

REFERENCES USED:

- 1 DEEDS OF RECORD
- 2 PLAT OF SURVEY FOR MARY G. BREZO PROPERTY BY FORESIGHT ENGINEERING GROUP 4/06/00
- 3 PLAT OF SURVEY FOR TOM LEA HERITAGE INC. BY JOHN J. FRANCIS 8/07/01

PLAT OF SURVEY
For
DONALD E. AND MARY ANN ANNA
 SITUATED IN THE TOWNSHIP OF TROY, COUNTY OF GEauga AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF SECTION 4.

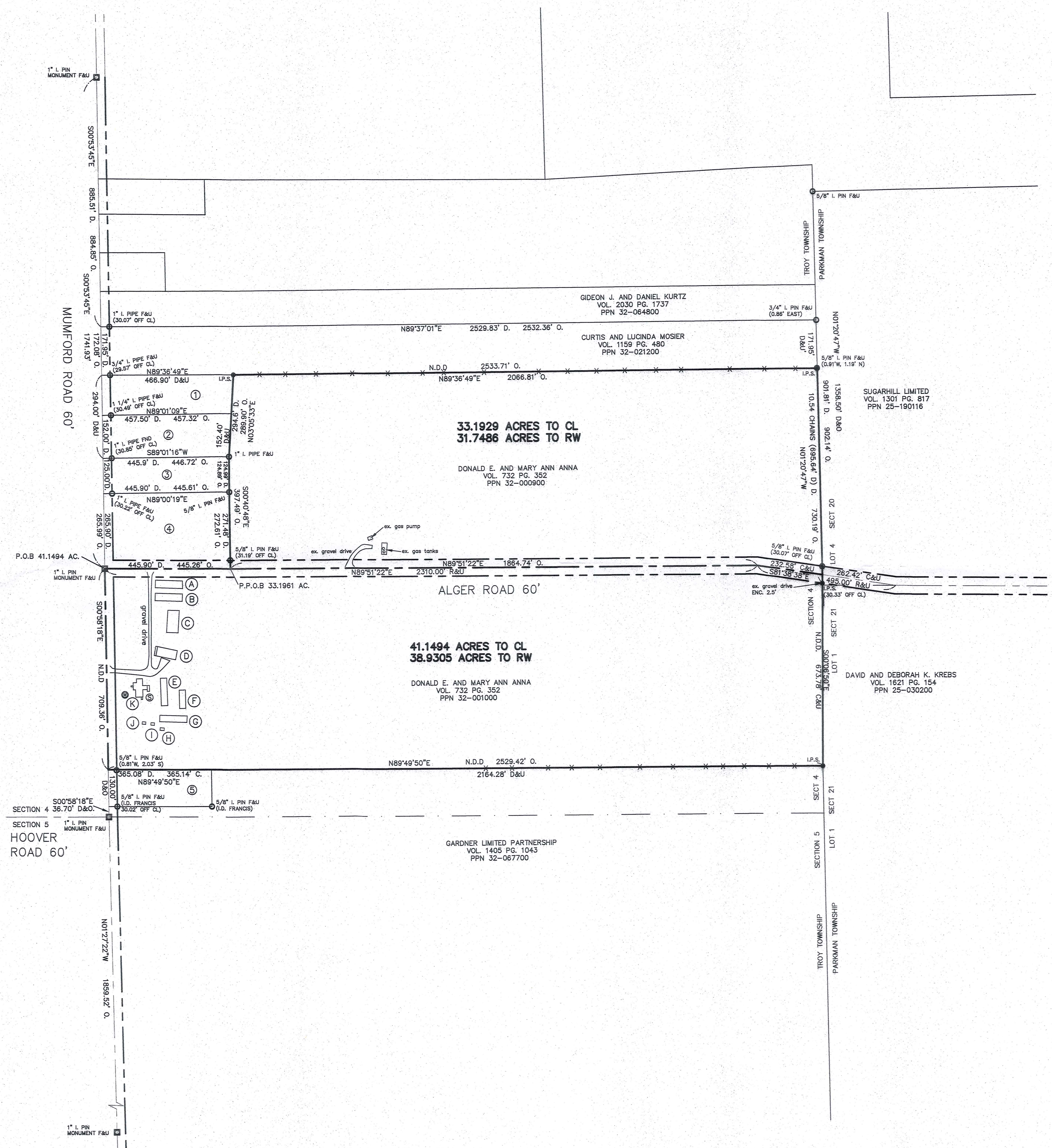
PREPARED FOR:
 DONALD E. AND MARY ANN ANNA
 18587 MUMFORD RD
 GARRETSVILLE, OH 44231

PROPERTY DETAILS:

- 1 MATTHEW R. AND BRITTANY L. KLEINHEN VOL. 2035 PG. 485 PPN 32-050000
- 2 NORMAN M. AND SYLVIA NOWAKOWSKI VOL. 1895 PG. 753 PPN 32-049900
- 3 STEPHEN A. BALDWIN VOL. 1914 PG. 963 PPN 32-016900
- 4 MARTIN W. AND MARYANN GINGERICH VOL. 1948 PG. 993 PPN 32-016800
- 5 GUSTAVE F. Jr. AND JOHN J. DASCH VOL. 2000 PG. 3483 PPN 32-005550

IMPROVEMENT DETAILS:

- A GREENHOUSE
- B GREENHOUSE
- C GREENHOUSE
- D BARN
- E GREENHOUSE
- F GREENHOUSE
- G GREENHOUSE
- H CHICKEN COOP
- I CHICKEN COOP
- J CHICKEN COOP
- K HOUSE

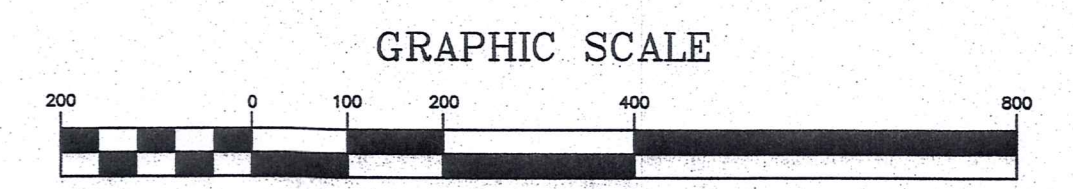


SYMBOL LEGEND

⊠	TELEPHONE PEDISTAL
⊠	TRANSFORMER
⊠	CURB INLET
⊠	MANHOLE
⊠	WATER VALVE
⊠	FIRE HYDRANT
⊠	YARD DRAIN
⊠	POWER POLE
⊠	LIGHT POLE
⊠	LIGHT POWER POLE
⊠	GAS MARKER
⊠	CABLE TV BOX
⊠	GUARD POST
⊠	CATCH BASIN
⊠	WATER VALVE
⊠	QUIV WIRE
⊠	GAS VALVE
⊠	MAIL BOX
⊠	WATER WELL
⊠	SEPTIC LID

LEGEND

●	ips	5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
○	i.Pin	Iron Pin
○	i.Pipe	Iron Pipe
○	Mon.	Monument
○	Fc	Fence post
○	Stk	Stake Set
○	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
○	N.D.D	No Deed Distance

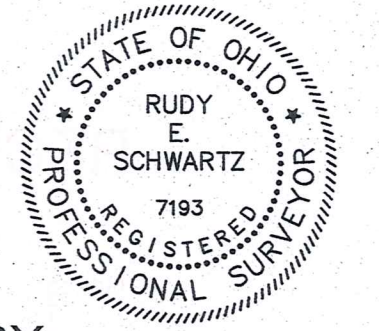


MARCH 2, 2020

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 3-11-20
 RUDY E. SCHWARTZ, P.S. #7193 Date

SURVEY PLAT & LEGAL DESCRIPTION APPROVED PER R.C. 315.251
Rudy E. Schwartz
 GEauga COUNTY ENGINEER 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

TRO 00272

TRO 00272

Anna, Donald + Mary Ann
(20-026)
Pick up date
3-17-20

LEGAL DESCRIPTION
OF A
33.1929 ACRE PARCEL
FOR
DONALD E. AND MARY ANN ANNA

Situated in the Township of Troy, County of Geauga, and State of Ohio, and known as being a part of Section 4, and further known as being all of a parcel of land conveyed to Donald E. and Mary Ann Anna (PPN 32-000900) by deed recorded in Volume 732, Page 352 of Geauga County Deed Records;

Beginning at a monument box with a 1 inch iron pin found in the centerline of Mumford Road, 60 feet wide, at its intersection with the centerline of Alger Road, 60 feet wide, said 1 inch pin lying **South 0° 53' 45" East**, along said centerline of Mumford Road, a distance of **1741.93 feet** from a monument box with a 1 inch iron pin found;

Thence **North 89° 51' 22" East**, along said centerline of Alger Road, a distance of **445.26 feet** to a point at the Southeasterly corner of land conveyed to Martin W. and Maryann Gingerich (PPN 32-016800) by deed recorded in Volume 1948, Page 993 of Geauga County Deed Records, and being the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence **North 0° 40' 48" West**, along the Easterly line of land so conveyed to Martin W. and Maryann Gingerich, and along the Easterly line of land conveyed to Stephen A. Baldwin (PPN 32-016900) by deed recorded in Volume 1914, Page 963 of Geauga County Deed Records,, passing through a 5/8 inch iron pin found at 31.19 feet, and a 5/8 inch iron pin found at 272.61 feet, a total distance of **397.49 feet** to a 1 inch iron pipe found at the Southeasterly corner of land conveyed to Norman M. and Sylvia Nowakowski (PPN 32-049900) by deed recorded in Volume 1895, Page 753 of Geauga County Deed Records;

COURSE II Thence **North 3° 05' 33" East**, along the Easterly line of land so conveyed to Norman M. and Sylvia Nowakowski, and along the Easterly line of land conveyed to Matthew R. and Brittany L. Kleinhen (PPN 32-050000) by deed recorded in Volume 2035, Page 465 of Geauga County Deed Records, a distance of **289.90 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 Curtis and Lucinda Mosier (PPN 32-021200) by deed recorded in Volume 1159, Page 480 of Geauga County Deed Records;

COURSE III Thence **North 89° 36' 49" East**, along said Southerly line of land so conveyed to Curtis and Lucinda Mosier, a distance of **2066.81 feet** to a 5/8 inch iron pin set at the Southeasterly corner thereof, said pin also being on the Westerly line of land conveyed to Sugahill Limited (PPN 25-190116) by deed recorded in Volume 1301, Page 817 of Geauga County Deed Records, said pin also being on the shared line between Section 4 (Troy Twp) and Lot 4, Section 20 (Parkman Twp);

COURSE IV Thence **South 1° 20' 47" East**, along the Westerly line of land so conveyed to Sugahill Limited, also being said shared line between Section 4 (Troy Twp) and Lot 4, Section 20 (Parkman Twp), passing through a 5/8 inch iron pin found at

TR0.00272

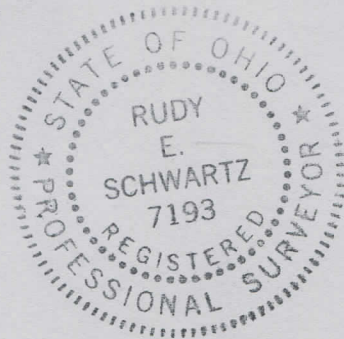
COURSE V

700.12 feet, a total distance of **730.19 feet** to a point in the centerline of Mumford Road at the Southwesterly corner thereof;

Thence **North 81° 38' 38" West**, along said centerline of Alger Road, distance of **232.58 feet** to an angle point;

COURSE VI

Thence **South 89° 51' 22" West**, along said centerline of Alger Road, a distance of **1864.74 feet** to the Principal Place of Beginning and containing **33.1929 acres** of land (31.7486 acres excepting the area within the right-of-way of Alger Road) as surveyed, calculated and described, on March 2, 2020 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**

Stuart R... 3/12/20
**GEAUGA COUNTY ENGINEER
TAX MAP DEPT.**

RECEIVED
MAY 11 2020
TAX MAP DEPT.

3.11.20
DATE

Rudy E. Schwartz
RUDY E. SCHWARTZ, P.S. 7193

LEGAL DESCRIPTION
OF A
41.1494 ACRE PARCEL
FOR
DONALD E. AND MARY ANN ANNA

Situated in the Township of Troy, County of Geauga, and State of Ohio, and known as being a part of Section 4, and further known as being all of a parcel of land conveyed to Donald E. and Mary Ann Anna (PPN 32-001000) by deed recorded in Volume 732, Page 352 of Geauga County Deed Records;

Beginning at a monument box with a 1 inch iron pin found in the centerline of Mumford Road, 60 feet wide, at its intersection with the centerline of Alger Road, 60 feet wide, said 1 inch pin lying **South 0° 53' 45" East**, along said centerline of Mumford Road, a distance of **1741.93 feet** from a monument box with a 1 inch iron pin found;

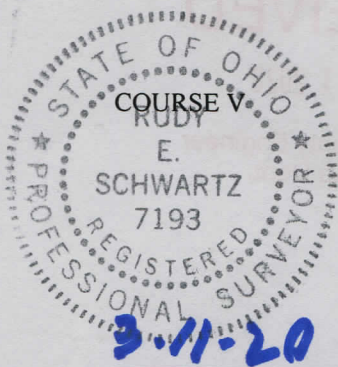
COURSE I Thence **North 89° 51' 22" East**, along said centerline of Alger Road, a distance of **2310.00 feet** to an angle point;

COURSE II Thence **South 81° 38' 38" East**, continuing along said centerline of Mumford Road, a distance of **232.58 feet** to a point at the Northwesterly corner of land conveyed to David and Deborah K. Krebs (PPN 25-030200) by deed recorded in Volume 1621, Page 154 of Geauga County Deed Records, said point also being on the shared line between Section 4 (Troy Twp) and Lot 1, Section 20 (Parkman Twp);

COURSE III Thence **South 0° 06' 50" East**, along the Westerly line of land so conveyed to David and Deborah K. Krebs, also being said shared line between Section 4 (Troy Twp) and Lot 1, Sections 20 and 21 (Parkman Twp), passing through a 5/8 inch iron pin set at 30.33 feet, a total distance of **673.78 feet** to a 5/8 inch iron pin set at the Northeasterly corner of land conveyed to Gardner Limited Partnership (PPN 32-067700) by deed recorded in Volume 1405, Page 1043 of Geauga County Deed Records;

COURSE IV Thence **South 89° 49' 50" West**, along a Northerly line of land so conveyed to Gardner Limited Partnership, and along the Northerly line of land conveyed to Gustave F. Jr. and John J. Dasch (PPN 32-005550) by deed recorded in Volume 2000, Page 3483 of Geauga County Deed Records, passing through a point at on the Easterly right-of-way of Mumford Road at 2499.42 feet (witness a 5/8 inch iron pin found 0.81 feet West, and 2.03 feet South) a total distance of **2529.42 feet** to a point in the centerline of Mumford Road;

COURSE V Thence **North 0° 58' 18" West**, along said centerline of Mumford Road, a distance of **709.36 feet** to the Principal Place of Beginning and containing 41.1494 acres of land (38.9305 acres excepting the area within the right-of-ways of Mumford Road and Alger Road) as surveyed, calculated and described, on March 2, 2020 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.



DATE

RUDY E. SCHWARTZ, P.S. 7193

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

Stacy Row 3/17/20
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.