the first parcel of lands conveyed to Kate K. Ritchie and Carol L. Palansky (PPN 12-054130) by deed recorded in Volume 1957, Pages 3487 of Geauga County Deed records, and also being part of the second parcel of lands conveyed to Kate K. Ritchie and Carol L. Palansky (PPN 12-054151) by deed recorded in Volume 1957, Pages 3487 of Geauga County Deed records further bounded and described as follows;

Beginning at a 5/8 inch iron pin found (I.D. Temple) at the Northwesterly corner of subplot No. 4 in the Orchard Creek Subdivision as shown by plat recorded in Volume 35, Pages 119-120 of Geauga County Plat Records, said pin also being at the Northeasterly corner of land conveyed to Wayne A. and Trudy S. Opalk (PPN 12-054140) by deed recorded in Volume 1402, Pages 958 of Geauga County Deed records;

- COURSE I Thence South 88° 06' 19" West, along the Northerly line of land so conveyed to Wayne A. and Trudy S. Opalk, distance of 962.29 feet to a 5/8 inch iron pin set at the Southeasterly corner of land conveyed to Carol Palansky (PPN 12-082264) by deed recorded in Volume 799, Page 624 of Geauga County Deed Records;
- COURSE II Thence North 1° 53' 35" West, along the Easterly line of land so conveyed to Carol Palansky, a distance of 281.99 feet to a 5/8 inch iron pin set;
- COURSE III Thence North 88° 06' 19" East (creating a new line) a distance of 965.88 feet to a 5/8 inch iron pin set;
- COURSE IV Thence South 1° 09' 47" East (creating a new line) a distance of 282.01 feet to the Place of Beginning and containing 6.2411 acres of land (5.8303 acres out of PPN 12-054130, and 0.4108 acres out of PPN 12-054151) as surveyed, calculated and described, on May 25, 2016 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.



DATE

RUDY E. SCHWARTZ, P.S. 7193

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
*[Signature]* 07/13/16  
GEAUGA COUNTY AUDITOR  
TAX MAP DEPT.

LEGAL DESCRIPTION  
OF A  
36.5069 ACRE PARCEL  
FOR  
KATE K. RITCHIE AND  
CAROL L. PALANSKY

Situated in the Township of Claridon, County of Geauga, and State of Ohio and known as being a part of Lot No. 1, Section 11, East Survey, and part of Lot No. 1, Section 10, East Survey, and further known as being part of the first parcel of lands conveyed to Kate K. Ritchie and Carol L. Palansky (PPN 12-054130) by deed recorded in Volume 1957, Pages 3487 of Geauga County Deed records, and also being part of the second parcel of lands conveyed to Kate K. Ritchie and Carol Palansky (PPN 12-054151) by deed recorded in Volume 1957, Pages 3487 of Geauga County Deed records further bounded and described as follows;

Beginning at a 5/8 inch iron pin found (I.D. Temple) at the Northwesterly corner of subplot No. 4 in the Orchard Creek Subdivision as shown by plat recorded in Volume 35, Pages 119-120 of Geauga County Plat Records, said pin also being at the Northeasterly corner of land conveyed to Wayne A. and Trudy S. Opalk (PPN 12-054140) by deed recorded in Volume 1402, Pages 958 of Geauga County Deed records;

- |            |   |
|------------|---|
| COURSE I   | Thence North 1° 09' 47" West (creating a new line) a distance of 282.01 feet to a 5/8 inch iron pin set;  |
| COURSE II  | Thence South 88° 06' 19" West (creating a new line) a distance of 965.88 feet to a 5/8 inch iron pin set on the Easterly line of land conveyed to Carol Palansky (PPN 12-082264) by deed recorded in Volume 799, Page 624 of Geauga County Deed Records;  |
| COURSE III | Thence North 1° 53' 35" West, along said Easterly line of land so conveyed to Carol Palansky, a distance of 58.01 feet to a point (witness a 3/4 inch iron pipe found 1.75 feet East);  |
| COURSE IV  | Thence South 88° 06' 25" West, along the Northerly line of land so conveyed to Carol Palansky, a distance of 336.80 feet to a point (witness a 3/4 inch iron pipe found 0.09 feet North and 1.63 feet East);  |
| COURSE V   | Thence along the arc of a curve deflecting to the left, a distance of 46.07 feet, also being said Northerly line of land so conveyed to Carol Palansky, said curve having a radius of 30.00 feet, a delta of 87° 59' 16", and a chord which bears South 42° 27' 36" West a distance of 41.67 feet to a point on the Easterly right-of-way of Forest Road, 60 feet wide (witness a 3/4 inch iron pipe found 0.82 feet East); |
| COURSE VI  | Thence South 88° 51' 27" West, along a Northerly line of land so conveyed to Carol Palansky, a distance of 30.00 feet to a point in the centerline of said Forest Road at the Northwesterly corner thereof;   |
| COURSE VII | Thence North 1° 08' 33" West, said centerline of Forest Road, a distance of 451.52 feet to a point at the Southwesterly corner of land conveyed to Nicholas   |

J. III and Melodyne R. Nickita (PPN 12-082336) by deed recorded in Volume 918, Page 208 of Geauga County Deed Records;

COURSE VIII

Thence North  $88^{\circ} 37' 29''$  East, along the Southerly line of land so conveyed to Nicholas J. III and Melodyne R. Nickita, and along the Southerly line of land conveyed to Michael K. Koschki and Barbara A. Hribar (PPN 12-052300) by deed recorded in Volume 776, Page 1013 of Geauga County Deed Records, and along the Southerly line of land conveyed to Margaret A. Koschki (PPN 12-037100) by deed recorded in Volume 1962, Page 1247 of Geauga County Deed Records, and along the Southerly line of land conveyed to Daniel R. Valvoda (PPN 12-074600, and PPN 12-074700) by deed recorded in Volume 1424, Page 1168 of Geauga County Deed Records, and along the Southerly line of land conveyed to Elizabeth A. Chuha (PPN 12-073700) by deed recorded in Volume 1858, Page 1976 of Geauga County Deed Records, and along the Southerly line of land conveyed to Theresa A. Anderson (PPN 12-066200) by deed recorded in Volume 1856, Page 2952 of Geauga County Deed Records, and along the Southerly line of land conveyed to Theresa A. Anderson (PPN 12-066100) by deed recorded in Volume 1856, Page 2952 of Geauga County Deed Records, and along the Southerly line of land conveyed to Dorothy A. and Robert W. Craig (PPN 12-090212) by deed recorded in Volume 1965, Page 2876 of Geauga County Deed Records, and along the Southerly line of land conveyed to Dorothy A. and Robert W. Craig (PPN 12-052500) by deed recorded in Volume 1965, Page 2876 of Geauga County Deed Records, and along the Southerly line of land conveyed to Carol L. Palansky (PPN 12-090234) by deed recorded in Volume 1957, Page 3487 of Geauga County Deed Records, and along the Southerly line of land conveyed to Carol L. Palansky (PPN 12-090235) by deed recorded in Volume 1957, Page 3487 of Geauga County Deed Records, passing through a 1 inch iron pipe found at 29.82 feet, a total distance of 2645.46 feet to a 3/4 inch iron pipe found at the Northwesterly corner of land conveyed to Owen J. and Jemima Gingerich (PPN 12-082265) by deed recorded in Volume 735, Page 1082 of Geauga County Deed Records;

COURSE IX

Thence South  $1^{\circ} 52' 29''$  East, along The Westerly line of land so conveyed to Owen J. Gingerich and Jemima ~~Gingerich~~ a distance of 338.18 feet to a 3/4 inch iron pipe found at the Southwesterly corner thereof;

COURSE X

Thence North  $88^{\circ} 06' 24''$  East, along a Southerly line of land so conveyed to Owen J. Gingerich and Jemima ~~Gingerich~~ a distance of 220.50 feet to a 3/4 inch iron pipe found at a point of curvature;

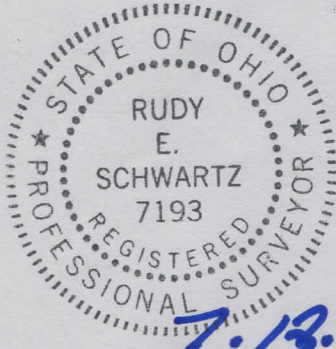
COURSE XI

Thence along the arc of a curve deflecting to the left, a distance of 187.14 feet, also being said Southerly line of land so conveyed to Owen J. Gingerich and Jemima ~~Gingerich~~, said curve having a radius of 558.47 feet, a delta of  $19^{\circ} 11' 59''$ , and a chord which bears North  $78^{\circ} 30' 24''$  East a distance of 186.27 feet to a 3/4 inch iron pipe found;

COURSE XII

Thence along the arc of a curve deflecting to the left, a distance of 47.12 feet, also being a Southeasterly line of land so conveyed to Owen J. Gingerich and Jemima ~~Gingerich~~, said curve having a radius of 30.00 feet, a delta of  $90^{\circ} 00' 00''$ , and a chord which bears North  $23^{\circ} 54' 36''$  East a distance of 42.43 feet to a point on the Westerly right-of-way of Old State Road (S.R. 608), 66 feet wide (witness a 1 inch iron pipe found 0.10 feet East);

- COURSE XIII      Thence North 68° 54' 36" East, along a Southerly line of land so conveyed to Owen J. Gingerich and Jemima <sup>Gingerich</sup>, a distance of 33.00 feet to a point in the centerline of said Old State Road;
  
- COURSE XIV      Thence South 21° 05' 24" East, along said centerline of Old State Road, a distance of 120.00 feet to a point at the Northeasterly corner of land conveyed to Ray and Kate K. Ritchie (PPN 12-090319) by deed recorded in Volume 1326, Page 1144 of Geauga County Deed records
  
- COURSE XV      Thence South 68° 54' 36" West, along a Northerly line of land so conveyed to Ray and Kate K. Ritchie, passing through a 3/4 inch iron pipe found at 32.89 feet, a total distance of 33.00 feet to a point on said Westerly right-of-way of Old State Road;
  
- COURSE XVI      Thence along the arc of a curve deflecting to the left, a distance of 47.13 feet, also being a Northerly line of land so conveyed to Ray and Kate K. Ritchie, said curve having a radius of 30.00 feet, a delta of 90° 00' 35", and a chord which bears North 66° 05' 36" West a distance of 42.43 feet to a 1 inch iron pipe found;
  
- COURSE XVII      Thence along the arc of a curve deflecting to the right, a distance of 207.25 feet, also being a Northerly line of land so conveyed to Ray and Kate K. Ritchie, said curve having a radius of 618.47 feet, a delta of 19° 11' 59", and a chord which bears South 78° 30' 24" West a distance of 206.28 feet to a 3/4 inch iron pipe found;
  
- COURSE XVIII      Thence South 88° 06' 24" West, along said Northerly line of land so conveyed to Ray and Kate K. Ritchie, a distance of 288.01 feet to a 5/8 inch iron pin set at the Northwesterly corner thereof
  
- COURSE XIX      Thence South 1° 53' 20" East, along the Westerly line of land so conveyed to Ray and Kate K. Ritchie, a distance of 339.95 feet to a point on the Northerly line of subplot 2 in said Orchard Creek Subdivision (witness an iron spike found in a tree 0.23 feet North and 0.28 feet East);
  
- COURSE XX      Thence South 88° 06' 25" West, along the Northerly line of subplot Nos. 2, 3, 4, and the northerly margin of Boggy Creek Drive) in said Orchard Creek Subdivision, a distance of 1225.40 feet to the Place of Beginning and containing 36.5069 acres of land (36.1049 acres excepting the area within the right-of-way of said Forest Road and said Old State Road, 31.9454 acres out of PPN 12-054130, and 4.5615 acres out of PPN 12-054151) as surveyed, calculated and described, on May 27, 2016 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.



DATE

7.13.16

RUDY E. SCHWARTZ, P.S. 7193

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

07/13/16

GEAUGA COUNTY AUDITOR  
TAX MAP DEPT.