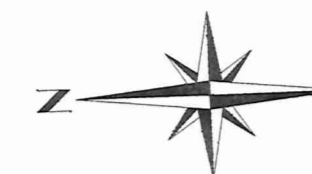
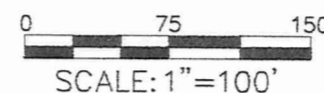


# PROPOSED LOT SPLITS FOR BRYAN NELSON

L.G. & J.L. NELSON  
VOL. 1189, PAGE 643

PART OF TRACT 2, SECTION 3, LOT 1 OF AUBURN TWP.  
COUNTY OF GEAUGA, STATE OF OHIO  
MAY 31, 2002

THIS BOUNDARY SURVEY PLAT WAS DRAWN ON JUNE 17TH, 2002  
IN ACCORDANCE WITH CHAPTER 4733-37 OF THE ADMINISTRATIVE CODE,  
FOR MINIMUM STANDARDS FOR BOUNDARY SURVEYS



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

R.S. 7/8/02

OFFICE OF THE  
GEAUGA COUNTY ENGINEER

K.N. GETROST  
VOL. 1208, PAGE 402

L.G. & J.L. NELSON  
VOL. 1189, PAGE 643

PROPOSED  
LOT SPLIT "A"  
3.000 Acres,  
130680.0 Sq.ft.

L.G. & J.L. NELSON  
VOL. 1189, PAGE 643

J.L. NELSON  
VOL. 552, PAGE 146

PROPOSED  
LOT SPLIT "B"  
SURVEYED BALANCE = 5.000 Acres,  
217799.5 Sq.ft.  
PARCEL 01-1186889 = 4.932 Acres,  
214858.7 Sq.ft.  
PARCEL 01-074700 = 0.068 Acres,  
2940.8 Sq.ft.

L.G. & J.L. NELSON  
VOL. 1189, PAGE 643

D.R. & A.S. PETERSON  
VOL. 934, PAGE 1257

L.G. & J.L. NELSON  
VOL. 1189, PAGE 643

WING ROAD-60'

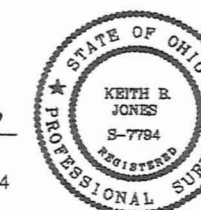
### NOTES

BASIS OF BEARINGS IS N89°22'00"E FOR TRACT 2, LOT 1 SECTION LINE, AS REFERRED TO IN DEED VOLUME 1189, PAGE 643 FOR L.G. & J.L. NELSON, IN GEAUGA COUNTY DEED RECORDS

RECORDS INCLUDING DEEDS CITED ON EACH PARCEL ALONG WITH COUNTY ROAD RECORDS, WERE USED AS REFERENCE DOCUMENTS AND SOURCES OF DATA

ALL IRON PINS SET ARE 5/8" DIA x 30" LONG REBAR WITH A REGISTRATION CAP MARKED AS "AAA #7794"

*Keith B. Jones*  
KEITH B. JONES  
REGISTERED LAND SURVEYOR #7794  
AAA Land Surveying, Inc.  
100 Center Street, Suite 150  
Chardon, OH 44024  
(440) 286-2393



AWB00.178

Nelson  
picked up 8-10-02  
01-118697  
V. 1507- P. 513

**AAA Land Surveying, Inc.**  
100 Center Street, Suite 150  
Chardon, OH. 44024

Phone (440) 286-2393  
Fax (440) 286-2394  
AAAlandsurveying@Hotmail.com

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### Proposed lot split "A"

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Situated in the Township of Auburn, County of Geauga, and the State of Ohio, and known as being part of Tract 2, Section 3, Lot 1 within said Township, and being further bounded and described as follows:

Beginning in the centerline of Wing Road (60' right-of-way), at the intersection of said centerline and the Northerly section line of Tract 2, Section 3, Lot 1 of said Township; said point also being the southeast corner of D.R. & A.S. Peterson, as recorded in Volume 934, Page 1257 of Geauga County Deed Records; Thence S 02°33'42" W along the centerline of Wing Road a distance of 276.86 feet to a point; said point being the principal place of beginning of the description to herein to be described;

Thence N 89°22'00" E, passing through a 5/8" iron pin set on the easterly right-of-way of Wing Road, at 30.05 feet, a total distance of 373.95 feet to a 5/8" iron pin set;

Thence S 02°33'42" W, a distance of 350.00 feet to a 5/8" iron pin set;

Thence S 89°22'00" W, passing through a 5/8" iron pin set on the easterly right-of-way line of Wing Road at 343.90 feet, a total distance of 373.95 feet to a point in the centerline of said Wing Road;

Thence N 02°33'42" E along the centerline of Wing Road, a distance of 350.00 feet back to the principal place of beginning, containing 3.000 Acres of land, but subject to all legal highways. Being a parcel surveyed and described out of the lands deeded to L.G. & J.L. Nelson, as recorded in Volume 1189, Page 643 of Geauga County Deed Records. Pursuant to a survey done in May 2002 by Keith B. Jones, Ohio Registered Surveyor #7794 Chardon Ohio. Basis of Bearings is N 89°22'00" E as referred to the northerly section line of Tract 2, Section 3, Lot 1 of said Nelson's deed recorded in Vol. 1189, Page 643 of Geauga County Deed Records. All iron pins set are 5/8" dia. X 30" long rebar with a registration cap marked as "AAA #7794".

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

R.S.

7/8/02

OFFICE OF THE  
GEAUGA COUNTY ENGINEER

