

REFERENCES:

- 1 DEEDS OF RECORD.
- 2 MAP OF SURVEY FOR JOHN TRACY AND S. AND M. YODER BY JERRY DANIELS 7/13/04.
- 3 MAP OF SURVEY FOR JOHN TRACY AND S. AND M. YODER BY JERRY DANIELS 9/27/01.

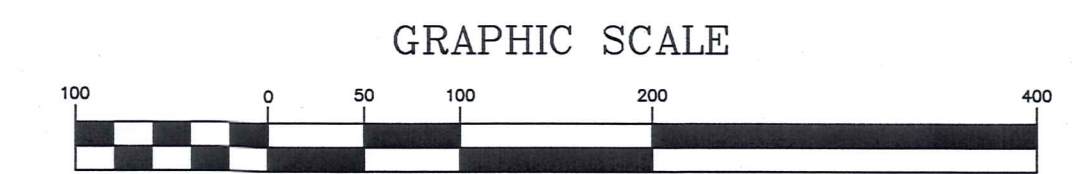
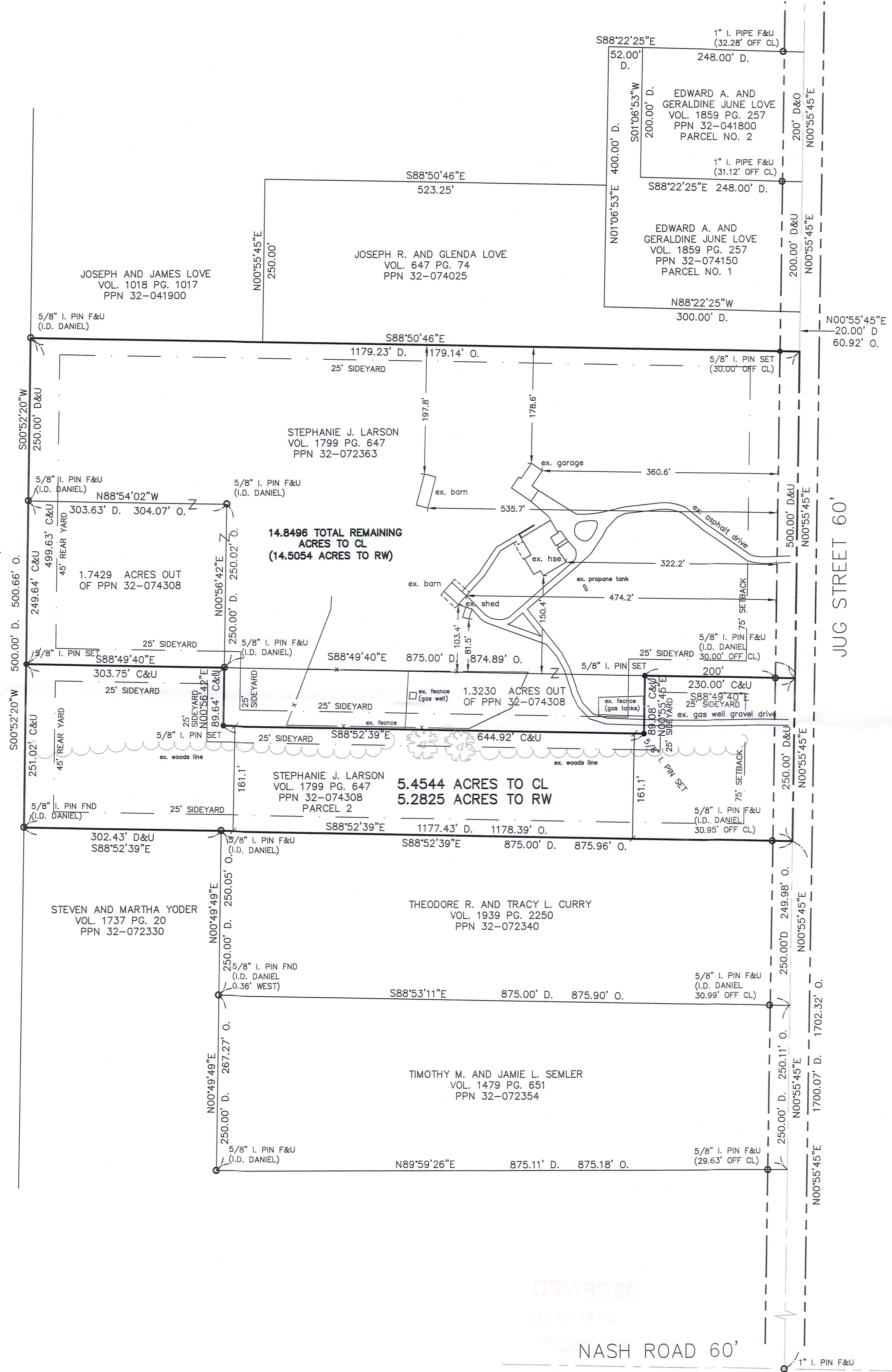
**PLAT OF SURVEY AND LOT SPLIT**  
**For**  
**STEPHANIE J. LARSON**  
 SITUATED IN THE TOWNSHIP OF TROY, COUNTY OF GEauga AND  
 THE STATE OF OHIO AND KNOWN AS BEING A PART OF SECTION 8,  
 TROY TOWNSHIP.

PREPARED FOR:  
**STEPHANIE J. LARSON**  
**1750 JUG RD**  
**BURTON, OH 44021**

LEGEND

- 5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
- Iron Pin
- Iron Pipe
- Mon. Monument
- Fe Fence post
- ✕ Mag Mag Nail Set
- Fnd. Found
- D. Deed
- R/Rec Record
- M/MSd Measured
- O/Obs Observed
- C/Calc Calculated
- U. Used
- D.R. Deed Record
- O.R. Official Record
- C.L. C/L Centerline
- e/p Edge of Pavement
- P Plat record information

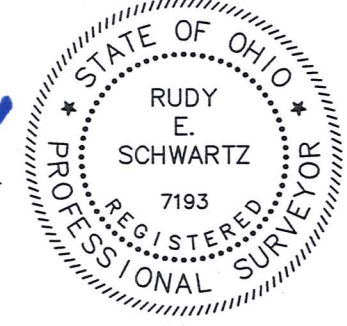
JONAS R. AND ESTHER S.  
 SHCMUCKER  
 VOL. 769 PG. 1070  
 PPN 32-061950



FEBRUARY 21, 2014  
 REVISED APRIL 4, 2014

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* 4-7-14  
 RUDY E. SCHWARTZ, P.S. #7193 Date



SURVEY PLAT & LEGAL DESCRIPTION  
 APPROVED PER R.C. 315.251  
*[Signature]* 04/08/14  
 GEauga COUNTY AUDITOR/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 TROY TOWNSHIP ZONING RESOLUTION.  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2014.  
 BY \_\_\_\_\_  
 TROY TOWNSHIP ZONING INSPECTOR

RECEIVED  
 APR 18 2014  
 NASH ROAD 60'

TRO 00217  
TRO 00217

Larson, Stephanie J. (14-026)  
Picked Up 04/08/14

REMAINING LANDS  
LEGAL DESCRIPTION  
OF A  
14.8496 ACRE PARCEL  
FOR  
STEPHANIE J. LARSON

Situated in the Township of Troy, County of Geauga, and State of Ohio and known as being a part Section 8, and further being known as being part of parcel 2 of lands conveyed to the Stephanie J. Larson (PPN 32-074308) by deed recorded in Volume 1799, Page 647 of Geauga County Deed Records, also being all of land conveyed to the Stephanie J. Larson (PPN 32-072363) by deed recorded in Volume 1799, Page 647 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Jug Street, 60 feet wide, at the Northeasterly corner of land conveyed to Theodore R. and Tracy L. Curry (PPN 32-072340) by deed recorded in Volume 1939, Page 2250 of Geauga County Deed Records, said point lying North 0° 55' 45" East along said centerline of Jug Street, a distance of 1702.32 feet from a 1 inch iron pin found at its intersection with the centerline of Nash Road, 60 feet wide;

Thence North 0° 55' 45" East, continuing along said centerline of Jug Street, a distance of 250.00 feet to the Northeasterly corner of land conveyed to Stephanie J. Larson (PPN 32-074308) by deed recorded in Volume 1799, Page 647 of Geauga County Deed Records, also being the Principal Place of Beginning of the premises herein intended to be described;

- COURSE I Thence North 88° 49' 40" West, along the Northerly line of land so conveyed to Stephanie J. Larson (PPN 32-074308), and passing through a 5/8 inch iron pin found (I.D. Daniel) at 30.00 feet, a total distance of 230.00 feet to a 5/8 inch iron pin set;
- COURSE II Thence South 0° 55' 45" West (creating a new line) a distance of 89.08 feet to a 5/8 inch iron pin set;
- COURSE III Thence North 88° 52' 39" West (creating a new line) a distance of 644.92 feet to a 5/8 inch iron pin set;
- COURSE IV Thence North 0° 56' 42" East (creating a new line) a distance of 89.64 feet to a 5/8 inch iron pin set at a Southwesterly corner of land so conveyed to Stephanie J. Larson (PPN 32-072363);
- COURSE V Thence North 88° 49' 40" West (creating a new line) a distance of 303.75 feet to a 5/8 inch iron pin set on the Easterly line of land conveyed to Jonas R. and Esther S. Schmucker (PPN 32-061950) by deed recorded in Volume 769, Page 1070 of Geauga County Deed Records;
- COURSE VI Thence North 0° 52' 20" East, along said Easterly line of land so conveyed to Jonas R. and Esther S. Schmucker and passing through a 5/8 inch iron pin found (I.D. Daniel) at 249.63 feet, a total distance of 499.63 feet to a 5/8 inch iron pin found (I.D. Daniel) at the Southwesterly corner of land conveyed to Joseph and

RECEIVED  
Geauga County Auditor

James Love (PPN 32-041900) by deed recorded in Volume 1018, Page 1017 of Geauga County Deed Records;

COURSE VII Thence South 88° 50' 46" East, along the Southerly line of land so conveyed to Joseph and James Love, and along the Southerly line of land conveyed to Joseph R. and Glenda Love (PPN 32-074025) by deed recorded in Volume 647, Page 74 of Geauga County Deed Records, and passing through a 5/8 inch iron pin set at 1149.14, a total distance of 1179.14 to a point in said centerline of Jug Street, at the Southeasterly corner thereof;

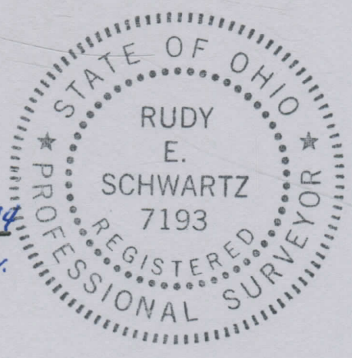
COURSE VIII Thence South 0° 55' 45" West, along said centerline of Jug Street, a distance of 500.00 feet to the Principal Place of Beginning and containing 14.8496 acres (14.5054 acres excepting the area within the right-of-way of Jug Street, 3.0659 acres out of PPN 32-074308, and 11.7837 acres out of PPN 32-072363) of land as surveyed, calculated and described, on February 21, 2013 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.

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

*MWB*

*04/08/14*

GEAUGA COUNTY AUDITOR  
TAX MAP DEPT. *Rev.*



*4.8.14*

DATE

RUDY E. SCHWARTZ, P.S. 7193

LEGAL DESCRIPTION  
OF A  
5.4544 ACRE PARCEL  
FOR  
STEPHANIE J. LARSON

Situated in the Township of Troy, County of Geauga, and State of Ohio and known as being a part Section 8, and further being known as being part of parcel 2 of lands conveyed to the Stephanie J. Larson (PPN 32-074308) by deed recorded in Volume 1799, Page 647 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Jug Street, 60 feet wide, at the Northeasterly corner of land conveyed to Theodore R. and Tracy L. Curry (PPN 32-072340) by deed recorded in Volume 1939, Page 2250 of Geauga County Deed Records, said point lying North 0° 55' 45" East along said centerline of Jug Street, a distance of 1702.32 feet from a 1 inch iron pin found at its intersection with the centerline of Nash Road, 60 feet wide;

- COURSE I Thence North 88° 52' 39" West, along the Northerly line of land so conveyed to Theodore R. and Tracy L. Curry, and along the Northerly line of land conveyed to Steven and Martha Yoder (PPN 32-072330) by deed recorded in Volume 1737, Page 20 of Geauga County Deed Records, and passing through 5/8 inch iron pins found (I.D. Daniel) at 30.95 feet and 875.96 feet, a total distance of 1178.39 feet to a 5/8 inch iron pin found (I.D. Daniel) on the Easterly line of land conveyed to Jonas R. and Esther S. Schmucker (PPN 32-061950) by deed recorded in Volume 769, Page 1070 of Geauga County Deed Records;
- COURSE II Thence North 0° 52' 20" East, along said Easterly line of land so conveyed to Jonas R. and Esther S. Schmucker, a distance of 251.02 feet to a 5/8 inch iron pin set;
- COURSE III Thence South 88° 49' 40" East (creating a new line) a distance of 303.75 feet to a 5/8 inch iron pin found (I. D. Daniel) at a Southwesterly corner of land conveyed to Stephanie J. Larson (PPN 32-072363) by deed recorded in Volume 1799, Page 647 of Geauga County Deed Records;
- COURSE IV Thence South 0° 56' 42" West (creating a new line) a distance of 89.64 feet to a 5/8 inch iron pin set;
- COURSE V Thence South 88° 52' 39" East (creating a new line) a distance of 644.92 feet to a 5/8 inch iron pin set;
- COURSE VI Thence North 0° 55' 45" East (creating a new line) a distance of 89.08 feet to a 5/8 inch iron pin set on the Southerly line of land so conveyed to Stephanie J. Larson (PPN 32-072363);
- COURSE VII Thence South 88° 49' 40" East, along said Southerly line of land so conveyed to Stephanie J. Larson (PPN 32-072363), and passing through a 5/8 inch iron pin found (I.D. Daniel) at 200.00 feet, a total distance of 230.00 feet to a point in said centerline of Jug Street, at the Southeasterly corner thereof;

COURSE VIII

Thence South 0° 55' 45" West, along said centerline of Jug Street, a distance of 250.00 feet to the Place of Beginning and containing 5.4544 acres (5.2825 acres excepting the area within the right-of-way of Jug Street) of land as surveyed, calculated and described, on February 21, 2013 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.

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

MWB 04/08/14  
GEAUGA COUNTY AUDITOR *Rev*  
TAX MAP DEPT.



4-7-14

DATE

*[Handwritten Signature]*

RUDY E. SCHWARTZ, P.S. 7193