

LOT SPLIT & CONSOLIDATION PLAT  
FOR  
GEAUGA PARK DISTRICT  
PARCEL NOS. 32-019800 & 32-058900

SITUATED IN THE TOWNSHIP OF TROY, COUNTY OF GEAUGA AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL TROY TOWNSHIP SECTION NO. 11

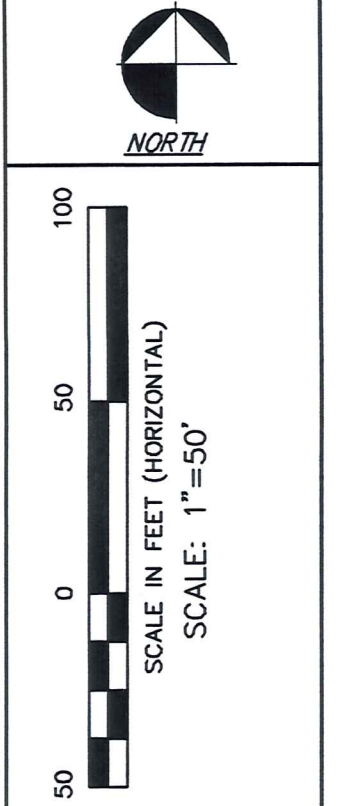
CERTIFICATION:  
I hereby certify that the drawing hereon is a correct representation of a true and accurate survey made of the premises shown hereon; dimensions are expressed in feet and decimal parts thereof; basis of bearing being the centerline of Claridon-Troy Road established as South 4°30'00" West in the deed recorded in Volume 1738, Page 113 of Geauga County Records; and monuments were found of set as indicated hereon.

*Robert J. Smoltz* 4/14/06  
Robert J. Smoltz, P.S. 6763

Note: All capped iron pins set are 5/8-inch diameter rebar, 30-inches long, with a yellow plastic cap stamped SH&A 6763.



4.851 Acres from P.P.N. 32-019800  
0.149 Acres from P.P.N. 32-058900  
5.000 Acres Total



No.	DATE	BY	DESCRIPTION
1.	9/28/05	R/S	Rev. per County review
2.	04/10/06	R/S	Revised per 2/15/06 letter
3.			
4.			
5.			
6.			

**STEPHEN HOVANCSEK & ASSOCIATES, INC.**  
CONSULTING ENGINEERS AND PLANNERS  
TWO MERIT DRIVE  
RICHMOND HEIGHTS, OHIO 44113  
PH: (216) 731-6255 FAX: (216) 731-4483

TROY, OHIO  
**BOUNDARY SURVEY**  
**16388 CLARIDON-TROY ROAD**  
**PARCEL NO. 32-058900 +**  
**PART OF PARCEL NO. 32-019800**

DATE: 09-26-05  
JOB No. 05-182

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
PAK 4/12/06  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER

TRO-00110  
TRO00110

Geauga Park District  
Picked up 5/16/06  
Obsolete



STEPHEN HOVANCSEK & ASSOCIATES, INC.

*Consulting Engineers & Planners*

TWO MERIT DRIVE • RICHMOND HEIGHTS, OHIO 44143

(216) 731-6255

FAX No: (216) 731-4483

**LEGAL DESCRIPTION  
5.000 ACRE PARCEL  
16388 CLARIDON-TROY ROAD**

Situated in the Township of Troy, County of Geauga and State of Ohio and known as being a part of the land conveyed to Geauga Park District by deed recorded in Volume 1738, Page 113 of Geauga County Records, of part of Original Troy Township Section No. 11, and being further bounded and described as follows:

Beginning at a 5/8-inch diameter iron pin found in the Westerly line of Claridon-Troy Road (S.R. 700), 60 feet wide in the Southerly line of land conveyed to Michael L. & Linda L. Natco by deed recorded in Volume 669, Page 503 of Geauga County Records, said point also being located South 4°30'00" West along the Westerly line of Claridon-Troy Road, a distance of 638.60 feet from a 1-inch diameter iron pipe found at the point of intersection of said Westerly line with the Northerly line of Troy Township;

Thence South 86°17'00" East, along the Southerly line of said Natco's land a distance of 30.00 feet to a point in the centerline of Claridon-Troy Road at the Southeasterly corner of said Natco's land;

Thence South 4°30'00" West, along the centerline of Claridon-Troy Road a distance of 40.00 feet to the principal place of beginning of the parcel of land herein described;

Thence continuing South 4°30'00" West, along said centerline a distance of 503.00 feet to a point;

Thence North 85°30'00" West, and passing through a capped iron pin set at 30.00 feet in the Westerly line of Claridon-Troy Road a distance of 644.77 feet to a capped iron pin set;

Thence North 13°18'24" East, a distance of 267.39 feet to a capped iron pin set;

Thence South 86°17'00" East, a distance of 300.00 feet to a capped iron pin set;

Thence North 42°00'00" East, a distance of 100.00 feet to a capped iron pin set;

Thence South 86°17'00" East, a distance of 53.00 feet to a capped iron pin set;

Thence North 4°30'00" East, a distance of 152.00 feet to a capped iron pin set;

Thence South 86°17'00" East, and passing through a capped iron pin set at 160.00 feet in the Westerly line of Claridon-Troy Road a distance of 190.00 feet to the principal place of beginning, and containing 5.000 acres (217,800 square feet) of land, as surveyed by Stephen Hovancsek & Associates, Inc., in September 2005 under the direction of Robert Smoltz, Registered Surveyor No. 6763, State of Ohio, be the same more or less but subject to all legal highways.

Basis of Bearings for this description being the centerline of Claridon-Troy Road established as South 4°30'00" West in the deed recorded in Volume 1738, Page 113 of

LEGAL DESCRIPTION

5.000 Acre Parcel

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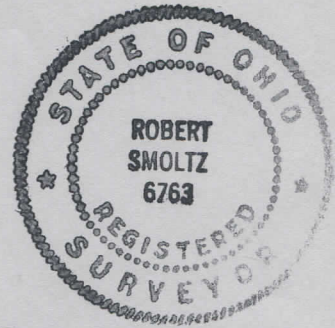
Geauga County Records and are used only to denote angles. All capped iron pins set are 5/8-inch diameter rebar, 30-inches long with a yellow plastic cap stamped SH&A, 6763.

Previous record instrument: Volume 1738, Pg. 113

0.149 Acres from P.P.N. 32-058900

4.851 Acres from P.P.N. 32-019800

5.000 Acres Total



*Robert D Smoltz*

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

*PAK 4/26/06*

OFFICE OF THE *Rev*  
GEAUGA COUNTY ENGINEER