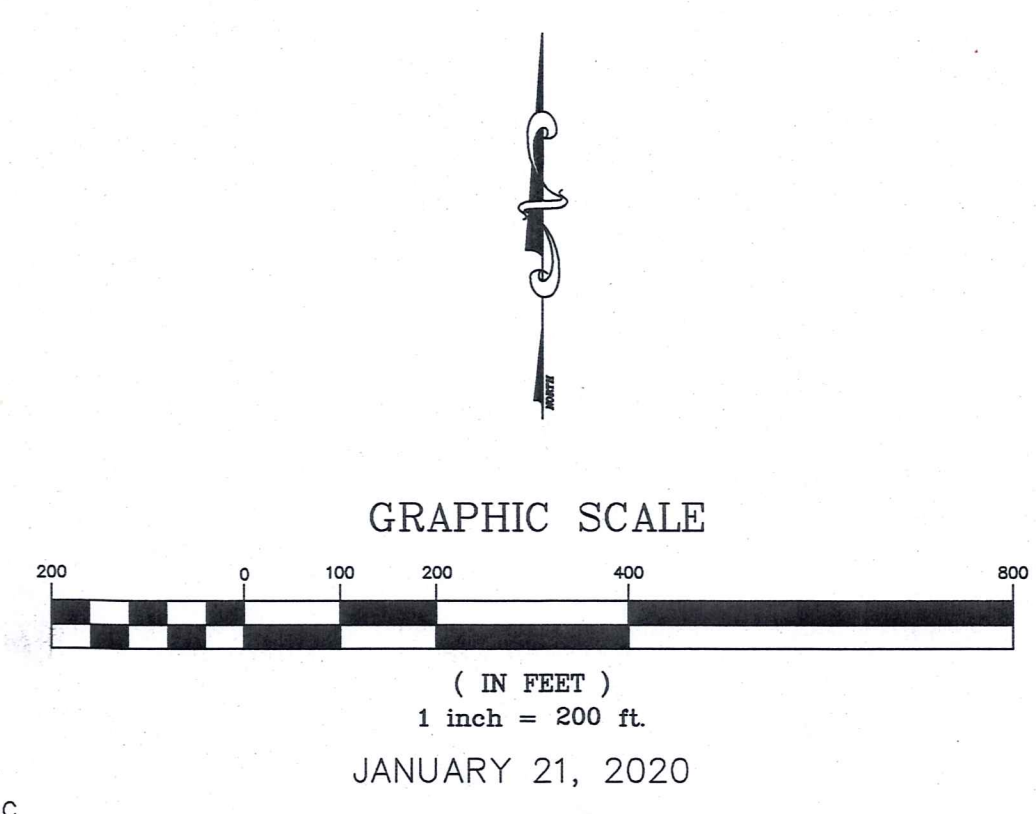


**LOT SPLIT AND CONSOLIDATION**  
**For**  
**EDWARD J. EBELENDER AND GEORGE R. HUDAK**  
 SITUATED IN THE TOWNSHIP OF TROY, COUNTY OF GEauga AND THE STATE OF OHIO AND KNOWN AS BEING A PART SECTIONS 8 AND 13.

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

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



- 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**

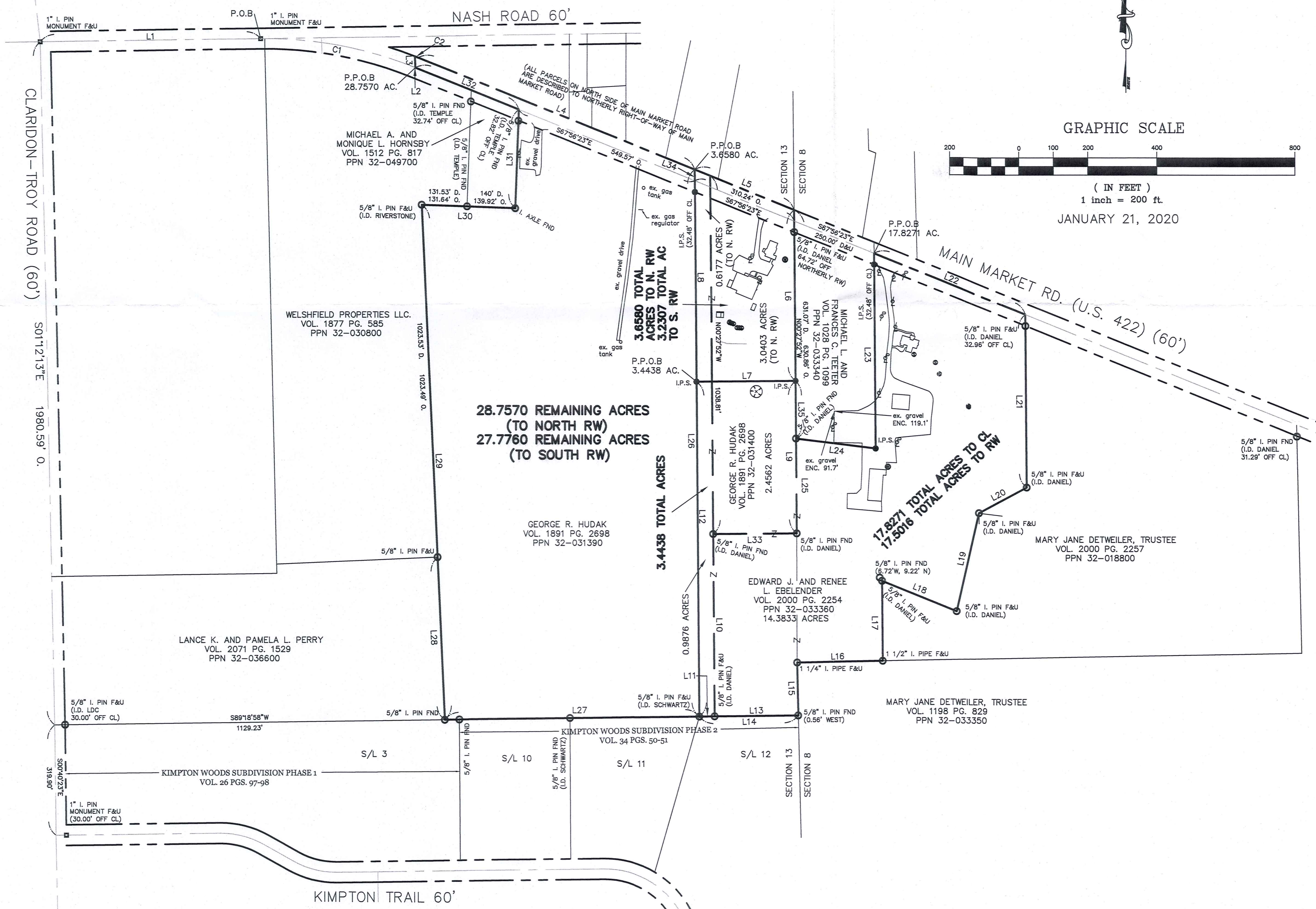
- 5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
- Iron Pin
- Iron Pipe
- Mon.
- Fence post
- Mag Nail Set
- Found
- Dead
- R/Rec
- M/Msd
- O/Obs
- C/Calc
- Used
- D.R.
- O.R.
- C.L.
- s/C/L
- P

**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

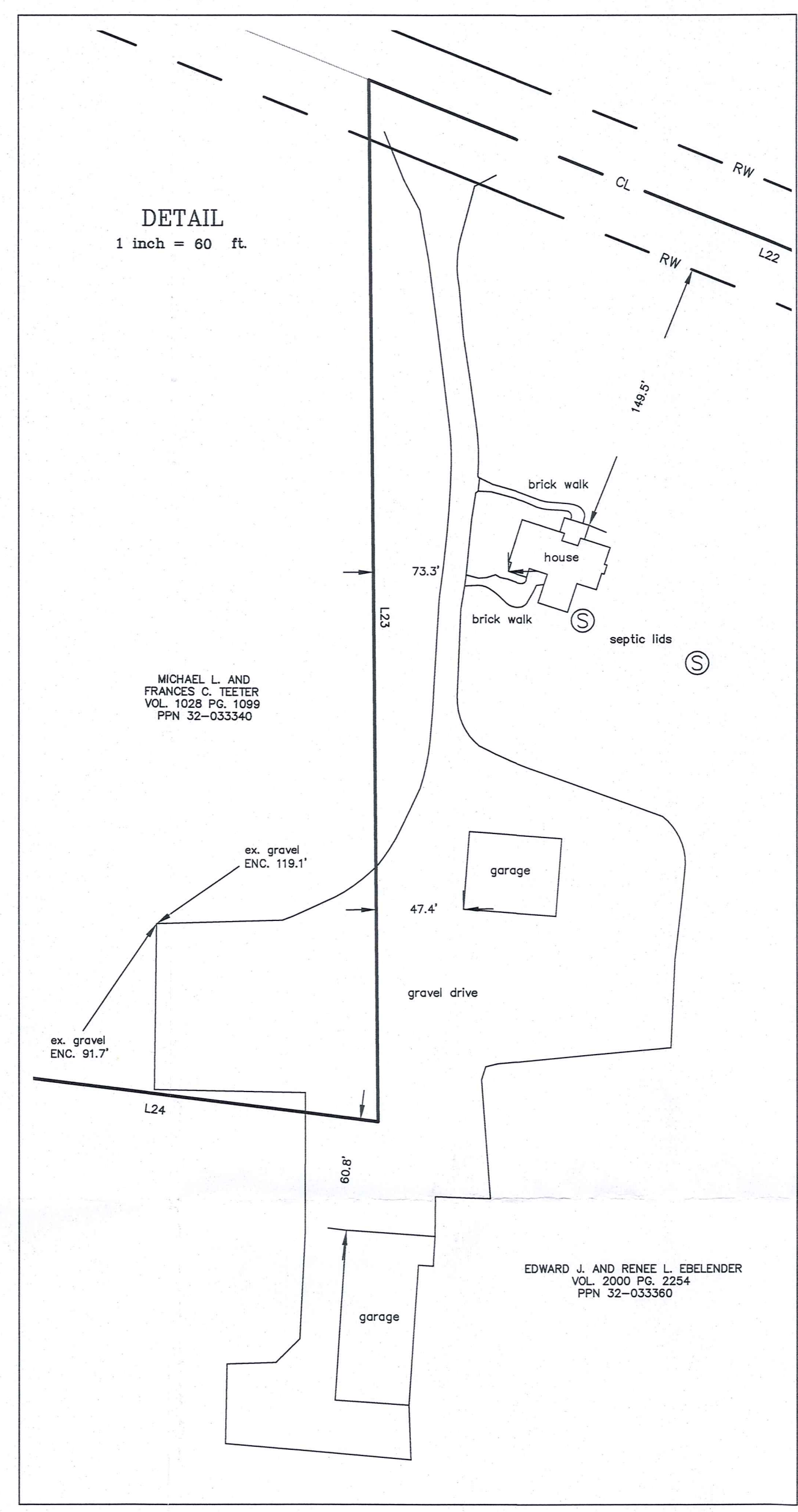
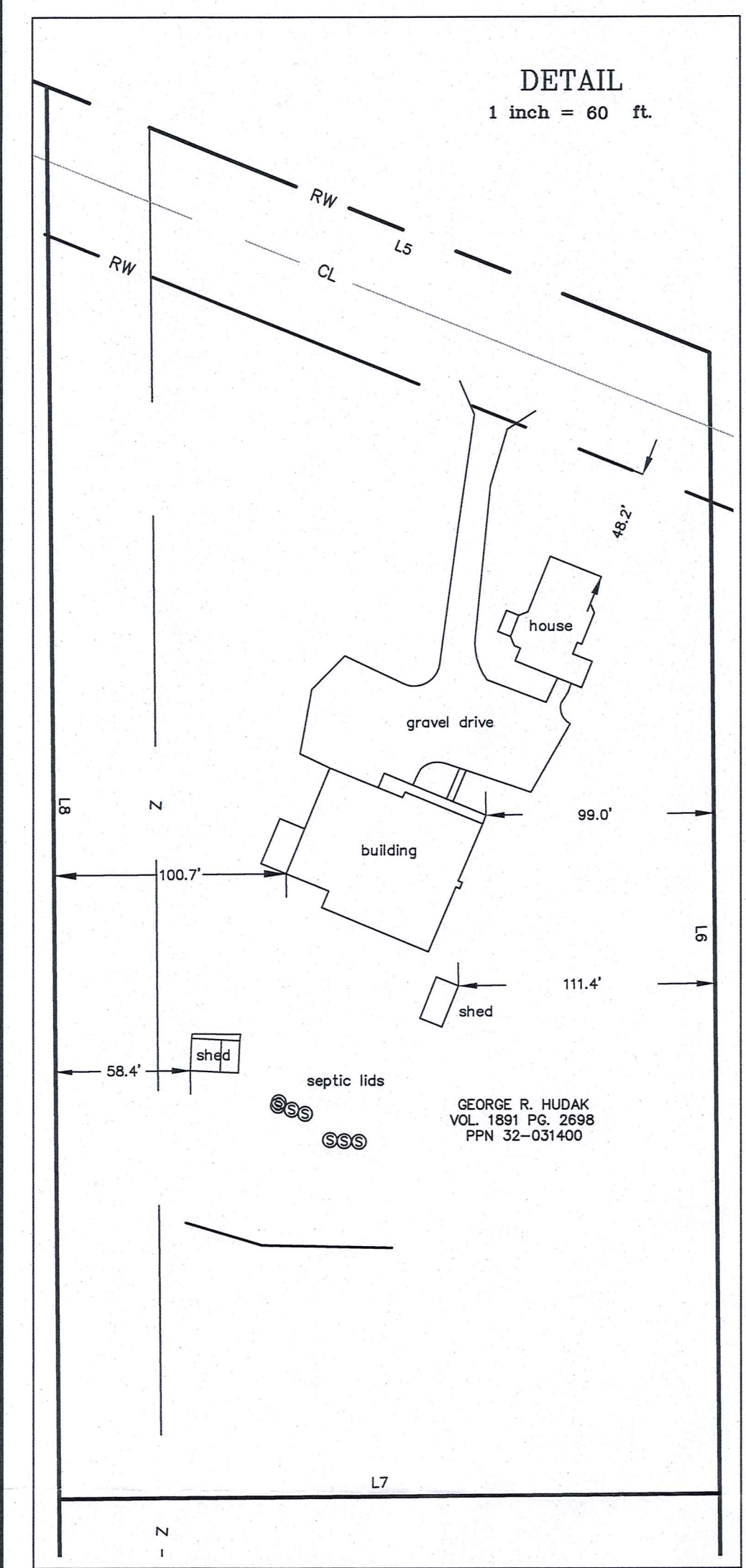
**CURVE TABLE**

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 TABLE**

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	846.10		S67°56'23"E
L5	310.24		S67°56'23"E
L6	496.61		S00°27'52"E
L7	286.57		S89°32'08"W
L8	582.98		N00°27'52"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	1585.44		S00°27'52"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	32.48		N00°27'52"W
L35	166.73		S00°27'52"E



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.

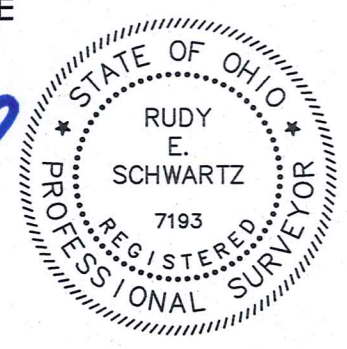
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020.

BY \_\_\_\_\_  
 TROY TOWNSHIP ZONING INSPECTOR

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

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* 1-28-20  
 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 00276

TRO 00276

EBELENDER - HUDAK  
20-012  
PICKED UP: 1/31/20

CONSOLIDATION  
LEGAL DESCRIPTION  
OF A  
17.8271 ACRE PARCEL  
FOR  
EDWARD J. AND RENEE L. EBELENDER

Situated in the Township of Troy, County of Geauga, and State of Ohio, and further known as being part of Sections 8 and 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, and also being all of a parcel of land conveyed to Edward J. and Renee Ebelender (PPN 32-033360) by deed recorded in Volume 2000, Page 2254 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 **1436.78 feet** to a point on the Easterly line 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, and being the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence **South 67° 56' 23" East**, continuing along said centerline of Main Market Road, a distance of **472.79 feet** to a point at the Northwesternly corner of land conveyed to Mary Jane Detweiler, Trustee (PPN 32-018800) by deed recorded in Volume 2000, Page 2257 of Geauga County Deed Records;

COURSE II Thence **South 0° 26' 58" East**, along a Westerly line of land so conveyed to Mary Jane Detweiler, Trustee, passing through a 5/8 inch

iron pin found (I.D. Daniel) at 32.96 feet, a total distance of **500.66 feet** to a 5/8 inch iron pin found (I.D. Daniel);

## COURSE III

Thence **South 61° 34' 30" West**, along a Northerly line of land so conveyed to Mary Jane Detweiler, Trustee, a distance of **157.25 feet** to a 5/8 inch iron pin found (I.D. Daniel);

## COURSE IV

Thence **South 12° 45' 43" West**, along a Westerly line of land so conveyed to Mary Jane Detweiler, Trustee, a distance of **291.71 feet** to a 5/8 inch iron pin found (I.D. Daniel);

## COURSE V

Thence **North 67° 55' 18" West**, along a Northerly line of land so conveyed to Mary Jane Detweiler, Trustee, a distance of **233.42 feet** to a 5/8 inch iron pin found (I.D. Daniel), witness a 5/8 inch iron pin found 6.72 feet West and 9.22 feet North;

## COURSE VI

Thence **South 0° 27' 37" East**, along a Westerly line of land so conveyed to Mary Jane Detweiler, Trustee, a distance of **231.19 feet** to a 1 1/2 inch iron pipe found on the Northerly line of land conveyed to Mary Jane Detweiler, Trustee (PPN 32-033350) by deed recorded in Volume 1198, Page 829 of Geauga County Deed Records;

## COURSE VII

Thence **South 88° 50' 23" West**, along said Northerly line of land so conveyed to Mary Jane Detweiler, Trustee (PPN 32-033350), a distance of **248.06 feet** to a 1 1/4 inch iron pipe found at the Northwesterly corner thereof, said pipe also being on the shared line between Sections 13 and 8;

## COURSE VIII

Thence **South 1° 16' 46" East**, along the Westerly line of land so conveyed to Mary Jane Detweiler, Trustee, also being said shared line between Sections 13 and 8, a distance of **153.07 feet** to a point at the Northeasterly corner of subplot 12 in the Kimpton Woods Subdivision Phase 2 as shown by Volume 34, Pages 50-51 of Geauga County Plat Records (witness a 5/8 inch iron pin found 0.56 feet West);

## COURSE IX

Thence **South 89° 18' 58" West**, along said Northerly line of said subplot 12, a distance of **286.99 feet** to a 5/8 inch iron pin found (I.D. Schwartz) at the Northwesterly corner thereof;

## COURSE X

Thence **North 0° 27' 52" West** (creating a new line) a distance of **969.98 feet** to a 5/8 inch iron pin set;

## COURSE XI

Thence **North 89° 32' 08" East** (creating a new line) a distance of **286.57 feet** to a 5/8 inch iron pin set on the Westerly line of land so conveyed to Michael L. and Frances C. Teeter, said pin also being on the shared line between Sections 13 and 8;

COURSE XII

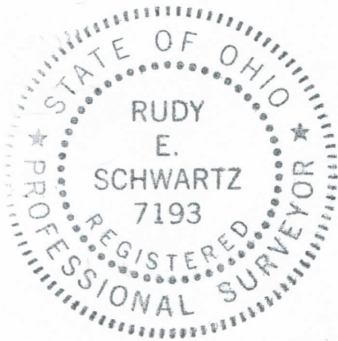
Thence **South 0° 27' 52" East**, along said Westerly line of land so conveyed to Michael L. and Frances C. Teeter, also being said shared line between Lot Nos. 13 and 8, a distance of **166.73 feet** to a 5/8 inch iron pin found (I.D. Daniel) at the Southwesterly corner thereof;

COURSE XIII

Thence **South 82° 49' 15" East**, along the Southerly line of land so conveyed to Michael L. and Frances C. Teeter, a distance of **232.92 feet** to a 5/8 inch iron pin set at the Southeasterly corner thereof;

COURSE XIV

Thence **North 0° 27' 24" West**, along the Easterly line of land so conveyed to Michael L. and Frances C. Teeter, and passing through a 5/8 inch iron pin set at 533.59 feet, a total distance of **566.07 feet** to the Principal Place of Beginning and containing **17.8271 acres** of land (17.5016 acres excepting the area right-of-way of Main Market Road, 2.4562 acres part of PPN 32-031400 and 0.9876 acres part of PPN 32-031390, and 14.3833 acres all of PPN 32-033360) 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.



1-28-20  
DATE

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

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

*[Signature]* 1/31/2020  
**GEAUGA COUNTY ENGINEER  
TAX MAP DEPT.**

T70 00276

CONSOLIDATION  
LEGAL DESCRIPTION  
OF A  
3.4438 ACRE PARCEL  
FOR  
EDWARD J. AND RENEE L. EBELENDER

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 **876.54 feet** to a point;

Thence **South 0° 27' 52" East**, passing through a 5/8 inch iron pin set at 32.48 feet, a total distance of **582.98 feet** to the Principal Place of Beginning of the premises herein intended to be described;

COURSE I                      Thence **North 89° 32' 08" East** (creating a new line) a distance of **286.57 feet** to a 5/8 inch iron pin set on the Westerly line 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 pin also being on the shared line between Sections 13 and 8;

COURSE II                      Thence **South 0° 27' 52" East**, along said Westerly line of land so conveyed to Michael L. and Frances C. Teeter, and along a Westerly line of land conveyed to Edward J. and Renee L. Ebelender (PPN 32-033360) by deed recorded in Volume 2000, Page 2254 of Geauga County Deed

TR0 00276

20-012

Records, a distance of **441.73 feet** to a 5/8 inch iron pin found (I.D. Daniel) at an interior corner thereof;

COURSE III

Thence **South 89° 31' 43" West**, along a Northerly line of land so conveyed to Edward J. and Renee L. Ebelender, a distance of **242.19 feet** to a 5/8 inch iron pin found (I.D. Daniel) at a Northwesterly corner thereof;

COURSE IV

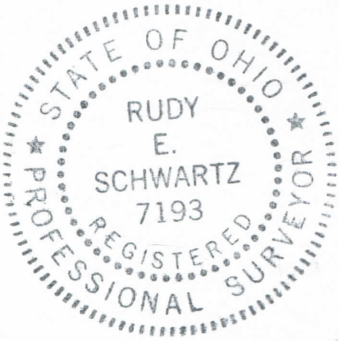
Thence **South 0° 27' 14" East**, along a Westerly line of land so conveyed to Edward J. and Renee L. Ebelender, a distance of **528.05 feet** to a 5/8 inch iron pin found (I.D. Daniel) on the Northerly line of subplot 12 in the Kimpton Woods Subdivision Phase 2 as shown by Volume 34, Pages 50-51 of Geauga County Plat Records;

COURSE V

Thence **South 89° 18' 58" West**, along said Northerly line of subplot 12, a distance of **44.29 feet** to a 5/8 inch iron pin found (I.D. Schwartz) at the Northwesterly corner thereof;

COURSE VI


Thence **North 0° 27' 52" West** (creating a new line) a distance of **969.98 feet** to the Principal Place of Beginning and containing **3.4438 acres** of land (2.4562 acres part of PPN 32-031400 and 0.9876 acres part of PPN 32-031390) 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.



1-28-20  
DATE

  
RUDY E. SCHWARTZ, P.S. 7193

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

 1/28/2020  
**GEAUGA COUNTY ENGINEER  
TAX MAP DEPT.**

TRo 00276

LEGAL DESCRIPTION  
OF A  
3.6580 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 **876.54 feet** to a point at the Principal Place of Beginning of the premises herein intended to be described;

COURSE I                    Thence **North 0° 27' 52" West** a distance of **32.48 feet** to a point at the Northeasterly right-of-way of Main Market Road;

COURSE II                    Thence **South 67° 56' 23" East**, along said Northerly right-of-way of Main Market Road, a distance of **310.24 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;

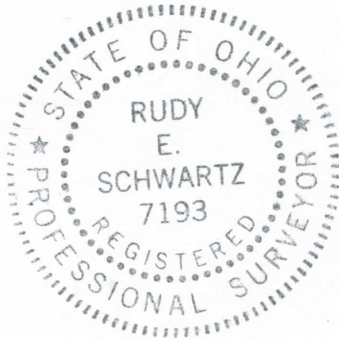
COURSE III                    Thence **South 0° 27' 52" East**, along the Westerly line of land so conveyed to Michael L. and Frances C. Teeter, also being said shared line between Sections 13 and 8, and passing through a 5/8 inch iron pin found (I.D. Daniel) at 64.72 feet, a total distance of **496.61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

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 0° 27' 52" West** (creating a new line) passing through a 5/8 inch iron pin set at 550.50 feet (on the Southerly right-of-way of Main Market Road) a total distance of **582.98 feet** to the Principal Place of Beginning and containing **3.6580 acres** of land (3.2307 acres to the Southerly right-of-way of Main Market Road, 0.6177 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.



1-28-20

DATE

*[Signature]*

RUDY E. SCHWARTZ, P.S. 7193

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

*[Signature]* 1/31/20  
**GEAUGA COUNTY ENGINEER  
TAX MAP DEPT.**

REMAINING LANDS  
LEGAL DESCRIPTION  
OF A  
28.7570 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 **864.10 feet** to a point;

COURSE IV                    Thence **South 0° 27' 52" East** (creating a new line) passing through a 5/8 inch iron pin set at 64.96 (on the Southerly right-of-way of Main Market Road) a total distance of **1585.44 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 V

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 VI

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 VII

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 VIII

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 IX

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 **28.7570 acres** of land (27.7760 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.



1-28-20

DATE

RUDY E. SCHWARTZ, P.S. 7193

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

 1/28/2020  
GEAUGA COUNTY ENGINEER  
TAX MAP DEPT.