

### BOUNDARY SURVEY, LOCATION SURVEY AND CONSOLIDATION PLAT For PATRICK NUSRALA

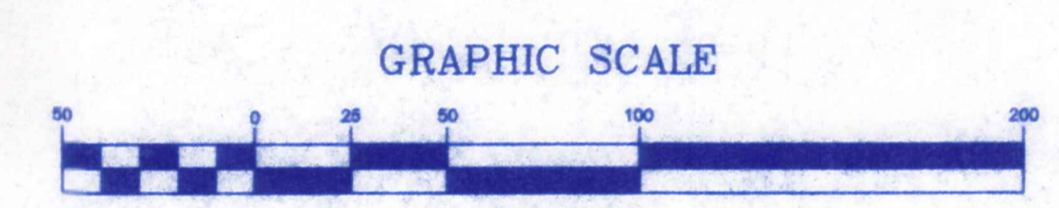
SITUATED IN THE TOWNSHIP OF HAMBDEN, COUNTY OF GEauga  
AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF LOT  
NUMBER 26, BOND TRACT.

PREPARED FOR:  
**PATRICK NUSRALA**  
1021 CHESTNUT RUN  
GATES MILLS OH 44040

#### LEGEND

- 5/8" x 30" Iron Pin Set (I.D. SCHWARTZ)
- Iron Pin
- ⊔ Iron Pipe
- Monument
- ⊞ Fence post
- ⊞ Mag Nail Set
- ⊞ 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. Centerline
- e/p Edge of Pavement
- P Plot record information

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
*R.S.* 04/11/08  
OFFICE OF THE REGISTERED  
GEAUGA COUNTY ENGINEER



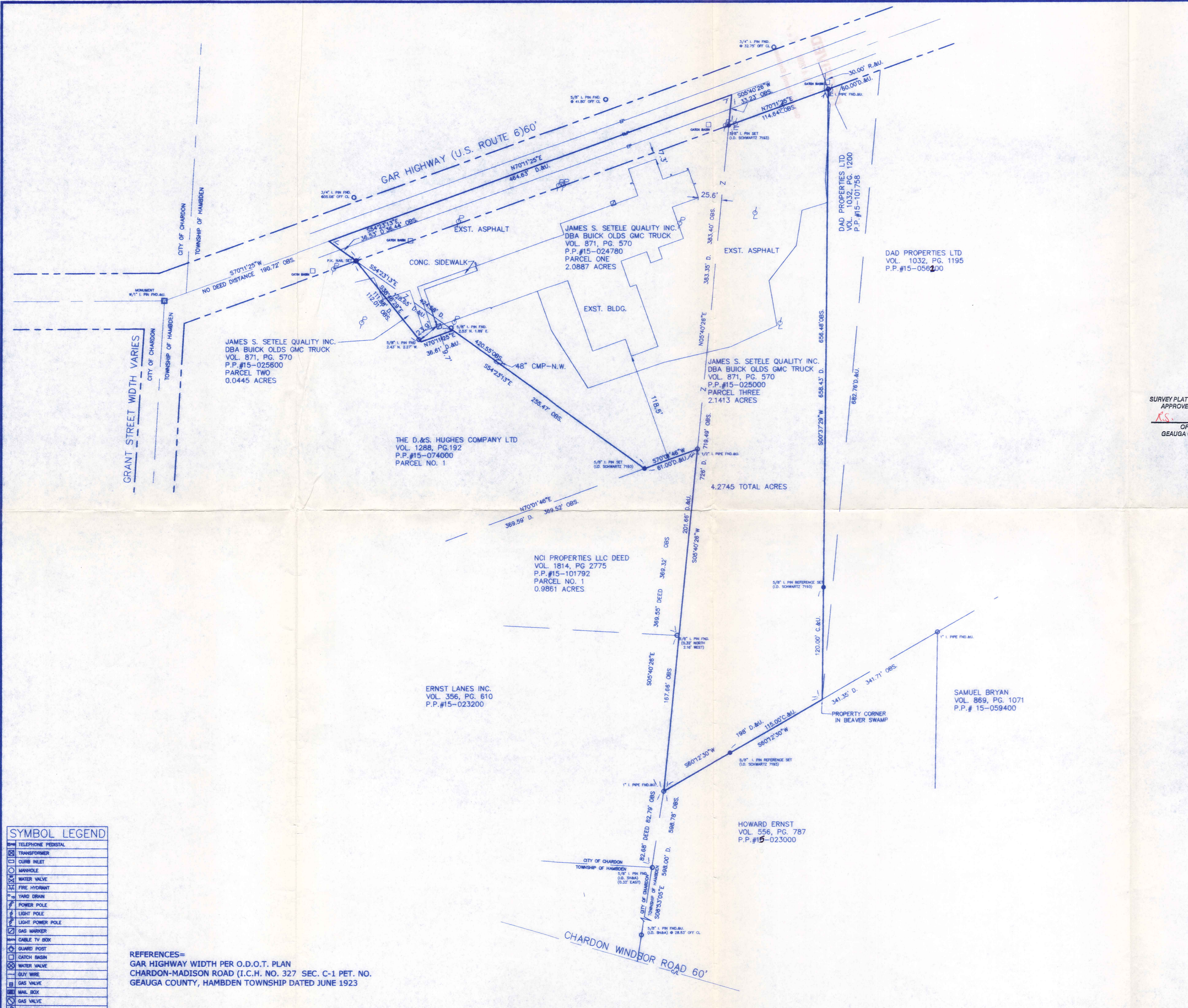
APRIL 9, 2008  
REVISED APRIL 11, 2008

I HEREBY CERTIFY TO PATRICK NUSRALA, FIRST MERIT BANK, N.A. AND LAWYERS TITLE INSURANCE CORPORATION 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.

Date 4.11.08  
RUDY SCHWARTZ, P.S. #7193



PREPARED BY:  
**SCHWARTZ LAND SURVEYING INC.**  
RUDY E. SCHWARTZ  
PROFESSIONAL SURVEYOR  
12121 KINSMAN ROAD  
NEWBURY, OHIO 44065  
440-564-8174 Fax: 440-564-8285



SYMBOL LEGEND	
⊞	TELEPHONE PEDISTAL
⊞	TRANSFORMER
⊞	CURB INLET
⊞	MANHOLE
⊞	WATER VALVE
⊞	FIRE HYDRANT
⊞	YARD DRAIN
⊞	POWER POLE
⊞	LIGHT POLE
⊞	LIGHT POWER POLE
⊞	GAS MARKER
⊞	CABLE TV BOX
⊞	GUARD POST
⊞	CATCH BASIN
⊞	WATER VALVE
⊞	GUY WIRE
⊞	GAS VALVE
⊞	MAIL BOX
⊞	GAS VALVE
⊞	CLEAN OUT

REFERENCES=  
GAR HIGHWAY WIDTH PER O.D.O.T. PLAN  
CHARDON-MADISON ROAD (I.C.H. NO. 327 SEC. C-1 PET. NO.  
GEAUGA COUNTY, HAMBDEN TOWNSHIP DATED JUNE 1923

(HAM-00202)

HAM00202

Nusrala (08-047)  
picked up 04-15-08  
15-024780  
Vol. 1893-fg. 2694

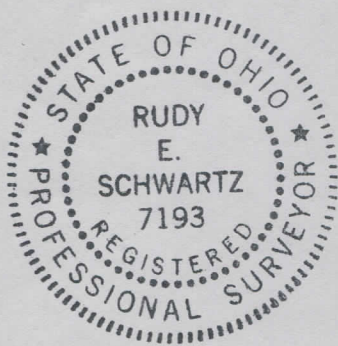
LEGAL DESCRIPTION  
OF A  
4.2745 ACRE PARCEL  
FOR  
PATRICK NUSRALA

Situated in the Township of Hambden, County of Geauga, and State of Ohio and known as being a part of Lot No. 26, Bond Tract, and further being known as all of parcel one of lands conveyed to James S. Setele Quality, Inc. DBA Buick Olds Truck (PPN 15-024780) by deed recorded in Volume 871, Page 570 of Geauga County Deed Records, all of parcel two of lands conveyed to James S. Setele Quality, Inc. DBA Buick Olds Truck (PPN 15-025600) by deed recorded in Volume 871, Page 570 of Geauga County Deed Records, and a part of parcel three of lands conveyed to James S. Setele Quality, Inc. DBA Buick Olds Truck (PPN 15-025000) by deed recorded in Volume 871, Page 570 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Gar Highway (S.R. 6), 60 feet wide, at the Northeasterly corner of parcel No. 1 of lands conveyed to The D. & S. Hughes Company Ltd. by deed recorded in Volume 1288, Page 192 of Geauga County Deed Records, said point lying North 70° 11' 25" East, along said centerline of Gar Highway, a distance of 190.72 feet from a monument with a 1 inch iron pin found at its intersection with the centerline of Grant Street, width varies;

- COURSE I                    Thence North 70° 11' 25" East, continuing along said centerline of Gar Highway, a distance of 464.63 feet to the Northeasterly corner of parcel one of lands so conveyed to James S. Setele Quality, Inc. DBA Buick Olds Truck;
- COURSE II                   Thence South 5° 40' 26" West, along the Easterly line of said parcel one of lands so conveyed to James S. Setele Quality, Inc. DBA Buick Olds Truck, a distance of 33.23 feet to a 5/8 inch iron pin set on the Southerly right-of-way of said Gar Highway, said pin also being the Northwesterly corner of parcel three of lands so conveyed to James S. Setele Quality, Inc. DBA Buick Olds Truck;
- COURSE III                   Thence North 70° 11' 25" East, along said Southerly right-of-way of Gar Highway, also being the Northerly line of parcel three of lands so conveyed to James S. Setele Quality, Inc. DBA Buick Olds Truck, a distance of 114.64 feet to a 1 inch iron pipe found at the Northwesterly corner of land conveyed to Dad Properties Ltd. by deed recorded in Volume 1032, Page 1200 of Geauga County Deed Records;
- COURSE IV                   Thence South 0° 37' 29" West, along the Westerly line of land so conveyed to Dad Properties Ltd., and passing through a 5/8 inch iron pin set at 536.48, a total distance of 656.48 feet to a point in a beaver swamp at the Southwesterly corner thereof, said pin also being on the North line of land conveyed to Howard Ernst by deed recorded in Volume 556, Page 787 of Geauga County Deed Records;

- COURSE V Thence South 60° 12' 30" West, along said Northerly line of land so conveyed to Howard Ernst, and passing through a 5/8 inch iron pin set at 115.00 feet, a total distance of 198.00 feet to a 1 inch iron pipe found on the Easterly line of land conveyed to Ernst Lanes Inc. by deed recorded in Volume 356, Page 610 of Geauga County Deed Records;
- COURSE VI Thence North 5° 40' 26" East, along said Easterly line of land so conveyed to Ernst Lanes Inc., and along the Easterly line of said parcel No. 1 of lands conveyed to NCI Properties LLC., by deed recorded in Volume 1814, Page 2775 of Geauga County Deed Records, a distance of 369.32 feet to a 1 1/2 inch iron pipe found at the Northeasterly corner thereof;
- COURSE VII Thence South 70° 01' 46" West, along the Northerly line of said parcel No. 1 of lands conveyed to NCI Properties LLC., a distance of 61.00 feet to a 5/8 inch iron pin set at the most Easterly corner of parcel No. 1 of lands so conveyed to The D. & S. Hughes Company Ltd.;
- COURSE VIII Thence North 54° 23' 13" West, along a Northeasterly line of said parcel No. 1 of lands so conveyed to The D. & S. Hughes Company Ltd., a distance of 255.47 feet to a point at an interior corner thereof (witness a 5/8 inch iron pin found 2.53 feet North, and 1.89 feet West);
- COURSE IX Thence South 70° 11' 46" West, along a Northerly line of said parcel No. 1 of lands so conveyed to The D. & S. Hughes Company Ltd., a distance of 36.61 feet to a point found at an interior corner thereof (witness a 5/8 inch iron pin found 2.43 feet North, and 2.27 feet West);
- COURSE X Thence North 38° 46' 29" West, along an Easterly line of parcel No. 1 of lands so conveyed to The D. & S. Hughes Company Ltd., a distance of 112.01 feet to a P.K. Nail set on the Southerly right-of-way of said Gar Highway;
- COURSE XI Thence North 54° 23' 13" West, along an Easterly line of said parcel No. 1 of lands so conveyed to The D. & S. Hughes Company Ltd., a distance of 36.44 feet to the Place of Beginning and containing 4.2745 acres of land (2.0887 acres out of parcel No. 1 (PPN 15-024780) of lands so conveyed to James S. Setele Quality, Inc. DBA Buick Olds Truck, 0.0445 acres out of parcel No. 2 (PPN 15-025600) of lands so conveyed to James S. Setele Quality, Inc. DBA Buick Olds Truck, and 2.1413 acres out of parcel No. 3 (PPN 15-025000) of lands so conveyed to James S. Setele Quality, Inc. DBA Buick Olds Truck) as surveyed, calculated and described on April 9, 2008 by Rudy E. Schwartz, P.S. 7193 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.



4-15-08  
 \_\_\_\_\_  
 DATE

*[Handwritten Signature]*  
 \_\_\_\_\_  
 RUDY E. SCHWARTZ, P.S. 7193

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