

REFERENCES USED:

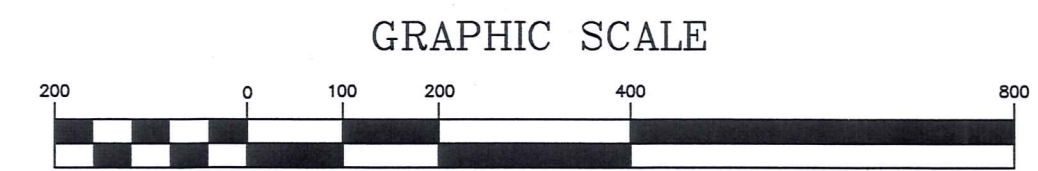
- DEEDS OF RECORD
- LOT SPLIT SURVEY FOR MERITA SIMMONS BY SCHADE SURVEYING CO. 7/26/1999
- RESURVEY OF LANDS FOR J.E. ANDREWS & H. HAZEN BY TIMOTHY STOCKER 12/14/07
- TR-0054-C-D DEWEY ROAD 2000 MONUMENT MAP

PLAT OF SURVEY AND LOT SPLIT
For
KURT PESCHKE
 SITUATED IN THE TOWNSHIP OF THOMPSON, COUNTY OF GEauga AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL LOT NUMBER 16, IN SAID TOWNSHIP.

PREPARED FOR:
KURT PESCHKE
 12295 WATERFOWL LN
 CHARDON, OH 44024

LEGEND

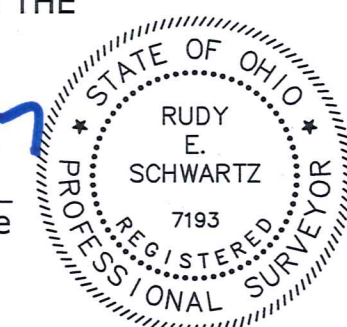
●	5/8" X 30" Iron Pin Set (L.D. SCHWARTZ)
○	Iron Pin
○	Iron Pipe
○	Monument
○	Fence post
○	Mag Nail Set
○	No Deed Distance
○	Found
○	Dead
○	Record
○	Measured
○	Observed
○	Calculated
○	Used
○	Deed Record
○	Official Record
○	Centerline
○	Edge of Pavement
○	Plat record information



SEPTEMBER 25, 2017

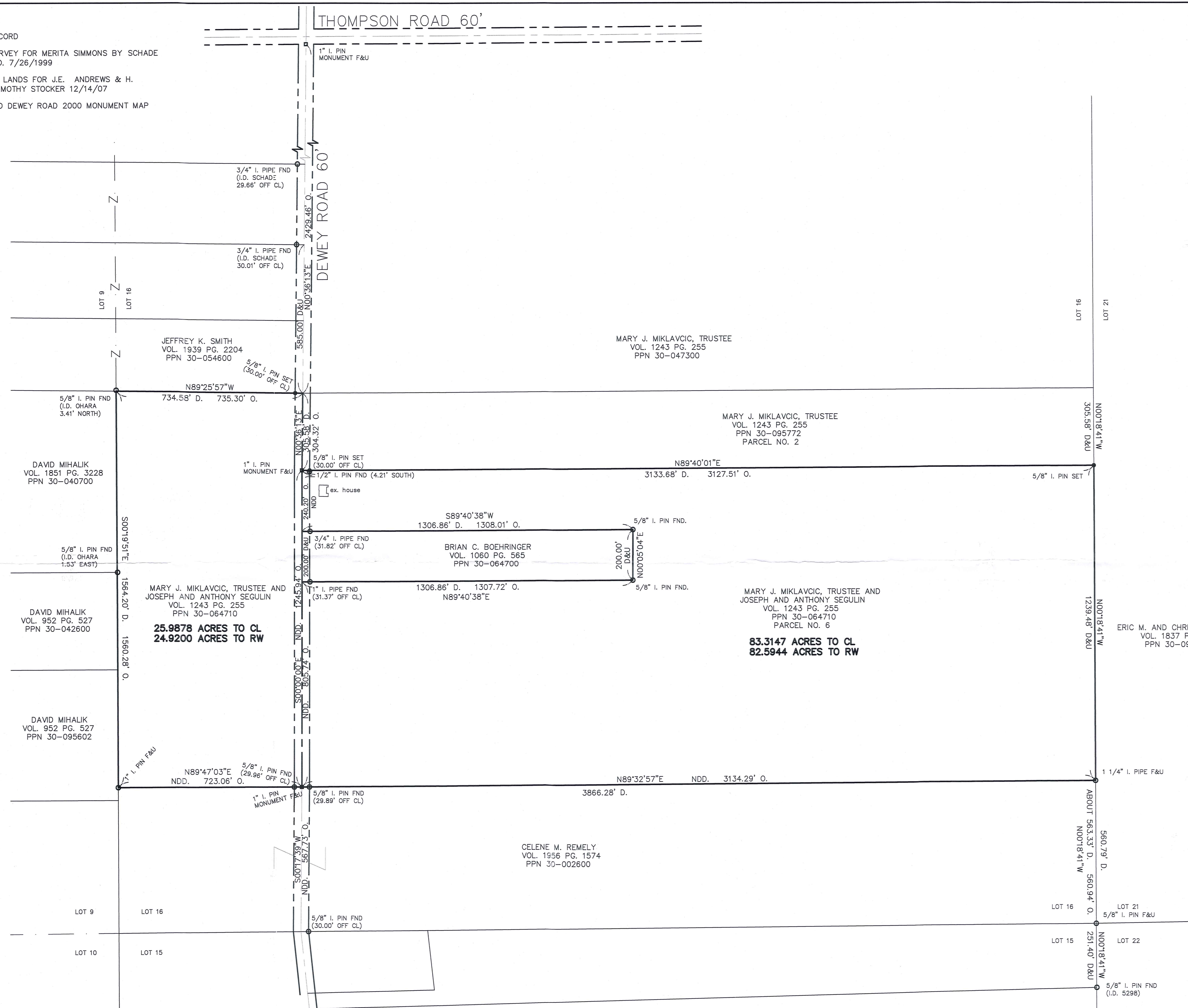
I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION. MONUMENTS WERE FOUND OR SET AS INDICATED. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS REFER TO AN ASSUMED MERIDIAN AND ARE INTENDED TO INDICATE ANGLES ONLY. ALL OF WHICH ARE CORRECT 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 9-26-17
 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



APPROVED PER R.C. 315.231
 GEauga COUNTY AUDITOR
 TAX MAP DEPT.

TH000270
TH0 00270

Miklavcic, Mary
(17-125)

Picked up 9/26/17

VOL. 2043 pg 452
pn# 30-095892

LEGAL DESCRIPTION
OF A
25.9878 ACRE PARCEL
FOR
MARY J. MIKLAVCIC, TRUSTEE,
AND JOSEPH AND ANTHONY SEGULIN

Situated in the Township of Thompson, County of Geauga, and State of Ohio and known as being a part of Lot No. 16, and further known as being part of parcel No. 6 of lands conveyed to Mary J. Miklavcic, Trustee, and Joseph and Anthony Segulin (PPN 30-064710) by deed recorded in Volume 1243, Page 255 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Dewey Road, 60 feet wide, at the Southeasterly corner of land conveyed to Jeffrey K. Smith (PPN 30-054600) by deed recorded in Volume 1939, Page 2204 of Geauga County Deed Records, said point lying South 0° 36' 13" West, along said centerline of Dewey Road, a distance of 2429.46 feet from a monument box with a 1 inch iron pin found at its intersection with the Southerly right-of-way of Thompson Road, 60 feet wide;

COURSE I Thence South 0° 36' 13" West, continuing along said centerline of Dewey Road, a distance of 304.32 feet to a monument box with a 1 inch iron pin found at an angle point;

COURSE II Thence South 0° 00' 00" West, continuing along said centerline of Dewey Road, a distance of 1245.94 feet to a monument box with a 1 inch iron pin found at an angle point, said monument box also being on the Northerly line of land conveyed to Celene M. Remely (PPN 30-002600) by deed recorded in Volume 1956, Page 1574 of Geauga County Deed Records;

COURSE III Thence South 89° 47' 03" West, along said Northerly line of land so conveyed to Celene M. Remely, and passing through a 5/8 inch iron pin found at 29.96 feet, a total distance of 723.06 feet to a 1 inch iron pin found at the Northwesterly corner thereof, said pin also being on the Easterly line of land conveyed to David Mihalik (PPN 30-095602) by deed recorded in Volume 952, Page 527 of Geauga County Deed Records, said pin also being on the shared line between Lot Nos. 9 and 16;

COURSE IV Thence North 0° 19' 51" West, along said Easterly line of land so conveyed to David Mihalik (PPN 30-095602), and along the Easterly line of land conveyed to David Mihalik (PPN 30-042600) by deed recorded in Volume 952, Page 527 of Geauga County Deed Records, and along the Easterly line of land conveyed to David Mihalik (PPN 30-

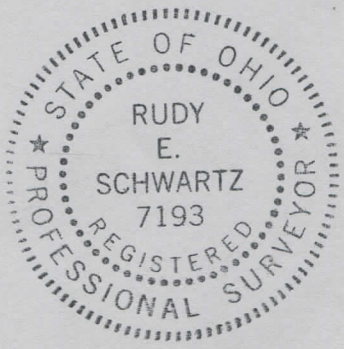
040700) by deed recorded in Volume 1851, Page 3228 of Geauga County Deed Records, also being said shared line between Lot Nos. 9 and 16, a distance of 1560.28 feet to a point at the Northeasterly corner thereof, said point also being on the Southerly line of land so conveyed to Jeffrey K. Smith (witness a 5/8 inch iron pin found, I.D. Ohara, 3.41 feet North);

COURSE V

Thence South 89° 25' 57" East, along said southerly line of land so conveyed to Jeffrey K. Smith, and passing through a 5/8 inch iron pin set at 705.30 feet, a total distance of 735.30 feet to the Place of Beginning and containing 25.9878 acres of land (24.9200 acres excluding the area within the right-of-way of Dewey Road) as surveyed, calculated and described, on September 25, 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.

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

S.M./mB *9/26/17*
GEAUGA COUNTY AUDITOR *fw*
TAX MAP DEPT.



9-26-17

DATE

RUDY E. SCHWARTZ, P.S. 7193

LEGAL DESCRIPTION
OF A
83.3147 ACRE PARCEL
FOR
MARY J. MIKLAVCIC, TRUSTEE, AND
JOSEPH AND ANTHONY SEGULIN

Situated in the Township of Thompson, County of Geauga, and State of Ohio and known as being a part of Lot No. 16, and further known as being part of parcel No. 6 of lands conveyed to Mary J. Miklavcic, Trustee, and Joseph and Anthony Segulin (PPN 30-064710) by deed recorded in Volume 1243, Page 255 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Dewey Road, 60 feet wide, at the Southeasterly corner of land conveyed to Jeffrey K. Smith (PPN 30-054600) by deed recorded in Volume 1939, Page 2204 of Geauga County Deed Records, said point lying South 0° 36' 13" West, along said centerline of Dewey Road, a distance of 2429.46 feet from a monument box with a 1 inch iron pin found at its intersection with the Southerly right-of-way of Thompson Road, 60 feet wide;

Thence South 0° 36' 13" West, continuing along said centerline of Dewey Road, a distance of 304.32 feet to a monument box with a 1 inch iron pin found at the Southwesterly corner of parcel No. 2 of lands conveyed to Mary J. Miklavcic, Trustee (PPN 30-095772) by deed recorded in Volume 1243, Page 255 of Geauga County Deed Records and being the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence North 89° 40' 01" East, along the Southerly line of land so conveyed to Mary J. Miklavcic, Trustee (PPN 30-095772), and passing through a 5/8 inch iron pin set at 30.00 feet, a total distance of 3127.51 feet to a 5/8 inch iron pin set at the Southeasterly corner thereof, said pin also being on the Westerly line of land conveyed to Eric M. and Christine L. Wilson (PPN 30-095625) by deed recorded in Volume 1837, Page 1019 of Geauga County Deed Records, said pin also being on the shared line between Lot Nos. 16 and 21;

COURSE II Thence South 0° 18' 41" East, along said Westerly line of line of land so conveyed to Eric M. and Christine L. Wilson, also being said shared line between Lot Nos. 16 and 21, a distance of 1239.48 feet to a 1 1/4 inch iron pipe found at the Northeasterly corner of land conveyed to Celene M. Remely (PPN 30-002600) by deed recorded in Volume 1956, Page 1574 of Geauga County Deed Records;

COURSE III Thence South 89° 32' 57" West, along said Northerly line of land so conveyed to Celene M. Remely, and passing through a 5/8 inch iron pin

found at 3104.40 feet, a total distance of 3134.29 feet to a monument box with a 1 inch iron pin found in said centerline of Dewey Road;

COURSE IV Thence North 0° 00' 00" West, along said centerline of Dewey Road, a distance of 805.74 feet to a point at the Southwesterly corner of land conveyed to Brian C. Boehringer (PPN 30-064700) by deed recorded in Volume 1060, Page 565 of Geauga County Deed Records

COURSE V Thence North 89° 40' 38" East, along the Southerly line of land so conveyed to Brian C. Boehringer, and passing through a 1 inch iron pipe found at 31.37 feet, a total distance of 1307.72 feet to a 5/8 inch iron pin found at the Southeasterly corner thereof

COURSE VI Thence North 0° 05' 04" East, along the Easterly line of land so conveyed to Brian C. Boehringer, a distance of 200.00 feet to a 5/8 inch iron pin found at the Northeasterly corner thereof;

COURSE VII Thence South 89° 40' 38" West, along the Northerly line of land so conveyed to Brian C. Boehringer, and passing through a 3/4 inch iron pipe found at 1276.19 feet, a total distance of 1308.01 feet to a point in said centerline of Dewey Road at the Northwesterly corner thereof;

COURSE VIII Thence North 0° 00' 00" East, along said centerline of Dewey Road, a distance of 240.20 feet to the Principal Place of Beginning and containing 83.3147 acres of land (82.5944 acres excluding the area within the right-of-way of Dewey Road) as surveyed, calculated and described, on September 25, 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.



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

Sim/mo *9/26/17*
GEAUGA COUNTY AUDITOR *REV*
TAX MAP DEPT.

9.26.17
DATE

[Signature]
RUDY E. SCHWARTZ, P.S. 7193