

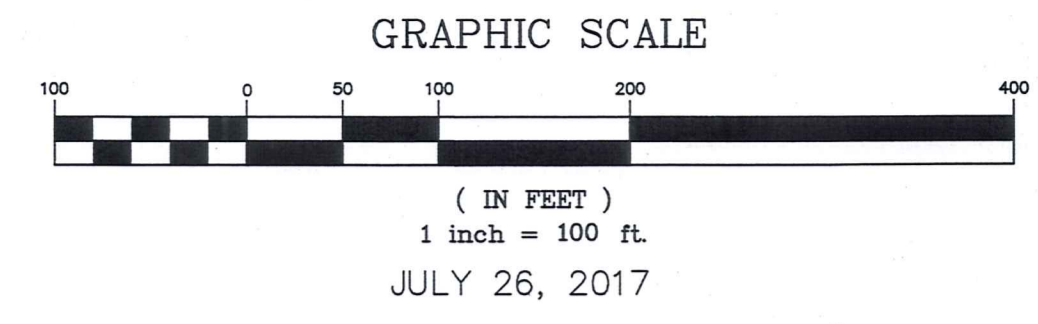
LEGEND

•	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
○	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

- REFERENCES USED:**
- DEEDS OF RECORD
 - SEDIYV SURVEY BY WILLIAM R. LOETZ 10/12/2000
 - CONSOLIDATION PLAT FOR GREGORY F. AND TERRY B. PRUSSA BY SCHWARTZ LAND SURVEYING 1/13/15
THE LANDINGS 1 SUBDIVISION PLAT VOL. 13 PGS. 85-86
TROY PROPERTIES SUBDIVISION PLAT VOL. 14 Pg. 21

**CONSOLIDATION PLAT FOR
For
SCOTT WILLIAM JONES, TRUSTEE**
SITUATED IN THE TOWNSHIP OF TROY, COUNTY OF GEauga AND
THE STATE OF OHIO AND KNOWN AS BEING A PART OF SECTION 24,
TROY TOWNSHIP.

PREPARED FOR:
SCOTT WILLIAM JONES, TRUSTEE
3260 OLD MILL RD
HUDSON, OH 44236



THOMAS J. AND PAMELA S. SCHMITT
VOL. 954 PG. 962
PPN 32-074179

THOMAS J. AND PAMELA S. SCHMITT
VOL. 1854 PG. 310
PPN 32-074162

CHARLES F. BROWN AND RACHAEL TETLOW
VOL. 1908 PG. 1085
PPN 32-074161

SCOTT WILLIAM JONES, TRUSTEE
VOL. 2033 PG. 2189
PPN 32-072351
4.9989 ACRES

GREGORY F. AND TERRY AKA
TERRY B. PRUSSA
VOL. 1985 PG. 1494
PPN 32-032700

SCOTT WILLIAM JONES, TRUSTEE
VOL. 2033 PG. 2189
PPN 32-074157
10.0412 ACRES

15.0401 TOTAL CONSOLIDATED ACRES TO CL
14.8679 TOTAL CONSOLIDATED ACRES TO RW

ELLEN IMHOF MATLOCK
VOL. 1211 PG. 271
PPN 32-074214
FIRST PARCEL

ELLEN IMHOF MATLOCK
VOL. 1211 PG. 271
PPN 32-032600

LEE DAVID AND
KATHLEEN IMHOF
VOL. 740 PG. 253
PPN 32-074066

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 8.4.17
RUDY E. SCHWARTZ, P.S. #7193 Date

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
JUL 28 2017
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

THIS CONSOLIDATION OF LAND COMPLIES WITH THE
APPLICABLE TROY TOWNSHIP ZONING RESOLUTION.
THIS _____ DAY OF _____ 2017.
BY _____
TROY TOWNSHIP ZONING INSPECTOR

SECTION 24
SECTION 25

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

TR000246
TR000246

Jones, Scott William (17-099)
Picked Up 08/08/17
VOL. 2037 pg 2286
pn # 32-074157

CONSOLIDATION
LEGAL DESCRIPTION
OF A
15.0401 ACRE PARCEL
FOR
SCOTT WILLIAM JONES, TRUSTEE

Situated in the Township of Troy, County of Geauga and State of Ohio and known as being a part of Section No. 24, and further being known as all of a parcel of land conveyed to Scott William Jones, Trustee (PPN 32-072351) by deed recorded in Volume 2033, Page 2189 of Geauga County Deed Records, and also being all of a parcel of land conveyed to Scott William Jones, Trustee (PPN 32-074157) by deed recorded in Volume 2033, Page 2189, further bounded and described as follows;

Beginning at an angle point in the centerline of Fox Road, 60 feet wide, at the Northeasterly corner of land conveyed to Lee David and Kathleen Imhof (PPN 32-074066) by deed recorded in Volume 740, Page 253 of Geauga County Deed Records, said point lying North 44° 43' 18" East, along said centerline of Fox Road, a distance of 1920.02 feet from a 3/4 inch iron pin found at its intersection with the centerline of Winagle Road, 60 feet wide;

Thence North 85° 58' 46" West, along the Northerly line of land so conveyed to Lee David and Kathleen Imhof, and along the Northerly line of land conveyed to Ellen Imhof Matlock (PPN 32-032600) by deed recorded in Volume 1211, Page 271 of Geauga County Deed records, and passing through a 3/4 inch iron pin found at 39.50 feet, a total distance of 2067.65 feet to a 5/8 inch iron pin found at the Southwesterly corner of land conveyed to Gregory F. and Terry aka Terry B. Prusa (PPN 32-032700) by deed recorded in Volume 1985, Page 1494 of Geauga County Deed Records, and the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence North 85° 54' 27" West, continuing along said Northerly line of land so conveyed to Ellen Imhof Matlock, and along the Northerly line of the first parcel of lands conveyed to a Ellen Imhof Matlock (PPN 32-074214) by deed recorded in Volume 1211, Page 271 of Geauga County Deed records, and passing through a 5/8 inch iron pin set at 1720.63 feet, a total distance of 1750.63 feet to a point in the centerline of Shaw Road, 60 feet wide, said point also being on the shared line between lot No. 60 (Auburn Township) and Section 24 (Troy Township);

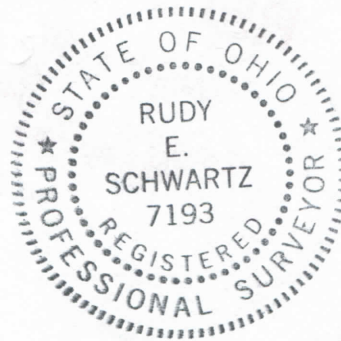
COURSE II Thence North 4° 04' 31" East, along said centerline of Shaw Road, also being said the shared line between lot No. 60 (Auburn Township) and Section 24 (Troy Township), a distance of 250.00 feet to a point at the Southwesterly corner of land so conveyed to Charles F. Brown and Rachael Tetlow (PPN 32-074161) by deed recorded in Volume 1908, Page 1085 of Geauga County Deed Records;

COURSE III Thence South 85° 54' 03" East, along the Southerly line of land so conveyed to Charles F. Brown and Rachael Tetlow, and passing through a 5/8 inch iron pin found at 37.67 feet, a total distance of 879.14 feet to a point at the Southeasterly corner thereof (witness a 5/8 inch iron pin found 0.37 feet North);

COURSE IV Thence North 3° 51' 54" East, along the Easterly line of land so conveyed to Charles F. Brown and Rachael Tetlow, a distance of 250.08 feet to a point at a Southwesterly corner of land conveyed to Thomas J. and Pamela S. Schmitt (PPN 32-074179) by deed recorded in Volume 954, Page 962 of Geauga County Deed Records (witness a 5/8 inch iron pin found 0.23' North);

COURSE V Thence South 85° 53' 36" East, along the Southerly line of land so conveyed to Thomas J. and Pamela S. Schmitt, a distance of 871.06 feet to a 5/8 inch iron pin found at the Southeasterly corner thereof, said pin also being on said Westerly line of land so conveyed to Gregory F. and Terry aka Terry B. Prusa;

COURSE VI Thence South 3° 55' 18" West, along said Westerly line of land so conveyed to Gregory F. and Terry aka Terry B. Prusa, a distance of 499.76 feet to the Principal Place of Beginning and containing 15.0401 acres of land (14.8680 acres excepting the area within the right-of-way of Shaw Road, 4.9989 acres all of PPN 32-072351, and 10.0412 acres all of PPN 32-074157) as surveyed, and calculated and described on July 27, 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.



8.4.17

DATE

[Handwritten Signature]

RUDY E. SCHWARTZ, P.S. 7193

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

[Handwritten Signature] 08/08/17

**GEAUGA COUNTY AUDITOR
TAX MAP DEPT.**

[Handwritten Initials]