

REFERENCES USED:

- 1 DEEDS OF RECORD
- 2 PLAT OF SURVEY AND LOT SPLIT FOR RUTH MOLNAR BY RUDY SCHWARTZ 1/16/1998
- 3 SURVEY AND LOT SPLIT FOR ELM STREET PROPERTIES BY JOSEPH GUTOSKEY 6/10/03
- 4 1957 G.C.E. FIELD BOOK 160 PAGE 29

PLAT OF SURVEY AND LOT SPLIT
For
VALERIE PIOTROWSKI TRUSTEE
 SITUATED IN THE TOWNSHIP OF TROY, COUNTY OF GEauga AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF SECTION NO. 15, TROY TOWNSHIP.

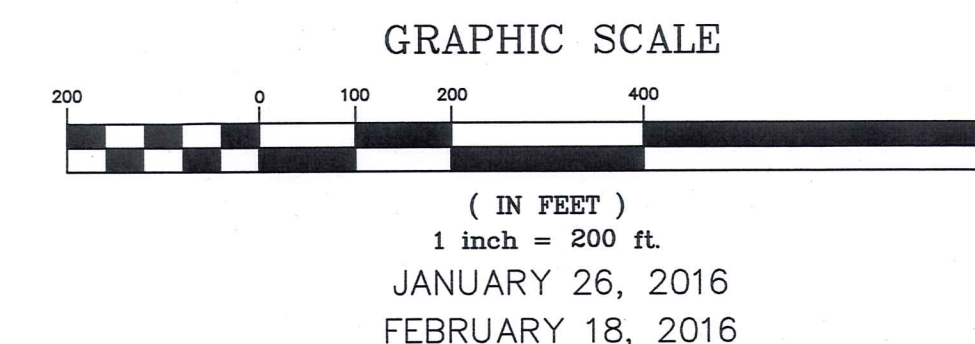
PREPARED FOR:
VALERIE PIOTROWSKI
 18949 CLARIDON-TROY RD
 HIRAM, OH 44234

LEGEND

- 5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
- Iron Pin
- Iron Pipe
- Mon. Monument
- Fa 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. Dead Record
- O.R. Official Record
- C.L. C/L Centerline
- e/p Edge of Pavement
- P Plat record information



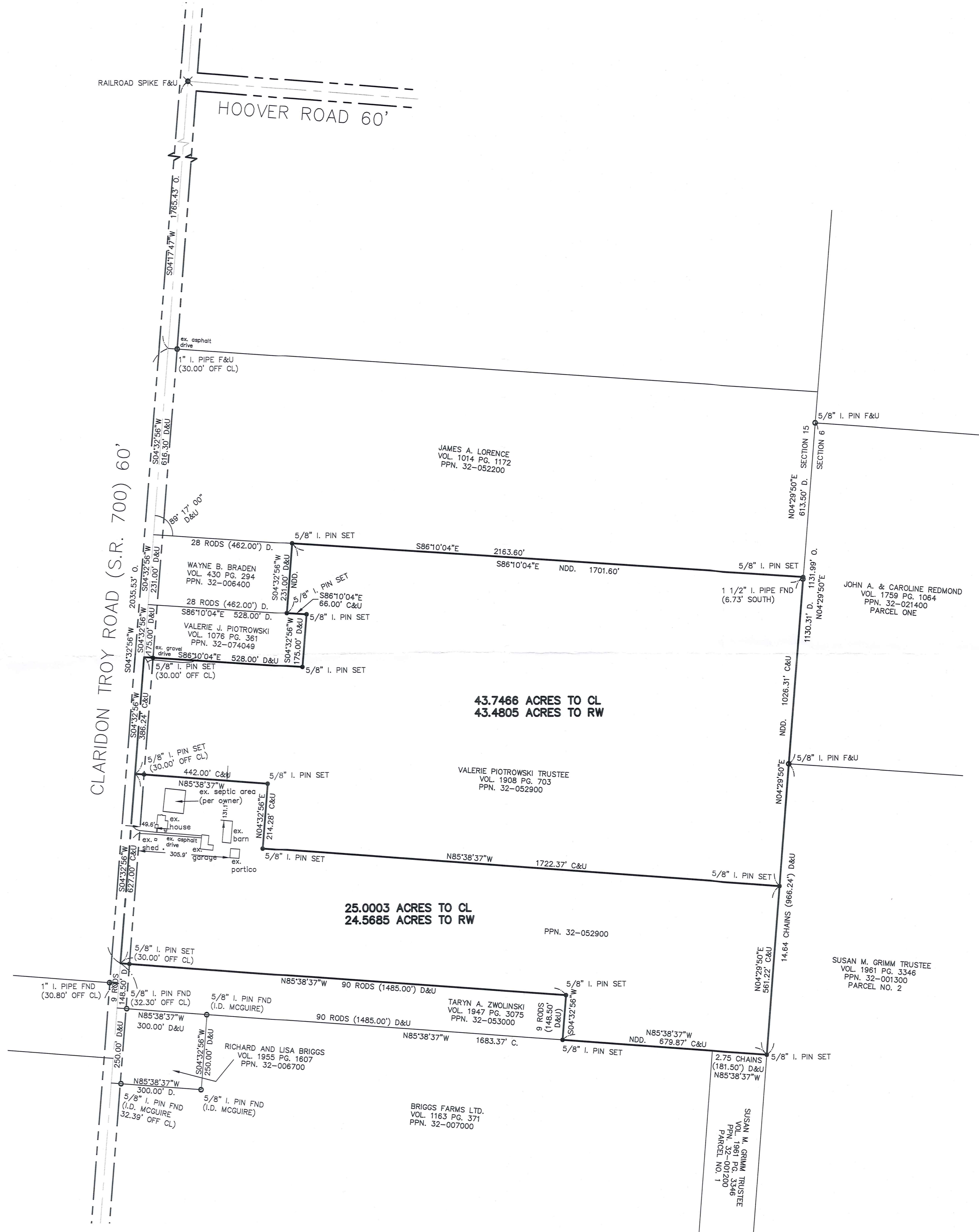
SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 313.251
m. b. s. m. 2/26/16
 GEauga COUNTY AUDITOR
 TAX MAP DEPT.



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 2-26-16
 RUDY E. SCHWARTZ, P.S. #7193 Date 7193
 STATE OF OHIO
 RUDY E. SCHWARTZ
 REGISTERED PROFESSIONAL SURVEYOR

PREPARED BY:
SCHWARTZ LAND SURVEYING INC.
 RUDY E. SCHWARTZ
 PROFESSIONAL SURVEYOR
 12121 KINSMAN ROAD
 NEWBURY, OHIO 44065
 440-564-8174 Fax: 440-564-8285



TRO 00236

TRO00236

Piotrowski, Valerie
(16-009)

picked up 2-26-16

Vol. 2016 pg 3353

pn# 32-052900

LEGAL DESCRIPTION
OF A
25.0003 ACRE PARCEL OF LAND
FOR
VALERIE PIOTROWSKI TRUSTEE

Situated in the Township of Troy, County of Geauga, and State of Ohio and known as being part of Section No. 15, and further being known as part of a parcel of land conveyed to Valerie Piotrowski Trustee (PPN 32-052900) by deed recorded in Volume 1908, Page 703 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 Northwesterly corner of land conveyed to James A. Lorence (PPN 32-052200) by deed recorded in Volume 1014, Page 1172 of Geauga County Deed Records, said point lying South 4° 17' 47" West along said centerline of Claridon Troy Road, a distance of 1765.43 feet from a railroad spike found at its intersection with the centerline of Hoover Road, 60 feet wide;

Thence South 4° 32' 56" West, continuing along said centerline of Claridon Troy Road, a distance of 2035.53 feet to a point at the Northwesterly corner of land conveyed to Taryn A. Zwolinski (PPN 32-053000) by deed recorded in Volume 1947, Page 3075 of Geauga County Deed Records and the Principal Place of Beginning of the Premises herein intended to be described;

- COURSE I Thence North 4° 32' 56" East, continuing along said centerline of Claridon Troy Road, a distance of 627.00 feet to a point;
- COURSE II Thence South 85° 38' 37" East, creating a new line, passing through a 5/8 inch iron pin set at 30.00 feet, a total distance of 442.00 feet to a 5/8 inch iron pin set;
- COURSE III Thence South 4° 32' 56" West, creating a new line, a distance of 214.28 feet to a 5/8 inch iron pin set;
- COURSE IV Thence South 85° 38' 37" East, creating a new line, a distance of 1722.37 feet to a 5/8 inch iron pin set on the Westerly line of parcel No. 2 of lands conveyed to Susan M. Grimm Trustee (PPN 32-001300) by deed recorded in Volume 1961, Page 3346 of Geauga County Deed Records;
- COURSE V Thence South 4° 29' 50" West, along said Westerly line of land so conveyed to Susan M. Grimm Trustee, a distance of 561.22 feet to a 5/8inch iron pin set at the Northeasterly corner of parcel No. 1 of lands

conveyed to Susan M. Grimm Trustee (PPN 32-001200) by deed recorded in Volume 1961, Page 3346 of Geauga County Deed Records;

COURSE VI

Thence North 85° 38' 37" West, along the Northerly line of said parcel No. 1 of lands conveyed to Susan M. Grimm Trustee (PPN 32-001200), and along the Northerly line of land conveyed to Briggs Farms Ltd. (PPN 32-007000) by deed recoded in Volume 1163, Page 371 of Geauga County Deed Records, a distance of 679.87 feet to a 5/8 inch iron pin set at the Southeasterly corner of land so conveyed to Taryn A. Zwolinski;

COURSE VII

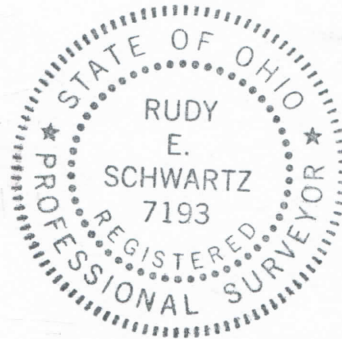
Thence North 4° 32' 56" East, along the Easterly line of land so conveyed to Taryn A. Zwolinski, a distance of 148.50 feet to a 5/8 inch iron pin set at the Northeasterly corner thereof;

COURSE VIII

Thence North 85° 38' 37" West, along the Northerly line of land so conveyed to Taryn A. Zwolinski, and passing through a 5/8 inch iron pin set at 1455.00 feet, a total distance of 1485.00 feet to the Place of Beginning and containing 25.0003 acres of land (24.5685 acres excepting the area within the right-of-way of Claridon Troy Road) as surveyed, calculated and described, on January 27, 2016 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

m.g.l.s.m 2/23/16
GEAUGA COUNTY AUDITOR *flw*
TAX MAP DEPT.



2.23.16

DATE

RUDY E. SCHWARTZ, P.S. 7193

LEGAL DESCRIPTION
OF A
43.7466 ACRE PARCEL OF LAND
FOR
VALERIE PIOTROWSKI TRUSTEE

Situated in the Township of Troy, County of Geauga, and State of Ohio and known as being part of Section No. 15, and further being known as part of a parcel of land conveyed to Valerie Piotrowski Trustee (PPN 32-052900) by deed recorded in Volume 1908, Page 703 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 Northwestern corner of land conveyed to James A. Lorence (PPN 32-052200) by deed recorded in Volume 1014, Page 1172 of Geauga County Deed Records, said point lying South 4° 17' 47" West along said centerline of Claridon Troy Road, a distance of 1765.43 feet from a railroad spike found at its intersection with the centerline of Hoover Road, 60 feet wide;

Thence South 4° 32' 56" West, continuing along said centerline of Claridon Troy Road, a distance of 2035.53 feet to a point at the Northwestern corner of land conveyed to Taryn A. Zwolinski (PPN 32-053000) by deed recorded in Volume 1947, Page 3075 of Geauga County Deed Records;

Thence North 4° 32' 56" East, along said centerline of Claridon Troy Road, a distance of 627.00 feet to a point at the Principal Place of Beginning of the Premises herein intended to be described;

- | | |
|------------|---|
| COURSE I | Thence North 4° 32' 56" East, continuing along said centerline of Claridon Troy Road, a distance of 386.24 feet to a point at the Southwesterly corner of land conveyed to Valerie J. Piotrowski (PPN 32-074049) by deed recorded in Volume 1076, Page 361 of Geauga County Deed Records; |
| COURSE II | Thence South 86° 10' 04" East, along the Southerly line of land so conveyed to Valerie J. Piotrowski, and passing through a 5/8 inch iron pin set at 30.00 feet, a total distance of 528.00 feet to a 5/8 inch iron pin set at the Southeasterly corner thereof; |
| COURSE III | Thence North 4° 32' 56" East, along the Easterly line of land so conveyed to Valerie J. Piotrowski, a distance of 175.00 feet to a 5/8 inch iron pin set at the Northeasterly corner thereof; |
| COURSE IV | Thence North 86° 10' 04" West, along the Northerly line of land so conveyed to Valerie J. Piotrowski, a distance of 66.00 feet to a 5/8 inch iron pin set at the Southeasterly corner of land conveyed to Wayne B. |

Braden (PPN 32-006400) by deed recorded in Volume 430, Page 294 of Geauga County Deed Records;

COURSE V

Thence North 4° 32' 56" East, along the Easterly line of land so conveyed to Wayne B. Braden, a distance of 231.00 feet to a 5/8 inch iron pin set at the Northeasterly corner thereof, said pin also being on the Southerly line of land conveyed to James A. Lorence (PPN 32-052200) by deed recorded in Volume 1014, Page 1172 of Geauga County Deed Records;

COURSE VI

Thence South 86° 10' 04" East, along the Southerly line of land so conveyed to James A. Lorence, a distance of 1701.60 feet to a 5/8 inch iron pin set at the Southeasterly corner thereof, said pin also being on the Westerly line of parcel No. 1 of lands conveyed to John A. and Caroline Redmond (PPN 32-021400) by deed recorded in Volume 1759, Page 1064 of Geauga County Deed Records, said pin also being on the shared line of Section Nos. 15 and 6 (witness a 1 1/2 inch iron pipe found 6.73 feet south);

COURSE VII

Thence South 4° 29' 50" West, along the Westerly line of land so conveyed to John A. and Caroline Redmond, and along the Westerly line of parcel No. 2 of lands conveyed to Susan M. Grimm Trustee (PPN 32-001300) by deed recorded in Volume 1961, Page 3346 of Geauga County Deed Records, also being said shared line of Section Nos. 15 and 6, a distance of 1026.31 feet to a 5/8 inch iron pin set;

COURSE VIII

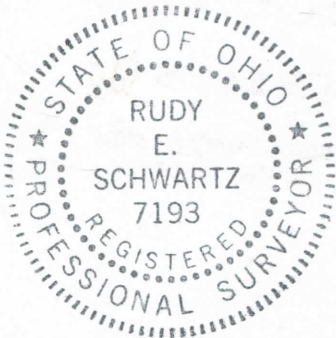
Thence North 85° 38' 37" West, creating a new line, a distance of 1722.37 feet to a 5/8 inch iron pin set;

COURSE IX

Thence North 4° 32' 56" East, creating a new line, a distance of 214.28 feet to a 5/8 inch iron pin set;

COURSE X

Thence North 85° 38' 37" West creating a new line, passing through a 5/8 inch iron pin set at 412.00 feet, a total distance of 442.00 feet to the Principal Place of Beginning and containing 43.7466 acres of land (43.4805 acres excepting the area within the right-of-way of Claridon Troy Road) as surveyed, calculated and described, on January 27, 2016 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.



2-23-16

[Handwritten Signature]

DATE

SURVEY PLAT & LEGAL DESCRIPTION APPROVED PER R.C. 315.251 RUDY E. SCHWARTZ, P.S. 7193

m.b./s.m. 2/26/16
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.