

REFERENCE USED:

1. PLAT OF SURVEY BY HOWARD SELEE 11/05/04
2. PLAT OF SURVEY AND LOT SPLIT FOR RALPH Jr. AND FRIEDA G. HURD TRUSTEE BY SCHWARTZ LAND SURVEYING 8/06/04
3. STATE PLANS GEA-700-3.31 2-16-96

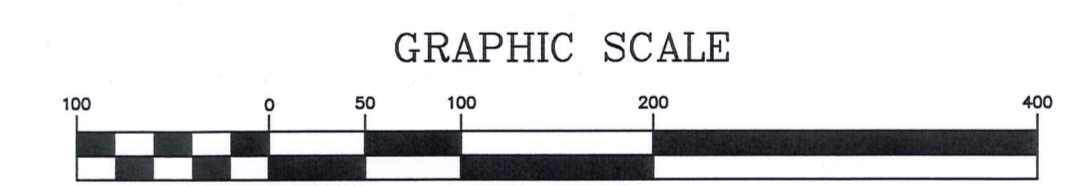
**CONSOLIDATION PLAT**  
**For**  
**JOHN OWEN HURD AND CHARLOTTE HURD**

SITUATED IN THE TOWNSHIP OF TROY, COUNTY OF GEauga AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF SECTION 13, TROY TOWNSHIP.

PREPARED FOR:  
 JOHN OWEN HURD AND CHARLOTTE HURD  
 17567 CLARIDON TROY RD  
 BURTON, OH 44021

LEGEND

- i.p.s 5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
- i.Pin Iron Pin
- i.Pipe 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



DECEMBER 11, 2014  
 REVISED DECEMBER 22, 2014

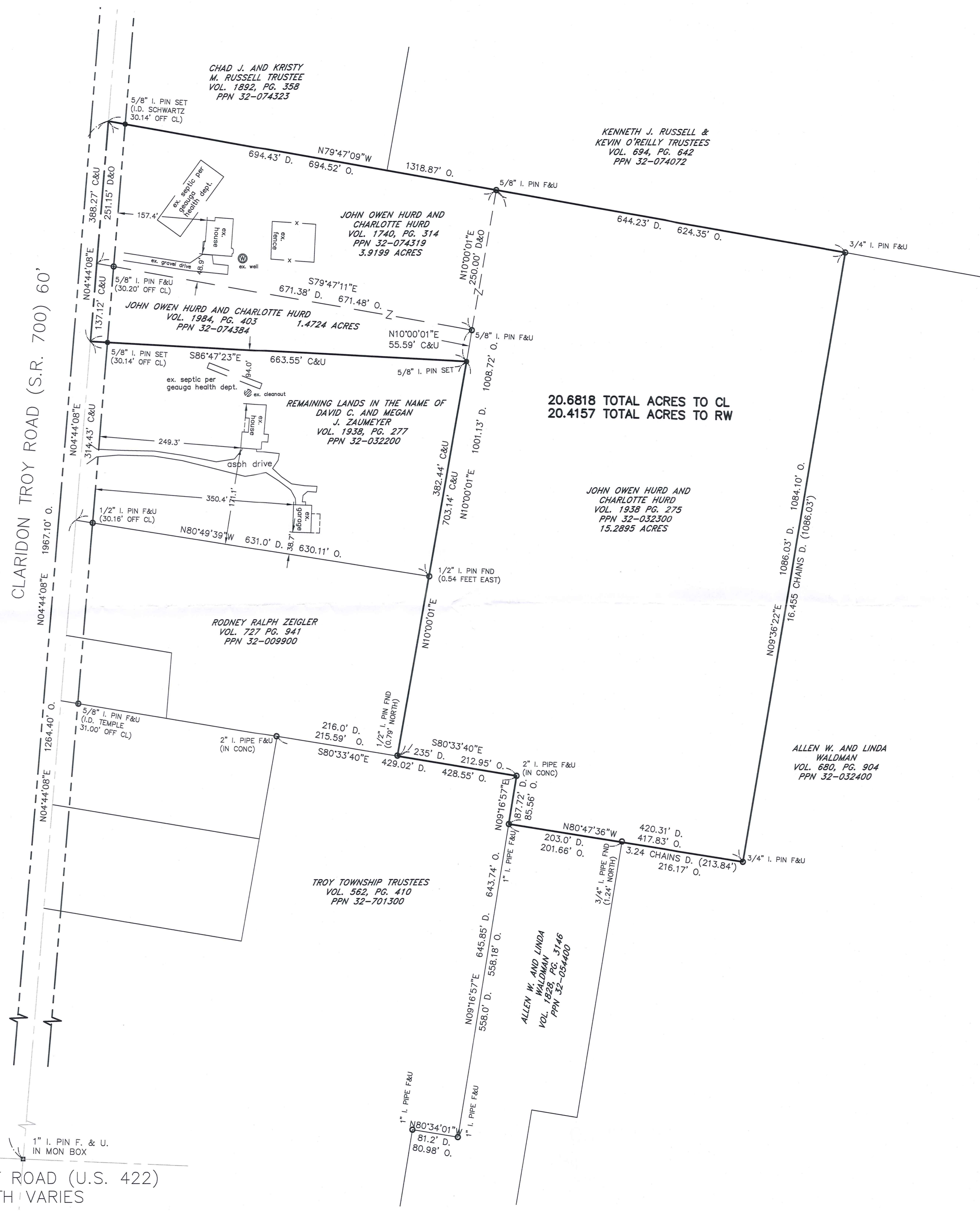
I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION. MONUMENTS WERE FOUND OR SET AS INDICATED. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS REFER TO AN ASSUMED MERIDIAN AND ARE INTENDED TO INDICATE ANGLES ONLY. ALL OF WHICH ARE CORRECT 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* 2.5.15  
 RUDY E. SCHWARTZ, P.S. #7193 Date



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



20.6818 TOTAL ACRES TO CL  
 20.4157 TOTAL ACRES TO RW

THIS CONSOLIDATION OF LAND COMPLIES WITH THE APPLICABLE TROY TOWNSHIP ZONING RESOLUTION.  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2015.  
 BY \_\_\_\_\_  
 TROY TOWNSHIP ZONING INSPECTOR

MAIN MARKET ROAD (U.S. 422)  
 WIDTH VARIES

TRO 00227  
TRO 00227

Hurd (15-01)  
Picked Up 02/06/15  
VOL 1986 pg. 1974  
PPN# 32-074319

CONSOLIDATION  
LEGAL DESCRIPTION  
OF A  
20.6818 ACRE PARCEL  
FOR  
JOHN OWEN HURD AND  
CHARLOTTE HURD

Situated in the Township of Troy, County of Geauga, and State of Ohio, and known as being a part of Section 13, and further being known as being all of a parcel of land conveyed to John Owen Hurd and Charlotte Hurd (PPN 32-032300) by deed recorded in Volume 1938, Page 275 of Geauga County Deed Records, also being all of a parcel of land conveyed to John Owen Hurd and Charlotte Hurd (PPN 32-074319) by deed recorded in Volume 1740, Page 314 of Geauga County Deed Records, and all of a parcel of land conveyed to John Owen Hurd and Charlotte Hurd (PPN 32-074384) by deed recorded in Volume 1984, Page 403 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Claridon Troy Road (S.R. 700), 60 feet wide, at the Southwesterly corner of land conveyed to Chad J. and Kristy M. Russell Trustees (PPN 32-074323) by deed recorded in Volume 1892, Page 358 of Geauga County Deed Records, said point lying North 4° 44' 08" East, along said centerline of Claridon Troy Road, a distance of 1967.10 feet from a monument box with a 1 inch iron pin found at its intersection with the centerline of Main Market Road (U.S. 422) width varies;

COURSE I Thence South 79° 47' 09" East, along the Southerly line of land so conveyed to Chad J. and Kristy M. Russell Trustees, and along the Southerly line of land conveyed to Kenneth J. Russell and Kevin O'Reilly Truatees (PPN 32-074072) by deed recorded in Volume 694, Page 642 of Geauga County Deed Records, and passing through a 5/8 inch iron pin set at 30.14 feet, a total distance of 1318.87 feet to a 3/4 inch iron pin found at the Northwesterly corner of land conveyed to Allen W. and Linda Waldman (PPN 32-032400) by deed recorded in Volume 680, Page 904 of Geauga County Deed Records;

COURSE II Thence South 9° 36' 22" West, along a Westerly line of land so conveyed to Allen W. and Linda Waldman, a distance of 1084.10 feet to a 3/4 inch iron pin found at an interior corner thereof;

COURSE III Thence North 80° 47' 36" West, along a Northerly line of land conveyed to Allen W. and Linda Waldman, and along the Northerly line of land conveyed to Allen W. and Linda Waldman (PPN 32-054400) by deed recorded in Volume 1828, Page 3146 of Geauga County Deed Records, a distance of 417.83 feet to a 1 inch iron pipe found at the Northwesterly corner thereof, said pipe also being on an Easterly line of land conveyed to Troy Township Trustees (PPN 32-701300) by deed recorded in Volume 562, Page 410 of Geauga County Deed Records;

