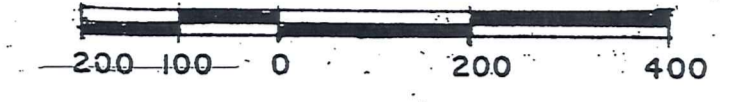


TRO 00171  
TRO 00171

RAYMOND R. RZESZOTARSK  
VOL. 999 Pg. 354

MARTIN W & BETTY J.  
MULLET  
Vol. 1019 Pg. 438

PLAT OF LOT SPLIT OF PART OF SEC. NO. 5 & SEC. NO. 6  
SITUATED IN THE TOWNSHIP OF TROY, COUNTY OF  
GEAUGA, STATE OF OHIO,  
SCALE: 1" = 200'  
MARCH 22 2005



APPROVAL.  
THE UNDERSIGNED, MICHAEL S. FURDA SR. OWNER OF  
THE LAND SHOWN ON THIS PLAT HEREBY ACCEPTS  
THE 5 ACRE LOT SPLIT FROM THIS PROPERTY  
LOCATION AS SHOWN.

MICHAEL S. FURDA SR.

COUNTY OF GEAUGA  
STATE OF OHIO  
I, \_\_\_\_\_, SS BEFORE ME A NOTARY PUBLIC IN AND  
FOR SAID COUNTY AND STATE, THE ABOVE NAMED ACKNOWLEDGED  
THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT SAME  
IS HIS FREE ACT AND DEED, IN TESTIMONY WHEREOF, I HAVE SET  
MY HAND AND OFFICAL SEAL AT \_\_\_\_\_ OHIO THIS  
\_\_\_\_\_ DAY OF \_\_\_\_\_ 2005.

NOTARY PUBLIC

DIXIE M. WARNER  
VOL. 987 Pg. 89

N 5° 10' 00" E 2278.96'

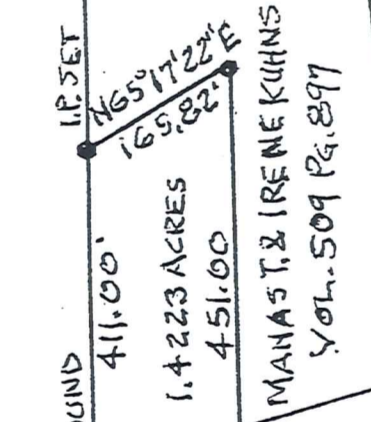
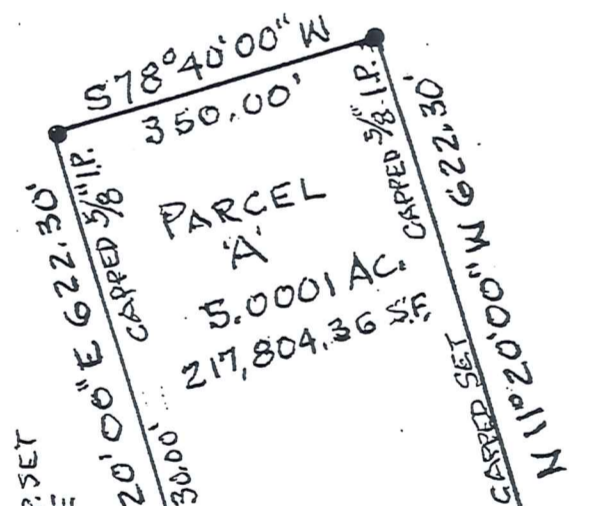
S 85° 50' 00" E 1074.00'

SECTION 6  
SECTION 5

MICHAEL S. FURDA  
PR. No. 32-025000  
VOL. 1604 Pg. 833

TOTAL ACRES  
101.403

N 4° 41' 54" E  
1934.76'



NORTH

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
P.A.K. 5/19/05  
OFFICE OF THE REV-5  
GEAUGA COUNTY ENGINEER

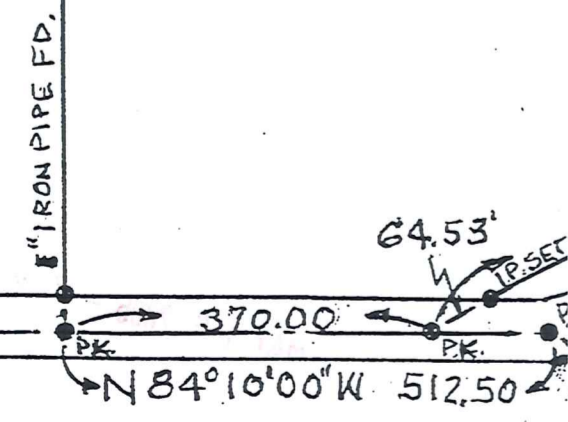
Pat Salango  
PAT SALANGO  
6051 CATALANO DRIVE  
MAYFIELD HEIGHT, OHIO 44124  
440-461-3298



APPROVAL.  
THIS PLAT APPROVED BY THE \_\_\_\_\_ OF TROY  
TOWNSHIP OHIO, THIS \_\_\_\_\_ DAY OF 2005.

THIS PLAT APPROVED BY THE \_\_\_\_\_ OF TROY  
TOWNSHIP OHIO, THIS \_\_\_\_\_ DAY OF 2005.

DISTANCES SHOWN ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF  
BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE  
ANGLES ONLY. ALL OF WHICH I CERTIFY TO BE CORRECT!



MARGARET H. DORSCH  
VOL. 254 Pg. 130



MUMFORD ROAD

TRO-00171  
TRO 00171

Furda  
Picked up 5/19/2005  
32-025000  
V01.1763 Pg. 511

**Part of Section 5 & 6 North of Grove Road**

The following land situated in the Township of Troy, County of Geauga and State of Ohio, known as being part of Section 5 and 6 in said Township.

Beginning at an Iron Pin in Monument Box in the center of highway between Grove Road and Mumford Road, and 1,378.98 feet West of the intersection of said highway and road and being the Principal Place of Beginning.

Thence, South 78° 40' 00" West, a distance of 442.00 feet to a P.K. Nail Set in center of Grove Road;

Thence, North 11° 20' 00" West, passing over a 5/8" Iron Pin Set at 30.00 feet, a total distance of 622.30 feet to a 5/8" Iron Pin Set;

Thence, South 78° 40' 00" West, 350.00 feet to a 5/8" Iron Pin Set;

Thence, South 11° 20' 00" East, Passing over a 5/8" Iron Pin Set at 592.30 feet, a total distance of 622.30 feet to the centerline of said Grove Road;

Thence, South 78° 40' 00" West, a distance of 180.0 feet to a P.K. Nail Set in centerline of Grove Road also known as the Southeast corner of Margret H. Dorsch land. Recorded in Volume 254, Page 130;

Thence, North 11° 20' 00" West, 58.75 feet along the East line of Dorsch land to a 5/8" Iron Pin Set;

Thence, North 05° 45' 34" East, 169.70 feet along the East line of Dorsch land to a 5/8" Iron Pin Set;

Thence, South 70° 10' 00" West, 210.37 feet along the North line of Dorsch land to a 5/8" Iron Pin Set;

Thence, South 68° 07' 40" West, along the North line of Dorsch land, passing over a 5/8" Iron Pin Set at 743.49 feet, a total distance of 808.02 feet to a P.K. Nail Set in centerline of Grove Road;

Thence, along the centerline of Grove Road, North 84° 10' 00" West, a distance of 370.00 feet to a P.K. Nail Set;

Thence, North 05° 10' 00" East, along the East line of Dixie M. Warner land, recorded in Volume 987, Page 89, passing over a found 1" Iron Pipe at 30.00 feet, a distance of 2,278.96 feet to a 1" Iron Pipe found and being the North property line;

Thence, South 85° 50' 00" East, along the South line of Raymond R. Rzeszotarsk land, Vol. 999, Pg. 354, a distance of 1,074.00 feet to a 1" Iron Pipe found on Furda land North line;

Thence, North 05° 10' 00" East, a distance of 78.60 feet along a South line of Rzeszotarsk land to a 1" Iron Pipe found;

Thence, South 85° 50' 00" East, a distance of 1,126.04 feet along the South line of Rzeszotarsk land, also the South line of Martin W. and Betty J. Mullet land, recorded in Volume 1019, Page 438, to a point on the West line of James and Hazel Soltis land, recorded in Volume 286, Page 612;

Thence, along the West line of Soltis land, and Dale Gate land, recorded in Volume 676, Page 945, and Manas T. and Irene Kuhns land, recorded in Volume 509, Page 897, and bearing South 04° 20' West, a distance of 1,894.20 feet to centerline of Grove Road and being the Principal Place of Beginning and containing [REDACTED] acres, as surveyed March 18, 2005 through March 28, 2005 by Pat Salango, Registered Surveyor No. 4504, be the same more or less, but subject to all legal highways.

\* 101.403 Acres

Prior Deed Vol 1604 PG 833

Pat Salango  
APRIL 18, 2005

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

PAK. 5/19/05

OFFICE OF THE GEauga COUNTY ENGINEER  
Rev-5



**Parcel "A" - 5.0001 Acre Parcel from Section 5**

The following land situated in the Township of Troy, County of Geauga and State of Ohio, known as being a part of Section No.5 in said Township:

Beginning at a 1" Iron Pin in Monument Box in the center of highway between Grove Road and Mumford Road and 1,378.98 feet West of the intersection of said highway and road to a P.K. Nail at the East Point of Michael S. Furda land on Grove Road. Recorded Deed Volume 1604, Page 833.

Thence, South 78° 40' 00" West, a distance of 422.00 feet to a P.K. Nail set in center of Grove Road and being the Principal Place of Beginning;

Thence, North 11° 20' 00" West, passing over a 5/8" Iron Pin Set at 30.00 feet, a total distance of 622.30 feet to a 5/8" Iron Pin Set;

Thence, South 78° 40' 00" West, 350.00 feet to a 5/8" Iron Pin Set;

Thence, South 11° 20' 00" East, passing over a 5/8" Iron Pin Set at 592.30 feet, a total distance of 622.30 feet to center line of Grove Road;

Thence, North 78° 40' 00" East, a distance of 350.00 Feet to Principal Place of Beginning and being 5.0001 acres of land of Section No. 5, as surveyed March 18, 2005 through March 28, 2005 by Pat Salango, Registered Surveyor No. 4504, be the same more or less, but subject to all legal highways.

*Prior Deed Vol 1604 Pg 833*

*Pat Salango*  
*APRIL 18, 2005*

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
*PAK* *5/19/05*  
OFFICE OF THE *Rev-5*  
GEAUGA COUNTY ENGINEER

