

REFERENCES USED:

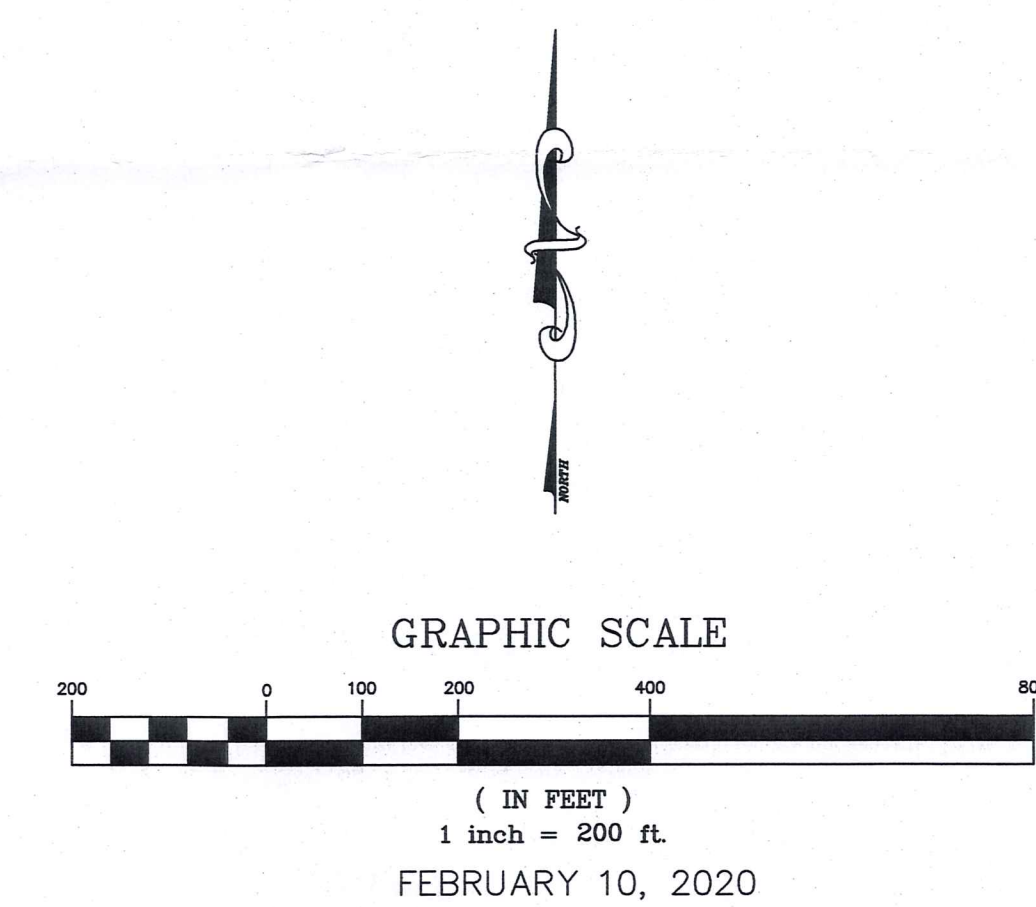
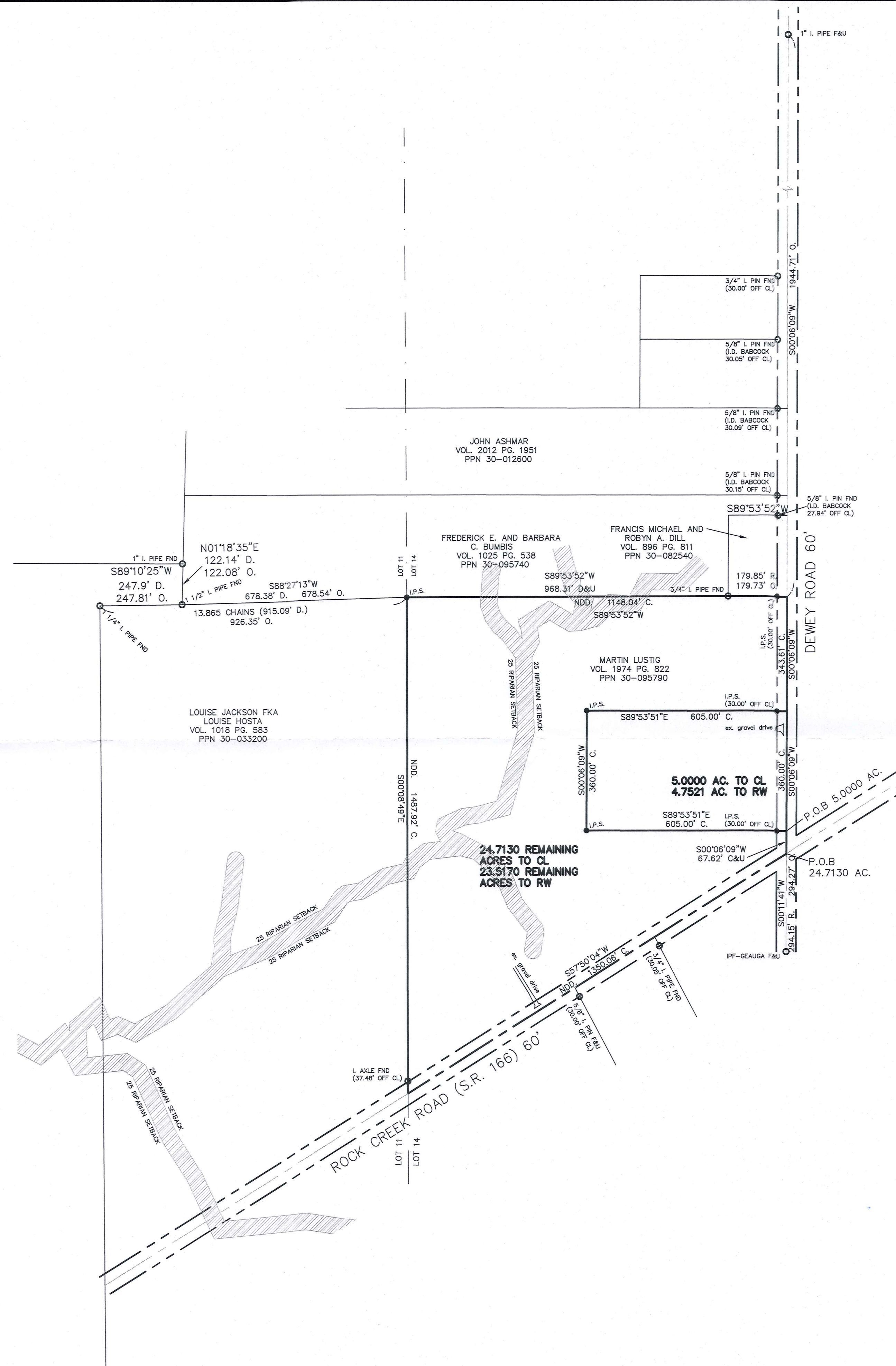
- 1 DEEDS OF RECORD
- 2 COUNTY TAX MAPS
- 3 MAP OF SURVEY BY PETER JEFFREY KNEZEVIC 4/04/01

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

PREPARED FOR:
MARTIN AND VELMA LUSTIG
7541 DEWEY RD
THOMPSON, OH 44086
 AND
TOM BAJZEL
7647 DEWEY RD
THOMPSON, OH 44086

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
×	Stk	Stake Set
⊗	Mag	Mag Nail Set
○	Fnd.	Found
D.	D.	Deed
R/Rec	R/Rec	Record
M/Msd	M/Msd	Measured
O/Obs	O/Obs	Observed
C/Calc	C/Calc	Calculated
U.	U.	Used
D.R.	D.R.	Deed Record
O.R.	O.R.	Official Record
C.L.	C.L.	Centerline
e/p	e/p	Edge of Pavement
P	P	Plat Record Information
Flg	Flg	Flag Found
Tb	Tb	Soil Test Bore
P _{OR}	P _{OR}	Stake with orange flagging found



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 2-26-20
 RUDY E. SCHWARTZ, P.S. #7193 Date
 STATE OF OHIO
 RUDY E. SCHWARTZ
 7193
 REGISTERED PROFESSIONAL SURVEYOR

SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 315.251
[Signature]
 GEauga 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 _____ 2020.
 BY _____
 THOMPSON TOWNSHIP ZONING INSPECTOR

THO 00292
THO 00292

LUSTIG
20-021
Picked Up: 2-27-20

LEGAL DESCRIPTION
OF A
5.0000 ACRE PARCEL
FOR
MARTIN LUSTIG

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 30-095790) 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 **North 0° 11' 41" East**, along said centerline of Dewey Road, a distance of **294.27 feet** from a 5/8 inch iron pin found (I.D. Geauga);

Thence **North 0° 06' 09" East**, along said centerline of Dewey Road, a distance of **67.62 feet** to the Principal Place of Beginning of the premises herein intended to be described;

- COURSE I Thence **North 89° 53' 51" West** (creating a new line) passing through a 5/8 inch iron pin set at 30.00 feet, a total distance of **605.00 feet** to a 5/8 inch iron pin set;
- COURSE II Thence **North 0° 06' 09" East** (creating a new line) a distance of **360.00 feet** to a 5/8 inch iron pin set;
- COURSE III Thence **South 89° 53' 51" East** (creating a new line) passing through a 5/8 inch iron pin set at 575.00 feet, a total distance of **605.00 feet** to a point in said centerline of Dewey Road;
- COURSE IV Thence **South 0° 06' 09" West**, along said centerline of Dewey Road, a distance of **360.00 feet** to the Principal Place of Beginning and containing 5.0000 acres of land (4.7521 acres to the right-of-way of Dewey Road) as surveyed, calculated and described, on February 10, 2020 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.



2.26.20
DATE

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

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
[Signature] 277100
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

REMAINING LANDS
LEGAL DESCRIPTION
OF A
24.7130 ACRE PARCEL
FOR
MARTIN LUSTIG

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 30-095790) 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 **North 0° 11' 41" East**, along said centerline of Dewey Road, a distance of **294.27 feet** from a 5/8 inch iron pin found (I.D. Geauga);

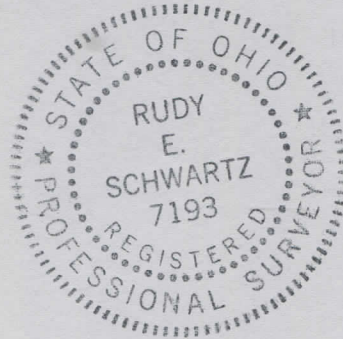
- COURSE I Thence **South 57° 50' 04" West**, along said centerline of Rock Creek Road, a distance of **1350.06 feet** to a point at the Southeasterly corner of land conveyed to Louise Jackson FKA Louise Hosta (PPN 30-033200) by deed recorded in Volume 1018, Page 583 of Geauga County Deed Records, said point also being on the shared line between Lot Nos. 11 and 14;
- COURSE II Thence **North 0° 08' 49" West**, along the Easterly line of land so conveyed to Louise Jackson FKA Louise Hosta, also being said shared line between Lot Nos. 11 and 14, a distance of **1487.92 feet** to a 5/8 inch iron pin set on the Southerly line of land conveyed to Frederick E. and Barbara C. Bumbis (PPN 30-095740) by deed recorded in Volume 1025, Page 538 of Geauga County Deed Records;
- COURSE III Thence **North 89° 53' 52" East**, along a Southerly line of land so conveyed to Frederick E. and Barbara C. Bumbis, and along the Southerly line of land conveyed to Francis Michael and Robyn A. Dill (PPN 30-082540) by deed recorded in Volume 896, Page 811 of Geauga County Deed Records, passing through a 5/8 inch iron pin set at 1118.04 feet, a total distance of **1148.04 feet** to a point in the centerline of Dewey Road at the Southeasterly corner thereof;
- COURSE IV Thence **South 0° 06' 09" West**, along said centerline of Dewey Road, a distance of **343.61 feet** to a point;
- COURSE V Thence **North 89° 53' 51" West** (creating a new line) passing through a 5/8 inch iron pin set at 30.00 feet, a total distance of **605.00 feet** to a 5/8 inch iron pin set;
- COURSE VI Thence **South 0° 06' 09" West** (creating a new line) a distance of **360.00 feet** to a 5/8 inch iron pin set;

COURSE VII

Thence **South 89° 53' 51" East** (creating a new line) passing through a 5/8 inch iron pin set at 575.00 feet, a total distance of **605.00 feet** to a point in said centerline of Dewey Road;

COURSE VIII

Thence **South 0° 06' 09" West**, along said centerline of Dewey Road, a distance of **67.62 feet** to the Principal Place of Beginning and containing 24.7130 acres of land (23.5170 acres to the right-of-ways of Dewey Road, and Rock Creek Road) as surveyed, calculated and described, on February 10, 2020 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.



2.26.20

DATE

RUDY E. SCHWARTZ, P.S. 7193

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

Casey 2/27/2020
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.