

#UB00175

Nelson
Pick up date
9/7/04
01-118877
VOL 1744 PG 1761

LEGAL DESCRIPTION OF 16.427 ACRE PARCEL ON SOUTH SIDE OF FRANKS ROAD FOR R. & R. NELSON

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being part of Original Auburn Township Lot 1, Section 4, Tract One and further bounded and described as follows:

Beginning at the centerline intersection of Franks Road and Auburn Road at a 3/4" iron pin used in a monument box, thence North 86° 58' 08" West, along said centerline of Franks Road, 1813.34 feet to angle point therein, thence North 87° 20' 12" West 1306.06 feet to the principal place of beginning:

Thence South 02° 39' 48" West, passing through a capped 5/8" iron pin set at 30.00' therefrom, 1413.74 feet to a 5/8" capped iron pin set in the southerly line of said Original Auburn Township Lot 1, being a point in the north line of land described in deed to B. & L.K. Zack recorded in Volume 856, Page 510 of Geauga County Records;

Thence North 86° 50' 08" West, along the southerly line of said Original Auburn Township Lot 1, 510.00 feet, along the northerly lines of lands described in deeds to said B. & L.K. Zack and K.T. Kuhnle recorded in Volume 1240, Page 821 of Geauga County Records, to a 3/4" iron pipe used at a southeasterly corner of land described in deed to D.F. Dietz recorded in Volume 827, Page 1214 of Geauga County Records, being in the westerly line of said Original Auburn Lot 1;

Thence North 02° 54' 38" East, along the easterly lines of lands of said D.F. Dietz land and land described in deed to Stankus Realty L.L.C. recorded in Volume 1718, Page 2983, of Geauga County Records, 1409.29 feet to the centerline of said Franks Road, passing through a 5/8" iron pin used 30.00 feet therefrom;

Thence South 87° 20' 12" East, along the centerline of said Franks Road, 503.89 feet to the principal of place of beginning and containing 16.427 acres of land according to the survey of August 2004 by Kevin S. Braun Professional Surveyor No. 7082.

Bearings are to an assumed meridian and are used to denote angles only.

Deed of Reference: R.& R. Nelson V. 1032 P. 1133

Kevin S Braun 8-30-04



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

PAK *9/30/04*
OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER