

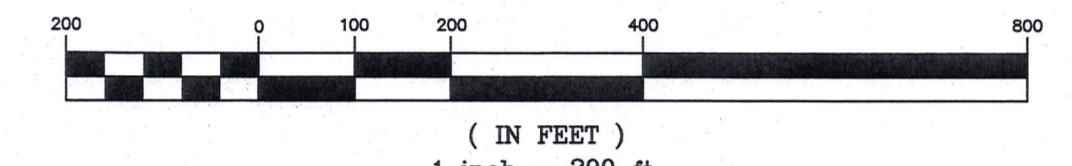
LOT SPLIT AND CONSOLIDATION
For
EDWARD J. EBELENDER AND GEORGE R. HUDAK

SITUATED IN THE TOWNSHIP OF TROY, COUNTY OF GEauga AND THE STATE OF OHIO AND KNOWN AS BEING A PART SECTIONS 8 AND 13.

PREPARED FOR:
GEORGE R. HUDAK
 14131 MAIN MARKET RD
 TROY TOWNSHIP, OH 44234

AND
EDWARD J. EBELENDER
 14163 MAIN MARKET RD
 HIRAM, OH 44234

GRAPHIC SCALE



JANUARY 21, 2020

REFERENCES USED:

- DEEDS OF RECORD
- COUNTY TAX MAPS
- MAP OF SURVEY TRO 00203 (11-040)
- MAP OF SURVEY TRO 00224 (11-108)
- CENTERLINE PLAT GEa-422-13.04
- KIMPTON WOODS SUBDIVISION (PHASE 1) VOL. 26, PG. 97 (PHASE 2) VOL. 34, PG. 50
- OLD TAX MAPS
- PLAT OF CONSOLIDATION TRO 00194 (10-014)

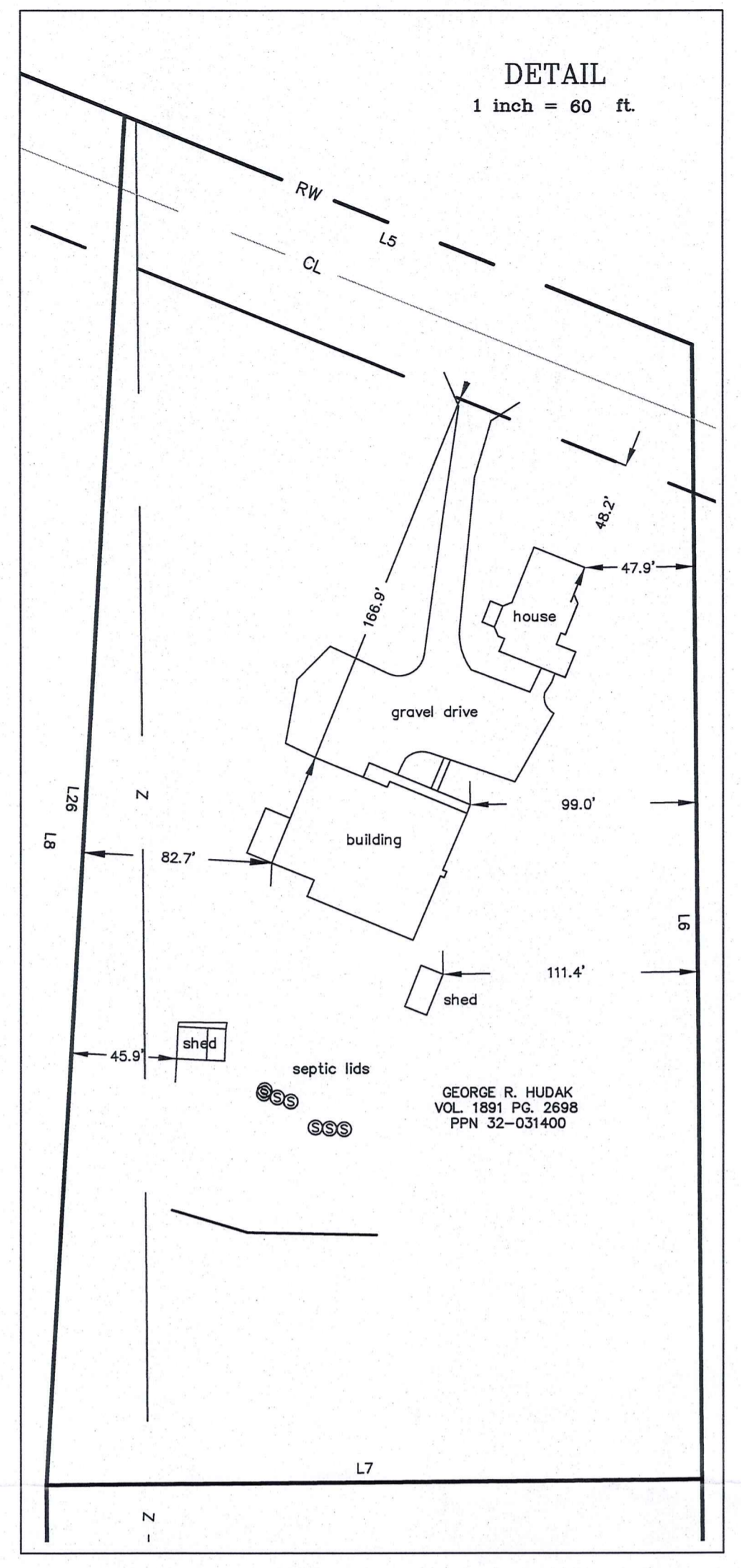
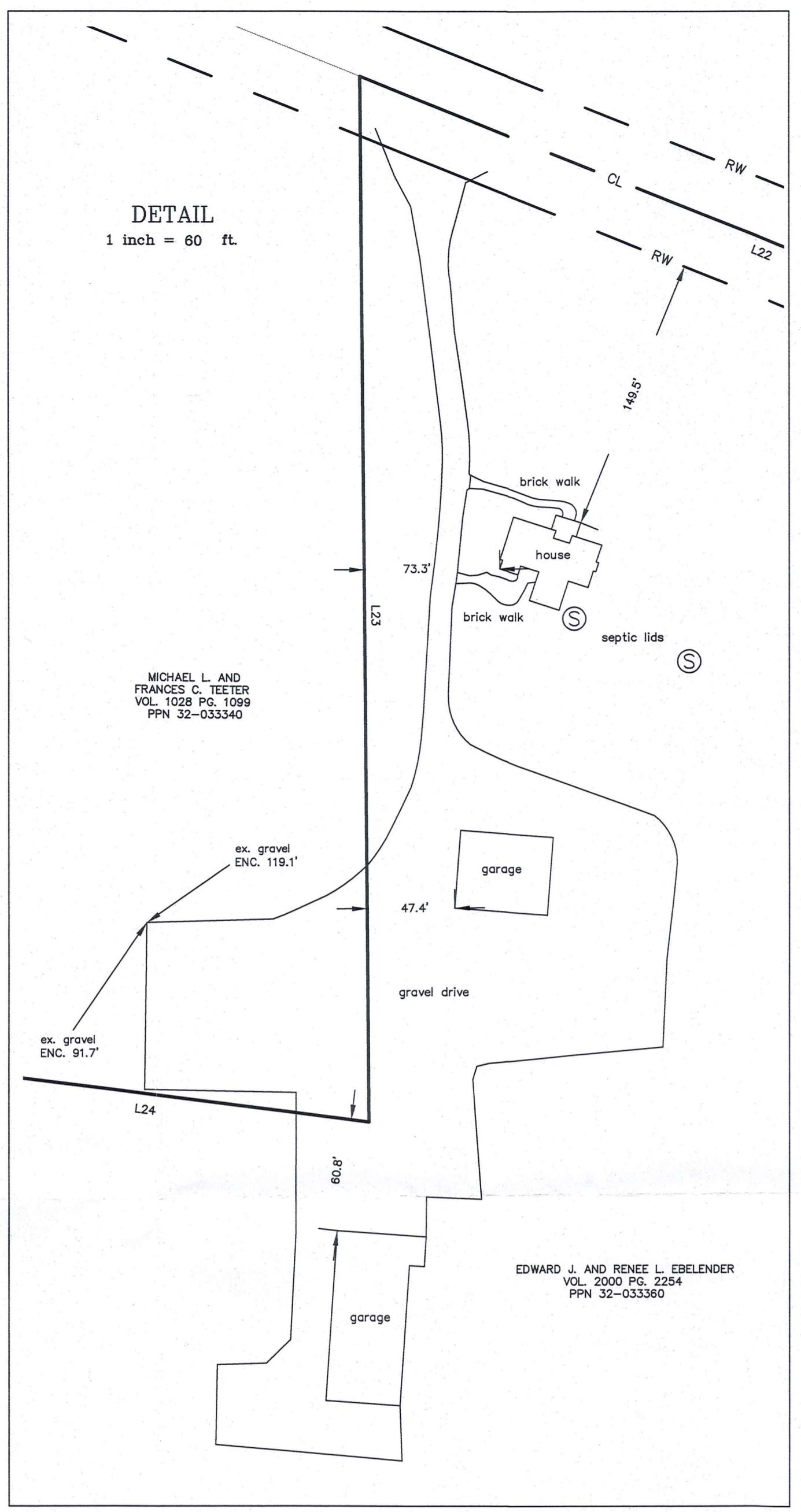
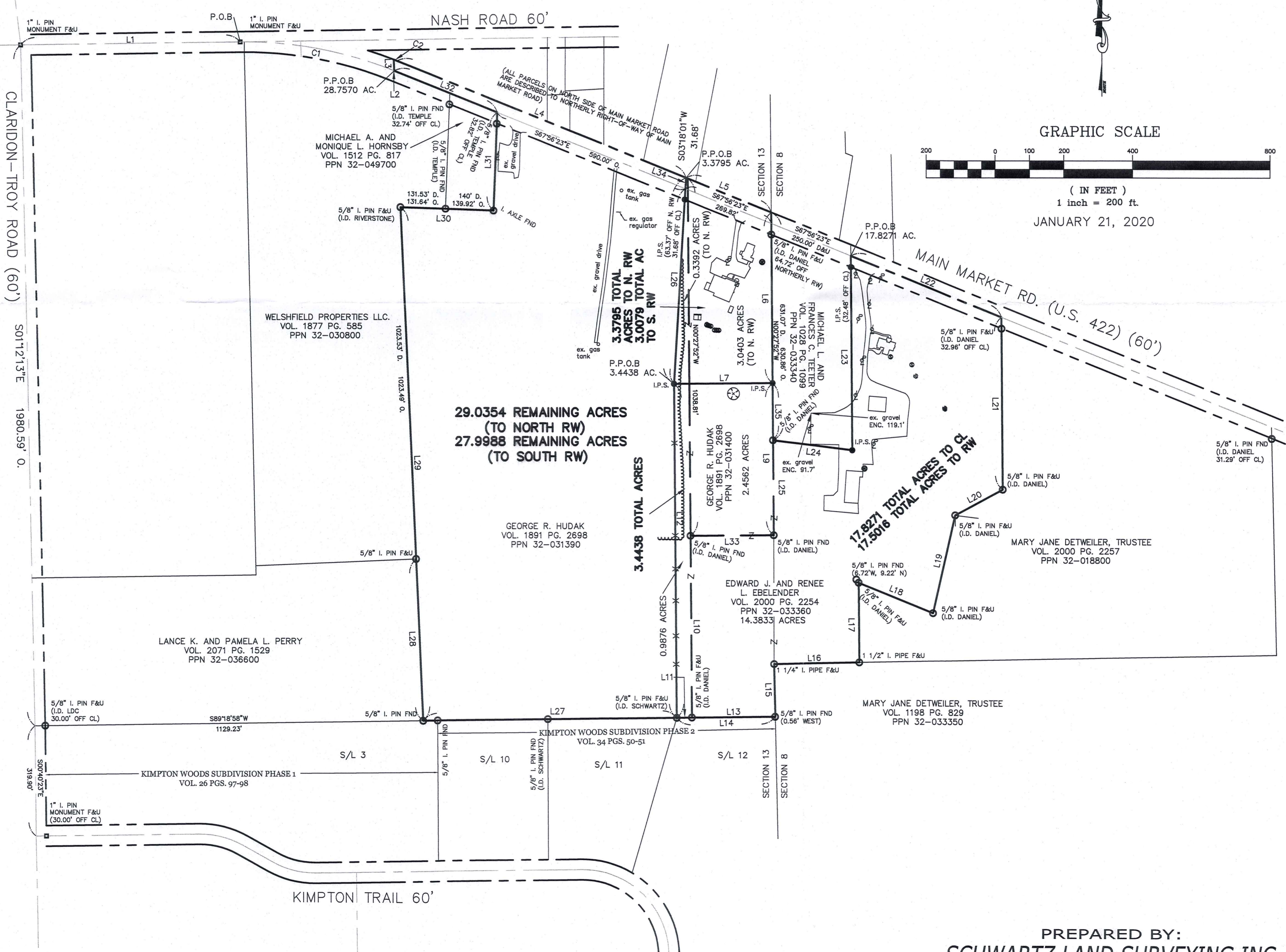
LEGEND

- 5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
- Iron Pin
- Iron Pipe
- Mon. Monument
- Fe Fence post
- Stk Stake Set
- Mag Mag Nail Set
- Fnd. Found
- D. Deed
- R/Rec Record
- M/Med Measured
- O/Obs Observed
- C/Calc Calculated
- Used Used
- D.R. Deed Record
- O.R. Official Record
- C.L. Centerline
- e/P Edge of Pavement
- P Plat record information

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
- ☐ GUY WIRE
- ☐ GAS VALVE
- ☐ MAIL BOX
- ☐ GAS VALVE
- ☐ CLEAN OUT

CURVE	LENGTH	RADIUS	DELTA	CHORD	CH LENGTH	TANGENT
C1	455.67	1145.92	22°47'00"	N79°19'53"W	452.67	230.88
C2	10.51	1175.92	0°30'43"	N68°11'45"W	10.51	5.25



LINE	LENGTH O.	LENGTH R.	BEARING
L1	638.58	638.72	N89°16'37"E
L2	3.22		S67°56'23"E
L3	32.95		N02°33'26"W
L4	906.78		S67°56'23"E
L5	267.56		S67°56'23"E
L6	496.61		S00°27'52"E
L7	286.57		S89°32'08"W
L8	600.40		N3°18'01"W
L9	441.73		S00°27'52"E
L10	528.05	527.97	S00°27'14"E
L11	44.29		S89°18'58"W
L12	969.98		N00°27'52"W
L13	242.70	243.00	N89°18'58"E
L14	286.99		N89°18'58"E
L15	153.07	153.05	N01°16'46"W
L16	248.06	247.82	N88°50'23"E
L17	231.19	231.46	N00°27'37"W
L18	233.42	233.23	S67°55'18"E
L19	291.71	291.72	N12°45'43"E
L20	157.25	157.23	N61°34'30"E
L21	500.66	497.26	N00°26'58"W
L22	472.79	473.01	N67°56'23"W
L23	566.07		S00°27'24"E
L24	232.92		N82°49'15"W
L25	275.01	275.00	S00°27'52"E
L26	568.72		N03°18'01"E
L27	737.63		S89°18'58"W
L28	470.96	471.18	N02°33'26"W
L29	1494.45		N02°33'26"W
L30	271.56		S87°49'59"E
L31	285.64		N02°12'01"E
L32	323.75	285.78	N67°56'23"W
L33	242.19		S89°31'43"W
L34	31.68		S03°18'01"W
L35	166.73		S00°27'52"E

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

THIS DIVISION OF LAND COMPLIES WITH THE APPLICABLE TROY TOWNSHIP ZONING RESOLUTION.

THIS _____ DAY OF _____ 2020.

BY _____
 TROY TOWNSHIP ZONING INSPECTOR

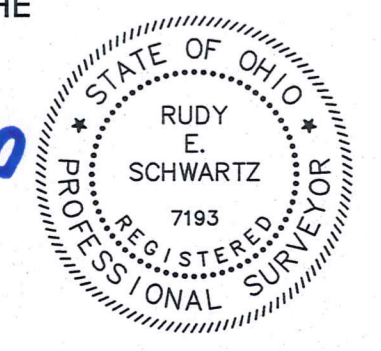
THIS CONSOLIDATION OF LAND COMPLIES WITH THE APPLICABLE TROY TOWNSHIP ZONING RESOLUTION.

THIS _____ DAY OF _____ 2020.

BY _____
 TROY TOWNSHIP ZONING INSPECTOR

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 2/24/20
 RUDY E. SCHWARTZ, P.S. #7193 Date



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 00274

TRO 00274

Ebolender, Hudak

(20-012) A

REVISED 3-2-20

LEGAL DESCRIPTION
OF A
3.3795 ACRE PARCEL
FOR
GEORGE R. HUDAK

Situated in the Township of Troy, County of Geauga, and State of Ohio, and further known as being part of Section 13, also being known as part of a parcel of land conveyed to George R. Hudak (PPN 32-031390) by deed recorded in Volume 1891 Page 2698 of Geauga County Deed Records, and also being part of a parcel of land conveyed to George R. Hudak (PPN 32-031400) by deed recorded in Volume 1891, Page 2698 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a monument box with a 1 inch iron pin found at a point of curve, in the centerline of Main Market Road (S.R. 422), 60 feet wide, said point lying **North 89° 16' 37" East**, along said centerline of Main Market Road, a distance of **638.58 feet** from a monument box with a 1 inch iron pin found at its intersection with the centerline of Claridon Troy Road, (S.R. 700), 60 feet wide;

Thence continuing Southeasterly along the arc of a curve deflecting to the right, also being said centerline of Main Market Road, a distance of 455.67 feet, said curve having a radius of 1145.92 feet, a delta of 22° 47' 00", and a chord which bears **South 79° 19' 53" East**, a distance of **452.67 feet** to a point;

Thence **South 67° 56' 23" East**, continuing along said centerline of Main Market Road, a distance of **916.97 feet** to a point at the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence **North 3° 18' 01" East** a distance of **31.68 feet** to a point on the Northeasterly right-of-way of said Main Market Road;

COURSE II Thence **South 67° 56' 23" East**, along said Northerly right-of-way of Main Market Road, a distance of **267.56 feet** to a point at the Northwestern corner of land conveyed to Michael L. and Frances C. Teeter (PPN 32-033340) by deed recorded in Volume 1028, Page 1099 of Geauga County Deed Records, said point also being on the shared line between Sections 13 and 8;

COURSE III Thence **South 0° 27' 52" East**, along the Westerly line of land so conveyed to Michael L. and Frances C. Teeter, also being said shared line between Sections 13 and 8, and passing through a 5/8 inch iron pin found (I.D. Daniel) at 64.72 feet, a total distance of **496.61 feet** to a 5/8 inch iron pin set;

TRO 00274

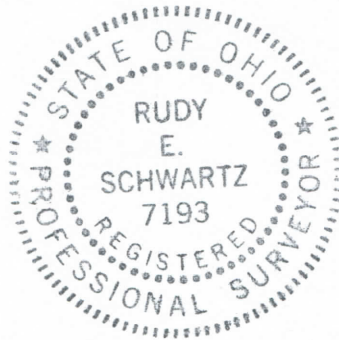
20-012A

COURSE IV

Thence **South 89° 32' 08" West** (creating a new line) a distance of **286.57 feet** to a 5/8 inch iron pin set;

COURSE V

Thence **North 3° 18' 01" East** (creating a new line) passing through a 5/8 inch iron pin set at 538.72 feet (on the Southerly right-of-way of Main Market Road) a total distance of **568.72 feet** to the Principal Place of Beginning and containing **3.3795 acres** of land (3.0079 acres to the Southerly right-of-way of Main Market Road, 0.03392 acres part of PPN 32-031390 and 3.0403 acres part of PPN 32-031400) as surveyed, calculated and described, on January 21, 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.



2-24-20

DATE

RUDY E. SCHWARTZ, P.S. 7193

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

**GEAUGA COUNTY ENGINEER
TAX MAP DEPT.**

2/27/2020

REMAINING LANDS
LEGAL DESCRIPTION
OF A
29.0354 ACRE PARCEL
FOR
GEORGE R. HUDAK

Situated in the Township of Troy, County of Geauga, and State of Ohio, and further known as being part of Section 13, also being known as part of a parcel of land conveyed to George R. Hudak (PPN 32-031390) by deed recorded in Volume 1891 Page 2698 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a monument box with a 1 inch iron pin found at a point of curve, in the centerline of Main Market Road (S.R. 422), 60 feet wide, said point lying **North 89° 16' 37" East**, along said centerline of Main Market Road, a distance of **638.58 feet** from a monument box with a 1 inch iron pin found at its intersection with the centerline of Claridon Troy Road, (S.R. 700), 60 feet wide;

Thence continuing Southeasterly along the arc of a curve deflecting to the right, also being said centerline of Main Market Road, a distance of 455.67 feet, said curve having a radius of 1145.92 feet, a delta of 22° 47' 00", and a chord which bears **South 79° 19' 53" East** a distance of **452.67 feet** to a point;

Thence **South 67° 56' 23" East**, continuing along said centerline of Main Market Road, a distance of **3.22 feet** to a point at the Principal Place of Beginning of the premises herein intended to be described;

- COURSE I Thence **North 2° 33' 26" West** a distance of **32.95 feet** to a point at the Northeasterly right-of-way of Main Market Road;
- COURSE II Thence Southeasterly along the arc of a curve deflecting to the right, also being said Northerly right-of-way of Main Market Road, a distance of 10.51 feet, said curve having a radius of 1175.92 feet, a delta of 0° 30' 43", and a chord which bears **South 68° 11' 45" East** a distance of **10.51 feet** to a point;
- COURSE III Thence **South 67° 56' 23" East**, continuing along said Northerly right-of-way of Main Market Road, a distance of **906.78 feet** to a point;
- COURSE IV Thence **South 3° 18' 01" West** (creating a new line) passing through a 5/8 inch iron pin set at 63.37 feet (on the Southerly right-of-way of Main Market Road) a total distance of **600.40 feet** to a 5/8 inch iron pin set;

COURSE V

Thence **South 0° 27' 52" East** (creating a new line) a distance of **969.98 feet** to a 5/8 inch iron pin found (I.D. Schwartz) at the Northeasterly corner of subplot No. 11 in the Kimpton Woods Subdivision Phase 2 as shown by Volume 34, Pages 50-51 of Geauga County Plat Records;

COURSE VI

Thence **South 89° 18' 58" West**, along the Northerly line of said subplot 11 in Kimpton Woods Subdivision Phase 2, and along the Northerly line of subplot No. 10, and along the Northerly line of subplot No. 3 in the Kimpton Woods Subdivision Phase 1 as shown by Volume 26, Pages 97-98 of Geauga County Plat Records, a distance of **737.63 feet** to a 5/8 inch iron pin found at the Southeasterly corner of land conveyed to Lance K. and Pamela L. Perry (PPN 32-036600) by deed recorded in Volume 2071, Page 1529 of Geauga County Deed Records;

COURSE VII

Thence **North 2° 33' 26" West**, along the Easterly line of land so conveyed to Lance K. and Pamela L. Perry, and along an Easterly line of land conveyed to Welshfield Properties LLC. (PPN 32-030800) by deed recorded in Volume 1877, Page 585 of Geauga County Deed Records , a distance of **1494.45 feet** to a 5/8 inch iron pin found (I.D. Riverstone) at an interior corner thereof;

COURSE VIII

Thence **South 87° 49' 59" East**, along a Southerly line of land so conveyed to line of land so conveyed to Welshfield Properties LLC., and along the Southerly line of land conveyed to Michael A. and Monique L. Hornsby (PPN 32-049700) by deed recorded in Volume 1512, Page 817 of Geauga County Deed Records , a distance of **271.56 feet** to a 1 inch iron axle found at the Southeasterly corner thereof;

COURSE IX

Thence **North 2° 12' 01" East**, along the Easterly line of land so conveyed to Michael A. and Monique L. Hornsby, and passing through a 5/8 inch iron pin found (I.D. Temple) at 252.82, a total distance of **285.64 feet** to a point in the centerline of said Main Market Road;

COURSE X

Thence **North 67° 56' 23" West**, along said centerline of Main Market Road, a distance of **323.75 feet** to the Principal Place of Beginning and containing **29.0354 acres** of land (27.9988 acres excepting the area within the right-of-way of Main Market Road) as surveyed, calculated and described, on January 21, 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

2-24-20

RUDY E. SCHWARTZ, P.S. 7193

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

2/27/2020
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.