

PLAT OF SURVEY AND LOT SPLIT
For
KENNETH J. RUSSELL AND D. KEVIN O'REILLY

SITUATED IN THE TOWNSHIP OF TROY, COUNTY OF GEauga AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF SECTION NOS. 12 AND 13 IN SAID TOWNSHIP.

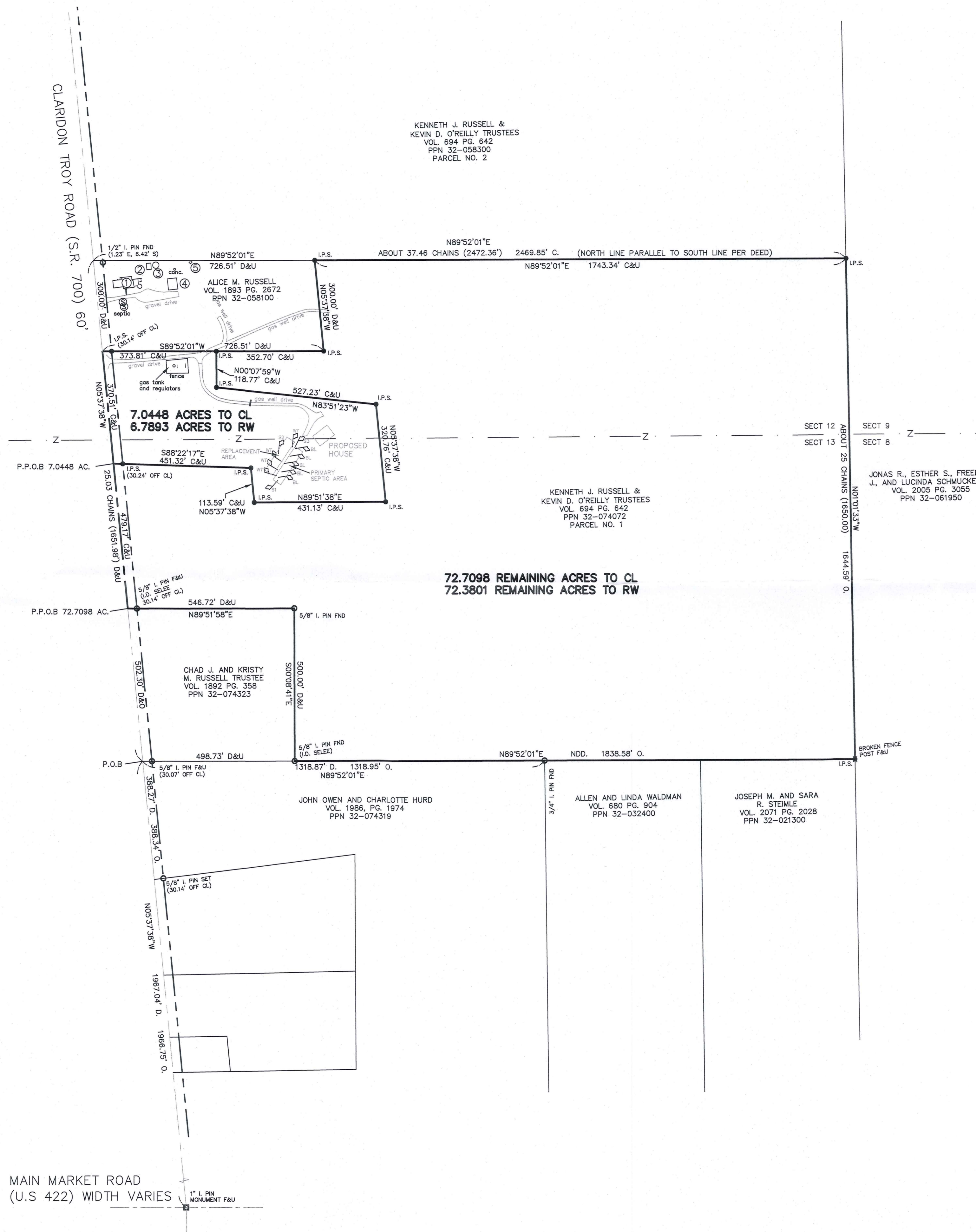
PREPARED FOR:
 KENNETH RUSSELL AND KEVIN O'REILLY
 109 COURT ST.
 CHARDON, OH 44024

REFERENCES USED:

- DEEDS OF RECORD
- CONSOLIDATION PLAT FOR JOHN OWEN AND CHARLOTTE HURD BY SCHWARTZ LAND SURVEYING 12/22/2014

IMPROVEMENT DETAILS:

- HOUSE
- BARN
- SILLO
- BARN
- CHICKEN COOP

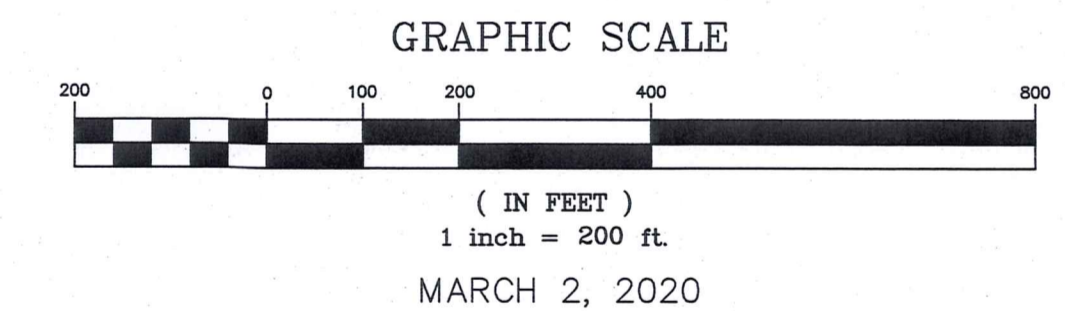


LEGEND

- 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/Mad 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
- P WT & BL Septic Flag (blue and white)
- P S1-3 Soils Test Bore

NOTES:

- TOPO SHOWN (PER GIS)
- PROPOSED HOUSE, SEPTIC AND WELL SHOWN (PER DRAWING SUPPLIED BY ZEIGLER EARTH WORKS, INC.)



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 7193
 STATE OF OHIO
 RUDY E. SCHWARTZ
 REGISTERED PROFESSIONAL SURVEYOR

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

THIS DIVISION OF LAND COMPLIES WITH THE APPLICABLE TROY TOWNSHIP ZONING RESOLUTION.
 THIS _____ DAY OF _____ 2020.
 BY _____
 TROY TOWNSHIP ZONING INSPECTOR

MAIN MARKET ROAD
 (U.S. 422) WIDTH VARIES

TRO 00273

TRO 00273

Russell and O'Reilly
R (20-024)
Pick up date
3-12-20

LEGAL DESCRIPTION
OF A
7.0448 ACRE PARCEL
FOR
KENNETH J. RUSSELL AND
KEVIN D. O'REILLY, TRUSTEES

Situated in the Township of Troy, County of Geauga, and State of Ohio, and known as being a part of Section Nos. 12 and 13, and further known as being part of a parcel of land conveyed to Kenneth J. Russell and Kevin D. O'Reilly, Trustees (PPN 23-074072) by deed recorded in Volume 694, Page 642 of Geauga County Deed Records;

Beginning at a point in the centerline of Claridon Troy Road (S.R. 700), 60 feet wide, at the Southwesterly corner of land conveyed to Chad J. and Kristy M. Russell Trustees (PPN 32-074323) by deed recorded in Volume 1892, Page 358 of Geauga County Deed Records, said point lying **North 5° 37' 38" West**, along said centerline of Claridon Troy Road, a distance of **1966.75 feet** from a monument box with a 1 inch iron pin found at its intersection with the centerline of Main Market Road (U.S. 422) width varies;

Thence **North 5° 37' 38" West**, continuing along said centerline of Claridon Troy Road, a distance of **981.47 feet** to a point at the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence **North 5° 37' 38" West**, continuing along said centerline of Claridon Troy Road, a distance of **370.51 feet** to a point at the Southwesterly corner of land conveyed to Alice M. Russell (PPN 32-058100) by deed recorded in Volume 1893, Page 2672 of Geauga County Deed Records;

COURSE II Thence **North 89° 52' 01" East**, along said Southerly line of land so conveyed to Alice M. Russell, passing through a 5/8 inch iron pin set at 30.14 feet, a total distance of **373.81 feet** to a 5/8 inch iron pin set;

COURSE III Thence **South 0° 07' 59" East** (creating a new line) a distance of **118.77 feet** to a 5/8 inch iron pin set;

COURSE IV Thence **South 83° 51' 23" East** (creating a new line) a distance of **527.23 feet** to a 5/8 inch iron pin set;

COURSE V Thence **South 5° 37' 38" East** (creating a new line) a distance of **320.76 feet** to a 5/8 inch iron pin set;

COURSE VI Thence **South 89° 51' 38" West** (creating a new line) a distance of **431.13 feet** to a 5/8 inch iron pin set;

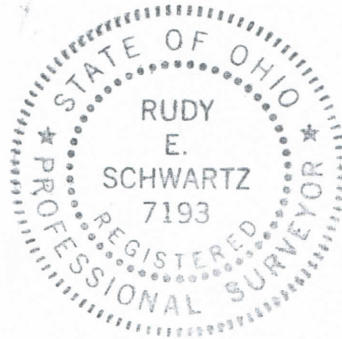
COURSE VII Thence **North 5° 37' 38" West** (creating a new line) a distance of **113.59 feet** to a 5/8 inch iron pin set;

COURSE VIII

Thence **North 88° 22' 17" West** (creating a new line) passing through a 5/8 inch iron pin set at 421.08 feet, a total distance of **451.32 feet** to the Principal Place of Beginning and containing 7.0448 acres of land (6.7893 acres excepting the area within the right-of-way of Claridon Troy Road) as surveyed, calculated and described, on February 27, 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 Roman 3/12/20
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.



3.11.20

DATE

RUDY E. SCHWARTZ, P.S. 7193

REMAINING LANDS
LEGAL DESCRIPTION
OF A
72.7098 ACRE PARCEL
FOR
KENNETH J. RUSSELL AND
KEVIN D. O'REILLY, TRUSTEES

Situated in the Township of Troy, County of Geauga, and State of Ohio, and known as being a part of Section Nos. 12 and 13, and further known as being part of a parcel of land conveyed to Kenneth J. Russell and Kevin D. O'Reilly, Trustees (PPN 23-074072) by deed recorded in Volume 694, Page 642 of Geauga County Deed Records;

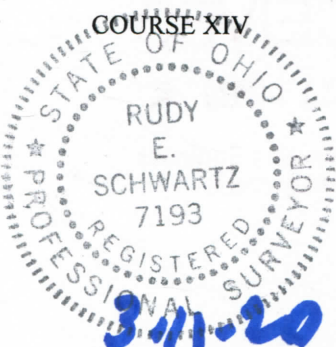
Beginning at a point in the centerline of Claridon Troy Road (S.R. 700), 60 feet wide, at the Southwesterly corner of land conveyed to Chad J. and Kristy M. Russell Trustees (PPN 32-074323) by deed recorded in Volume 1892, Page 358 of Geauga County Deed Records, said point lying **North 5° 37' 38" West**, along said centerline of Claridon Troy Road, a distance of **1966.75 feet** from a monument box with a 1 inch iron pin found at its intersection with the centerline of Main Market Road (U.S. 422) width varies;

Thence **North 5° 37' 38" West**, continuing along said centerline of Claridon Troy Road, a distance of **502.30 feet** to a point at the Northwesterly corner of land so conveyed to Chad J. and Kristy M. Russell, also being the Principal Place of Beginning of the premises herein intended to be described;

- COURSE I Thence **North 5° 37' 38" West**, continuing along said centerline of Claridon Troy Road, a distance of **479.17 feet** to a point;
- COURSE II Thence **South 88° 22' 17" East** (creating a new line) passing through a 5/8 inch iron pin set at 30.24 feet, a total distance of **451.32 feet** to a 5/8 inch iron pin set;
- COURSE III Thence **South 5° 37' 38" East** (creating a new line) a distance of **113.59 feet** to a 5/8 inch iron pin set;
- COURSE IV Thence **North 89° 51' 38" East** (creating a new line) a distance of **431.13 feet** to a 5/8 inch iron pin set;
- COURSE V Thence **North 5° 37' 38" West** (creating a new line) a distance of **320.76 feet** to a 5/8 inch iron pin set;
- COURSE VI Thence **North 83° 51' 23" West** (creating a new line) a distance of **527.23 feet** to a 5/8 inch iron pin set;
- COURSE VII Thence **North 0° 07' 59" West** (creating a new line) a distance of **118.77 feet** to a 5/8 inch iron pin set on the Southerly line of land conveyed to Alice M. Russell (PPN 32-058100) by deed recorded in Volume 1893, Page 2672 of Geauga County Deed Records;

- COURSE VIII Thence **North 89° 52' 01" East**, along said Southerly line of land so conveyed to Alice M. Russell, a distance of **352.70 feet** to a 5/8 inch iron pin set at the Southeasterly corner thereof;
- COURSE IX Thence **North 5° 37' 38" West**, along the Easterly line of land so conveyed to Alice M. Russell, a distance of **300.00 feet** to a 5/8 inch iron pin set on the Southerly line of parcel No. 2 of lands conveyed to Kenneth J. Russell and Kevin D. O'Reilly, Trustees (PPN 32-058300) by deed recorded in Volume 694, Page 642 of Geauga County Deed Records;
- COURSE X Thence **North 89° 52' 01" East**, along said Southerly line of land so conveyed to Kenneth J. Russell and Kevin D. O'Reilly, Trustees a distance of **1743.34 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 Jonas R., Esther S., Freeman J. and Lucinda Schmucker (PPN 32-061950) by deed recorded in Volume 2005, Page 3055 of Geauga County Deed Records;
- COURSE XI Thence **South 1° 01' 33" East**, along said Westerly line of land so conveyed to Jonas R., Esther S., Freeman J. and Lucinda Schmucker, a distance of **1644.59 feet** to a 5/8 inch iron pin set on the Northeasterly corner of land conveyed to Joseph M. and Sara R. Steimle (PPN 32-021300) by deed recorded in Volume 2071, Page 2028 of Geauga County Deed Records;
- COURSE XII Thence **South 89° 52' 01" West**, along the Northerly line of land so conveyed to Joseph M. and Sara R. Steimle, and along the Northerly lines of lands conveyed to Allen and Linda Waldman (PPN 32-032400) by deed recorded in Volume 680, Page 904 of Geauga County Deed Records, and John Owen and Charlotte Hurd (PPN 32-074319) by deed recorded in Volume 1986, Page 1974 of Geauga County Deed Records, a distance of **1838.58 feet** to a 5/8 inch iron pin found (I.D. Selee) at the Southeasterly corner of land conveyed to Chad J. and Kristy M. Russell, Trustees (PPN 32-074323) by deed recorded in Volume 1892, Page 358 of Geauga County Deed Records;
- COURSE XIII Thence **North 0° 08' 41" West**, along the Easterly line of land so conveyed to Chad J. and Kristy M. Russell, Trustees, a distance of **500.00 feet** to a 5/8 inch iron pin found at the Northeasterly corner thereof;

COURSE XIV Thence **South 89° 51' 58" West**, along the Northerly line of land so conveyed Chad J. and Kristy M. Russell, Trustees, and passing through a 5/8 inch iron pin found (I.D. Selee) at 516.58 feet, a total distance of **546.72 feet** to the Principal Place of Beginning and containing 72.7098 acres of land (72.3801 acres excepting the area within the right-of-way of Claridon Troy Road) as surveyed, calculated and described, on February 27, 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**
Stuart R... 3/12/20
**GEAUGA COUNTY ENGINEER
TAX MAP DEPT.**