

REFERENCES USED:

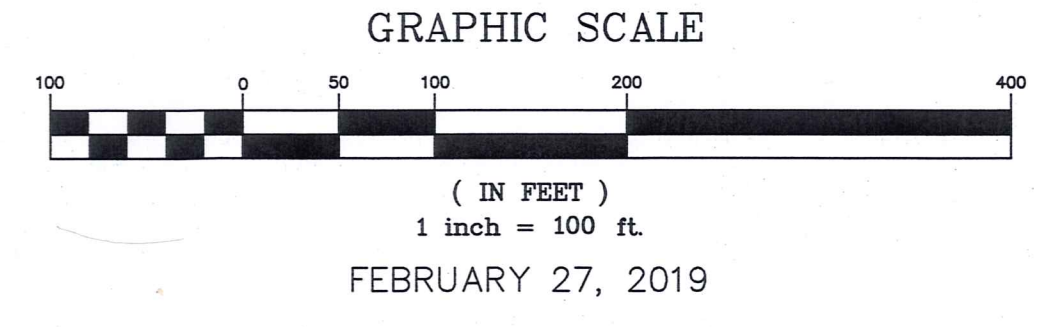
- DEEDS OF RECORD
- COUNTY TAX MAPS
- MAP OR SURVEY BY PETER JEFFREY KNEZEVIC 4/04/01

PLAT OF SURVEY AND LOT SPLIT
For
MARTIN LUSTIG
SITUATED IN THE TOWNSHIP OF THOMPSON, COUNTY OF GAUGA
AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF
ORIGINAL LOT NUMBER 14, IN SAID TOWNSHIP.

PREPARED FOR:
MARTIN LUSTIG
7541 DEWEY RD
THOMPSON, OH 44086

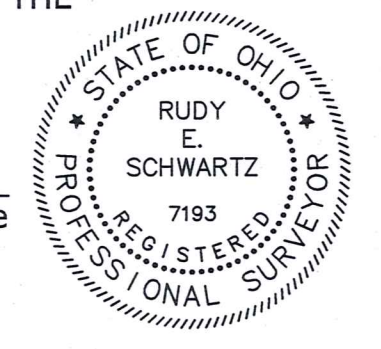
LEGEND

- 5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
- i.Pin Iron Pin
- i.Pipe Iron Pipe
- Mon. Monument
- Fe Fence post
- Stk Stake Set
- Mag. Nail Set Mag Nail Set
- Frnd. 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
- Flg Flag Found
- Tb Soil Test Bore



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.

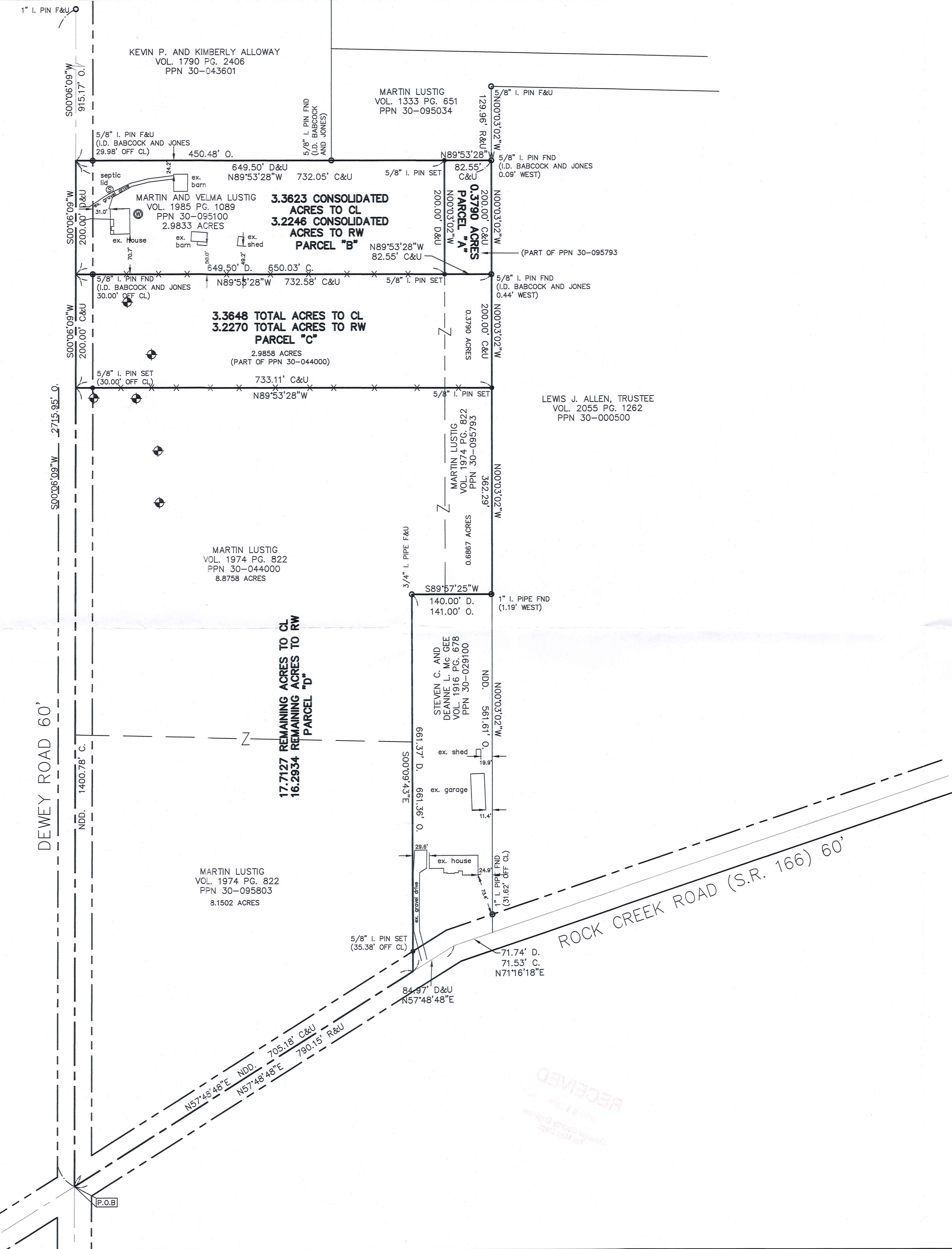
Rudy E. Schwartz 3-1-19
RUDY E. SCHWARTZ, P.S. #7193 Date



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 313.251
3/1/19
GAUGA COUNTY ENGINEER
TAX MAP DEPT.

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 _____ 2019.
BY _____
THOMPSON TOWNSHIP ZONING INSPECTOR



TH000281

TH000281

LUSTIG, MARTINI
107-020
Picked Up 3-5-19
Vol. 2009 pg 2620
ph# 30-095901

LEGAL DESCRIPTION
OF A
0.3790 ACRE PARCEL
FOR
MARTIN LUSTIG
PARCEL "A"

Situated in the Township of Thompson, County of Geauga, and State of Ohio, and known as being a part of Original Lot No. 14, and further known as part of a parcel of land conveyed to Martin Lustig (PPN 30-095793) by deed recorded in Volume 1974, Page 822 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 its intersection with the centerline of Rock Creek Road (S.R. 166), 60 feet wide, said point lying South 0° 06' 09" West, along said centerline of Dewey Road, a distance of 2715.95 feet from a 1 inch iron pin found;

North 0° 06' 09" East, along said centerline of Dewey Road, a distance of 1800.78 feet to a point at the Southwesterly corner of land conveyed to Kevin P. and Kimberly Alloway (PPN 30-043601) by deed recorded in Volume 1790, Page 2406 of Geauga County Deed Records;

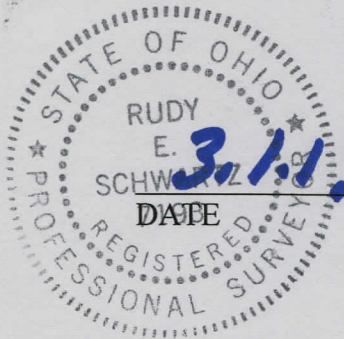
Thence South 89° 53' 28" East, along the Southerly line of land so conveyed to Kevin P. and Kimberly Alloway, and along a Southerly line of land conveyed to Martin Lustig (PPN 30-095034) by deed recorded in Volume 1333, Page 651 of Geauga County Deed Records, and passing through a 5/8 inch iron pin found (I.D. Babcock and Jones) at 29.98 feet, a 5/8 inch iron pin found (I.D. Babcock and Jones) at 450.48 feet, a total distance of 649.50 feet to the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence South 89° 53' 28" East, continuing along said Southerly line of land so conveyed to Martin Lustig, a total distance of 82.55 feet to a point on the Westerly line of land conveyed to Lewis J. Allen, Trustee (PPN 30-000500) by deed recorded in Volume 2055, Page 1262 of Geauga County Deed Records (witness a 5/8 inch iron pin found (I.D. Babcock and Jones, 0.09' West);

COURSE II Thence South 0° 03' 02" East, along said Westerly line of land so conveyed to Lewis J. Allen, Trustee, a distance of 200.00 feet to a point (witness a 5/8 inch iron pin found (I.D. Babcock and Jones 0.44' West);

COURSE III Thence North 89° 53' 28" West (creating a new line) a distance of 82.55 feet to a 5/8 inch iron pin set;

COURSE IV North 0° 03' 02" West, a distance of 200.00 feet to the Principal Place of Beginning and containing 0.3790 acres of land as surveyed, calculated and described, on February 12, 2019 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.



RUDY E. SCHWARTZ, P.S. 7193

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

9 3/4/19

GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

THD 00281

19-020
Vol. 2069 pg 2622
pn# 30-095100

CONSOLIDATION
LEGAL DESCRIPTION
OF A
3.3623 ACRE PARCEL
FOR
MARTIN AND VELMA LUSTIG
PARCEL "B"

Situated in the Township of Thompson, County of Geauga, and State of Ohio, and known as being a part of Original Lot No. 14, and further known as all of a parcel of land conveyed to Martin and Velma Lustig (PPN 30-095100) by deed recorded in Volume 1985, Page 1089 of Geauga County Deed Records, and also being part of a parcel of land conveyed to Martin Lustig (PPN 30-095793) by deed recorded in Volume 1974, Page 822 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 its intersection with the centerline of Rock Creek Road (S.R. 166), 60 feet wide, said point lying South 0° 06' 09" West, along said centerline of Dewey Road, a distance of 2715.95 from a 1 inch iron pin found;

North 0° 06' 09" East, along said centerline of Dewey Road, a distance of 1600.78 feet to the Principal Place of Beginning of the premises herein intended to be described;

COURSE I North 0° 06' 09" East, along said centerline of Dewey Road, a distance of 200.00 feet to a point at the Southwesterly corner of land conveyed to Kevin P. and Kimberly Alloway (PPN 30-043601) by deed recorded in Volume 1790, Page 2406 of Geauga County Deed Records;

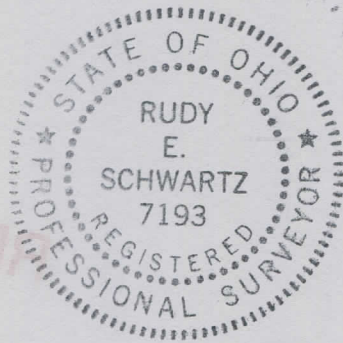
COURSE II Thence South 89° 53' 28" East, along the Southerly line of land so conveyed to Kevin P. and Kimberly Alloway, and along a Southerly line of land conveyed to Martin Lustig (PPN 30-095100) by deed recorded in Volume 1333, Page 651 of Geauga County Deed Records, and passing through a 5/8 inch iron pin found (I.D. Babcock and Jones) at 29.98 feet, a 5/8 inch iron pin found (I.D. Babcock and Jones) at 450.48 feet, and a 5/8 inch iron pin set at 649.50 feet, a total distance of 732.05 feet to a point on the Westerly line of land conveyed to Lewis J. Allen, Trustee (PPN 30-000500) by deed recorded in Volume 2055, Page 1262 of Geauga County Deed Records (witness a 5/8 inch iron pin found (I.D. Babcock and Jones, 0.09' West);

COURSE III Thence South 0° 03' 02" East, along said Westerly line of land so conveyed to Lewis J. Allen, Trustee, a distance of 200.00 feet to a point (witness a 5/8 inch iron pin found (I.D. Babcock and Jones, 0.44' West);

COURSE IV Thence North 89° 53' 28" West, passing through a 5/8 inch iron pin set at 82.55 feet and a 5/8 inch iron pin found (I.D. Babcock and Jones) at

RECEIVED
MAR 01 2018
Geauga County Engineer
Text Map Dept

702.58 feet, a total distance of 732.58 feet to the Principal Place of Beginning and containing 3.3623 acres of land (3.2246 acres to the right-of-way of Dewey Road, 0.3790 acres part of PPN 30-095793, and 2.9833 acres part of PPN 30-095100) as surveyed, calculated and described, on February 12, 2019 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.



RECEIVED
 MAR 9 1 2019
 Geauga County Engineer
 Tax Map Dept.

3.1.19

DATE

RUDY E. SCHWARTZ, P.S. 7193

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

[Signature] 3/4/19

GEAUGA COUNTY ENGINEER
 TAX MAP DEPT.

THO 00281

19-020

VOL. 2069 pg 2625

pn# 30-095902

LEGAL DESCRIPTION
OF A
3.3648 ACRE PARCEL
FOR
MARTIN LUSTIG
PARCEL "C"

Situated in the Township of Thompson, County of Geauga, and State of Ohio, and known as being a part of Original Lot No. 14, and further known as part of a parcel of land conveyed to Martin Lustig (PPN 30-044000) by deed recorded in Volume 1974, Page 822 of Geauga County Deed Records, and also being part of a parcel of land conveyed to Martin Lustig (PPN 30-095793) by deed recorded in Volume 1974, Page 822 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 its intersection with the centerline of Rock Creek Road (S.R. 166), 60 feet wide, said point lying South 0° 06' 09" West, along said centerline of Dewey Road, a distance of 2715.95 feet from a 1 inch iron pin found;

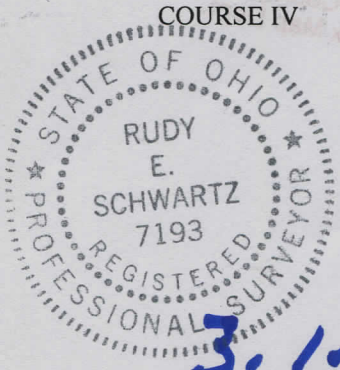
North 0° 06' 09" East, along said centerline of Dewey Road, a distance of 1400.78 feet to the Principal Place of Beginning of the premises herein intended to be described;

COURSE I North 0° 06' 09" East, along said centerline of Dewey Road, a distance of 200.00 feet to a point at the Southwesterly corner of land conveyed to Martin and Velma Lustig (PPN 30-095100) by deed recorded in Volume 1985, Page 1089 of Geauga County Deed Records;

COURSE II Thence South 89° 53' 28" East, along the Southerly line of land so conveyed to Martin and Velma Lustig, and passing through a 5/8 inch iron pin found (I.D. Babcock and Jones) at 30.00 feet, and a 5/8 inch iron pin set at 650.03 feet, a total distance of 732.58 feet to a point on the Westerly line of land conveyed to Lewis J. Allen, Trustee (PPN 30-000500) by deed recorded in Volume 2055, Page 1262 of Geauga County Deed Records (witness a 5/8 inch iron pin found (I.D. Babcock and Jones 0.44' West);

COURSE III Thence South 0° 03' 02" East, along said Westerly line of land so conveyed to Lewis J. Allen, Trustee, a distance of 200.00 feet to a 5/8 inch iron pin set;

COURSE IV Thence North 89° 53' 28" West (creating a new line) passing through a 5/8 inch iron pin set at 703.11 feet, a total distance of 733.11 feet to the Principal Place of Beginning and containing 3.3648 acres of land (3.2270 acres to the right-of-way of Dewey Road, 0.3790 acres part of PPN 30-095793, and 2.9858 acres part of PPN 30-044000) as surveyed, calculated and described, on February 12, 2019 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

3.1.19

RUDY E. SCHWARTZ, P.S. 7193

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

3/4/19

GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

THO 00281

19-020

VOL. 2069 pg 2627
pn# 30-095803

CONSOLIDATION
LEGAL DESCRIPTION
OF A
17.7127 ACRE PARCEL
FOR
MARTIN LUSTIG
PARCEL "D"

Situated in the Township of Thompson, County of Geauga, and State of Ohio, and known as being a part of Original Lot No. 14, and further known as part of a parcel of land conveyed to Martin Lustig (PPN 30-044000) by deed recorded in Volume 1974, Page 822 of Geauga County Deed Records, also being all of a parcel of land conveyed to Martin Lustig (PPN 30-095803) by deed recorded in Volume 1974, Page 822 of Geauga County Deed Records, and also being part of a parcel of land conveyed to Martin Lustig (PPN 30-095793) by deed recorded in Volume 1974, Page 822 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 its intersection with the centerline of Rock Creek Road (S.R. 166), 60 feet wide, said point lying South 0° 06' 09" West, along said centerline of Dewey Road, a distance of 2715.95 feet from a 1 inch iron pin found to the Principal Place of Beginning of the premises herein intended to be described;

- COURSE I Thence North 0° 06' 09" East, along said centerline of Dewey Road, a distance of 1400.78 feet to a point;
- COURSE II Thence South 89° 53' 28" East (creating a new line) passing through a 5/8 inch iron pin set at 30.00 feet, a total distance of 733.11 feet to a 5/8 inch iron pin set on the Westerly line of land conveyed to Lewis J. Allen, Trustee (PPN 30-000500) by deed recorded in Volume 2055, Page 1262 of Geauga County Deed Records;
- COURSE III Thence South 0° 03' 02" East, along said Westerly line of land so conveyed to Lewis J. Allen, Trustee, a distance of 362.29 feet to a point at the Northeasterly corner of land conveyed to Steven C. and Deanne L. Mc Gee (PPN 30-029100) by deed recorded in Volume 1916, Page 678 of Geauga County Deed Records (witness a 1 inch iron pipe found 1.19' West);
- COURSE IV Thence South 89° 57' 25" West, along the Northerly line of land so conveyed to Steven C. and Deanne L. Mc Gee, a distance of 141.00 feet to a 3/4 inch iron pipe found at the Northwesterly corner thereof,
- COURSE V Thence South 0° 09' 43" East, along the Westerly line of land so conveyed to Steven C. and Deanne L. Mc Gee, and passing through a 5/8 inch iron pin set at 625.98 feet, a total distance of 661.36 feet to a point

RECEIVED
MAY 1 2019
Geauga County Recorder
1st Flr 2nd Dept

THo 00281

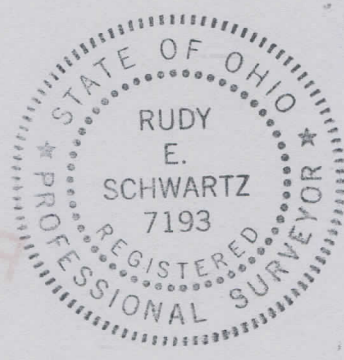
19-020

in said centerline of Rock Creek Road, at the Southwesterly corner thereof;

COURSE VI

Thence South 57° 48' 48" West, along said centerline of Rock Creek Road, a distance of 705.18 feet to the Place of Beginning and containing 17.7127 acres of land (16.2934 acres to the right-of-ways of Dewey Road, and Rock Creek Road, 0.6867 acres part of PPN 30-095793, 8.1502 acres all of PPN 30-095803, and 8.8758 acres part of PPN 30-044000) as surveyed, calculated and described, on February 12, 2019 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.

RECEIVED
MAR 01 2019
Geauga County Engineer
Tax Map Dept.



3.1.19
DATE

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

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

[Signature] 3/1/19
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.