

PLAT OF SURVEY AND LOT SPLIT

For KIMBERLY PECUZOK

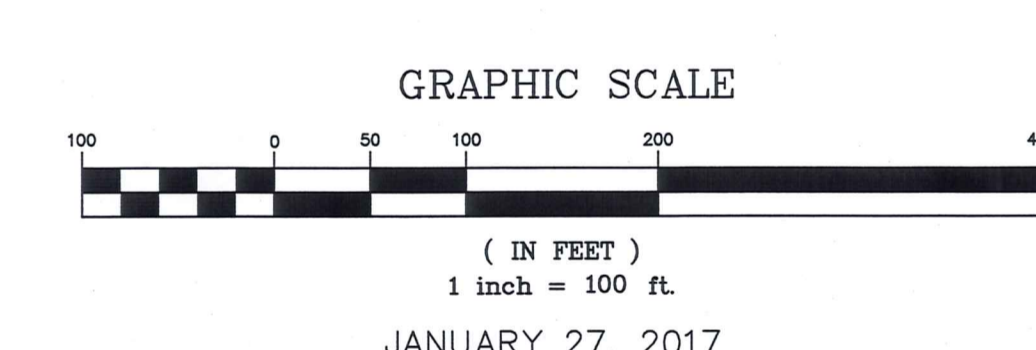
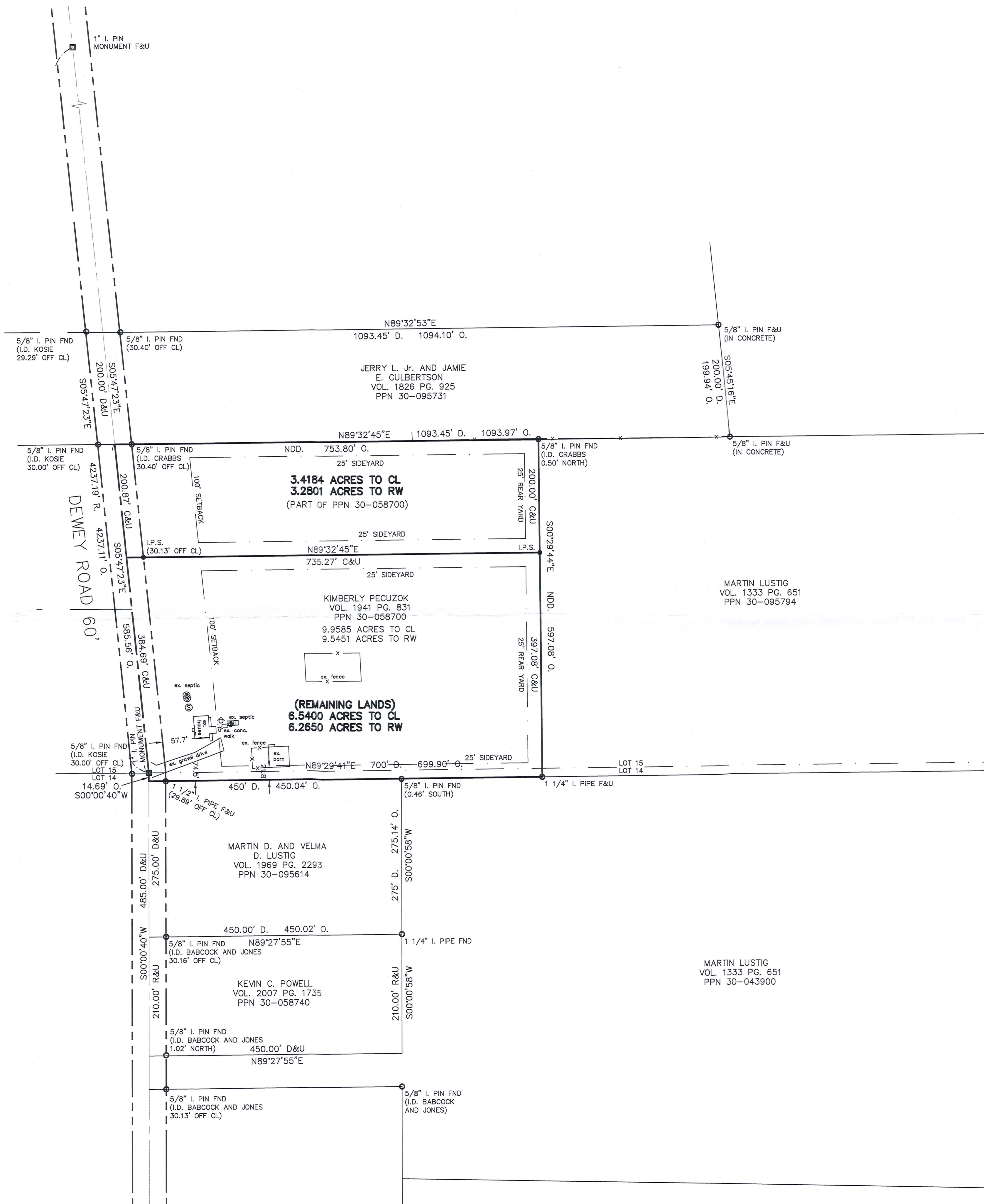
SITUATED IN THE TOWNSHIP OF THOMPSON, COUNTY OF GEauga AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL LOT NUMBERS 14 AND 15, THOMPSON TOWNSHIP.

LEGEND

- ips 5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
i.Pin Iron Pin
i.Pipe Iron Pipe
Mon. Monument
Fp 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 Plat record information

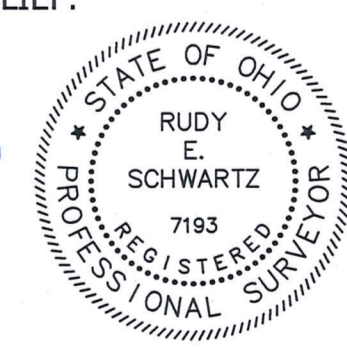
REFERENCES USED:

- 1 DEEDS OF RECORD
2 SITE PLAN FOR DAVID BERMAN BY SCHWARTZ LAND SURVEYING 9/23/10
3 CONSOLIDATION PLAT FOR DAVID A. BERMAN BY SCHWARTZ LAND SURVEYING 11/02/09
4 TR-0054-A-D-DEWEY ROAD 2000 MONUMENT MAP



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.

RUDY E. SCHWARTZ, P.S. #7193 Date 2.2.17



PREPARED FOR: KIMBERLY PECUZOK
7496 DEWEY RD
THOMPSON, OH 44086

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 THOMPSON TOWNSHIP ZONING RESOLUTION.
THIS DAY OF 2017.
BY THOMPSON TOWNSHIP ZONING INSPECTOR

TH0.00267
TH0 00267

Pecuzok, Kimberly (17-012)
Picked Up 02/02/17
Vol. 2043 pg 1148
Pn # 30-095893

LEGAL DESCRIPTION
OF A
3.4184 ACRE PARCEL
FOR
KIMBERLY PECUZOK

Situated in the Township of Thompson, County of Geauga, and State of Ohio and known as being a part of Lot No. 15, and being know as part of a parcel of land conveyed to Kimberly Pecuzok (PPN 30-058700) by deed recorded in Volume 1941, Page 831 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a monument box with a 1 inch iron pin found at an angle point in the centerline of Dewey Road, 60 feet wide, said monument being on the shared line between Lot Nos. 14 and 15;

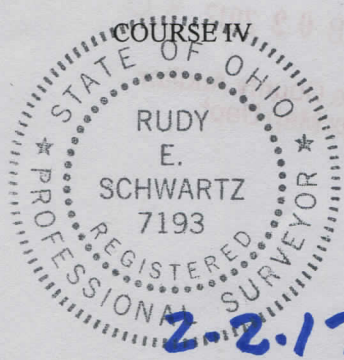
Thence North 5° 47' 23" West, along said centerline of Dewey Road, a distance of 384.69 feet to the Principal Place of Beginning of the Premises herein intended to be described;

COURSE I Thence North 5° 47' 23" West, along said centerline of Dewey Road, a distance of 200.87 feet to a point at the Southwesterly corner of land conveyed to Jerry L. Jr. and Jamie E. Culbertson (PPN 30-095731) by deed recorded in Volume 1826, Page 925 of Geauga County Deed Records;

COURSE II Thence North 89° 32' 45" East, along the Southerly line of land so conveyed to Jerry L. Jr. and Jamie E. Culbertson, and passing through a 5/8 inch iron pin found (I.D. Crabbs) at 30.40 feet, a total distance of 753.80 feet to a point at the Northwesterly corner of land conveyed to Martin Lustig (PPN 30-095794) by deed recorded in Volume 1333, Page 651 of Geauga County Deed Records (witness a 5/8 inch iron pin found ,I.D. Crabbs, 0.50 feet North);

COURSE III Thence South 0° 29' 44" East, along said Westerly line of land so conveyed to Martin Lustig, a distance of 200.00 feet to a 5/8 inch iron pin set;

COURSE IV Thence South 89° 32' 45" West (creating a new line) passing through a 5/8 inch iron pin set at 705.14, a total distance of 735.27 feet to the Principal Place of Beginning and containing 3.4184 acres of land (3.2801 acres excepting the area within the right-of-way of Dewey Road) as surveyed, calculated and described, on January 26, 2017 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

GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

TH000267

PECUZOK, Kimberly (17-012)

Picked Up 2/2/2017

VOL. 2043 pg 1146

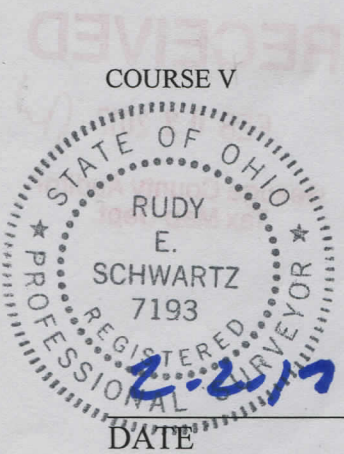
PN# 30-058700

REMAINING LANDS
LEGAL DESCRIPTION
OF A
6.5400 ACRE PARCEL
FOR
KIMBERLY PECUZOK

Situated in the Township of Thompson, County of Geauga, and State of Ohio and known as being a part of Lot Nos. 14 and 15, and being know as part of a parcel of land conveyed to Kimberly Pecuzok (PPN 30-058700) by deed recorded in Volume 1941, Page 831 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a monument box with a 1 inch iron pin found at an angle point in the centerline of Dewey Road, 60 feet wide, said monument being on the shared line between Lot Nos. 14 and 15;

- COURSE I Thence North 5° 47' 23" West, along the centerline of said Dewey Road, a distance of 384.69 feet to a point;
- COURSE II Thence North 89° 32' 45" East (creating a new line) and passing through a 5/8 inch iron pin set at 30.13 feet, a total distance of 735.27 feet to a 5/8 inch iron pin set on the Westerly line of land conveyed to Martin Lustig (PPN 30-095794) by deed recorded in Volume 1333, Page 651 of Geauga County Deed Records;
- COURSE III Thence South 0° 29' 44" East, along said Westerly line of land so conveyed to Martin Lustig, a distance of 397.08 feet to a 1 1/4 inch iron pipe found at the Southwesterly corner thereof, said pipe is also being on the Northerly line of land conveyed to Martin Lustig (PPN 30-043900) by deed recorded in Volume 1333, Page 651 of Geauga County Deed Records;
- COURSE IV Thence South 89° 29' 41" West, along said Northerly line of land so conveyed to Martin Lustig (PPN 30-043900), and along the Northerly line of land conveyed to Martin D. and Velma D. Lustig (PPN 30-095614) by deed recorded in Volume 1969, Page 2293 of Geauga County Deed Records, and passing through a 1 1/2 inch iron pipe found at 670.01, a total distance of 699.90 feet to a point in said centerline of Dewey Road at the Northwesterly corner thereof;
- COURSE V Thence North 0° 00' 40" East, along said centerline of Dewey Road, a distance of 14.69 feet to the Place of Beginning and containing 6.5400 acres of land (6.2650 acres excepting the area within the right-of-way of Dewey Road) as surveyed, calculated and described, on January 26, 2017 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.



[Handwritten Signature]

RUDY E. SCHWARTZ, P.S. 7193

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

[Handwritten Signature] 02/02/17
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.