

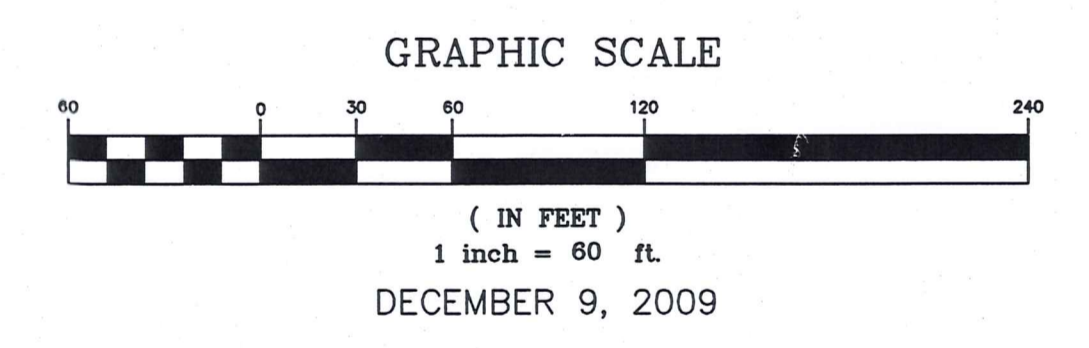
BOUNDARY SURVEY, LOCATION SURVEY AND CONSOLIDATION PLAT
For
PATRICK NUSRALA

SITUATED IN THE TOWNSHIP OF HAMB DEN, 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

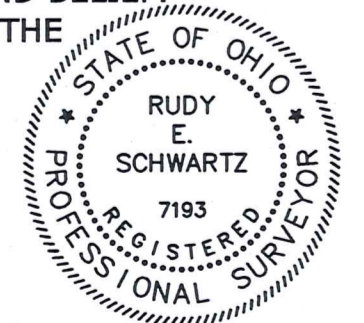
LEGEND

- 5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
- i.Pin Iron Pin
- i.Pipe Iron Pipe
- Mon. Monument
- Fa Fence post
- Mag Mag Nail Set
- 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/L Centerline
- e/p Edge of Pavement
- P Plot record information



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 MERIDAN 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 Schwartz 12-9-09
 RUDY SCHWARTZ, P.S. #7193 Date



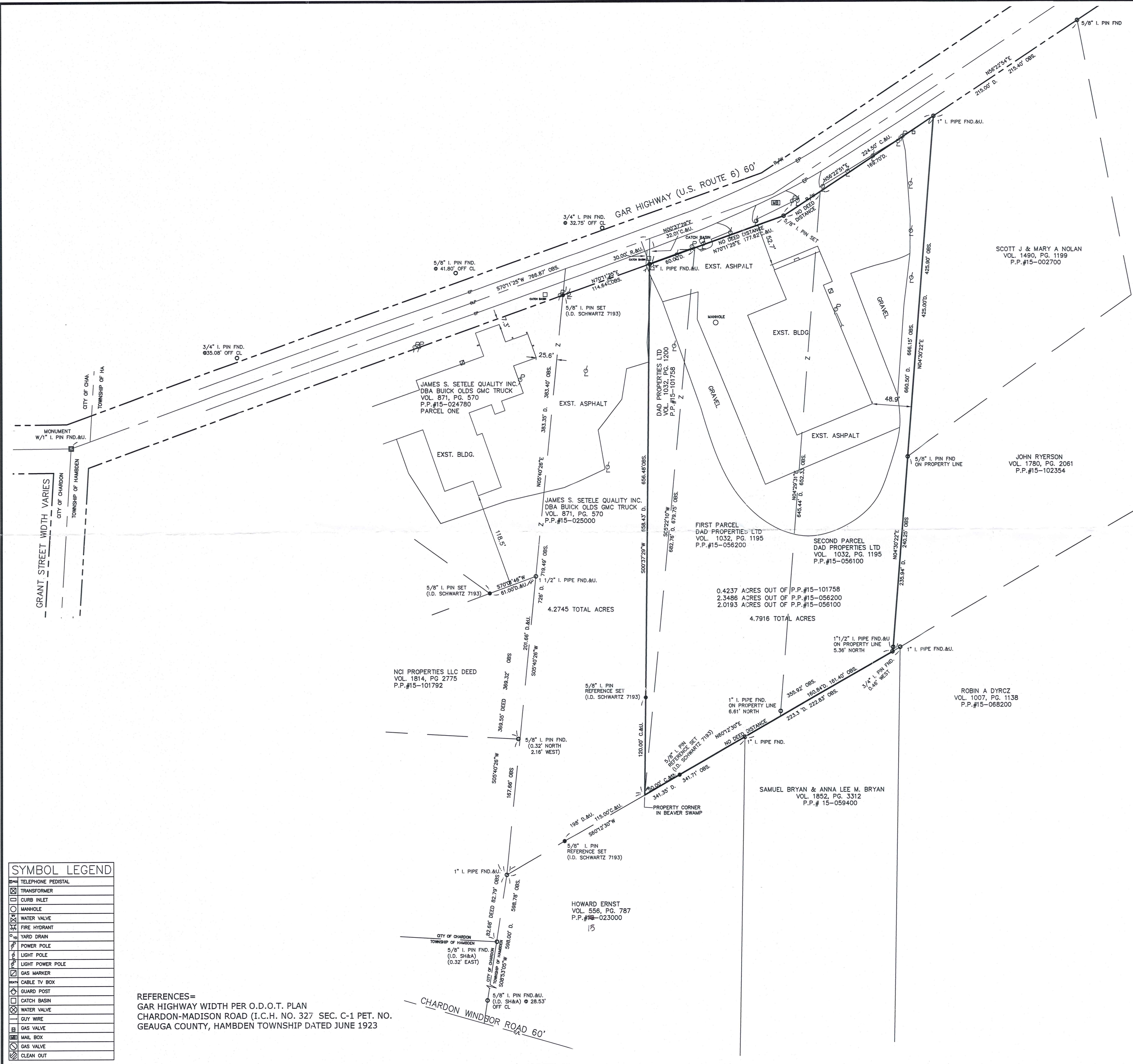
SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 315.251
R.S. 12/11/09
 OFFICE OF THE
 GEAUGA COUNTY ENGINEER

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, HAMB DEN TOWNSHIP DATED JUNE 1923



HAM00213

(HAM 00213)

Nusrala (09-108)

Picked up 12-11-09

15-056100

Vol. 1875-Pg. 2943

CONSOLIDATION
LEGAL DESCRIPTION
OF A
4.7916 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 a parcel of land conveyed to Dad Properties Ltd. (PPN 15-101758) by deed recorded in Volume 1032, Page 1200 of Geauga County Deed Records, all of the first parcel of lands conveyed to Dad Properties Ltd. (PPN 15-056200) by deed recorded in Volume 1032, Page 1195 of Geauga County Deed Records, and all of the second parcel of lands conveyed to Dad Properties Ltd. (PPN 15-056100) by deed recorded in Volume 1032, Page 1195 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a monument box with a 1 inch iron pin found in the centerline of Gar Highway (U.S. Route 6), 60 feet wide, at its intersection with the centerline of Grant Street, width varies,

Thence North 70° 11' 25" East, along said centerline of Gar Highway, a distance of 766.87 feet to a point;

Thence South 0° 37' 29" West a distance of 32.01 feet to a 1 inch iron pipe found on the Southerly right-of-way of said Gar Highway at the Northeasterly corner of land conveyed to James S. Setele Quality Inc. DBA Buick Olds and Gmc Truck (PPN 15-025000) by deed recorded in Volume 871, Page 570 of Geauga County Deed Records and the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence North 70° 11' 25" East, along said Southerly right-of-way of Gar Highway, a distance of 177.62 feet to a 5/8 inch iron pin set at an angle point;

COURSE II Thence North 56° 22' 51" East, continuing along said Southerly right-of-way of Gar Highway, a distance of 224.50 feet to a 1 inch iron pipe found at the Northwesterly corner of land conveyed to Scott J. and Mary A Nolan (PPN 15-002700) by deed recorded in Volume 1490, Page 1199 of Geauga County Deed Records;

COURSE III Thence South 4° 30' 22" West, along the Westerly line of land so conveyed to Scott J. and Mary A Nolan, and along a Westerly line of

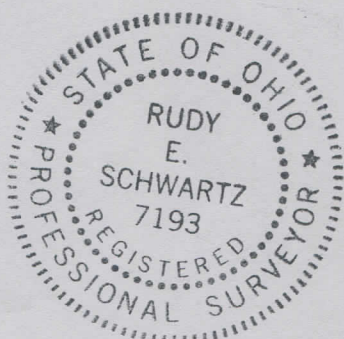
land conveyed to John Ryerson (PPN 15-102354) by deed recorded in Volume 1780, Page 2061 of Geauga County Deed Records, and passing through a 1 1/2 inch iron pipe found at 660.79 feet, a total distance of 666.15 feet to the Southwesterly corner thereof, said point also being on the Northerly line of land conveyed to Samuel Bryan and Anna Lee M. Bryan (PPN 15-059400) by deed recorded in Volume 1852, Page 3312 of Geauga County Deed Records (witness a 3/4 inch iron pin found 0.46 feet West);

COURSE IV

Thence South 60° 12' 30" West, along said Northerly line of land so conveyed to Samuel Bryan and Anna Lee M. Bryan, and along the Northerly line of land conveyed to Howard Ernst (PPN 15-023000) by deed recorded in Volume 556, Page 787 of Geauga County Deed Records, and passing through a 5/8 inch iron pin set at 305.92 feet, a total distance of 355.92 feet to a point in a swamp at the Southeasterly corner of land so conveyed to James S. Setele Quality Inc. DBA Buick Olds and Gmc Truck;

COURSE V

Thence North 0° 37' 29" East, along the Easterly line of land so conveyed to James S. Setele Quality Inc. DBA Buick Olds and Gmc Truck, and passing through a 5/8 inch iron pin set at 120.00 feet, a total distance of 656.48 feet to the Principal Place of Beginning and containing 4.7916 acres of land (0.4237 acres out of (PPN 15-101758), 2.3486 acres out of (PPN 15-056200), and 2.0193 acres out (PPN 15-056100) as surveyed, calculated and described on December 9, 2009 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.



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

R.S. 12/11/09
OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER

12-11-09

DATE

RUDY E. SCHWARTZ, P.S. 7193