

Proposed Lot Split  
Land now or formerly owned by Terry E. Nagy  
PN: 25-062470 and 33-000200  
Part of Lot Number 1 Section 20  
Township of Parkman, County of Geauga, State of Ohio  
Part of Section Number 3 and 4  
Township of Troy, County of Geauga, State of Ohio

"Record"

**A**  
Terry E. Nagy  
PN:33-000200  
Deed Volume 891 Page 1014  
Parcel Number 3  
10 Acres Record  
9.921 Acres.  
432140.7 Sq.ft.

**B**  
Terry E. Nagy  
PN:25-062470  
Deed Volume 891 Page 1014  
Parcel Number 1  
5.000 Acres (R+M)  
217817.5 Sq.ft.

**Troy Township Zoning**  
R-3 Residential (3 acres) District  
Minimum Lot Area: 3.0 acres  
Minimum Lot Width 200 feet  
Minimum Yards  
Front Setback: 75 feet from R/W  
Side Setback: 25 feet each  
Rear Setback: 45 feet each  
Minimum Yards Accessory buildings  
Front Setback: 75 feet from R/W  
Side Setback: 25 feet each  
Maximum Height 35 feet or 2-1/2 stories

**Troy Township Zoning**  
B-1 Business District  
Minimum Lot Area: 3.0 acres  
Minimum Lot Width 250 feet  
Minimum Yards  
Front Setback: 75 feet from R/W  
Side Setback: 25 feet each  
Rear Setback: 75 feet each  
Minimum Yards Accessory buildings  
Front Setback: 75 feet from R/W  
Side Setback: 25 feet each

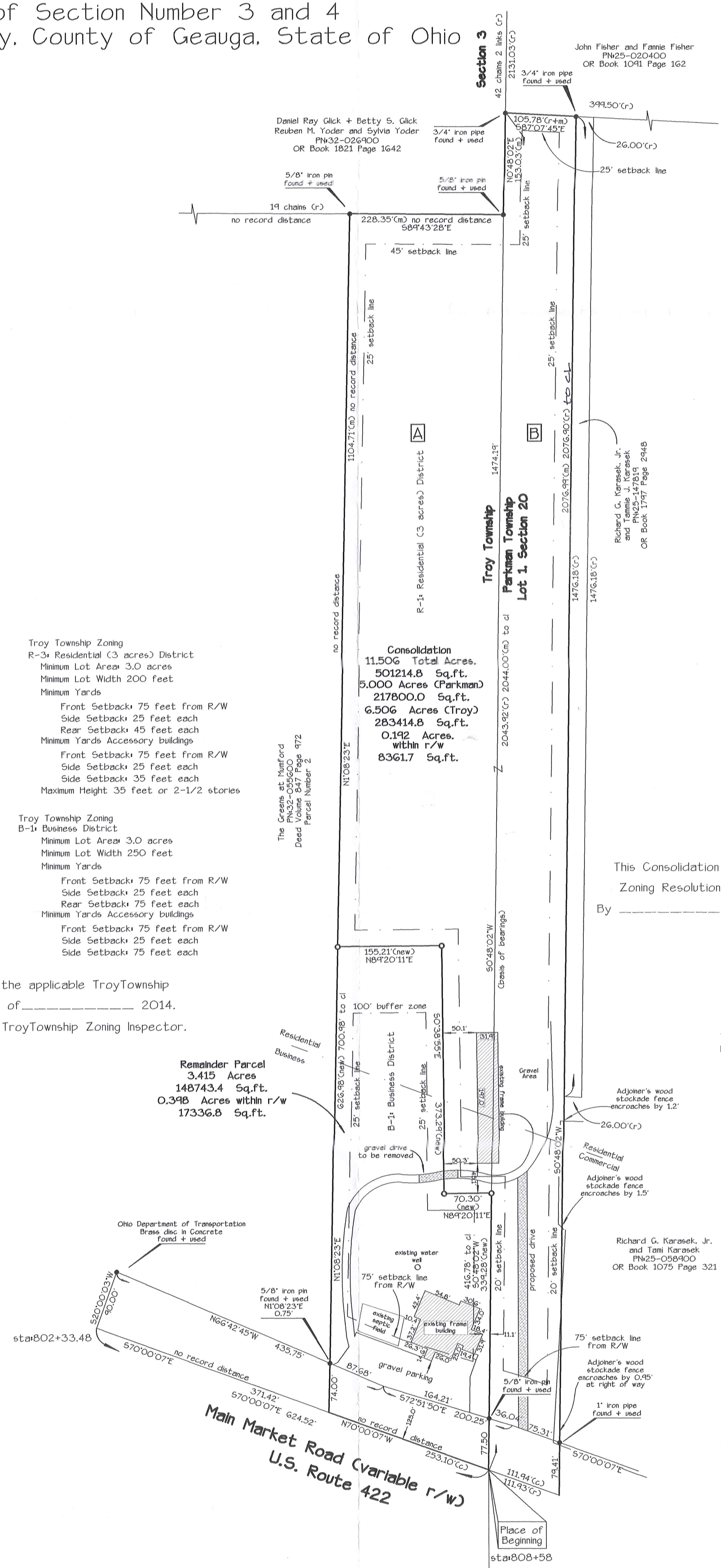
**Consolidation**  
11.506 Total Acres.  
501214.8 Sq.ft.  
5.000 Acres (Parkman)  
217800.0 Sq.ft.  
6.506 Acres (Troy)  
283414.8 Sq.ft.  
0.192 Acres within r/w  
8361.7 Sq.ft.

This Consolidation of land complies with the applicable Parkman Township Zoning Resolution. This \_\_\_\_\_ day of \_\_\_\_\_ 2014.  
By \_\_\_\_\_ Parkman Township Zoning Inspector

This division of land complies with the applicable Troy Township Zoning Resolution. This \_\_\_\_\_ day of \_\_\_\_\_ 2014.  
By \_\_\_\_\_ Troy Township Zoning Inspector.

**Troy Township Zoning**  
R-1 Residential (2.5 acres) District  
Minimum Lot Area: 2.5 acres  
Minimum Lot Width 200 feet  
Minimum Yards  
Front Setback: 75 feet from R/W  
Side Setback: 25 feet each  
Rear Setback: 25 feet each  
Minimum Yards Accessory buildings  
Front Setback: 75 feet from R/W  
Side Setback: 25 feet each  
Rear Setback: 25 feet  
Maximum Height 30 feet or 3 stories

**Parkman Township Zoning (Southernly 500 feet):**  
C Commercial District  
Minimum Lot Area: 2.5 acres  
Minimum Lot Width 200 feet  
Minimum Yards  
Front Setback: 75 feet from R/W  
Side Setback: 20 feet each  
Rear Setback: 20 feet each  
Minimum Yards  
Front Setback: 75 feet from R/W  
Side Setback: 20 feet each  
Side Setback: 20 feet each  
Buffer Zone of 30 feet between Residential District



**LEGEND**

- 5/8" dia. x 30" long steel rebar set capped "O'Hara"
- survey monument found
- tree line
- X- fence line
- F/W street right of way
- C/L street centerline
- own through
- official record
- or deed volume
- p.o.b. place of beginning

This Plat was prepared without the benefit of a Title Exam, and is subject to the results that an independent Title Exam may reveal.

This Plat of Survey depicts the results of a Boundary Survey as prepared according to the minimum standards for a Boundary Survey as described in the Administrative Code Chapter 4733-37, by O'Hara Land Surveying, LLC. This Survey is not valid unless it bears an Original Signature and Seal.

**References:**  
Deeds of Record  
Field Observations made December 2013  
Chagrin Falls-Greenville Road ODOT 1438 Plans Sheet 7-95  
Septic Field located on this Survey Plat is depicted from information provided by Client.

State of Ohio  
Professional Land Surveyor  
Thomas J. O'Hara  
Professional Land Surveyor #7995  
within the State of Ohio  
Dated: 01/02/14

North

TRO 00216  
TRO 00216

Nagy 14-004  
Picked Up 1-22-14

**part of Terry E. Nagy, PN: 33-000200,  
Deed Volume 891 Page 1014; all of Terry E. Nagy, PN: 25-062470, as recorded in  
Deed Volume 891 Page 1014 GCRD, Parcel Number 1, 11.506 Acres**

Situated in the Township of Troy, part of Section Numbers 3 and 4 in said Township, and Township of Parkman, part of Lot Number 1, Section 20 in said Township, County of Geauga, State of Ohio. Beginning at a concrete monument with a brass disc stamped "State of Ohio right of way marker", located along the northerly right of way line of Main Market Road (variable width) a.k.a. U.S. Route 422, thence along the following 2 courses, South 20°00'03" West a distance of 90.00 feet to a point in the centerline of U.S. Route 422, being station 802+33.48, thence South 70°00'07" East along the centerline of U.S. Route 422 a distance of 624.52 feet to a point, said point being the intersection of the centerline of U.S. Route 422 with the Dividing line between Troy Township and Parkman Township, being station 808+58, said point being South 00°48'02" West a distance of 77.50 feet from a 5/8" iron pin found, said point being the **Place of Beginning** of the parcel herein described.

Thence **North 00°48'02" East** along the westerly line of land now or formerly owned by Nagy (Parcel Number 1), aforementioned, and the dividing line between Troy Township and Parkman Township a distance of **416.78 feet** to a point, said point being a new property corner established, said point witnessed by an iron pin set, passing through a 5/8" iron pin found at 77.50 feet therefrom.

Thence **South 89°20'11" West** along a new property line created, a distance of **70.30 feet** to a point, said point being a new property corner established, said point witnessed by an iron pin set.

Thence **North 00°38'55" West** along a new property line created, a distance of **373.29 feet** to a point, said point being a new property corner established, said point witnessed by an iron pin set.

Thence **South 89°20'11" West** along a new property line created, a distance of **155.21 feet** to a point, said point being a new property corner established, said point being on the easterly line of land now or formerly owned by The Greens at Mumford, PN: 32-055600, as recorded in Deed Volume 847 Page 972, Parcel Number 2, in Geauga County Record of Deeds (GCRD), said point witnessed by an iron pin set.

Thence **North 01°08'23" East** along the easterly line of The Greens at Mumford, aforementioned, a distance of **1104.71 feet** to a point, said point being on the southerly line of land now or formerly owned by Daniel Ray Glick and Betty S. Glick, and Reuben M. Yoder and Sylvia Yoder, PN: 32-026900, as recorded in OR Book 1821 Page 1642 in GCRD, said point witnessed by a 5/8" iron pin found.

Thence **South 89°43'28" East** along the southerly line of Glick and Yoder, aforementioned, a distance of **228.35 feet** to a point, said point being on the dividing line between Troy Township and Parkman Township, said point being the southeast corner of land now or formerly owned by Glick and Yoder, aforementioned, said point witnessed by a 5/8" iron pin found.

Thence **North 00°48'02" East** along the easterly line of land now or formerly owned by Glick and Yoder, aforementioned, and the dividing line between Troy Township and Parkman Township a distance of **153.03 feet** to a point, said point being the southwest corner of land now or formerly owned by John Fisher and Fannie Fisher, PN: 25-020400, as recorded in OR Book 1091 Page 162 in GCRD, said point witnessed by a 3/4" iron pipe found.

Thence **South 87°07'45" East** along the southerly line of Fisher, aforementioned, a distance of **105.78 feet** to a point, said point being the northwest corner of land now or formerly owned by Richard G. Karasek, Jr. and Tammie J. Karasek, PN: 25-147819, as recorded in OR Book 1797 Page 2948 in GCRD, said point witnessed by a 3/4" iron pipe found.

Thence **South 00°48'02" West** along the westerly line of land now or formerly owned by Karasek, aforementioned, a distance of **2076.99 feet** to a point in the centerline of Main Market Road, passing through a 1" iron pipe found at 79.41 feet therefrom.

Thence **North 70°00'07" West** along the centerline of Main Market Road a distance of **111.94 feet** to a point, Said point being the Place of Beginning, and containing **11.506 total acres** of land, 6.506 Acres within Troy Township, 5.000 acres within Parkman Township, 0.192 Acres within right of way, be the same more or less, but subject to all legal highways, pursuant to a Survey (1323) dated January, 2014, by O'Hara Land Surveying, L.L.C. and Thomas J. O'Hara, Ohio Registered Surveyor No. 7995.

Bearings used hereon are to an assumed meridian and are used to denote angles only. The intent of this description is to describe part of land now or formerly owned by Terry E. Nagy, PN: 25-062470, as recorded in Deed Volume 891 Page 1014, Parcel Number 3, in Geauga County Record of Deed and combine with all land now or formerly owned by Terry E. Nagy, PN: 33-000200, as recorded in Deed Volume 891 Page 1014, Parcel Number 1, in Geauga County Record of Deed.

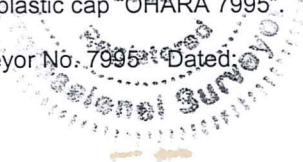
All iron pins noted as being set are 5/8" x 30" long steel rebar, bearing a plastic cap "OHARA 7995".

*[Signature]*  
1/24/14

Thomas J. O'Hara, P.S. Ohio Registered Surveyor No. 7995 Dated:

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

*[Signature]*  
01/22/14  
Rov.  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER



**Terry E. Nagy, part of PN:33-000200,  
Deed Volume 891 Page 1014; 3.415 Acres**

Situated in the Township of Troy, County of Geauga, State of Ohio, being part of Section Numbers 3 and 4, in said Township. Beginning at a concrete monument with a brass disc stamped "State of Ohio right of way marker", located along the northerly right of way line of Main Market Road (variable width) a.k.a. U.S. Route 422, thence along the following 2 courses, South 20°00'03" West a distance of 90.00 feet to a point in the centerline of U.S. Route 422, being station 802+33.48, thence South 70°00'07" East along the centerline of U.S. Route 422 a distance of 624.52 feet to a point, said point being the intersection of the centerline of U.S. Route 422 with the Dividing line between Troy Township and Parkman Township, being station 808+58, said point being South 00°48'02" West a distance of 77.50 feet from a 5/8" iron pin found, said point being the **Place of Beginning** of the parcel herein described.

Thence **North 70°00'07" West** along the centerline of Main Market Road a distance of **253.10** feet to a point, said point being the southeast corner of land now or formerly owned by The Greens at Mumford, PN:32-055600, as recorded in Deed Volume 847 Page 972, Parcel Number 2, in Geauga County Record of Deeds (GCRD).

Thence **North 01°08'23" East** along the easterly line of The Greens at Mumford, aforementioned, passing through a 5/8" iron pin found at 74.75 feet, a total distance of **700.98** feet to a point, said point being a new property corner established, said point witnessed by an iron pin set.

Thence **North 89°20'11" East** along a new property line created, a distance of **155.21** feet to a point, said point being a new property corner established, said point witnessed by an iron pin set.


Thence **South 00°38'55" East** along a new property line created, a distance of **373.29** feet to a point, said point being a new property corner established, said point witnessed by an iron pin set.

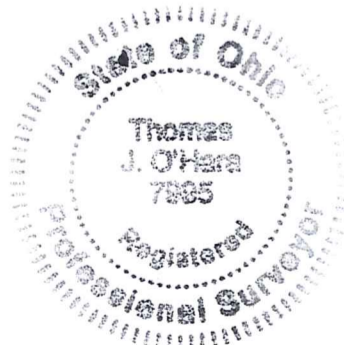
Thence **North 89°20'11" East** along a new property line created, a distance of **70.30** feet to a point on the dividing line between Troy Township and Parkman Township, and the westerly line of land now or formerly owned by Terry E. Nagy, PN:25-062470, as recorded in Deed Volume 891 Page 1014 GCRD, Parcel Number 1, said point being a new property corner established, said point witnessed by an iron pin set.


Thence **South 00°48'02" West** along the westerly line of land now or formerly owned by Nagy (Parcel Number 1), aforementioned, and the dividing line between Troy Township and Parkman Township a distance of **416.78** feet to a point in the centerline of Main Market Road, passing through a 5/8" iron pin found at 77.50 feet therefrom. Said point being the Place of Beginning, and containing **3.415 total acres** of land, 0.398 Acres within right of way, be the same more or less, but subject to all legal highways, pursuant to a Survey (1322) dated January, 2014, by O'Hara Land Surveying, L.L.C. and Thomas J. O'Hara, Ohio Registered Surveyor No. 7995.

Bearings used hereon are to an assumed meridian and are used to denote angles only. The intent of this description is to describe part of land now or formerly owned by Terry E. Nagy, PN: 25-062470, as recorded in Deed Volume 891 Page 1014 GCRD, Parcel Number 3, in Geauga County Record of Deed.

All iron pins noted as being set are 5/8" x 30" long steel rebar, bearing a plastic cap "OHARA 7995".

  
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Thomas J. O'Hara, P.S.  
Ohio Registered Surveyor No. 7995  
Dated: 1/22/14



SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
 01/22/14  
\_\_\_\_\_  
OFFICE OF THE *Rev.*  
GEAUGA COUNTY ENGINEER

