

**BASIS OF BEARINGS:**

THE VALUE OF NORTH 81° 34' 41" WEST ASSIGNED TO THE CENTERLINE OF THWING ROAD FROM CENTERLINE SURVEY OF THWING ROAD BY THE GAUGA COUNTY ENGINEER'S OFFICE, RETRACED BETWEEN MONUMENTS AS ILLUSTRATED AS FOUND AND USED.

LEGEND:	
○	IRON PIN FOUND & USED.
⊗	IRON PIPE FOUND & USED.
⊙	5/8" CAPPED "SELEE #5471" IRON PIN SET

**LOT SPLIT PLAT**

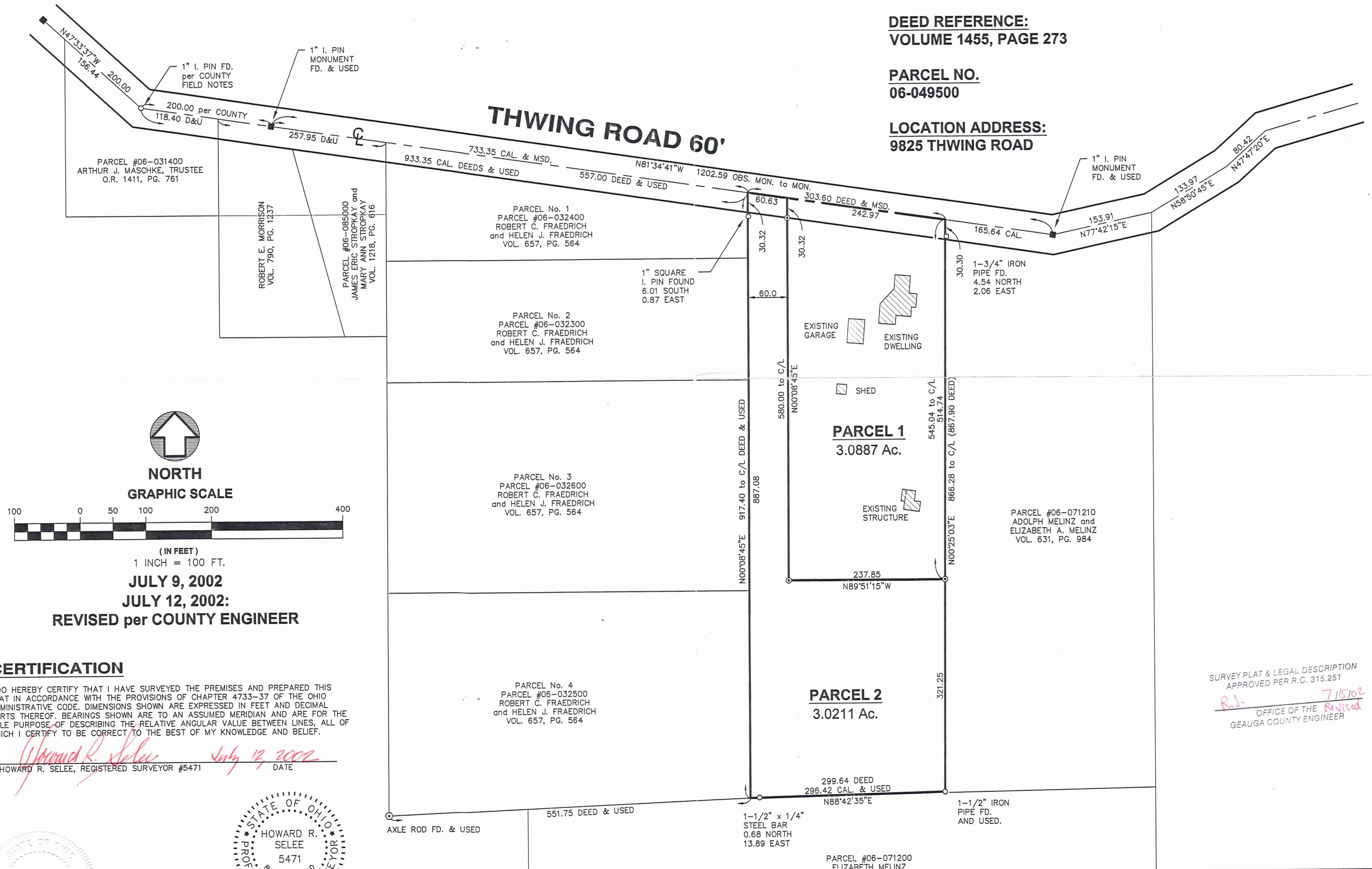
SITUATED IN THE TOWNSHIP OF CHARDON, COUNTY OF GAUGA AND STATE OF OHIO AND KNOWN AS BEING PART OF LOT NO. 164, TRACT NO. 3.

FOR: ROBERT W. ZELLA

DEED REFERENCE:  
VOLUME 1455, PAGE 273

PARCEL NO.  
06-049500

LOCATION ADDRESS:  
9825 THWING ROAD



**JULY 9, 2002**  
**JULY 12, 2002:**  
REVISED per COUNTY ENGINEER

**CERTIFICATION**

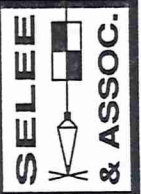
I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THIS PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. DIMENSIONS SHOWN ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE TO AN ASSUMED MERIDIAN AND ARE FOR THE SOLE PURPOSE OF DESCRIBING THE RELATIVE ANGULAR VALUE BETWEEN LINES, ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Howard R. Selee* July 12, 2002  
HOWARD R. SELEE, REGISTERED SURVEYOR #5471 DATE



SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
*R.S.* 7/15/02  
OFFICE OF THE REVISOR  
GAUGA COUNTY ENGINEER

**HOWARD R. SELEE & ASSOCIATES, INC.**  
PROFESSIONAL LAND SURVEYORS  
9701 BROOKPARK ROAD \* SUITE 231 \* CLEVELAND, OH 44129  
(216) 398-0280 SCALE: 1" = 100' FILE NO. 02600-LS



CHA00132  
CHA00132

Zella  
Picked up 7-17-02

# HOWARD R. SELEE & ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS

9701 BROOKPARK RD. • #231 • CLEVELAND, OHIO 44129

TELEPHONE (216) 398-0280

FAX (216) 351-0920

July 8, 2002  
File No. 02600-1  
Revised July 12, 2002

06-049500  
V. 1504 - P. 492

## LEGAL DESCRIPTION PARCEL NO. 1, THWING ROAD

Situated in the Township of Chardon, County of Geauga and State of Ohio and known as being part of Original Chardon Township Lot No. 164, Tract 3, bounded and described as follows:

Beginning in the centerline of Thwing Road, 60.00 feet wide, at the northwest corner of land conveyed to Adolph Melinz and Elizabeth A. Melinz, by deed recorded in Volume 631, Page 984 of Geauga County Deed Records, said point being also distant North 81° 34' 41" West, 165.64 feet from a 1 inch iron pin monument found at an angle point in the said centerline of Thwing Road;

Thence North 81° 34' 41" West, along the said centerline of Thwing Road, a distance of 242.97 feet;

Thence South 00° 08' 45" West, passing thru a 5/8 inch capped (Selee # 5471) iron pin set at a distance of 30.32 feet in the south right-of-way line of Thwing Road, a total distance of 580.00 feet to a 5/8 inch capped (Selee # 5471) iron pin set;

Thence South 89° 51' 15" East, a distance of 237.85 feet to a 5/8 inch capped (Selee # 5471) iron pin set in the west line of land so conveyed to Adolph and Elizabeth A. Melinz, as aforesaid;

Thence North 00° 25' 03" East, along the said west line of land so conveyed to Adolph and Elizabeth A. Melinz, passing thru the south right-of-way line of Thwing Road, at a distance 514.74 feet, said point being referenced by a 1-3/4 inch iron pipe found 4.54 feet north and 2.06 feet east, a total distance of 545.04 feet to the said centerline of Thwing Road and the place of beginning and containing 3.0887 acres of land as surveyed by Howard R. Selee, Registered Surveyor No. 5471 of Howard R. Selee and Associates, Inc., Professional Land Surveyors, dated May 22, 2002, be the same more or less, but subject to all legal highways.

DEED REFERENCE: OR - BOOK 1455, PAGE 273

BASIS OF BEARINGS: The value of N. 81° 34' 41" W. assigned to the centerline of Thwing Road from Centerline Survey by The Geauga County Engineer's Office and retraced between monuments illustrated as found and use.

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

R.S. 7/15/02

OFFICE OF THE REVISOR  
GEAUGA COUNTY ENGINEER

WHA00132

06-120528  
V.1504-P.492

# HOWARD R. SELEE & ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS

July 8, 2002  
File No. 02600-2  
*Revised July 12, 2002*

9701 BROOKPARK RD. • #231 • CLEVELAND, OHIO 44129  
TELEPHONE (216) 398-0280  
FAX (216) 351-0920

## LEGAL DESCRIPTION PARCEL NO. 2, THWING ROAD

Situated in the Township of Chardon, County of Geauga and State of Ohio and known as being part of Original Chardon Township Lot No. 164, Tract 3, bounded and described as follows:

Beginning in the centerline of Thwing Road, 60.00 feet wide, at the northeast corner of Parcel No. 1 of land conveyed to Robert C. Fraedrich and Helen J. Fraedrich, by deed recorded in Volume 657, Page 564 of Geauga County Deed Records, said point being also distant North 81° 34' 41" West, 469.24 feet from a 1 inch iron pin monument found at an angle point in the said centerline of Thwing Road;

Thence South 81° 34' 41" East, along the said centerline of Thwing Road, a distance of 60.63 feet;

Thence South 00° 08' 45" West, passing thru a 5/8 inch capped (Selee # 5471) iron pin set at a distance of 30.32 feet in the south right-of-way line of Thwing Road, a total distance of 580.00 feet to a 5/8 inch capped (Selee # 5471) iron pin set;

Thence South 89° 51' 15" East, a distance of 237.85 feet to a 5/8 inch capped (Selee # 5471) iron pin set in the west line of land conveyed to Adolph Melinz and Elizabeth A. Melinz, by deed recorded in Volume 631, Page 984 of Geauga County Deed Records;

Thence South 00° 25' 03" West, along the said west line of land so conveyed to Adolph and Elizabeth A. Melinz, a distance of 321.25 feet to a 1-1/2 inch iron pipe found at the southwest corner thereof and in the north line of land conveyed to Elizabeth Melinz by deed recorded in Volume 910, Page 114 of Geauga County Deed Records;

Thence South 88° 42' 35" West, along the said north line of land so conveyed to Elizabeth Melinz, a distance of 296.42 feet to the southeast corner of Parcel No. 4 of land conveyed to Robert C. Fradrich and Helen J. Fradrich as aforesaid, said corner being referenced by 1-1/2 inch x 1/4 inch steel bar found 0.68 feet north and 13.89 feet east;

Thence North 00° 08' 45" East, along the east line of land so conveyed to Robert C. and Helen J. Fradrich and its northerly prolongation thereof, passing thru the said south right-of-way line of Thwing Road, at a distance of 887.08 feet, said point being referenced by a 1 inch square iron pin found, 6.01 feet south and 0.87 feet east, a total distance of 917.40 feet to the centerline of said Thwing Road and the place of beginning and containing 3.0211 acres of land as surveyed by Howard R. Selee, Registered Surveyor No. 5471 of Howard R. Selee and Associates Inc., Professional Land Surveyors, dated May 22, 2002, be the same more or less, but subject to all legal highways.

DEED REFERENCE: OR – BOOK 1455, PAGE 273

BASIS OF BEARINGS: The value of N. 81° 34' 41" W. assigned to the centerline of Thwing Road from Centerline Survey by The Geauga County Engineer's Office and retraced between monuments illustrated as found and used.

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

R.S. 7/15/02  
OFFICE OF THE Revised  
GEAUGA COUNTY ENGINEER