

PART OF ORIGINAL LOT NO. 1 THOMPSON TOWNSHIP GEAUGA COUNTY, OHIO

THE BEARINGS SHOWN ARE REFERENCED TO THE CENTER LINE OF STATE ROUTE 86 OF S 52°56'44" E AND ARE TO BE USED FOR ANGULAR MEASUREMENTS ONLY.

DEED REFERENCE: DB 2078 PG 1020

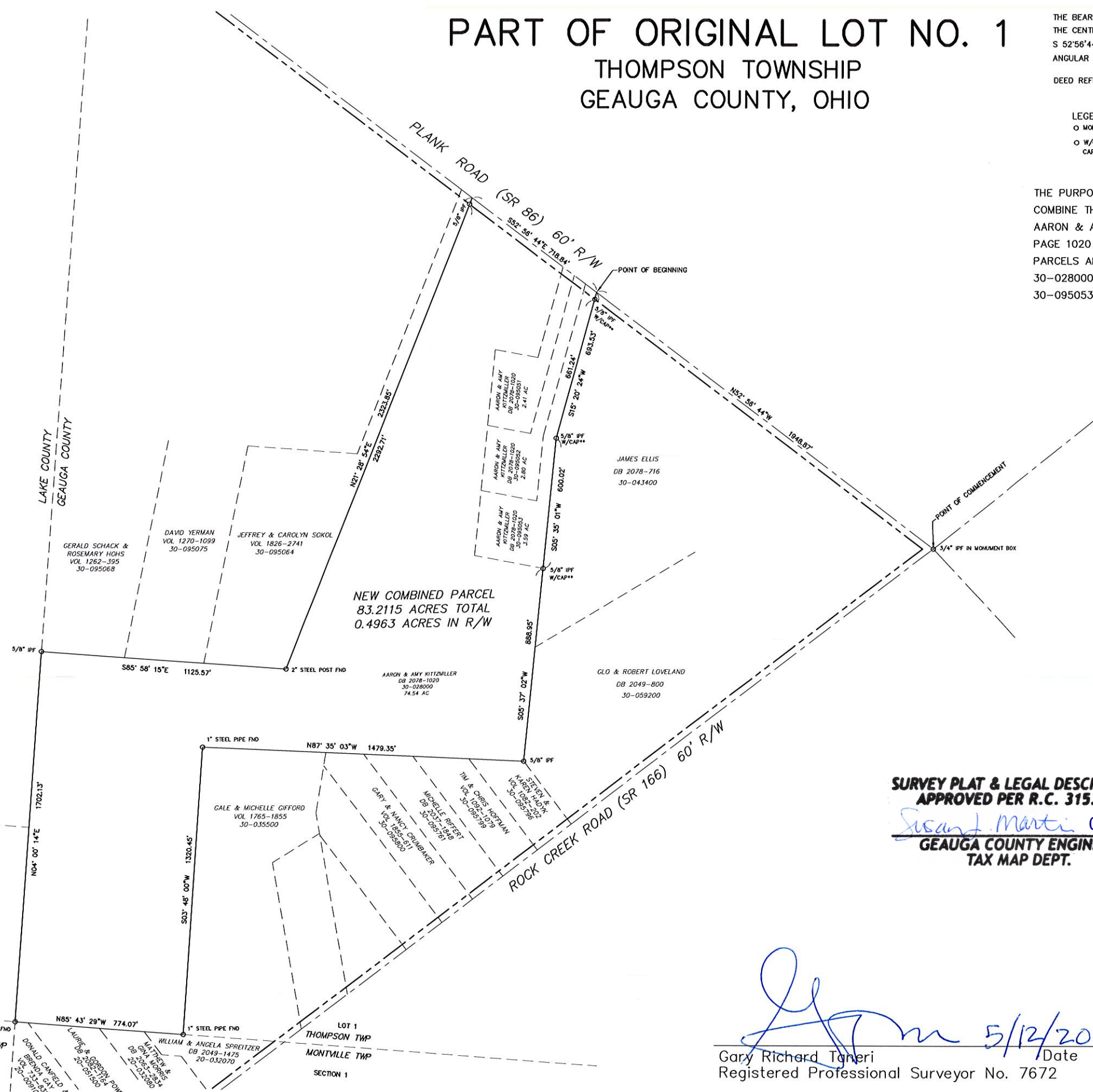
LEGEND
○ MONUMENTATION FOUND
○ W/CAP** 5/8" IRON PIN WITH PLASTIC CAP MARKED "GRABBS SURVEY PS 7245"

THE PURPOSE OF THIS SURVEY PLAT IS TO COMBINE THE 4 PARCELS TRANSFERRED TO AARON & AMY KITZMILLER IN DB 2078 AT PAGE 1020 INTO ONE PARCEL. THESE PARCELS ARE:
30-028000, 30-095051, 30-095052 & 30-095053.



PLAT OF SURVEY TO COMBINE PARCELS FOR
AARON & AMY KITZMILLER

GARY TANERI
155 NORTH ST NW
WARREN, OH 44483
330-207-5502



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
Susan Marti 05/15/2020
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

Gary Richard Taneri 5/12/20 Date
Gary Richard Taneri
Registered Professional Surveyor No. 7672



LAKE COUNTY
GEAUGA COUNTY
PARKER TRACT LOT 1
HAMBDEN TWP
MONTVILLE TWP
SECTION 1

NEW COMBINED PARCEL
LEGAL DESCRIPTION

Situated in the Township of Thompson, County of Geauga and State of Ohio, and known as being part of Lot 1 in the original survey of said Township, and being a combination of the four parcels of land, 30-028000, 30-095051, 30-095052 & 30-095053, conveyed to Aaron & Amy Kitzmiller in Deed Volume 2078 at Page 1020, and further described as follows:

Commencing at a ¾" iron pin in a monument box found at the intersection of the centerline of Plank Road (SR 86) 60' R/W and the centerline of Rock Creek Road (SR 166) 60' R/W;
Thence N 52°56'44" W, along said centerline of Plank Road for a distance of 1,948.87 feet to a point at the northwest corner of a parcel of land conveyed to James Ellis in Deed Book 2078 at Page 716, Parcel No. 30-043400, said point being the POINT OF BEGINNING of the herein described parcel;
Thence S 15°20'24" W, along the westerly line of said James Ellis parcel, passing over a 5/8" capped (cap marked with "CRABBS SURVEY PS 7245") iron pin found at a distance of 32.29 feet, for a total distance of 693.53 feet to a 5/8" capped (cap marked with "CRABBS SURVEY PS 7245") iron pin found;
Thence S 05°35'01" W, along the westerly line of said James Ellis parcel for a distance of 600.02 feet to a 5/8" capped (cap marked with "CRABBS SURVEY PS 7245") iron pin found;
Thence S 05°37'02" W, along the westerly lines of said James Ellis parcel and a parcel of land conveyed to Glo & Robert Loveland in Deed Book 2049 at Page 800, Parcel No. 30-059200, for a distance of 888.95 feet to a 5/8" iron pin found at the northeast corner of a parcel of land conveyed to Steve & Karen Hadyk in Volume 1082 at Page 202, Parcel No. 30-095796;
Thence N 87°35'03" W, along the northerly lines of said Hadyk parcel and a parcel of land conveyed to Tim & Chris Hoffman in Volume 1092 at Page 1079, Parcel No. 30-095799 and a parcel of land conveyed to Michelle Riffert in Deed Book 2037 at Page 1848, Parcel No. 30-095761 and a parcel of land conveyed to Gary & Nancy Crumbaker in Volume 1855 at Page 611, Parcel No. 30-095800 for a distance of 1,479.35 feet to a 1" steel pipe found at the northwest corner of a parcel of land conveyed to Gale & Michelle Gifford in Volume 1765 at Page 1855, Parcel No. 30-035500;
Thence S 03°48'00" W, along the westerly line of said Gifford parcel, for a distance of 1,320.45 feet to a 1" steel pipe found at the southwest corner of said Gifford parcel, which point lies on the southerly line of Thompson Township;
Thence N 85°43'29" W, along said southerly Township line and the northerly lines of a parcel of land conveyed to William & Angela Spreitzer in Volume 2049 at Page 1475, Parcel No. 20-032070 and a parcel of land conveyed to Matthew & Gina Morris in Deed Book 2063 at Page 2834, Parcel No. 20-032080 and a parcel of land conveyed to Laurie & Gordon Powell in Deed Book 2082 at Page 1164, Parcel No. 20-051500 and a parcel of land conveyed to Donald Canfield and Brenda Gay in Volume 733 at Page 831, Parcel No. 20-009100 for a distance of 774.07 feet to a 2" steel pipe found at the southwest corner of said Thompson Township, also being the southwest corner of the herein described parcel;
Thence N 04°00'14" E, along the westerly line of said Thompson Township and the westerly line of Geauga County and along the easterly line of a parcel of land conveyed to Jason Grim in Lake County Document No. 2014R012609, Parcel No. 07-A-001-V-00-006-0 and the easterly line of a parcel of land conveyed to Gerald Shack and Rosemary Hohns in Lake County Document No. 1999R046925, Parcel No. 07-A-001-V-00-007-0 for a distance of 1,702.13 feet to a 5/8" iron pin found at the southwest corner of a parcel of land conveyed to Gerald Shack and Rosemary Hohns in Volume 1262 at Page 395, Parcel No. 30-095068;
Thence S 85°58'15" E, along said the southerly line of said Gerald Shack and Rosemary Hohns parcel and the southerly line of a parcel of land conveyed to David Yerman in Volume 1270 at Page 1099, Parcel No. 30-095075 and the southerly line of a parcel of land conveyed to Jeffrey & Carolyn Sokol in Volume 1826 at Page 2741, Parcel No. 30-095064 for a distance of 1,125.57 feet to a 2" steel post found at the southeast corner of said Sokol parcel;

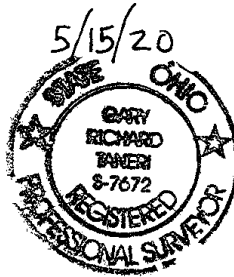
Thence N 21°28'54" E, along the easterly line of said Sokol parcel for a distance of 2,323.85 feet, passing over a 5/8" iron pin found at 2,292.71 feet, to a point in the centerline of Plank Road;

Thence S 52°56'44" E, along the centerline of Plank Road for a distance of 718.84 feet to the POINT OF BEGINNING, containing 83.2115 acres, more or less, of which 0.4963 acres lies within the road right of way, as surveyed in February, 2020 by Gary R. Taneri, Professional Surveyor No. 7672.

The bearings shown are referenced to the centerline of Plank Road and are to be used for angular measurement only.



Gary R. Taneri
Professional Surveyor No. 7672



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

Susan L. Marti 05/15/2020

GEAUGA COUNTY ENGINEER
TAX MAP DEPT.