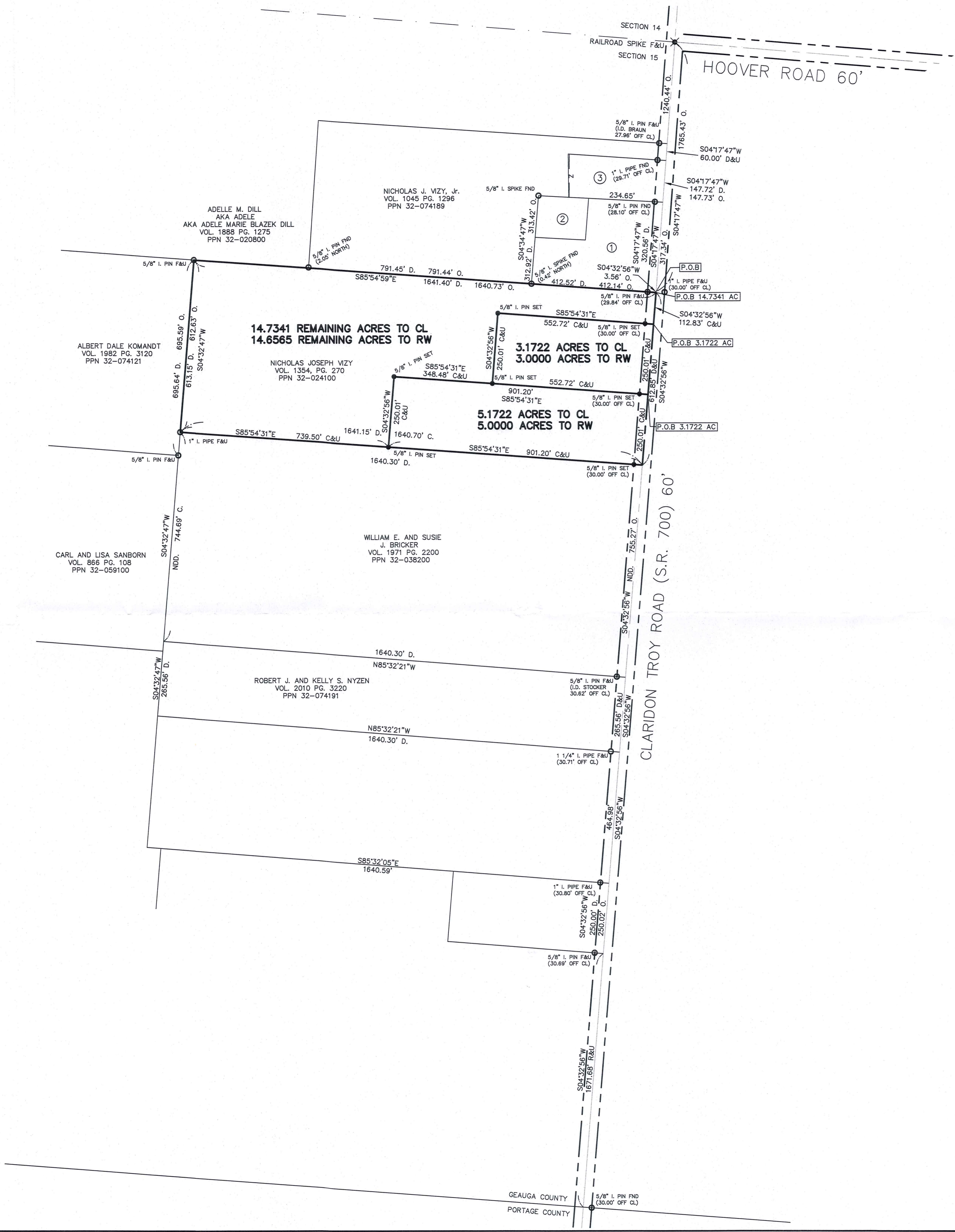


REFERENCES USED:

- 1 DEEDS OF RECORD
- 2 PLAT OF SURVEY AND LOT SPLIT FOR VALERIE PIOTROWSKI TRUSTEE BY SCHWARTZ LAND SURVEYING 2/26/16

PROPERTY DETAILS:

- 1 LILLIAN E. MACEK VOL. 2084 PG. 1449 PPN 32-074015 PARCEL #1
- 2 LILLIAN E. MACEK VOL. 2084 PG. 1449 PPN 32-074101 PARCEL # 2
- 3 CHARLES J. AND NANCY Y. TIBER, TRUSTEES VOL. 2024 PG. 987 PPN 32-069800

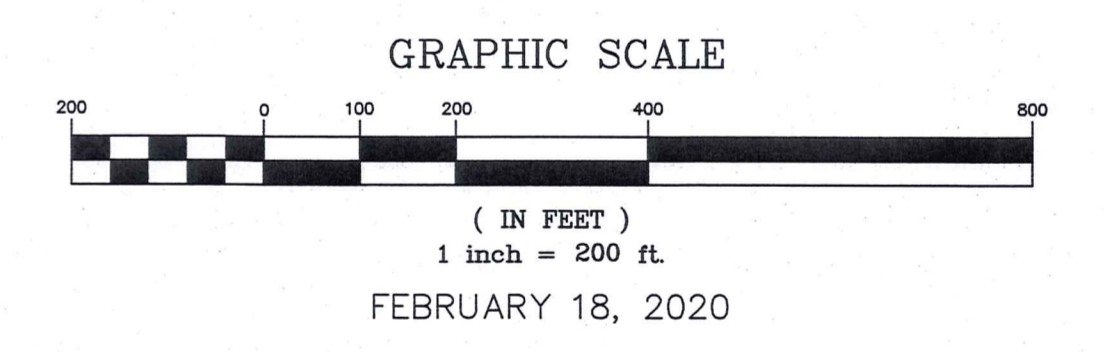
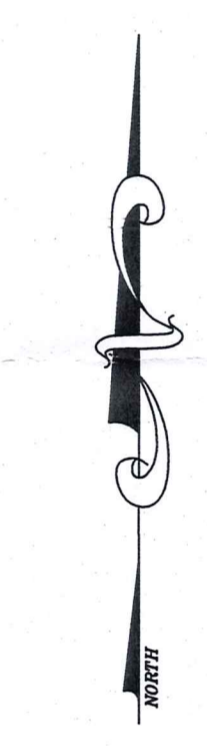


PLAT OF SURVEY AND LOT SPLIT
For
NICHOLAS JOSEPH VIZY
 SITUATED IN THE TOWNSHIP OF TROY, COUNTY OF GEauga AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF SECTION 15, IN SAID TOWNSHIP.

PREPARED FOR:
NICHOLAS JOSEPH VIZY
 18740 CLARIDON TROY RD
 HIRAM, OH 44234

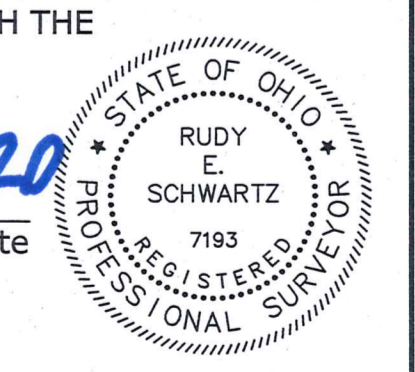
LEGEND

●	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.	Fnd.	Found
D.	D.	Deed
R/Rec	R/Rec	Record
M/Msd	M/Msd	Measured
O/Obs	O/Obs	Observed
C/Calc	C/Calc	Calculated
U.	U.	Used
D.R.	D.R.	Deed Record
O.R.	O.R.	Official Record
C.L. C/L	C.L. C/L	Centerline
e/p	e/p	Edge of Pavement
P	P	Plat record information



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 **2-27-20**
 RUDY E. SCHWARTZ, P.S. #7193 Date



SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 315.251
Rudy E. Schwartz 2/27/20
 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 _____ 2019.
 BY _____
 TROY TOWNSHIP ZONING INSPECTOR

GEauga COUNTY
 PORTAGE COUNTY

TRO 00275

TRO 00275

VIZY

20-022

PRELIMINARY: 2-27-20

LEGAL DESCRIPTION
OF A
3.1722 ACRE PARCEL OF LAND
FOR
NICHOLAS JOSEPH VIZY

Situated in the Township of Troy, County of Geauga, and State of Ohio and known as being part of Section No. 15, and further being known as part of a parcel of land conveyed to Nicholas Joseph Vizey (PPN 32-024100) by deed recorded in Volume 1354, Page 270 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a railroad spike found in the centerline of Claridon Troy Road (S.R. 700), 60 feet wide, at its intersection with the centerline of Hoover Road, 60 feet wide, said railroad spike also being on the shared line between Section Nos. 14 and 15;

Thence **South 4° 17' 47" West**, along said centerline of Claridon Troy Road, a distance of **1765.43 feet** to an angle point;

Thence **South 4° 32' 56" West**, along said centerline of Claridon Troy Road, a distance of **116.39 feet** to a point at the Principal Place of Beginning of the Premises herein intended to be described;

- COURSE I Thence **South 4° 32' 56" West**, continuing along said centerline of Claridon Troy Road, a distance of **250.01 feet** to a point;
- COURSE II Thence **North 85° 54' 31" West** (creating a new line) passing through a 5/8 inch iron pin set at 30.00 feet, a total distance of **552.72 feet** to a 5/8 inch iron pin set;
- COURSE III Thence **North 4° 32' 56" East** (creating a new line) a distance of **250.01 feet** to a 5/8 inch iron pin set;
- COURSE IV Thence **South 85° 54' 31" East** (creating a new line) passing through a 5/8 inch iron pin set at 522.72 feet, a total distance of **552.72 feet** to the Principal Place of Beginning and containing **3.1722 acres** of land (3.0000 acres excepting the area within the right-of-way of Claridon Troy Road) as surveyed, calculated and described, on February 14, 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 **2.27.20**

[Signature]
RUDY E. SCHWARTZ, P.S. 7193

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

[Signature] **2/27/2020**
**GEAUGA COUNTY ENGINEER
TAX MAP DEPT.**

TR000275

20-027

LEGAL DESCRIPTION
OF A
5.1722 ACRE PARCEL OF LAND
FOR
NICHOLAS JOSEPH VIZY

Situated in the Township of Troy, County of Geauga, and State of Ohio and known as being part of Section No. 15, and further being known as part of a parcel of land conveyed to Nicholas Joseph Vizy (PPN 32-024100) by deed recorded in Volume 1354, Page 270 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a railroad spike found in the centerline of Claridon Troy Road (S.R. 700), 60 feet wide, at its intersection with the centerline of Hoover Road, 60 feet wide, said railroad spike also being on the shared line between Section Nos. 14 and 15;

Thence **South 4° 17' 47" West**, along said centerline of Claridon Troy Road, a distance of **1765.43 feet** to an angle point;

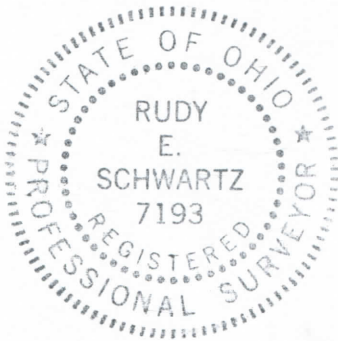
Thence **South 4° 32' 56" West**, along said centerline of Claridon Troy Road, a distance of **366.40 feet** to a point at the Principal Place of Beginning of the Premises herein intended to be described;

- COURSE I Thence **South 4° 32' 56" West**, continuing along said centerline of Claridon Troy Road, a distance of **250.01 feet** to a point at the Northeasterly corner of land conveyed to William E. and Susie J. Bricker (PPN 32-038200) by deed recorded in Volume 1971, Page 2200 of Geauga County Deed Records;
- COURSE II Thence **North 85° 54' 31" West**, along the Northerly line of land so conveyed to William E. and Susie J. Bricker, passing through a 5/8 inch iron pin set at 30.00 feet, a total distance of **901.20 feet** to a 5/8 inch iron pin set;
- COURSE III Thence **North 4° 32' 56" East** (creating a new line) a distance of **250.01 feet** to a 5/8 inch iron pin set;
- COURSE IV Thence **South 85° 54' 31" East** (creating a new line) passing through a 5/8 inch iron pin set at 871.20 feet, a total distance of **901.20 feet** to the Principal Place of Beginning and containing **5.1722 acres** of land (5.0000 acres excepting the area within the right-of-way of Claridon Troy Road) as surveyed, calculated and described, on February 14, 2020 by Rudy E. Schwartz, P.S. 7193 be the same more or less but subject to

TRO 00275

20-022

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.



2-27-20

DATE

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.

TRO 00275

20-022

REMAINING LANDS
LEGAL DESCRIPTION
OF A
14.7341 ACRE PARCEL OF LAND
FOR
NICHOLAS JOSEPH VIZY

Situated in the Township of Troy, County of Geauga, and State of Ohio and known as being part of Section No. 15, and further being known as part of a parcel of land conveyed to Nicholas Joseph Vizio (PPN 32-024100) by deed recorded in Volume 1354, Page 270 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a railroad spike found in the centerline of Claridon Troy Road (S.R. 700), 60 feet wide, at its intersection with the centerline of Hoover Road, 60 feet wide, said railroad spike also being on the shared line between Section Nos. 14 and 15;

Thence **South 4° 17' 47" West**, along said centerline of Claridon Troy Road, a distance of **1765.43 feet** to an angle point;

Thence **South 4° 32' 56" West**, along said centerline of Claridon Troy Road, a distance of **3.56 feet** to a point at the Southeasterly corner of parcel #1 of lands conveyed to Lillian E. Macek (PPN 32-074015) by deed recorded in Volume 2084, Page 1449 of Geauga County Deed Records, said point also being the Principal Place of Beginning of the Premises herein intended to be described;

- COURSE I Thence **South 4° 32' 56" West**, continuing along said centerline of Claridon Troy Road, a distance of **112.83 feet** to a point;
- COURSE II Thence **North 85° 54' 31" West** (creating a new line) passing through a 5/8 inch iron pin set at 30.00 feet, a total distance of **552.72 feet** to a 5/8 inch iron pin set;
- COURSE III Thence **South 4° 32' 56" West** (creating a new line) a distance of **250.01 feet** to a 5/8 inch iron pin set;
- COURSE IV Thence **North 85° 54' 31" West** (creating a new line) a distance of **348.48 feet** to a 5/8 inch iron pin set;
- COURSE V Thence **South 4° 32' 56" West** (creating a new line) a distance of **250.01 feet** to a 5/8 inch iron pin set on the Northerly line of land conveyed to William E. and Susie J. Bricker (PPN 32-038200) by deed recorded in Volume 1971, Page 2200 of Geauga County Deed Records;

COURSE VI

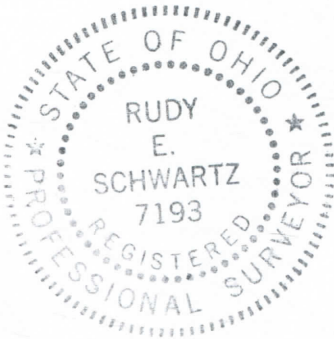
Thence **North 85° 54' 31" West**, along said Northerly line of land so conveyed to William E. and Susie J. Bricker, a distance of **739.50 feet** to a 1 inch iron pipe found at the Northwesterly corner thereof, said pipe also being on the Easterly line of land conveyed to Albert Dale Komandt (PPN 32-074121) by deed recorded in Volume 1982, Page 3120 of Geauga County Deed Records;

COURSE VII

Thence **North 4° 32' 47" East**, along the Easterly line of land so conveyed to Albert Dale Komandt, a distance of **612.63 feet** to a 5/8 inch iron pin found at the Northeasterly corner thereof, said pin also being on the Southerly line of land conveyed to Adelle M. Dill (PPN 32-020800) by deed recorded in Volume 1888, Page 1275 of Geauga County Deed Records;

COURSE VIII

Thence **South 85° 54' 59" East**, along said Southerly line of land so conveyed to Adelle M. Dill, and along the Southerly line of land conveyed to Nicholas J. Vizy Jr. (PPN 32-074189) by deed recorded in Volume 1045, Page 1296 of Geauga County Deed Records, and along the Southerly line of said parcel #1 of lands conveyed to Lillian E. Macek (PPN 32-074015), and passing through a 5/8 inch iron pin found at 1610.89 feet, a total distance of **1640.73 feet** to the Principal Place of Beginning and containing **14.7341 acres** of land (14.6565 acres excepting the area within the right-of-way of Claridon Troy Road) as surveyed, calculated and described, on February 14, 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.



2-27-20

DATE

RUDY E. SCHWARTZ, P.S. 7193

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

**GEAUGA COUNTY ENGINEER
TAX MAP DEPT.**