

MICHAEL B. & AUDREY H. DANZIG
VOL. 980 PG. 370
PARCEL No. 06-048000

WARD NELSON
VOL. 927 PG. 1179
PARCEL No. 06-120898
6.0000 ACRES

PARCEL "1"
3.1168 ACRES TOTAL
0.1998 ACRES IN R/W
HOUSE PARCEL

CONSOLIDATED
3.2001 ACRES TOTAL
0.1998 ACRES IN R/W

06-120898

WARD NELSON
VOL. 927 PG. 1179
PARCEL No. 06-120898

PARCEL "2"
VACANT PARCEL

2.8833 ACRES TOTAL
0.1602 ACRES IN R/W

06-120580

LINH NGUYEN & DEENA TRUONG
VOL. 1395 PG. 534
PARCEL No. 06-120224

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.S. 3/1/04
OFFICE OF THE
GEAUGA COUNTY ENGINEER

1 1/2" IRON PIPE WILSON 5807 FOUND
232.58' DEED 231.71' OBS.

1" IRON PIPE IN MON. BOX FOUND
1235.72' OBS.

1" IRON PIPE WILSON 5807 FOUND
32.00'
290.06'
522.73' DEED & OBSERVED



EXISTING WELL

1" IRON PIPE CAPPED SCHADE 6008 SET
30.00'
232.67'
N00°17'40"W DEEDS & USED

1" IRON PIPE FOUND
301.28' DEED 302.25' OBS.
232.67'

1" IRON PIPE WILSON 5807 FOUND
632.48' RECORD 633.52' OBS.
5/8" IRON PIN IN MON. BOX FOUND
AUBURN ROAD 60'
HOSFORD ROAD

THIS SURVEY SATISFIES THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO, AS CODIFIED IN CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

Willard F. Schade Jr.
WILLARD F. SCHADE JR. PROFESSIONAL SURVEYOR No. 6008 DATE 6000 2/21/04



REVISED 2-27-2004

SCHADE SURVEYING COMPANY		
4043 ERIE STREET WILLOUGHBY, OHIO 44094 440 951-6454		
SCALE: 1" = 40'	APPROVED BY	DRAWN BY FJM
DATE: 2-13-2004		FB 105 DISK/NELSON/ZAK
LOT SPLIT AND LOT CONSOLIDATION SURVEY FOR: WARD NELSON 9427 AUBURN ROAD CHARDON TOWNSHIP GEAUGA CO., OHIO		
PART OF LOT No. 16, TRACT No. 1		DRAWING NUMBER 04-1427

CHA00086
CHA00086

Nelson
picked up 3-1-04
06-120579
Vol. 1726-Pg. 2890

Dagniz to Nelson Parcel 3 0.3660 Acres

File No. 04-1427

Situated in the Township of Chardon, County of Geauga and State of Ohio: and known as being a part of Lot No. 16 in Tract No. 1 in said Township and is bounded and described as follows:

Beginning at a 5/8-inch iron pin monument found at the intersection of the centerlines of Hosford Road and Auburn Road;

Thence North 00° 17' 40" West along the centerline of Auburn Road a distance of 633.52 feet to the northwest corner of land conveyed to Linh Nguyen and Deena Truong as recorded in Volume 1395, Page 534 of Geauga County Records of Deeds;

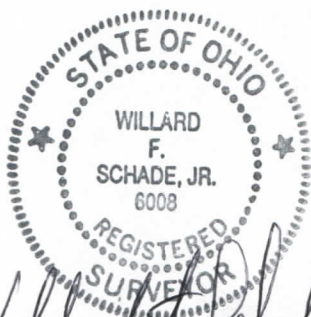
Thence South 89° 47' 18" East along the north line of said Nguyen land and the north line of land conveyed to J. & P. Benedict as recorded in Volume 1285, Page 1040 of Geauga County Records of Deeds and passing through a one inch iron pipe found at 32.69 feet a total distance of 500.05 feet to a L. Wilson #5807 one inch iron pipe found at a southwest corner of land conveyed to M. B. & A. H. Danzig as recorded in Volume 980, Page 390 and the principal place of beginning of this description;

Thence North 00° 18' 01" West along a west line of said Danzig land a total distance of 522.71 feet to a L. Wilson #5807 one inch iron pipe found;

Thence South 06° 56' 58" East a distance of 526.80 feet to a one inch iron pipe set on the north line of said Benedict land;

Thence North 89° 47' 18" West along said north line a distance of 61.00 feet to the principal place of beginning of this description and contains 0.3660 acres of land according to a survey in February, 2004 by Schade Surveying Company, Willard F. Schade Jr. Professional Surveyor 6008, be the same, more or less but subject to all legal highways. Bearings are based on the centerline of Auburn Road being North 00° 17' 40" West and are used to describe angles only. Previous Deed Volume 980, Page 390 of Geauga County Records of Deeds.

FEB 25 2004



Willard F. Schade, Jr.

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

R.S. 3/1/04

OFFICE OF THE
GEAUGA COUNTY ENGINEER

Nelson Parcel 1 and part of Parcel 3 3.2001 Acres File No 04-1427

Situated in the Township of Chardon, County of Geauga and State of Ohio: and known as being a part of Lot No. 16 in Tract No. 1 in said Township and is bounded and described as follows:

Beginning at a 5/8-inch iron pin monument found at the intersection of the centerlines of Hosford Road and Auburn Road;

Thence North 00° 17' 40" West along the centerline of Auburn Road a distance of 633.52 feet to the northwest corner of land conveyed to Linh Nguyen and Deena Truong as recorded in Volume 1395, Page 534 of Geauga County Records of Deeds;

Thence continuing along said centerline North 00° 17' 40" West a distance of 232.67 feet to a point and the principal place of beginning of this description;

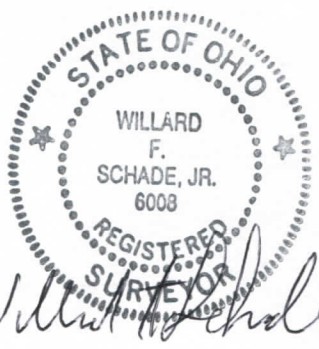
Thence continuing along said centerline North 00° 17' 40" West a distance of 290.06 feet to the southwest corner of land conveyed to M. B. & A. H. Danzig as recorded in Volume 980, Page 390 of Geauga County Records of Deeds;

Thence South 89° 47' 10" East along the south line of said Danzig land and passing through a L. Wilson #5807 one inch iron pipe found at 32.00 feet, a total distance of 500.00 feet to a L. Wilson #5807 one inch iron pipe found at a southwest corner of said Danzig land;

Thence South 06° 56' 58" East a distance of 250.17 feet a one inch iron pipe set;

Thence South 85° 25' 04" West a distance of 500.37 feet to a one inch iron pipe set ;

Thence North 89° 47' 10" West a distance of 30.00 feet to the principal place of beginning of this description and contains 3.2001 acres of land of which 0.1998 acres are in the right of way, according to a survey in February, 2004 by Schade Surveying Company, Willard F. Schade Jr. Professional Surveyor 6008, be the same, more or less but subject to all legal highways. Bearings are based on the centerline of Auburn Road being North 00° 17' 40" West and are used to describe angles only. Previous Deed Volume 927, Page 1179 (3.1168 acres) and Volume 980, Page 390 (0.0833 acres) of Geauga County Records of Deeds.



Willard F. Schade, Jr.

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.S. 3/1/04
OFFICE OF THE
GEAUGA COUNTY ENGINEER

Nelson Parcel 2 and part of Parcel 3 3.1659 Acres

File No. 04-1427

Situated in the Township of Chardon, County of Geauga and State of Ohio: and known as being a part of Lot No. 16 in Tract No. 1 in said Township and is bounded and described as follows:

Beginning at a 5/8-inch iron pin monument found at the intersection of the centerlines of Hosford Road and Auburn Road;

Thence North 00° 17' 40" West along the centerline of Auburn Road a distance of 633.52 feet to the northwest corner of land conveyed to Linh Nguyen and Deena Truong as recorded in Volume 1395, Page 534 of Geauga County Records of Deeds and the principal place of beginning of this description;

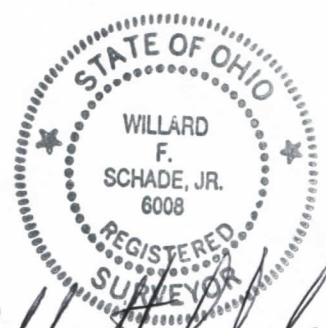
Thence continuing along said centerline North 00° 17' 40" West a distance of 232.67 feet to a point;

Thence South 89° 47' 10" East a distance of 30.00 feet to a one inch iron pipe set;

Thence North 85° 25' 04" East a distance of 500.37 feet to a one inch iron pipe set;

Thence South 06° 56' 58" East a distance of 276.63 feet to a one inch iron pipe set on the north line of land conveyed to J.A. & P. A. Benedict as recorded in Volume 1285, Page 1040 of Geauga County Records of Deeds;

Thence North 89° 47' 18" West along said north line and the north line of said Nguyen land and passing through a L. Wilson #5807 one inch iron pipe found at 61.00 feet and a one inch iron pipe found at 528.36 feet a total distance of 561.05 feet to the principal place of beginning of this description and contains 3.1659 acres of land of which 0.1602 acres are in the right of way, according to a survey in February, 2004 by Schade Surveying Company, Willard F. Schade Jr. Professional Surveyor 6008, be the same, more or less but subject to all legal highways. Bearings are based on the centerline of Auburn Road being North 00° 17' 40" West and are used to describe angles only. Previous Deed Volume 927, Page 1179 (2.8833 acres) and Volume 980, Page 390 (0.2826 acres) of Geauga County Records of Deeds.



Willard F. Schade, Jr.

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

R.S. _____ *3/1/04*
OFFICE OF THE
GEAUGA COUNTY ENGINEER

#005 58 977