

CHA00097

CHA00097

PLAT OF SURVEY AND LOT SPLIT FOR LUDWIG J. AND EDITH M. RACE

Situated in the Township of Chardon,
County of Geauga and State of Ohio and
known as part of Parcels No. 1, 2 and 3 of
lands conveyed to Ludwig J. and Edith M.
Race by deed recorded in Volume 591, Page
297 of Geauga County Deed Records.

* Original Lot 164, Tract 3 of

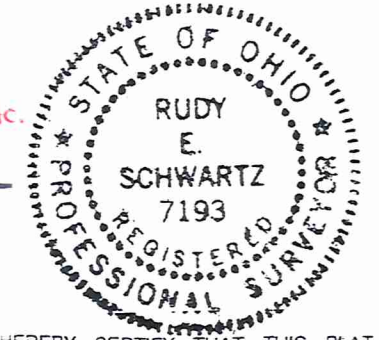
PREPARED BY:
RUDY E. SCHWARTZ
PROFESSIONAL SURVEYOR
15750 AUBURN ROAD
NEWBURY, OHIO 44065
(216)564-7528
FAX: (216)564-5675

PREPARED FOR:
LUDWIG J. AND EDITH M. RACE
9837 CHARDON ROAD
CHARDON, OHIO 44024

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

R.S. 5/22/1997 (as noted) 7.1894 Ac.
NEIL D. & PATRICIA A. TIERNEY
VOL. 758 Pg. 1081
GEAUGA COUNTY ENGINEER

SURVEY PLAT AND LEGAL
DESCRIPTION APPROVED
PER R.C. 315.251 2.3818 Ac.
JK 8/8/97
GEAUGA COUNTY ENGINEER

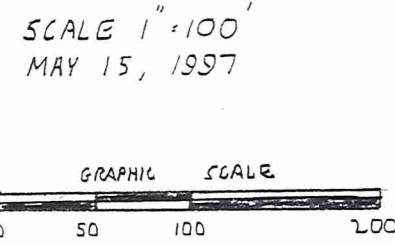
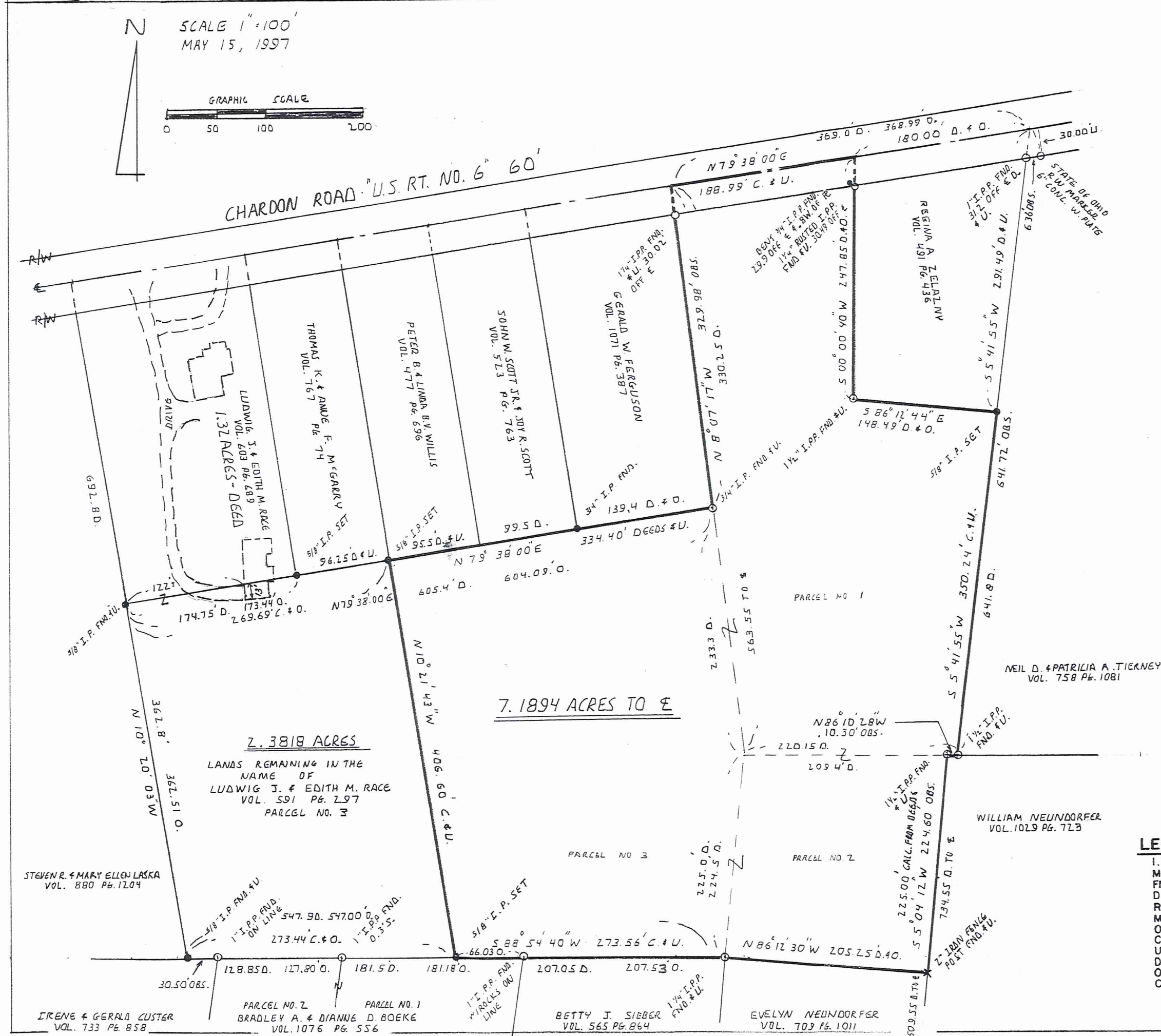


LEGEND

I. PIN	IRON PIN
MON.	MONUMENT
FND.	FOUND
D	DEED
R/REC	RECORD
M/MSD	MEASURED
O/OBS	OBSERVED
C/CALC.	CALCULATED
U	USED
D.R.	DEED RECORD
O.R.	OFFICIAL RECORD
C.L./C	CENTERLINE

I HEREBY CERTIFY THAT THIS PLAT WAS
PREPARED FROM A FIELD SURVEY MADE UNDER
MY DIRECT SUPERVISION. MONUMENTS WERE
FOUND OR SET AS INDICATED. DIMENSIONS
ARE EXPRESSED IN FEET AND DECIMAL PARTS
THEREOF. BEARINGS REFER TO AN ASSUMED
MERIDIAN AND ARE INTENDED TO INDICATE
ANGLES ONLY. ALL OF WHICH ARE CORRECT
TO THE BEST OF MY KNOWLEDGE AND BELIEF.
THIS PLAT WAS PREPARED IN ACCORDANCE
WITH THE PROVISIONS OF CHAPTER 4733-37 OF
THE OHIO ADMINISTRATIVE CODE

Rudy E. Schwartz
RUDY E. SCHWARTZ, P. S. NO. 7193



7.1894 ACRES TO E
2.3818 ACRES
LANDS REMAINING IN THE
NAME OF
LUDWIG J. & EDITH M. RACE
VOL. 591 Pg. 297
PARCEL NO. 3

CHA-00097
CHA00097

RACE
P.U. 8/8/97
Par# 06-120450

LEGAL DESCRIPTION OF
A 2.3818 ACRE PARCEL
FOR
LUDWIG J. AND EDITH M. RACE

Situated in the Township of Chardon, County of Geauga and State of Ohio and known as being a part of Original Lot No. 164, Tract No. 3, and further being known as part of Parcel No. 3 of lands conveyed to Ludwig J. and Edith M. Race by deed recorded in Volume 591, Page 297 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a 5/8 inch iron pin found at the Southwesterly corner of a 1.32 acre parcel of land conveyed to Ludwig J. and Edith M. Race by deed recorded in Volume 603; Page 689 of Geauga County Deed Records in the Easterly line of land conveyed to Steven R. and Mary Ellen Laska by deed recorded in Volume 880, Page 1204 of Geauga County Deed Records;

COURSE I Thence North 79° 38' 00" East along the Southerly line of said 1.32 acre parcel and the Southerly line of land conveyed to Thomas K. and Anne F. McGarry by deed recorded in Volume 767, Page 74 of Geauga County Deed Records, a distance of 269.69 feet to a 5/8 inch iron pin set at the southwesterly corner of land conveyed to Peter B. and Linda B.V. Willis by deed recorded in Volume 477, Page 696 of Geauga County Deed Records;

RECORDED
SEP 2 9 1997
120450

Legal Description
2.3818 Acre Parcel
Ludwig J. and Edith M. Race
Page Two

COURSE II Thence South 10° 21' 43" East, a distance of 406.60 feet to a 5/8 inch iron pin set in the Northerly line of Parcel No. 1 of lands conveyed to Bradley A. and Dianne D. Boeke, by deed recorded in Volume 1076, Page 556 of Geauga County Deed Records;

COURSE III Thence South 88° 54' 40" West along said Northerly line of Parcel No. 1, along the Northerly line of Parcel No. 2, of said lands so conveyed to Bradley A. and Dianne D. Boeke and along the Northerly line of land conveyed to Irene and Gerald Custer by deed recorded in Volume 733, Page 858 of Geauga County Deed Records, a distance of 273.44 feet to a 5/8 inch iron pin found at the Southeasterly corner of land so conveyed to Steven R. and Mary Ellen Laska;

COURSE IV Thence North 10° 20' 03" West along said Easterly line of land so conveyed to Steven R. and Mary Ellen Laska, a distance of 362.51 feet to the Place of Beginning and containing 2.3818 acres of land as surveyed, calculated and described by Rudy E. Schwartz, P.S. No. 7193 on May 15, 1997 be the same more or less but subject to all legal highways and easements of record. Bearings used herein refer to an assumed meridian and are intended to indicate angles only. All 5/8 inch iron pins set are I.D. Schwartz 7193.

SURVEY PLAT AND LEGAL DESCRIPTION PREPARED PER R.C.

JK 8/8/97
GEAUGA COUNTY ENGINEER

RECORDED
FEB 20 2004

LEGAL DESCRIPTION OF
A 7.1894 ACRE PARCEL
FOR
LUDWIG J. AND EDITH M. RACE

Situated in the Township of Chardon, County of Geauga and State of Ohio and known as being a part of Original Lot No. 164, Tract No. 3, and further being known as part of Parcels No. 1, 2 and 3 of lands conveyed to Ludwig J. and Edith M. Race by deed recorded in Volume 591, Page 297 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Chardon Road, U.S. Rt. No. 6, 60 feet wide, at the Northwesterly corner of land conveyed to Regina A. Zelazny by deed recorded in Volume 491, Page 436 of Geauga County Deed Records;

COURSE I Thence South 0° 00' 40" West along the Westerly line of land so conveyed to Regina A. Zelazny, passing through a 1-1/4 inch rusted iron pipe found at 30.49 feet (witness a bent 3/4 inch iron pipe found 29.9 feet off centerline and 0.8 West off said Westerly line), a total distance of 247.85 feet to a 1-1/2 inch iron pipe found at the Southwesterly corner thereof;

COURSE II Thence South 86° 12' 44" East along the Southerly line of land so conveyed to Regina A. Zelazny, a distance of 148.49 feet to a 5/8 inch iron pin set in the Westerly line of land conveyed to Neil D. and Patricia A. Tierney by deed recorded in Volume 758, Page 1081 of Geauga County Deed Records;

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7.1894 Acre Parcel
Ludwig J. and Edith M. Race
Page Two

- COURSE III Thence South 5° 41' 55" West along said Westerly line of land so conveyed to Neil D. and Patricia A. Tierney, a distance of 350.24 feet to a 1-1/2 inch iron pipe found at the Southwesterly corner thereof in the Northerly line of land conveyed to William Neundorfer by deed recorded in Volume 1029, Page 723 of Geauga County Deed Records;

- COURSE IV Thence North 86° 10' 28" West along said Northerly line of land so conveyed to William Neundorfer, a distance of 10.30 feet to a 1-1/2 inch iron pipe found at the Northwesterly corner thereof;

- COURSE V Thence South 5° 04' 12" West along the Westerly line of land so conveyed to William Neundorfer, a distance of 224.60 feet to a 2 inch iron fence post found at the Northeasterly corner of land conveyed to Evelyn Neundorfer by deed recorded in Volume 709, Page 1011, of Geauga County Deed Records;

- COURSE VI Thence North 86° 12' 30" West along the Northerly line of land so conveyed to Evelyn Neundorfer, a distance of 205.25 feet to a 1-1/4 inch iron pipe found at the Northeasterly corner of land conveyed to Betty J. Sieber by deed recorded in Volume 565, Page 864 of Geauga County Deed Records;

- COURSE VII Thence South 88° 54' 40" West along the Northerly line of land so conveyed to Betty J. Sieber and along the Northerly line of Parcel No. 1 of lands conveyed to Bradley A. and Dianne D. Boeke, by deed recorded in Volume 1076, Page 556 of Geauga County Deed Records, a distance of 273.56 feet to a 5/8 inch iron pin set;

LEGAL DESCRIPTION
7.1894 Acre Parcel
Ludwig J. and Edith M. Race
Page Three

COURSE VIII Thence North 10° 21' 43" West, a distance of 406.60 feet to a 5/8 inch iron pin set at the Southwesterly corner of land conveyed to Peter B. and Linda B.V. Willis by deed recorded in Volume 477, Page 696 of Geauga County Deed Records;

COURSE IX Thence North 79° 38' 00" East along the Southerly line of land so conveyed to Peter B. and Linda B.V. Willis, the Southerly line of land conveyed to John W. Scott Jr. and Joy R. Scott by deed recorded in Volume 523, Page 763 of Geauga County Deed Records, and along the Southerly line of land conveyed to Gerald W. Ferguson by deed recorded in Volume 1071, Page 387 of Geauga County Deed Records, a distance of 334.40 feet to a 3/4 inch iron pin found at the Southeasterly corner of land so conveyed to Gerald W. Ferguson;

COURSE X Thence North 8° 07' 17" West along the Easterly line of land so conveyed to Gerald W. Ferguson, passing through a 1-1/4 inch iron pipe found at 299.96 feet a total distance of 329.98 feet to said centerline of Chardon Road;

COURSE XI Thence North 79° 38' 00" East along said centerline of Chardon Road, a distance of 188.99 feet to the Place of Beginning and containing 7.1894 acres of land as surveyed, calculated and described by Rudy E. Schwartz, P.S. No. 7193 on May 15, 1997 be the same more or less but subject to all legal highways and easements of record. Bearings used herein refer to an assumed meridian and are intended to indicate angles only. All 5/8 inch iron pins set are I.D. Schwartz 7193.

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

97-030

R.S. 5, 22, 1997 (as noted)
GEAUGA COUNTY ENGINEER

~~REGISTERED~~
~~TEEL S O YAM~~
~~PLANNING~~