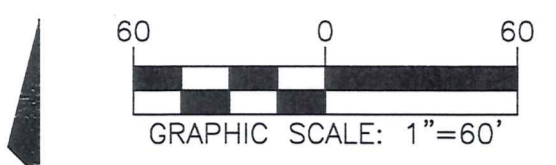


WINAGLE ROAD 60' R/W



**BASIS OF BEARINGS:**  
 The Basis of Bearings in the centerline of Fox Road, N. 41°07'30"E., as defined in the deed recorded in OR 2041, Page 1320 of the Geauga County Records.

- LEGEND:**
- CAPPED REBAR SET  
5 8" DIA., 30" LONG  
CAP MARKED RLS 8270
  - IRON PIN FOUND AS NOTED
  - R/W RIGHT OF WAY
  - PROPERTY LINE
  - - - CENTERLINE
  - - - OTHER PROPERTY LINE
  - - - SETBACK LINE

V/L Fox Road  
 Michael Zenisek  
 Volume 653, Page 710  
 parcel 2  
 P.N. 32-074029

18730 Fox Road  
 Dennis J. Schreckengost and  
 Linda J. Schreckengost  
 OR 1846, Page 363  
 P.N. 32-073600

18770 Fox Road  
 Michael Zenisek  
 Volume 653, Page 710  
 parcel 1  
 P.N. 32-073600

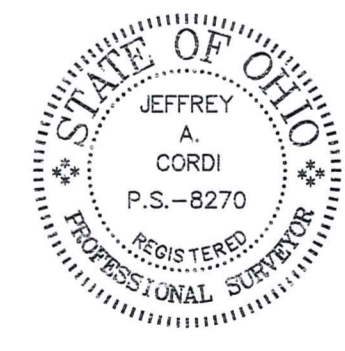
V/L Fox Road  
 Smith Farm, LTD  
 OR 1719, Page 2634  
 P.N. 32-047800

18680 Fox Road  
 Joseph B. Zenisek and  
 Darlene J. Zenisek  
 OR 2041, Page 1320  
 P.N. 32-073400

18680 Fox Road  
 Joseph B. Zenisek and  
 Darlene J. Zenisek  
 OR 2041, Page 1320  
 P.N. 32-073400

This division of land complies with the applicable  
 Troy Township Zoning Resolution

Zoning Inspector \_\_\_\_\_ date \_\_\_\_\_



I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SHOWN, THAT I HAVE FOUND OR SET PINS OR MONUMENTS AS SHOWN HEREON AND THAT THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

JEFFREY A. CORDI, P.S. #8270 DATE 10-9-18  
 1057 INDEPENDENCE AVENUE  
 AKRON, OHIO 44310  
 330-388-8148  
 CordiSurvey@gmail.com

SURVEY PLAT & LEGAL DESCRIPTION  
 APPROVED PER R.C. 315.251  
 GEAGA COUNTY ENGINEER  
 TAX MAP DEPT.

### LOT SPLIT FOR 18680 Fox Road

SITUATED IN TROY TOWNSHIP, GEAGA COUNTY, OHIO  
 AND KNOWN AS BEING PART OF SECTION 25  
 OF SAID TOWNSHIP

SCALE: 1" = 60' DATE: OCTOBER, 2018

TRO 00270

ZENISEK

18-110

Revised Op: 11/5/19

TRO 00270

**SPLIT PARCEL  
3.2108 TOTAL ACRES  
0.2066 ACRE IN R/W**

Situated in Troy Township, Geauga County, Ohio and known as being part of Section 25 of said township, also being part of land owned by Joseph B. Zenisek and Darlene J. Zenisek as conveyed by deed recorded in Official Record 2041, Page 1320 (P.N. 32-073400) of the Geauga County Records, more fully described as follows:

Commencing at a one inch bar found at the intersection of the centerlines of Wigangle Road (60 foot right of way) and Fox Road (60 foot right of way); thence South  $41^{\circ}07'30''$ West, 549.45 feet along the centerline of said Fox Road to the northeasterly corner of said Zenisek parcel witness a capped rebar set (5/8 inch diameter, 30 inches long, cap marked "CORDI 8270", typical) North  $89^{\circ}36'02''$ West, 39.59 feet on the northwesterly right of way line of said Fox Road; thence South  $41^{\circ}07'30''$ West, 393.01 feet continuing along the centerline of said Fox Road to the **TRUE PLACE OF BEGINNING** for the land herein described, witness a capped rebar set North  $66^{\circ}53'14''$ West, 31.55 feet on the northwesterly right of way line of said Fox Road;

1) Thence **South  $41^{\circ}07'30''$ West, 300.00 feet** continuing along the centerline of said Fox Road to the northeasterly corner of a parcel now or formerly owned by Dennis J. Schreckengost and Linda J. Schreckengost as recorded in Official Record 1846, Page 363 (P.N. 32-073500) of the Geauga County Records, witness a capped rebar set North  $66^{\circ}53'14''$ West, 31.55 feet on the northwesterly right of way line of said Fox Road;

2) Thence **North  $66^{\circ}53'14''$ West, 429.71 feet** along the northeasterly line of said Schreckengost parcel to a capped rebar set;

3) Thence **North  $00^{\circ}00'00''$ East, 105.42 feet** to a capped rebar set;

4) Thence **North  $41^{\circ}07'30''$ East, 198.05 feet** to a capped rebar set;

5) Thence **South  $66^{\circ}53'14''$ East, 502.62 feet** to the **TRUE PLACE OF BEGINNING** and containing **3.2108 acres** of land of which 0.2066 acre is within the right of way limits of said Fox Road as surveyed by Jeffrey A. Cordi (Ohio Professional Surveyor Number 8270) in June of 2018 and subject to all legal highways, easements and restrictions of record;

TRO 00270

19-110

The Basis of Bearings is the centerline of Fox Road, South  $41^{\circ}07'30''$  West, as defined in the deed recorded in Official Record 2041, Page 1320 (P.N. 32-073400) of the Geauga County Records.

The above described land is a new parcel created from the parcel owned by Joseph B. Zenisek and Darlene J. Zenisek as conveyed by deed recorded in Official Record 2041, Page 1320 (P.N. 32-073400) of the Geauga County Records.



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

*[Signature]* 11/5/19  
**GEAUGA COUNTY ENGINEER  
TAX MAP DEPT.**

**REMAINDER PARCEL  
6.3389 TOTAL ACRES  
0.2651 ACRE IN R/W**

Situated in Troy Township, Geauga County, Ohio and known as being part of Section 25 of said township, also being part of land owned by Joseph B. Zenisek and Darlene J. Zenisek as conveyed by deed recorded in Official Record 2041, Page 1320 (P.N. 32-073400) of the Geauga County Records, more fully described as follows:

Commencing at a one inch bar found at the intersection of the centerlines of Wigangle Road (60 foot right of way) and Fox Road (60 foot right of way); thence South  $41^{\circ}07'30''$ West, 549.45 feet along the centerline of said Fox Road to the northeasterly corner of said Zenisek parcel and the **TRUE PLACE OF BEGINNING** for the land herein described, witness a capped rebar set (5/8 inch diameter, 30 inches long, cap marked "CORDI 8270", typical) North  $89^{\circ}36'02''$ West, 39.59 feet on the northwesterly right of way line of said Fox Road;

1) Thence **South  $41^{\circ}07'30''$ West, 393.01 feet** along the centerline of said Fox Road to a point, witness a capped rebar set North  $66^{\circ}53'14''$ West, 31.55 feet on the northwesterly right of way line of said Fox Road;

2) Thence **North  $66^{\circ}53'14''$ West, 502.62 feet** to a capped rebar set;

3) Thence **South  $41^{\circ}07'30''$ West, 198.05 feet** to a capped rebar set;

4) Thence **South  $00^{\circ}00'00''$ East, 105.42 feet** to a capped rebar set on the northeasterly line of a parcel now or formerly owned by Dennis J. Schreckengost and Linda J. Schreckengost as recorded in Official Record 1846, Page 363 (P.N. 32-073500) of the Geauga County Records;

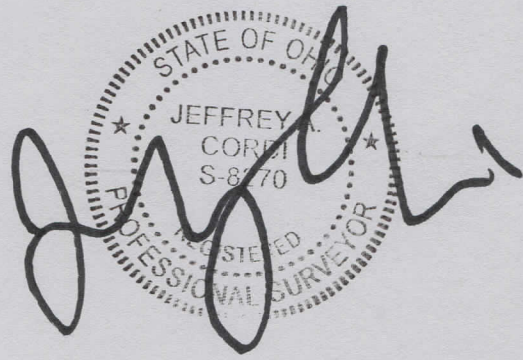
5) Thence **North  $66^{\circ}53'14''$ West, 504.53 feet** along said Schreckengost parcel to a capped rebar set on the easterly line of a parcel now or formerly owned by Michael Zenisek as recorded in Volume 653, Page 710 (P.N. 32-074029) of the Geauga County Records;

6) Thence **North  $00^{\circ}02'57''$ East, 164.47 feet** along the easterly line of said Michael Zenisek parcel to a one inch diameter open pipe found on the southerly line of a parcel now or formerly owned by Smith Farm, LTD as recorded in Official Record 1719, Page 2634 (P.N. 32-047800) of the Geauga County Records;

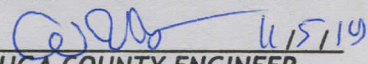
7) Thence **South 89°36'02"East, 1314.94 feet** along the southerly line of said Smith Farm parcel to the **TRUE PLACE OF BEGINNING** and containing **6.3389 acres** of land of which 0.2651 acre is within the right of way limits of said Fox Road as surveyed by Jeffrey A. Cordi (Ohio Professional Surveyor Number 8270) in October of 2018 and subject to all legal highways, easements and restrictions of record;

The Basis of Bearings is the centerline of Fox Road, South 41°07'30"West, as defined in the deed recorded in Official Record 2041, Page 1320 (P.N. 32-073400) of the Geauga County Records.

The above described land is the remainder of the parcel owned by Joseph B. Zenisek and Darlene J. Zenisek as conveyed by deed recorded in Official Record 2041, Page 1320 (P.N. 32-073400) of the Geauga County Records after the creation of a 3.2108 acre parcel.



A circular professional seal for Jeffrey A. Cordi, Registered Professional Surveyor, State of Ohio, No. S-8270. The seal is partially obscured by a large, stylized handwritten signature in black ink.

**SURVEY PLAT & LEGAL DESCRIPTION**  
**APPROVED PER R.C. 315.251**  
  
**GEAUGA COUNTY ENGINEER**  
**TAX MAP DEPT.**

RECEIVED  
APR 11 2019  
TAX MAP DEPT.