

**LAND SURVEY FOR CARL HOLTZ**  
**Original Lot 4 of Section 5, Tract 1**  
**AUBURN TOWNSHIP**  
**GEAUGA COUNTY**  
**STATE OF OHIO**

Property Address:  
 16635 Messenger Road,  
 Chagrin Falls, OH 44023

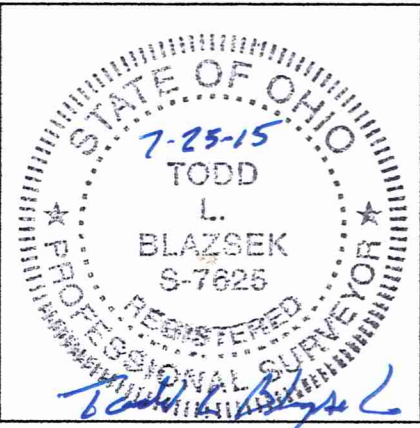
BASIS OF BEARING: Lands of Michael E. & Michelle E. Henry  
 as recorded in OR Book 1405, Page 447 of Geauga County Records.  
 Parcel 01-092900

DEED OF ORIGATION: Lands of Carl C. Holtz as recorded in OR  
 Book 1864, Page 955 of Geauga County Records. Parcel 01-047900.

**LEGEND**

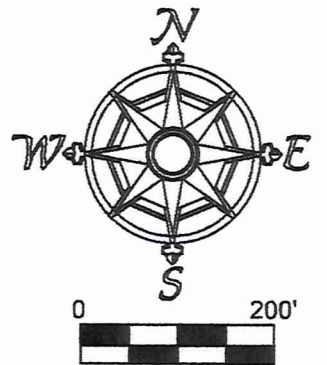
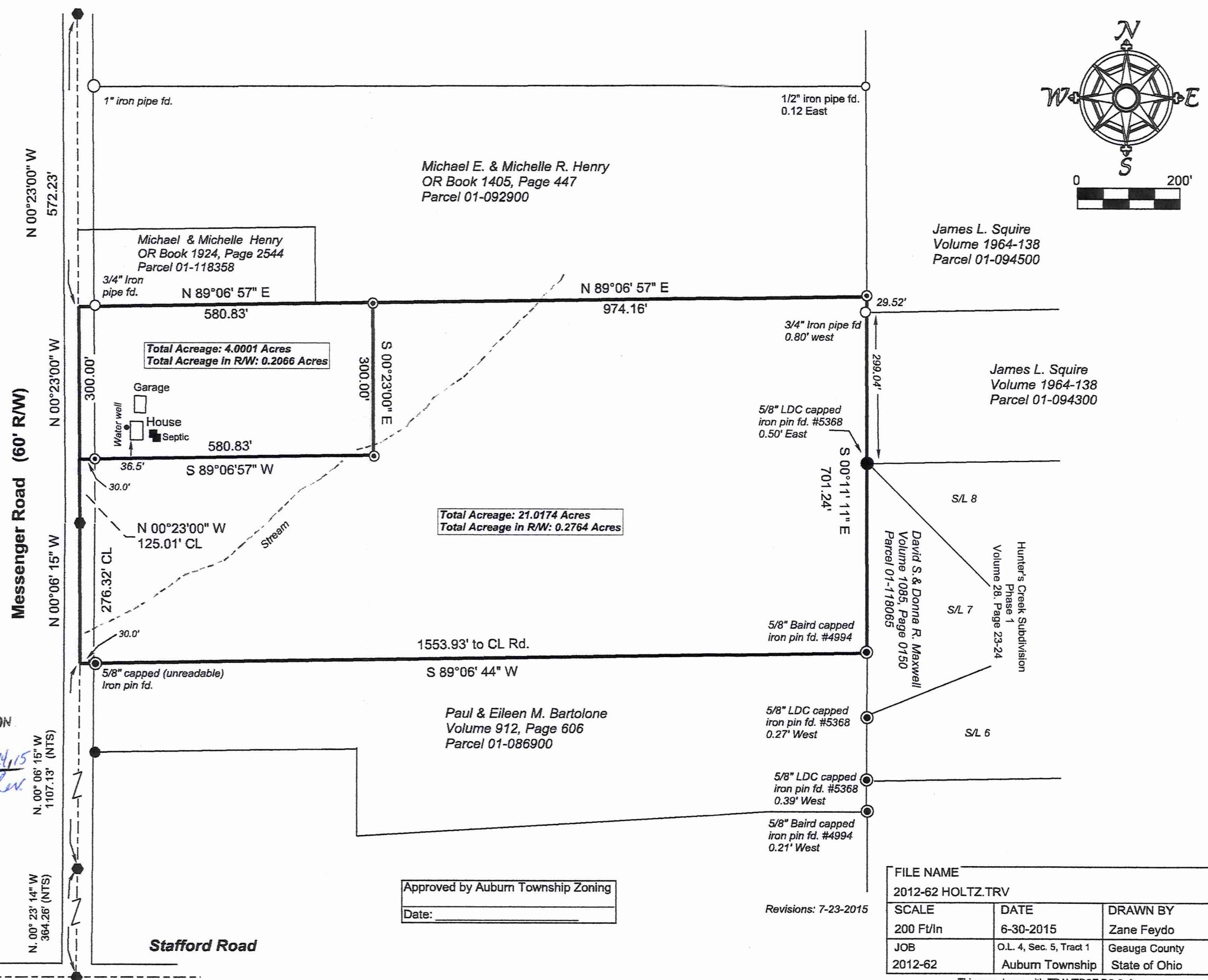
- = 1" iron pin fd in CL
- = 5/8" iron pin fd
- ⊙ = Capped pins fd as noted
- = Iron pipe fd as noted
- ⊙ = 5/8" x 30" ID capped iron rebar set (TLB)

I hereby certify that this map is an accurate representation of a boundary survey performed by me in June of 2015, in accordance with Ohio revised Code 4733-37 standards. All monuments are set or found as shown hereon.



SURVEYED BY:  
 T.L. BLAZSEK  
 LAND SURVEYING, INC.  
 4790 ST. RT. 82  
 NEWTON FALLS, OH 44444  
 330.647.2682

SURVEY PLAT & LEGAL DESCRIPTION  
 APPROVED PER R.C. 315.251  
*T.L.B.* 07/24/15  
 GEAUGA COUNTY AUDITOR  
 TAX MAP DEPT.  
*Rev.*



Approved by Auburn Township Zoning  
 Date: \_\_\_\_\_

Revisions: 7-23-2015

FILE NAME 2012-62 HOLTZ.TRV		
SCALE 200 Ft/In	DATE 6-30-2015	DRAWN BY Zane Feydo
JOB 2012-62	O.L. 4, Sec. 5, Tract 1 Auburn Township	Gauga County State of Ohio

This map drawn with TRAVERSE PC Software

AVB00315

Holtz, Carl C. (15-072)  
Picked Up 07/30/15  
VOL. 1996 PG 3007  
PN# 01-119165

**LEGAL DESCRIPTION**

**4.0001 Acres**

Situated in the Township of Auburn, County of Geauga and State of Ohio, being part of the Original Lot 4, Section 5 and Tract 1 in said Township and being more particularly described as follows:

Beginning at a 1" iron pin found at the intersection of Stafford Road and Messenger Road (60' R/W);

Thence N 00°23'14" W along the centerline of Messenger Road a distance of 364.26 feet to a 1" iron pin found;

Thence continuing N 00°06'15" W along the centerline of Messenger Road at 1107.13 feet to a point at the northwest corner of lands owned by Paul & Eileen M. Bartolone, as recorded in Volume 912, Page 606 (Parcel No. 01-086900) of Geauga County Records;

Thence continuing N 00°06'15" W along the centerline of Messenger Road for a distance of 276.32 feet to a 1" iron pin found;

Thence continuing N 00°23'00" W along the centerline of Messenger Road for a distance of 125.01 feet to a point in the center of Messenger Road, said point being the **True Place of Beginning** of the parcel herein described;

Thence N 89°06'57" E, through lands of Carl C. Holtz, as recorded in OR Book 1864, Page 955 (Parcel No. 01-047900) of Geauga County Records, passing over a 5/8" x 30" iron rebar set at 30.00 feet from the centerline of Messenger Road, for a total distance of 580.83 feet to a 5/8" x 30" ID capped iron rebar set;

Thence N 00°23'00" W for a distance of 300.00 feet through lands of aforesaid lands owned by Carl Holtz to a 5/8" x 30" ID capped iron rebar set on the south line of lands owned by Michael E. and Michelle R. Henry as recorded in OR Book 1405, Page 447 (Parcel No. 01-092900) of Geauga County Records;

Thence S 89° 06' 57" W along the south line of lands owned by Michael & Michelle Henry as recorded in OR Book 1924, Page 2544 (Parcel No. 01-118358) of Geauga County Records, passing over a 3/4" iron pipe found at 550.83 feet, for a total distance of 580.83 feet to a point in the centerline of Messenger Road;

Thence S 00° 23' 00 E along the centerline of Messenger Road for a distance of 300.00 feet to a point, said point being the **True Place of Beginning** of the parcel described and contains a total of 4.0001 acres of land (Part of Parcel No. 01-047900), inclusive of 0.2066 acres located in road right of way according to a survey by Todd L. Blazsek, P.S. # 7625 in June of 2015.

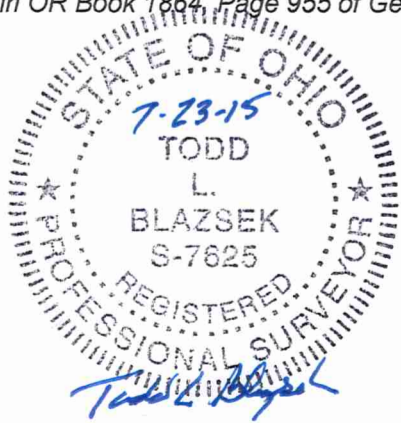
*BASIS OF BEARING: Lands of Michael E. & Michelle E. Henry as recorded in OR Book 1405, Page 447 of Geauga County Records. Parcel 01-092900.*

*DEED OF ORIGINATION: Lands of Carl C. Holtz as recorded in OR Book 1864, Page 955 of Geauga County Records. Parcel 01-047900.*

*All capped rebars marked "TLB #7625"*

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

*[Signature]*  
07/24/15  
**GEAUGA COUNTY AUDITOR**  
**TAX MAP DEPT.**



AUB 00315

Holtz, Carl C. (15-072)

Picked up 7/30/15

Vol. 1996 Pg 2010

PN# 01-047900

## LEGAL DESCRIPTION

**21.0174 Acres**

Situated in the Township of Auburn, County of Geauga and State of Ohio, being part of the Original Lot 4, Section 5 and Tract 1 in said Township and being more particularly described as follows:

Beginning at a 1" iron pin found at the intersection of Stafford Road and Messenger Road (60' R/W);

Thence N 00°23'14" W along the centerline of Messenger Road a distance of 364.26 feet to a 1" iron pin found;

Thence continuing N 00°06'15" W along the centerline of Messenger Road at 1107.13 feet to a point at the northwest corner of lands owned by Paul & Eileen M. Bartolone, as recorded in Volume 912, Page 606, (Parcel No. 01-086900) of Geauga County Records, said point being the **True Place of Beginning** of the parcel herein described;

Thence continuing N 00°06'15" W along the centerline of Messenger Road for a distance of 276.32 feet to a 1" iron pin found;

Thence continuing N 00°23'00" W at a distance of 125.01 feet to a point in the center of Messenger Road;

Thence N 89°06'57" E, through lands of Carl C. Holtz, as recorded in OR Book 1864, Page 955, (Parcel No. 01-047900) of Geauga County Records, passing over a 5/8" x 30" iron rebar set at 30.00 feet from the centerline of Messenger Road, for a total distance of 580.83 feet to a 5/8" x 30" ID capped iron rebar set;

Thence N 00°23'00" W for a distance of 300.00 feet through lands of aforesaid lands owned by Carl Holtz to a 5/8" x 30" ID capped iron rebar set on the south line of lands owned by Michael E. and Michelle R. Henry as recorded in OR Book 1405, Page 447 (Parcel No 01-092900) of Geauga County Records;

Thence N 89°06'57" E a distance of 974.16 feet along the south line of aforesaid lands of Henry, to a 5/8" x 30" ID capped iron rebar set;

Thence S 00°11'11" E along the west line of James L. Squire as recorded in Vol. 1964 Pg. 138 (Parcel Nos. 01-094500 and 01-094300) of Geauga County Records and lands owned by David S. & Donna R. Maxwell as recorded in Vol. 1085 Pg. 150 (Parcel No. 01-118065) of Geauga County Records, passing by a 3/4" iron pipe found at 29.52 feet, 0.80 feet west, and a 5/8" LDC capped iron pin found # 5368 at 328.56 feet 0.50 feet east, for a total distance of 701.24 feet to a 5/8" ID capped iron pin found (Baird # 4994) said pin also a northeast corner of said Bartolone;

AMB 00315

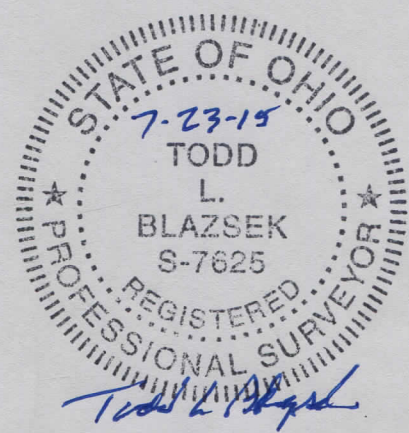
(15-072)

Thence S 89°06'44" W along the north line of aforesaid lands owned by Bartolone, passing over a 5/8" unreadable ID capped iron pin found at 1523.93 feet, for a total distance of 1553.93 feet to a point in the centerline of Messenger Road, said point being the **True Place of Beginning** of the parcel described and contains a total of 21.0174 acres of land, part of Parcel No. 01-047900 inclusive of 0.2764 acres located in road right of way according to a survey by Todd L. Blazsek, P.S. # 7625 in June of 2015.

*BASIS OF BEARING: Lands of Michael E. & Michelle R. Henry as recorded in OR Book 1405, Page 447 of Geauga County Records. Parcel 01-092900.*

*DEED OF ORIGINATION: Lands of Carl C. Holtz as recorded in OR Book 1864, Page 955 of Geauga County Records. Parcel 01-047900.*

*All capped rebars marked "TLB #7625"*



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

*MWS*

*07,24,15*

**GEAUGA COUNTY AUDITOR  
TAX MAP DEPT.**

*Rev.*

RECEIVED  
JUL 24 2015  
TAX MAP DEPT.