

**A**  
 Robert G. Kurtz and Rosanna D. Kurtz  
 PN:32-018920  
 OR Book 1068 Page 622  
 7.340 acres surveyed  
 319725.6 sq.ft.  
 0.239 acres within r/w residual of  
 PN:32-018920  
 3.591 acres  
 156433.6 sq.ft.  
 0.187 acres within r/w residual of  
 PN:32-018920  
 466445.3 sq.ft.  
 0.187 acres consolidated within r/w

Robert G. Kurtz and Rosanna D. Kurtz  
 PN:32-047200  
 OR Book 1264 Page 228  
 9.273 acres surveyed  
 403931.3 sq.ft.  
 0.073 acres within r/w residual of  
 PN:32-047200  
 2.156 acres  
 93919.6 sq.ft.  
 0.082 acres within r/w residual of  
 PN:32-047200  
 310011.7 sq.ft.

Eugene W. Collins and Marlene F. Collins  
 PN:32-016400  
 OR Book 2121 Page 3359 (TOD)  
 OR Book 505-94 (WD)  
 13.996 acres surveyed  
 609648.1 sq.ft.  
 0.052 acres within r/w residual of  
 PN:32-016400  
 4.366 acres  
 190180.9 sq.ft.  
 Add part of PN:32-047200  
 2.156 acres  
 93919.6 sq.ft.  
 0.082 acres within r/w residual of  
 PN:32-047200  
 11.786 acres consolidated  
 513386.9 sq.ft.  
 0.133 acres within r/w

**ZONING VARIANCE**  
 Appeal Number ZP20-11, March 15, 2021  
 Area variance for 75 foot frontage property located at 14465 Nash Road, Troy Township

**ZONING**  
 Zoning Classification: R-3  
 Zoning information date:  
 Minimum lot acreage: 3 acres  
 Minimum lot width: 250 feet  
 Minimum front setback from r/w: 75 feet  
 Minimum side setback: 25 feet  
 Minimum rear setback: 45 feet, 35 feet accessory  
 Zoning Inspector:

**REFERENCES**  
 Deeds of Record  
 Field observations made 4-2021  
 Map depicting monuments for Nash Road T.R. 207, B  
 GCE: TMS-TRO\_00105\_Plat  
 GCE: TMS-TRO\_00083\_Plat

State of Ohio  
 Thomas J. O'Hara  
 Registered Professional Surveyor  
 7995

Thomas J. O'Hara  
 Professional Land Surveyor #7995  
 within the State of Ohio  
 Dated: 05-04-2021

**GENERAL NOTES**  
 The Bearings used on this survey are based upon True North utilizing the Ohio Department of Transportation VRS and CORS GNSS Network, Ohio North Reference Frame NAD83(2011), NAVD83, Ellipsoid GRS80, Geoid Model: OHGeoid 12B.  
 Distances are shown as U.S. Survey Foot and decimal parts thereof.  
 This plat was prepared without the benefit of a title exam, and is subject to the results that an independent title exam may reveal. This Plat of Survey depicts the results of a Boundary Survey as prepared in accordance to the minimum standards for a Boundary Survey as described in Administrative Code Chapter 4733-37, by O'Hara Land Surveying, L.L.C.. This survey is not valid unless it bears an Original Signature and Seal.

**NOTES**  
 The location of depicted existing/proposed septic field(s) are shown for Planning Commission Requirements. They are located by visual evidence or information provided by homeowner. The location of proposed septic field(s) are derived from maps provided by homeowners soil scientist / septic designer. O'Hara Land Surveying, L.L.C. assumes no responsibility for the design, location and installation of said fields. The location of proposed buildings and drives are shown for Planning Commission Requirements only. O'Hara Land Surveying, L.L.C. assumes no responsibility for the design, location and construction of said improvements.

**LEGEND / ABBREVIATIONS**

- ⊙ 5/8" dia. x 30" long steel rebar set capped "O'Hara 7995"
- survey monument found no record distance
- (c) calculated distance
- (u) used distance
- (m) measured distance
- (r) record distance
- tree line
- r/w right of way
- c/l centerline
- own through
- O.R. official record
- D.V. deed volume
- P.O.B. place of beginning
- ⊙ tree
- GCE Geauga County Engineer
- All iron pipes found are measured (I.D.)
- TOD Transfer on Death
- COT Certificate of Transfer
- WD Warranty Deed

Lot Subdivision / Consolidation of land now or formerly owned by Eugene W. Collins and Marlene F. Collins  
 PN: 32-016400, OR Book 2121 Page 3359  
 and  
 land now or formerly owned by Robert G. Kurtz and Rosanna D. Kurtz  
 PN:32-018920. OR Book 1068 Page 622  
 and  
 land now or formerly owned by Robert G. Kurtz and Rosanna D. Kurtz  
 PN:32-047200. OR Book 1264 Page 228  
 Part of Section Number 8  
 Township of Troy  
 County of Geauga, State of Ohio

**O'Hara Land Surveying, L.L.C.**  
 P.O. Box 902, Chardon Ohio 44024  
 oharasurveying@yahoo.com, 440-286-8417

Date of Survey: 04/24/2021  
 Project No: 2741

Scale: 1" = 100'

This Consolidation/Subdivision of land complies with the applicable Troy Township Zoning Resolution. This day of \_\_\_\_\_ 2021.  
 By \_\_\_\_\_ Troy Township Zoning Inspector.

Survey Plat & Description  
 Approved Per O.R.C. 315.251  
 Geauga County Engineer  
 Reviewed under the supervision of  
 Steven N. Rosener, P.S. Ohio #7070  
 By: SNR Date: 05/04/2022

**Lot Subdivision**  
**Robert G. Kurtz and Rosanna D. Kurtz**  
**part of PN: 32-047200, OR Book 1264 Page 228, 2.156 acres**

Situated in the Township of Troy, County of Geauga, State of Ohio, being part of Section Number 8, within said Township: Beginning at the point of intersection of the centerline of Jug Street (CH-0046-D) (60') with the centerline of Nash Road (TR-207-B) (60'), said point witnessed by a 1" iron pin found 6" below grade. Thence North 88°33'17" East along the centerline of Nash Road, a distance of 1083.30 feet to a point, said point being the northeast corner of land now or formerly owned by Martin Ray Kurtz and Edna E. Kurtz, PN: 32-074268, as recorded in OR Book 1999 Page 2499 in Geauga County Record of Deeds (GCRD). Thence North 88°33'17" East along the centerline of Nash Road a distance of 271.40 feet to a point, said point being a new property corner created. Thence South 00°41'31" East along a new property line established, passing through an iron pin set at 30.00 feet a total distance of 579.41 feet to a point, said point being on the North line of land now or formerly owned by Eugene W. Collins and Marlene F. Collins, PN: 32-016400, as recorded in OR Book 2121 Page 3359 (GCRD), said point witnessed by an iron pin set. Thence North 88°49'54" West along the North line of PN: 32-016400, aforementioned, a distance of 105.13 feet to a point, said point being the northeast corner of land now or formerly owned by Robert G. Kurtz and Rosanna D. Kurtz, PN: 32-047200, as recorded in OR Book 1264 Page 228 (GCRD), said point witnessed by an iron pin set. Thence South 05°11'01" West along the East line of PN: 32-047200, aforementioned, a distance of 340.00 feet to a point, said point being a new property corner created, said point witnessed by an iron pin set. Thence South 05°11'01" West along the East line of PN: 32-047200, aforementioned, a distance of 287.37 feet to a point, said point being a new property corner created, said point witnessed by an iron pin set. Said point being the **Place of Beginning** of the parcel herein described.

Thence **South 05°11'01" West** along the East line of PN: 32-047200, aforementioned, a distance of **735.91 feet** to a point in the centerline of Main Market Road (US Route 422) (60'), said point witnessed by a 1" iron pipe found at 31.38 feet therefrom.

Thence **North 67°57'35" West** along the centerline of Main Market Road a distance of **120.24 feet** to a point, said point being the southeast corner of land now or formerly owned by Dion D. Miller, PN: 32-047400, as recorded in OR Book 1633 Page 1160 (GCRD).

Thence **North 10°44'53" East** along the East line of PN: 32-047400, aforementioned, passing through an iron pin set at 30.59 feet, a total distance of **474.40 feet** to a point, said point being the northeast corner of PN: 32-047400, aforementioned, said point witnessed by a 5/8" iron pin found.

Thence **North 73°02'31" West** along the North line of PN: 32-047400, aforementioned, the North line of land now or formerly owned by Kenneth C. Miller, PN: 32-001900, as recorded in OR Book 2087 Page 2955 (GCRD). a distance of **179.41 feet** to a point, said point being the southeast corner of land now or formerly owned by Magdalena Blazejewski and Jakub Merek Blazejewski, PN: 32-045600, as recorded in OR Book 2083 Page 1836, Parcel Number one (GCRD), said point witnessed by an iron pin set.

Thence **North 17°22'35" East** along an East line of PN: 32-045600, aforementioned, a distance of **193.07 feet** to a point, said point being an interior corner of PN: 32-045600, aforementioned, said point witnessed by a 1" iron pipe found.

Thence **South 85°48'47" East** along a new property line, a distance of **203.96 feet** to a point said point being the Place of Beginning, and containing **2.156 total acres** of land, 0.082 acres within the right of way, be the same more or less, but subject to all legal highways, pursuant to a Survey (2741) dated April 2021, by O'Hara Land Surveying, L.L.C. and Thomas J. O'Hara, Ohio Registered Surveyor No. 7995.

The basis of bearings used hereon are based upon True North utilizing the Ohio Department of Transportation CORS GNSS Network. Distances are shown as U.S. Foot and decimal parts thereof.

The intent of this description is to describe part of (2.156 acres) of land now or formerly owned by Robert G. Kurtz and Rosanna D. Kurtz, PN: 32-047200, as recorded in OR Book 1264 Page 228 in Geauga County Record of Deeds. All iron pins noted as being set are 5/8" x 30" long steel rebar, bearing a plastic cap "OHARA 7995".



Thomas J. O'Hara  
Ohio Registered Surveyor No. 7995  
Dated: 05/04/2021



*Survey Plat & Description*  
*Approved Per O.R.C. 315.251*  
*Geauga County Engineer*  
Reviewed under the supervision of  
Steven N. Roessner, P.S. Ohio #7070

By: SNR Date: 05/04/2021

21-077

**Lot Subdivision**  
**Robert G. Kurtz and Rosanna D. Kurtz**  
**part of PN: 32-018920, OR Book 1068 Page 622, 3.749 acres**

Situated in the Township of Troy, County of Geauga, State of Ohio, being part of Section Number 8, within said Township: Beginning at the point of intersection of the centerline of Jug Street (CH-0046-D) (60') with the centerline of Nash Road (TR-207-B) (60'), said point witnessed by a 1" iron pin found 6" below grade. Thence North 88°33'17" East along the centerline of Nash Road, a distance of 1354.70 feet to a point, said point being a new property corner, said point being the **Place of Beginning** of the parcel herein described.

Thence **North 88°33'17" East** along the centerline of Nash Road a distance of **75.00 feet** to a point, said point being the northwest corner of land now or formerly owned by Harvey W. Byler, Fanny E. Byler, and Harvey W. Byler Jr., PN: 32-070870, as recorded in OR Book 1926 Page 469 in Geauga County Record of Deeds (GCRD).

Thence **South 00°41'31" East** along the West line of PN: 32-070870, aforementioned, passing through an iron pin set at 30.00 feet a total distance of **261.30 feet** to a point, said point being the southwest corner of PN: 32-070870, aforementioned, said point witnessed by an iron pin set.

Thence **North 88°33'17" East** along the South line of PN: 32-070870, aforementioned, a distance of **363.00 feet** to a point, said point being the southeast corner of PN: 32-070870, aforementioned, said point being on the West line of land now or formerly owned by Lester W. Detweiler and Alta Detweiler, PN: 32-074389, as recorded in OR Book 2001 Page 617 (GCRD), said point witnessed by a 3/4" iron pipe found.

Thence **South 00°41'31" East** along the West line of PN: 32-074389, aforementioned, a distance of **338.09 feet** to a point, said point being the northwest corner of land now or formerly owned by Eugene W. Collins and Marlene F. Collins, PN: 32-016400, as recorded in OR Book 2121 Page 3359 (GCRD), said point witnessed by an iron pin set.

Thence **North 88°49'54" West** along the North line of PN: 32-016400, aforementioned, a distance of **438.19 feet** to a point, said point being a new property corner, said point witnessed by an iron pin set.

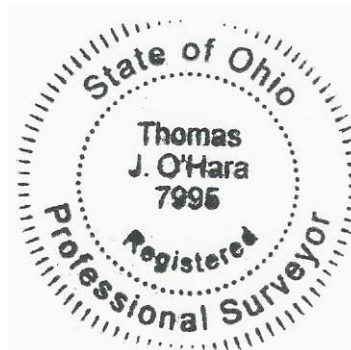
Thence **North 00°41'31" West** along a new property line established, a distance of **579.41 feet** to a point in the centerline of Nash Road, passing through an iron pin set 30.00 feet therefrom, said point being the Place of Beginning, and containing **3.749 total acres** of land, 0.052 acres within the right of way, be the same more or less, but subject to all legal highways, pursuant to a Survey (2741) dated April 2021, by O'Hara Land Surveying, L.L.C. and Thomas J. O'Hara, Ohio Registered Surveyor No. 7995.

The basis of bearings used hereon are based upon True North utilizing the Ohio Department of Transportation CORS GNSS Network. Distances are shown as U.S. Foot and decimal parts thereof.

The intent of this description is to describe part of (3.749 acres) of land now or formerly owned by Robert G. Kurtz and Rosanna D. Kurtz, PN 32-018920, as recorded in OR Book 1068 Page 622, in Geauga County Record of Deeds. All iron pins noted as being set are 5/8" x 30" long steel rebar, bearing a plastic cap "OHARA 7995".



Thomas J. O'Hara  
Ohio Registered Surveyor No. 7995  
Dated: 05/04/2021



*Survey Plat & Description*  
*Approved Per O.R.C. 315.251*  
**Gauga County Engineer**  
Reviewed under the supervision of  
Steven N. Roessner, P.S. Ohio #7070

By: SNR Date: 05/04/2021

**Lot Subdivision**  
**Eugene W. Collins and Marlene F. Collins**  
**part of PN: 32-016400, OR Book 2121 Page 3359, 4.366 acres**

Situated in the Township of Troy, County of Geauga, State of Ohio, being part of Section Number 8, within said Township: Beginning at the point of intersection of the centerline of Jug Street (CH-0046-D) (60') with the centerline of Nash Road (TR-207-B) (60'), said point witnessed by a 1" iron pin found 6" below grade. Thence North 88°33'17" East along the centerline of Nash Road, a distance of 1792.70 feet to a point, said point being the northwest corner of land now or formerly owned by Lester W. Detweiler and Alta Detweiler, PN: 32-074389, as recorded in OR Book 2001 Page 617, Geauga County Record of Deeds (GCRD). Thence South 00°41'31" East along the West line of PN: 32-074389, aforementioned, a distance of 599.39 feet to a point, said point being the northeast corner of land now or formerly owned by Eugene W. Collins and Marlene F. Collins, PN: 32-016400, as recorded in OR Book 2121 Page 3359 (GCRD), said point witnessed by an iron pin set, said point being the **Place of Beginning** of the parcel herein described.

Thence **South 00°41'31" East** along the West line of PN: 32-074389, aforementioned, a distance of **339.34 feet** to a point, said point being a new property corner created, said point witnessed by an iron pin set.

Thence **North 88°49'54" West** along a new property line established a distance of **578.14 feet** to a point, said point being on the East line of land now or formerly owned by Robert G. Kurtz and Roseanna D. Kurtz, PN: 32-047200, as recorded in OR Book 1264 Page 228 (GCRD), said point witnessed by an iron pin set.

Thence **North 05°11'01" East** along the East line of PN: 32-047200, aforementioned, a distance of **340.00 feet** to a point, said point being the northeast corner of PN: 32-047200, said point being on the South line of land now or formerly owned by Robert G. Kurtz and Rosanna D. Kurtz, PN: 32-018920, as recorded in OR Book 1068 Page 622 (GCRD), said point being a new property corner created, said point witnessed by an iron pin set.

Thence **South 88°49'54" East** along the South line of PN: 32-018920, aforementioned, a distance of **105.13 feet** to a point, said point being a new property corner created, said point witnessed by an iron pin set.

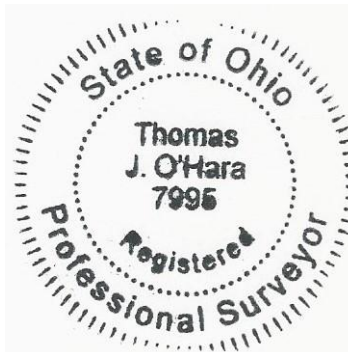
Thence **South 88°49'54" East** along the South line of PN: 32-018920, aforementioned, a distance of **438.19 feet** to a point, said point being the Place of Beginning, and containing **4.366 total acres** of land, 0.000 acres within the right of way, be the same more or less, but subject to all legal highways, pursuant to a Survey (2741) dated April 2021, by O'Hara Land Surveying, L.L.C. and Thomas J. O'Hara, Ohio Registered Surveyor No. 7995.

The basis of bearings used hereon are based upon True North utilizing the Ohio Department of Transportation CORS GNSS Network. Distances are shown as U.S. Foot and decimal parts thereof.

The intent of this description is to describe part of (4.366 acres) of land now or formerly owned by Eugene W. Collins and Marlene F. Collins, PN: 32-016400, as recorded in OR Book 2121 Page 3359, in Geauga County Record of Deeds. All iron pins noted as being set are 5/8" x 30" long steel rebar, bearing a plastic cap "OHARA 7995".



Thomas J. O'Hara  
Ohio Registered Surveyor No. 7995  
Dated: \_\_\_\_\_ 05/04/2021 \_\_\_\_\_



*Survey Plat & Description*  
*Approved Per O.R.C. 315.251*  
*Gauga County Engineer*  
Reviewed under the supervision of  
Steven N. Roessner, P.S. Ohio #7070

By: \_\_\_\_\_ SNR \_\_\_\_\_ Date: 05/04/2021

**Lot Subdivision**  
**Robert G. Kurtz and Rosanna D. Kurtz**  
**Residual of PN: 32-047200, OR Book 1264 Page 228, 7.117 acres**

Situated in the Township of Troy, County of Geauga, State of Ohio, being part of Section Number 8, within said Township: Beginning at the point of intersection of the centerline of Jug Street (CH-0046-D) (60') with the centerline of Nash Road (TR-207-B) (60'), said point witnessed by a 1" iron pin found 6" below grade. Thence North 88°33'17" East along the centerline of Nash Road, a distance of 1083.30 feet to a point, said point being the northeast corner of land now or formerly owned by Martin Ray Kurtz and Edna E. Kurtz, PN: 32-074268, as recorded in OR Book 1999 Page 2499 in Geauga County Record of Deeds (GCRD). Thence North 88°33'17" East along the centerline of Nash Road a distance of 271.40 feet to a point, said point being a new property corner created. Thence South 00°41'31" East along a new property line established, passing through an iron pin set at 30.00 feet a total distance of 579.41 feet to a point, said point being on the North line of land now or formerly owned by Eugene W. Collins and Marlene F. Collins, PN: 32-016400, as recorded in OR Book 2121 Page 3359 (GCRD), said point witnessed by an iron pin set. Thence North 88°49'54" West along the North line of PN: 32-016400, aforementioned, a distance of 105.13 feet to a point, said point being the northeast corner of land now or formerly owned by Robert G. Kurtz and Rosanna D. Kurtz, PN: 32-047200, as recorded in OR Book 1264 Page 228 (GCRD), said point witnessed by an iron pin set. Said point being the **Place of Beginning** of the parcel herein described.

Thence **South 05°11'01" West** along the East line of PN: 32-047200, aforementioned, a distance of **340.00 feet** to a point, said point being a new property corner created, said point witnessed by an iron pin set.

Thence **South 05°11'01" West** along the East line of PN: 32-047200, aforementioned, a distance of **287.37 feet** to a point, said point being a new property corner created, said point witnessed by an iron pin set.

Thence **North 85°48'47" West** along a new property line, a distance of **203.96 feet** to a point, said point being a northeast corner of land now or formerly owned by Magdalena Blazejewski and Jakub Merek Blazejewski, PN: 32-045600, as recorded in OR Book 2083 Page 1836, Parcel Number one (GCRD), said point witnessed by a 1" iron pipe found.

Thence **North 85°48'47" West** along a North line of PN: 32-045600, aforementioned, a distance of **297.90 feet** to a point, said point being an interior corner of PN: 32-045600, aforementioned, said point witnessed by an iron pin set.

Thence **North 04°27'20" East** along an East line of PN: 32-045600, aforementioned, a distance of **597.83 feet** to a point, said point being on the South line of PN: 32-074268, aforementioned, said point witnessed by a 12" diameter fence post, said point witnessed by an iron pin set, 2.00 feet South along said line therefrom.

Thence **South 89°15'36" East** along the South line of PN: 32-074268, aforementioned, a distance of **341.34 feet** to a point, said point being the southeast corner of PN: 32-074268, southwest corner of land now or formerly owned by Robert G. Kurtz and Rosanna D. Kurtz, PN: 32-018920, as recorded in OR Book 1068 Page 622 (GCRD), said point witnessed by a 1" iron pipe found.

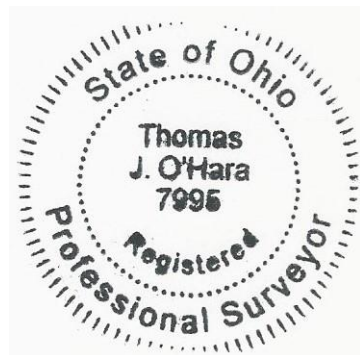
Thence **South 88°49'54" East** along the South line of PN: 32-018920, aforementioned, a distance of **169.48 feet** to a point, said point being the Place of Beginning, and containing **7.117 total acres** of land, 0.000 acres within the right of way, be the same more or less, but subject to all legal highways, pursuant to a Survey (2741) dated April 2021, by O'Hara Land Surveying, L.L.C. and Thomas J. O'Hara, Ohio Registered Surveyor No. 7995.

The basis of bearings used hereon are based upon True North utilizing the Ohio Department of Transportation CORS GNSS Network. Distances are shown as U.S. Foot and decimal parts thereof.

The intent of this description is to describe part of (7.117 acres) of land now or formerly owned by Robert G. Kurtz and Rosanna D. Kurtz, PN: 32-047200, as recorded in OR Book 1264 Page 228 in Geauga County Record of Deeds. All iron pins noted as being set are 5/8" x 30" long steel rebar, bearing a plastic cap "OHARA 7995".



Thomas J. O'Hara  
Ohio Registered Surveyor No. 7995  
Dated: 05/04/2021



*Survey Plat & Description*  
*Approved Per O.R.C. 315.251*  
*Geauga County Engineer*

Reviewed under the supervision of  
Steven N. Roessner, P.S. Ohio #7070

By: SNR Date: 05/04/2021

21-077

**Lot Consolidation**  
**Robert G. Kurtz and Rosanna D. Kurtz**  
**part of PN: 32-018920, OR Book 1068 Page 622, 3.749 acres**  
**Consolidate with**  
**Eugene W. Collins and Marlene F. Collins**  
**part of PN: 32-016400, OR Book 2121 Page 3359, 4.367 acres**  
**8.115 acres**

Situated in the Township of Troy, County of Geauga, State of Ohio, being part of Section Number 8, within said Township: Beginning at the point of intersection of the centerline of Jug Street (CH-0046-D) (60') with the centerline of Nash Road (TR-207-B) (60'), said point witnessed by a 1" iron pin found 6" below grade. Thence North 88°33'17" East along the centerline of Nash Road, a distance of 1354.70 feet to a point, said point being a new property corner, said point being the **Place of Beginning** of the parcel herein described.

Thence **North 88°33'17" East** along the centerline of Nash Road a distance of **75.00 feet** to a point, said point being the northwest corner of land now or formerly owned by Harvey W. Byler, Fanny E. Byler, and Harvey W. Byler Jr., PN: 32-070870, as recorded in OR Book 1926 Page 469 in Geauga County Record of Deeds (GCRD).

Thence **South 00°41'31" East** along the West line of PN: 32-070870, aforementioned, passing through an iron pin set at 30.00 feet a total distance of **261.30 feet** to a point, said point being the southwest corner of PN: 32-070870, aforementioned, said point witnessed by an iron pin set.

Thence **North 88°33'17" East** along the South line of PN: 32-070870, aforementioned, a distance of **363.00 feet** to a point, said point being the southeast corner of PN: 32-070870, aforementioned, said point being on the West line of land now or formerly owned by Lester W. Detweiler and Alta Detweiler, PN: 32-074389, as recorded in OR Book 2001 Page 617 (GCRD), said point witnessed by a 3/4" iron pipe found.

Thence **South 00°41'31" East** along the West line of PN: 32-074389, aforementioned, a distance of **338.09 feet** to a point, said point being the northwest corner of land now or formerly owned by Eugene W. Collins and Marlene F. Collins, PN: 32-016400, as recorded in OR Book 2121 Page 3359 (GCRD), said point witnessed by an iron pin set.

Thence **South 00°41'31" East** along the West line of PN: 32-074389, aforementioned, a distance of **339.34 feet** to a point, said point being a new property corner created, said point witnessed by an iron pin set.

Thence **North 88°49'54" West** along a new property line established a distance of **578.14 feet** to a point, said point being on the East line of land now or formerly owned by Robert G. Kurtz and Roseanna D. Kurtz, PN: 32-047200, as recorded in OR Book 1264 Page 228 (GCRD), said point witnessed by an iron pin set.

Thence **North 05°11'01" East** along the East line of PN: 32-047200, aforementioned, a distance of **340.00 feet** to a point, said point being the northeast corner of PN: 32-047200, said point being on the South line of land now or formerly owned by Robert G. Kurtz and Rosanna D. Kurtz, PN: 32-018920, as recorded in OR Book 1068 Page 622 (GCRD), said point being a new property corner created, said point witnessed by an iron pin set.

Thence **South 88°49'54" East** along the South line of PN: 32-018920, aforementioned, a distance of **105.13 feet** to a point, said point being a new property corner created, said point witnessed by an iron pin set.

Thence **North 00°41'31" West** along a new property line established, a distance of **579.41 feet** to a point in the centerline of Nash Road, passing through an iron pin set 30.00 feet therefrom, said point being the Place of Beginning, and containing **8.115 total acres** of land, 0.052 acres within the right of way, be the same more or less, but subject to all legal highways, pursuant to a Survey (2741) dated April 2021, by O'Hara Land Surveying, L.L.C. and Thomas J. O'Hara, Ohio Registered Surveyor No. 7995.

The basis of bearings used hereon are based upon True North utilizing the Ohio Department of Transportation CORS GNSS Network. Distances are shown as U.S. Foot and decimal parts thereof.

The intent of this description is to consolidate part of (3.749 acres) of land now or formerly owned by Robert G. Kurtz and Rosanna D. Kurtz, PN 32-018920, as recorded in OR Book 1068 Page 622, with part of (4.367 acres) of land now or formerly owned by Eugene W. Collins and Marlene F. Collins, PN: 32-016400, as recorded in OR Book 2121 Page 3359, in Geauga County Record of Deeds. All iron pins noted as being set are 5/8" x 30" long steel rebar, bearing a plastic cap "OHARA 7995".



Thomas J. O'Hara  
Ohio Registered Surveyor No. 7995  
Dated: 05/04/2021



*Survey Plat & Description*  
*Approved Per O.R.C. 315.251*

*Gauga County Engineer*

Reviewed under the supervision of  
Steven N. Roessner, P.S. Ohio #7070

By: SNR Date: 05/04/2021

21-077

**Lot Consolidation**  
**Robert G. Kurtz and Rosanna D. Kurtz**  
**Residual of PN: 32-018920, OR Book 1068 Page 622, 3.591 acres**  
**Consolidate with**  
**Robert G. Kurtz and Rosanna D. Kurtz**  
**Residual of PN: 32-047200, OR Book 1264 Page 228, 7.117 acres**  
**10.708 acres**

Situated in the Township of Troy, County of Geauga, State of Ohio, being part of Section Number 8, within said Township: Beginning at the point of intersection of the centerline of Jug Street (CH-0046-D) (60') with the centerline of Nash Road (TR-207-B) (60'), said point witnessed by a 1" iron pin found 6" below grade. Thence North 88°33'17" East along the centerline of Nash Road, a distance of 1083.30 feet to a point, said point being the northeast corner of land now or formerly owned by Martin Ray Kurtz and Edna E. Kurtz, PN: 32-074268, as recorded in OR Book 1999 Page 2499 in Geauga County Record of Deeds (GCRD), said point being the **Place of Beginning** of the parcel herein described.

Thence **North 88°33'17" East** along the centerline of Nash Road a distance of **271.40 feet** to a point, said point being a new property corner created.

Thence **South 00°41'31" East** along a new property line established, passing through an iron pin set at 30.00 feet a total distance of **579.41 feet** to a point, said point being on the North line of land now or formerly owned by Eugene W. Collins and Marlene F. Collins, PN: 32-016400, as recorded in OR Book 2121 Page 3359 (GCRD), said point witnessed by an iron pin set.

Thence **North 88°49'54" West** along the North line of PN: 32-016400, aforementioned, a distance of **105.13 feet** to a point, said point being the northeast corner of land now or formerly owned by Robert G. Kurtz and Rosanna D. Kurtz, PN: 32-047200, as recorded in OR Book 1264 Page 228 (GCRD), said point witnessed by an iron pin set.

Thence **South 05°11'01" West** along the East line of PN: 32-047200, aforementioned, a distance of **340.00 feet** to a point, said point being a new property corner created, said point witnessed by an iron pin set.

Thence **South 05°11'01" West** along the East line of PN: 32-047200, aforementioned, a distance of **287.37 feet** to a point, said point being a new property corner created, said point witnessed by an iron pin set.

Thence **North 85°48'47" West** along a new property line, a distance of **203.96 feet** to a point, said point being a northeast corner of land now or formerly owned by Magdalena Blazejewski and Jakub Merek Blazejewski, PN: 32-045600, as recorded in OR Book 2083 Page 1836, Parcel Number one (GCRD), said point witnessed by a 1" iron pipe found.

Thence **North 85°48'47" West** along a North line of PN: 32-045600, aforementioned, a distance of **297.90 feet** to a point, said point being an interior corner of PN: 32-045600, aforementioned, said point witnessed by an iron pin set.

Thence **North 04°27'20" East** along an East line of PN: 32-045600, aforementioned, a distance of **597.83 feet** to a point, said point being on the South line of PN: 32-074268, aforementioned, said point witnessed by a 12" diameter fence post, said point witnessed by an iron pin set, 2.00 feet South along said line therefrom.

Thence **South 89°15'36" East** along the South line of PN: 32-074268, aforementioned, a distance of **341.34 feet** to a point, said point being the southeast corner of PN: 32-074268, aforementioned, said point witnessed by a 1" iron pipe found.

Thence **North 00°22'46" West** along the East line of PN: 32-074268, aforementioned, a distance of **566.94 feet** to a point in the centerline of Nash Road, said point witnessed by a 5/8" iron pin "Daniel" found 29.90 feet therefrom, said point being the Place of Beginning, and containing **10.708 total acres** of land, 0.187 acres within the right of way, be the same more or less, but subject to all legal highways, pursuant to a Survey (2741) dated April 2021, by O'Hara Land Surveying, L.L.C. and Thomas J. O'Hara, Ohio Registered Surveyor No. 7995.

The basis of bearings used hereon are based upon True North utilizing the Ohio Department of Transportation CORS GNSS Network. Distances are shown as U.S. Foot and decimal parts thereof.

The intent of this description is to consolidate the residual 3.591 acres of land now or formerly owned by Robert G. Kurtz and Rosanna D. Kurtz, PN 32-018920, as recorded in OR Book 1068 Page 622, with the residual 7.117 acres of land now or formerly owned by Robert G. Kurtz and Rosanna D. Kurtz, PN: 32-047200, as recorded in OR Book 1264 Page 228 in Geauga County Record of Deeds. All iron pins noted as being set are 5/8" x 30" long steel rebar, bearing a plastic cap "OHARA 7995".



Thomas J. O'Hara  
Ohio Registered Surveyor No. 7995  
Dated: 05/04/2021



*Survey Plat & Description*  
*Approved Per O.R.C. 315.251*

*Gauga County Engineer*

Reviewed under the supervision of  
Steven N. Roessner, P.S. Ohio #7070

By: SNR Date: 05/04/2021

21-077

**Lot Consolidation**  
**Robert G. Kurtz and Rosanna D. Kurtz**  
**part of PN: 32-047200, OR Book 1264 Page 228, 2.156 acres**  
**with**  
**Eugene W. Collins and Marlene F. Collins**  
**residual of PN: 32-016400, OR Book 2121 Page 3359**

Situated in the Township of Troy, County of Geauga, State of Ohio, being part of Section Number 8, within said Township: Beginning at the point of intersection of the centerline of Jug Street (CH-0046-D) (60') with the centerline of Nash Road (TR-207-B) (60'), said point witnessed by a 1" iron pin found 6" below grade. Thence North 88°33'17" East along the centerline of Nash Road, a distance of 1083.30 feet to a point, said point being the northeast corner of land now or formerly owned by Martin Ray Kurtz and Edna E. Kurtz, PN: 32-074268, as recorded in OR Book 1999 Page 2499 in Geauga County Record of Deeds (GCRD). Thence North 88°33'17" East along the centerline of Nash Road a distance of 271.40 feet to a point, said point being a new property corner created. Thence South 00°41'31" East along a new property line established, passing through an iron pin set at 30.00 feet a total distance of 579.41 feet to a point, said point being on the North line of land now or formerly owned by Eugene W. Collins and Marlene F. Collins, PN: 32-016400, as recorded in OR Book 2121 Page 3359 (GCRD), said point witnessed by an iron pin set. Thence North 88°49'54" West along the North line of PN: 32-016400, aforementioned, a distance of 105.13 feet to a point, said point being the northeast corner of land now or formerly owned by Robert G. Kurtz and Rosanna D. Kurtz, PN: 32-047200, as recorded in OR Book 1264 Page 228 (GCRD), said point witnessed by an iron pin set. Thence South 05°11'01" West along the East line of PN: 32-047200, aforementioned, a distance of 340.00 feet to a point, said point being a new property corner created, said point witnessed by an iron pin set. Said point being the **Place of Beginning** of the parcel herein described.

Thence **South 88°49'54" East** along a new property line established, a distance of **578.14 feet** to a point, said point being on the West line of land now or formerly owned by Lester W. Detweiler and Alta Detweiler, PN: 32-074389, as recorded in OR Book 2001 Page 617 (GCRD), said point witnessed by an iron pin set.

Thence **South 00°41'31" East** along the West line of PN: 32-074389, aforementioned, a distance of **611.20 feet** to a point, said point being the northeast corner of land now or formerly owned by Kenneth H. Emerick and Pamela Sue Emerick, PN: 32-021700, as recorded in OR Book 817 Page 941, Parcel Number one (GCRD), said point witnessed by a ¾" iron pipe found North 76°25'01" West, a distance of 2.74 feet therefrom.

Thence **North 80°31'20" West** along the North line of PN: 32-021700, aforementioned, and the North line of land now or formerly owned by Kenneth H. Emerick and Pamela Sue Emerick, PN: 32-021800, as recorded in OR Book 817 Page 941, Parcel Number two (GCRD), a distance of **409.45 feet** to a point, said point witnessed by an iron pin set.

Thence **South 23°07'03" West** along the West line of PN: 32-021800, aforementioned, a distance of **532.61 feet** to a point in the centerline of Main Market Road (US Route 422) (60'), said point witnessed by an iron pin set at 30.00 feet therefrom.

Thence **North 67°57'35" West** along the centerline of Main Market Road a distance of **190.24 feet** to a point, said point being the southeast corner of land now or formerly owned by Dion D. Miller, PN: 32-047400, as recorded in OR Book 1633 Page 1160 (GCRD).

Thence **North 10°44'53" East** along the East line of PN: 32-047400, aforementioned, passing through an iron pin set at 30.59 feet, a total distance of **474.40 feet** to a point, said point being the northeast corner of PN: 32-047400, aforementioned, said point witnessed by a 5/8" iron pin found.

Thence **North 73°02'31" West** along the North line of PN: 32-047400, aforementioned, the North line of land now or formerly owned by Kenneth C. Miller, PN: 32-001900, as recorded in OR Book 2087 Page 2955 (GCRD). a distance of **179.41 feet** to a point, said point being the southeast corner of land now or formerly owned by Magdalena Blazejewski and Jakub Merek Blazejewski, PN: 32-045600, as recorded in OR Book 2083 Page 1836, Parcel Number one (GCRD), said point witnessed by an iron pin set.

Thence **North 17°22'35" East** along an East line of PN: 32-045600, aforementioned, a distance of **193.07 feet** to a point, said point being an interior corner of PN: 32-045600, aforementioned, said point witnessed by a 1" iron pipe found.

Thence **South 85°48'47" East** along a new property line, a distance of **203.96 feet** to a point, said point being a new property corner created, said point witnessed by an iron pin set.

Thence **North 05°11'01" East** along the East line of PN: 32-047200, aforementioned, a distance of **287.37 feet** to a point, said point being the Place of Beginning, and containing **11.786 total acres** of land, 0.133 acres within the right of way, be the same more or less, but subject to all legal highways, pursuant to a Survey (2741) dated April 2021, by O'Hara Land Surveying, L.L.C. and Thomas J. O'Hara, Ohio Registered Surveyor No. 7995.

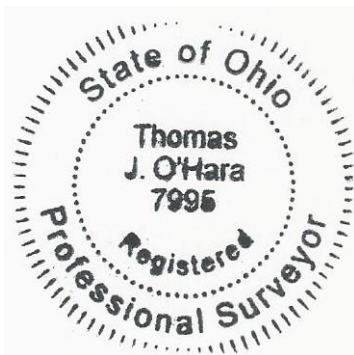
The basis of bearings used hereon are based upon True North utilizing the Ohio Department of Transportation CORS GNSS Network. Distances are shown as U.S. Foot and decimal parts thereof.

The intent of this description is to describe part of (2.156 acres) of land now or formerly owned by Robert G. Kurtz and Rosanna D. Kurtz, PN: 32-047200, as recorded in OR Book 1264 Page 228 in Geauga County Record of Deeds and consolidate it with the residual of land now or formerly owned by Eugene W. Collins and Marlene F. Collins, PN: 32-016400, as recorded in OR Book 2121 Page 3359 Geauga County Record of Deeds. All iron pins noted as being set are 5/8" x 30" long steel rebar, bearing a plastic cap "OHARA 7995".



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Thomas J. O'Hara  
Ohio Registered Surveyor No. 7995  
Dated: 05/04/2021



*Survey Plat & Description*  
*Approved Per O.R.C. 315.251*  
*Geauga County Engineer*  
Reviewed under the supervision of  
Steven N. Roessner, P.S. Ohio #7070  
By: SNR Date: 05/04/2021  
**21-077**