

NOTES:

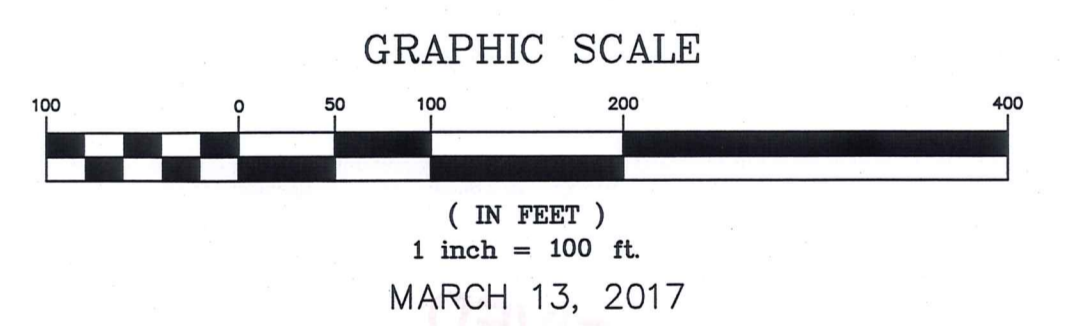
- 1 DEEDS OF RECORD
- 2 TAX MAPS
- 3 MAP OF SURVEY FOR THOMAS BLAIR Jr. BY J.W. DANIEL 7/29/09

PLAT OF SURVEY AND LOT SPLIT
For
ELLEN B. BODNAR
 SITUATED IN THE TOWNSHIP OF TROY, COUNTY OF GEauga AND
 THE STATE OF OHIO AND KNOWN AS BEING A PART OF SECTION 5,
 IN SAID TOWNSHIP.

PREPARED FOR:
ELLEN B. BODNAR
 15043 GROVE RD
 GARRETSVILLE, OH 44231

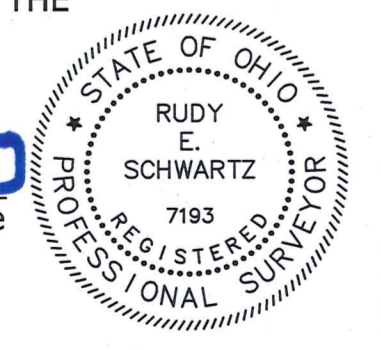
LEGEND

- ips 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
- N.D.D No Deed Distance
- 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



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 3.22.17
 RUDY E. SCHWARTZ, P.S. #7193 Date

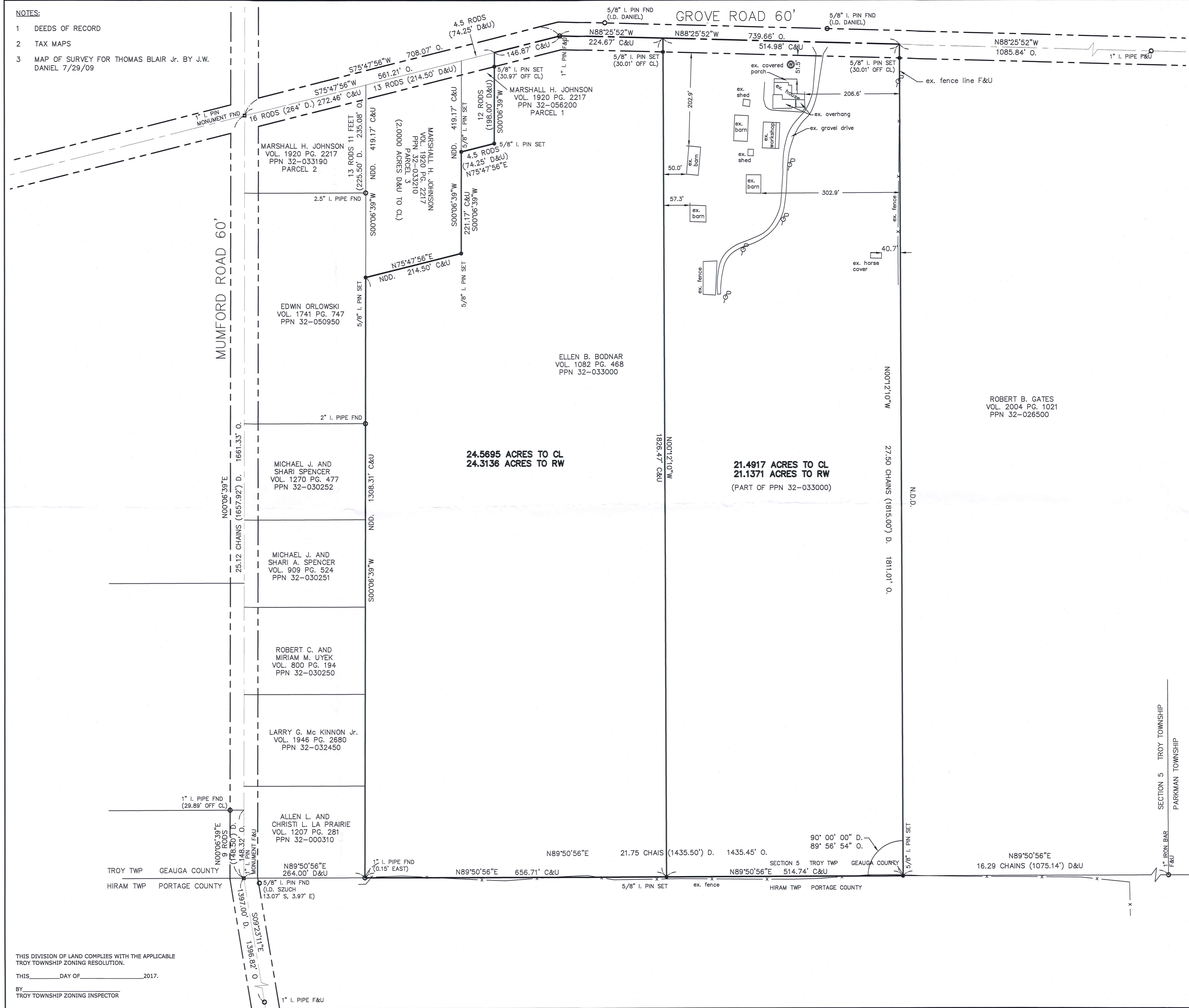


SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 315.251
[Signature] 03.23.17
 GEauga COUNTY AUDITOR
 TAX MAP DEPT.

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 _____ 2017.
 BY _____
 TROY TOWNSHIP ZONING INSPECTOR



TRO00242
TRO00242

Bodnar, Ellen B. (17-033)
Picked Up 03/27/17

LEGAL DESCRIPTION
OF A
21.4917 ACRE PARCEL
FOR
ELLEN B. BODNAR

Situated in the Township of Troy, County of Geauga, and State of Ohio and known as being a part of Section 5, and further known as being part of a parcel of land conveyed to Ellen B. Bodnar (PPN 32-033000) by deed recorded in Volume 1082, Page 468 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a monument box with a 1 inch iron pin found at the intersection of the centerlines of Grove Road, 60 feet wide, and Mumford Road, 60 feet wide, said monument lying North 0° 06' 39" East, along said centerline of Mumford Road, a distance of 1661.33 feet from a monument box with a 1 inch iron pin found on the shared line of (Section 5) Troy Township (Gauga County), and Hiram Township (Portage County);

Thence North 75° 47' 56" East, along said centerline of Grove Road, a distance of 708.07 feet to a 1 inch iron pin found at an angle point in the road;

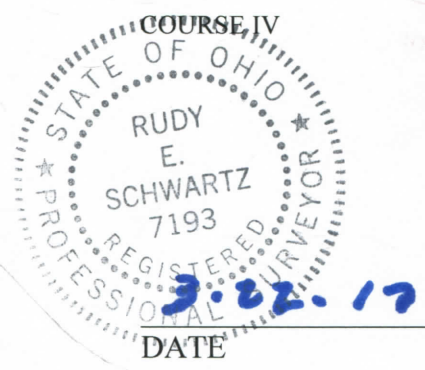
Thence South 88° 25' 52" East, continuing along said centerline of Grove Road, a distance of 224.67 feet to a point at the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence South 88° 25' 52" East, continuing along said centerline of Grove Road, a distance of 514.98 feet to a point at the Northwesterly corner of land conveyed to Robert B. Gates (PPN 32-026500) by deed recorded in Volume 2004, Page 1021 of Geauga County Deed Records;

COURSE II Thence South 0° 12' 10" East, along the Westerly line of land so conveyed to Robert B. Gates, and passing through a 5/8 inch iron pin set at 30.01 feet, a total distance of 1811.01 feet to a 5/8 inch iron pin set at the Southwesterly corner thereof, said pin also being on the said shared line of (Section 5) Troy Township (Gauga County), and Hiram Township (Portage County);

COURSE III Thence South 89° 50' 56" West, along said shared line of (Section 5) Troy Township (Gauga County), and Hiram Township (Portage County), a distance of 514.74 feet to a 5/8 inch iron pin set;

Thence North 0° 12' 10" West (creating a new line) passing through a 5/8 inch iron pin set at 1796.46 feet, a total distance of 1826.47 feet to the Principal Place of Beginning and containing 21.4917 acres of land (21.1371 acres excepting the area within the right-of-way of Grove Road, as surveyed, calculated and described, on March 13, 2017 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.



[Handwritten Signature]

RUDY E. SCHWARTZ, P.S. 7193

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

[Handwritten Signature] 03/23/17
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

LEGAL DESCRIPTION
OF A
24.5695 ACRE PARCEL
FOR
ELLEN B. BODNAR

Situated in the Township of Troy, County of Geauga, and State of Ohio and known as being a part of Section 5, and further known as being part of a parcel of land conveyed to Ellen B. Bodnar (PPN 32-033000) by deed recorded in Volume 1082, Page 468 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a monument box with a 1 inch iron pin found at the intersection of the centerlines of Grove Road, 60 feet wide, and Mumford Road, 60 feet wide, said monument lying North $0^{\circ} 06' 39''$ East, along said centerline of Mumford Road, a distance of 1661.33 feet from a monument box with a 1 inch iron pin found on the shared line of (Section 5) Troy Township (Gauga County), and Hiram Township (Portage County);

Thence North $75^{\circ} 47' 56''$ East, along said centerline of Grove Road, a distance of 561.21 feet to a point at the Northeasterly corner of parcel 1 of lands conveyed to Marshal H. Johnson (PPN 32-056200) by deed recorded in Volume 1920, Page 2217 of Geauga County Deed Records, said point being at the Principal Place of Beginning of the premises herein intended to be described;

- COURSE I Thence North $75^{\circ} 47' 56''$ East, continuing along said centerline of Grove Road, a distance of 146.87 feet to a 1 inch iron pin found at an angle point;
- COURSE II Thence South $88^{\circ} 25' 52''$ East, continuing along said centerline of Grove Road, a distance of 224.67 feet to a point;
- COURSE III Thence South $0^{\circ} 12' 10''$ East (creating a new line) passing through a 5/8 inch iron pin set at 30.01 feet, a total distance of 1826.47 feet to a 5/8 inch iron pin set at said shared line of (Section 5) Troy Township (Gauga County), and Hiram Township (Portage County);
- COURSE IV Thence South $89^{\circ} 50' 56''$ West, along said said shared line of (Section 5) Troy Township (Gauga County), and Hiram Township (Portage County), a distance of 656.71 feet to a point at the Southeasterly corner of land conveyed to Allen L. and Christi L. La Prairie (PPN 32-000310) by deed recorded in Volume 1207, Page 281 of Geauga County Deed Records (witness a 1 inch iron pipe found 0.15' East);
- COURSE V Thence North $0^{\circ} 06' 39''$ East, along said Easterly line of land so conveyed to Allen L. and Christi L. La Prairie, and along the Easterly

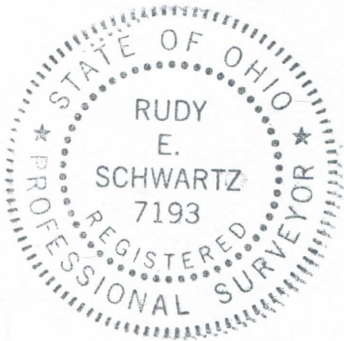
line of land conveyed to Larry G. Mc Kinnon Jr. (PPN 32-032450) by deed recorded in Volume 1946, Page 2680 of Geauga County Deed Records, and along the Easterly line of land conveyed to Robert C. and Miriam M. Uyek (PPN 32-030250) by deed recorded in Volume 800, Page 194 of Geauga County Deed Records, and along the Easterly line of land conveyed to Michael J. and Shari A. Spencer (PPN 32-030251) by deed recorded in Volume 909, Page 524 of Geauga County Deed Records, and along the Easterly line of land conveyed to Michael J. and Shari A. Spencer (PPN 32-030252) by deed recorded in Volume 1270, Page 477 of Geauga County Deed Records, along the Easterly line of land conveyed to Edwin Orłowski (PPN 32-050950) by deed recorded in Volume 1741, Page 747 of Geauga County Deed Records, a distance of 1308.31 feet to a 5/8 inch iron pin set at the Southwesterly corner of parcel 3 of lands conveyed to Marshall H. Johnson (PPN 32-033210) by deed recorded in Volume 1920, Page 2217 of Geauga County Deed Records;

COURSE VI Thence North 75° 47' 56" East, along the Southerly line of land so conveyed to Marshall H. Johnson, a distance of 214.50 feet to a 5/8 inch iron pin set at the Southeasterly corner thereof;

COURSE VII Thence North 0° 06' 39" East, along the Easterly line of land so conveyed to Marshall H. Johnson, a distance of 221.17 feet to a 5/8 inch iron pin set at the Southwesterly corner of parcel No. 1 of lands so conveyed to Marshall H. Johnson (PPN 32-056200);

COURSE VIII Thence North 75° 47' 56" East, along the Southerly line of land so conveyed to Marshall H. Johnson (PPN 32-056200), a distance of 74.25 feet to a 5/8 inch iron pin set at the Southeasterly corner thereof;

COURSE IX Thence North 0° 06' 39" East, along the Easterly line of land so conveyed to Marshall H. Johnson (PPN 32-056200), and passing through a 5/8 inch iron pin set at 167.03 feet, a total distance of 198.00 feet to the Principal Place of Beginning and containing 24.5695 acres of land (24.3136 acres excepting the area within the right-of-way of Grove Road, as surveyed, calculated and described, on March 13, 2017 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.



3.22.17

DATE

[Handwritten Signature]

RUDY E. SCHWARTZ, P.S. 7193

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

[Handwritten Signature] 03/23/17

GAUGA COUNTY AUDITOR
TAX MAP DEPT.

[Handwritten Initials]