

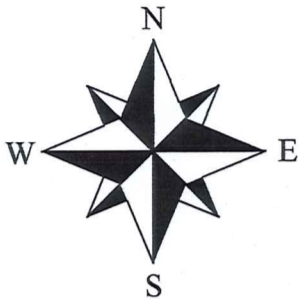
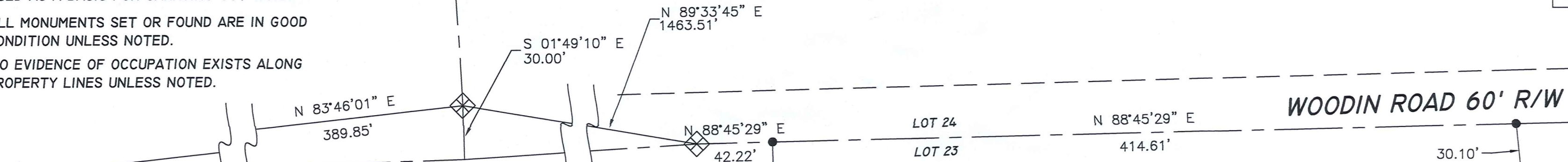
THE BELOW LISTED DEED REFERENCES WERE USED AS A BASIS FOR CARRYING OUT WORK.

ALL MONUMENTS SET OR FOUND ARE IN GOOD CONDITION UNLESS NOTED.

NO EVIDENCE OF OCCUPATION EXISTS ALONG PROPERTY LINES UNLESS NOTED.

JUNIPER DRIVE 60' R/W

WOODIN ROAD 60' R/W



0.289 ACRES

THIS CONVEYANCE IS A TRANSFER BETWEEN ADJOINING LOT OWNERS MADE IN CONNECTION WITH SECTION 711-001 SUB-SECTION B(I) OF THE OHIO REVISED CODE & DOES NOT CREATE ANY ADDITIONAL BUILDING SITE OR VIOLATE ANY ZONING REGULATIONS OR OTHER PUBLIC REGULATIONS IN THE PARCEL HEREBY CONVEYED OR THE BALANCE OF THE PARCEL RETAINED BY THE GRANTOR HEREIN.

THE PARCEL HEREBY CONVEYED MAY NOT HEREAFTER BE CONVEYED SEPARATELY BY THE GRANTEE NOR ANY STRUCTURE ERECTED THEREON WITHOUT THE PRIOR APPROVAL OF THE AUTHORITY HAVING JURISDICTION OF PLATS.

REFERENCES:

CH-025-D WOODIN ROAD PLANS, UNDATED  
PLAT OF MAPLEWOOD ESTATES SUBDIVISION, PLAT VOLUME 024 PG.81-82

JOHN SCHMAUDER  
D.B. 1993 PG. 1701  
5 ACRES PARCEL NO. 15-101905

GERALD F. & DEBORAH SYKORA, TOD  
D.B. 1936 PG. 2439  
4 ACRES PARCEL NO. 15-082700

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251 As Noted  
Ty R. Pell 09/14/15  
GEAUGA COUNTY AUDITOR  
TAX MAP DEPT.

Ty R. Pell, P.S. No. 7524  
1/26/15  
Date

1" IRON PIPE FOUND  
BEING 30.10' FROM CENTERLINE

THIS SURVEY IS IN ACCORDANCE WITH THE APPLICABLE HAMB DEN TOWNSHIP ZONING RESOLUTIONS THIS DAY OF 2015.

ZONING INSPECTOR

SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP 390190, WITH A DATE OF IDENTIFICATION OF JUNE 16, 2009, FOR COMMUNITY NUMBER 39055C0135D, IN GEAUGA COUNTY, STATE OF OHIO, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

ZONING: CURRENT ZONING CLASSIFICATION IS MANUFACTURED HOME PARK

NO EVIDENCE OF EARTH WORK, CONSTRUCTION, CHANGES TO RIGHT-OF-WAY LINES, WETLAND & WASTE DUMP SITE

BEARINGS ARE BASED UPON THE STATE PLANE COORDINATE SYSTEM.

PARCEL NO. 15-084300

TERRACE GLEN MHP, LLC  
D.B. 1986 PG. 1745  
PARCEL 5 5 ACRES  
PARCEL NO. 15-084200

LEGEND

THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.

- 1/4" MAG NAIL SET
- SPIKE FOUND
- ⊙ 5/8" REBAR SET W/CAP "TY PELL, 7524" 30" LONG
- ▲ 5/8" REBAR FOUND
- ⊕ PIPE FOUND
- ⊞ STONE FOUND
- ⊠ CONCRETE MONUMENT FOUND
- ⊡ MONUMENT BOX FOUND

ATLA/ACSM SURVEY  
JOHN SCHMAUDER  
HAMB DEN TWP. GEAUGA COUNTY  
BEING PART OF LOT 23, BOND TRACT  
D.B. 1993 PG. 1701 PARCEL NO. 15-101905  
PART OF ORIGINAL 5.000 ACRES  
STATE OF OHIO SCALE 1" = 50'

TY R. PELL & ASSOCIATES  
PROFESSIONAL SURVEYORS  
115 E. MAIN  
WEST UNION, OHIO 45693  
(937) 544-5262  
FAX (937) 544-2779

|         |             |                 |
|---------|-------------|-----------------|
| DATE    | DRAWING NO. | FILE NAME       |
| 1/26/15 | 15-007      | CLEVELANDROCKS2 |

HAM00252  
HAM 00252

Schmauder, John (15-066)  
Picked Up 09/15/15



## TY R. PELL & ASSOCIATES



PROFESSIONAL SURVEYOR

Ty R. Pell, P.S.

115 E. Main Street  
West Union, Ohio 45693  
937-544-5262

JOHN SCHMAUDER  
0.289 ACRES

BEING SITUATED IN THE TOWNSHIP OF HAMB DEN, COUNTY OF GEAUGA, & STATE OF OHIO, AND ALSO BEING A PART OF LOT 23, BOND TRACT & BEING PART OF A 5.000 ACRE PARCEL OF LAND, OWNED BY JOHN SCHMAUDER IN D.B.1993 PG.1701 AND IN PARCEL NO. 15-101905 AS RECORDED IN GEAUGA COUNTY RECORD OF DEEDS (GCRD) AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A MONUMENT BOX FOUND IN THE CENTERLINE OF WOODIN ROAD 60' R/W;

THENCE N 83°46'01" E A DISTANCE OF 389.85' TO A MONUMENT BOX IN THE CENTERLINE OF JUNIPER DRIVE 60' R/W;

THENCE N 89°33'45" E A DISTANCE OF 1463.51' TO A MONUMENT BOX IN THE CENTERLINE OF WOODIN ROAD 60' R/W;

THENCE WITH THE CENTERLINE OF WOODIN ROAD N 88°45'29"E A DISTANCE OF 42.22'' TO A ¼" MAG NAIL SET;

THENCE WITH SAID CENTERLINE OF WOODIN ROAD N 88°45'29" E A DISTANCE OF 414.61' TO A ¼" MAG NAIL SET ON THE DIVIDING LINE BETWEEN LOT 23 AND 24 BEING A NORTHEAST CORNER TO 5 ACRES OWNED BY JOHN SCHMAUDER IN D.B.1993 PG.1701 PARCEL NO.15-101905 & A NORTHWEST CORNER OWNED BY TERRACE GLEN MHP, LLC PN 15-084300 IN D.B.1986 PG.1745;

THENCE ALONG A WESTERLY LINE OF TERRACE GLEN MHP, LLC S 05°58'27" E PASSING A 1" IRON PIPE FOUND AT 30.10' FOR A TOTAL DISTANCE OF 270.52' TO A 5/8" REBAR SET AT A SOUTHEAST CORNER OF SAID SCHMAUDER; THENCE S 67°41'26" W ALONG NORTHERY LINE OF TERRACE GLEN MHP, LLC IN D.B.1986 PG.1745 IN PARCEL NO. 15-084200 A DISTANCE OF 202.63' TO A 5/8" REBAR FOUND;

THENCE S 22°29'34" E ALONG A WESTERLY LINE OF TERRACE GLEN MHP, LLC IN D.B.1986 PG.1745 IN PARCEL NO. 15-084200 A DISTANCE OF 166.84' TO A 5/8" REBAR SET BEING THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG A WESTERLY LINE OF TERRACE GLEN ESTATES, LLC S 22°29'34" E A DISTANCE OF 50.00' TO A 5/8" REBAR FOUND AT AN INTERIOR CORNER THEREOF;

HAM 00252

THENCE S 67°27'29" W ALONG A NORTHERLY LINE OF SAID TERRACE GLEN MHP, LLC IN D.B.1986 PG.1745 IN PARCEL NO. 15-084200 A DISTANCE OF 349.35' TO A 5/8" REBAR FOUND;

THENCE WITH TWO DIVISION LINES THROUGHT ORIGINAL 5.000 ACRES N 53°48'27" E A DISTANCE OF 227.67' TO A 5/8" REBAR SET;

THENCE N 69°07'30" E A DISTANCE OF 128.21' TO A 5/8" REBAR SET, CONTAINING 0.289 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL LEGAL RIGHT OF WAYS, EASEMENTS & RESTRICTIONS OF RECORD.

THIS CONVEYANCE IS A TRANSFER BETWEEN ADJOINING LOT OWNERS MADE IN CONNECTION WITH SECTION 711-001 SUB-SECTION B (1) OF THE OHIO REVISED CODE & DOES NOT CREATE ANY ADDITIONAL BUILDING SITE OR VIOLATE ANY ZONING REGULATIONS OR OTHER PUBLIC REGULATIONS IN THE PARCEL HEREBY CONVEYED OR THE BALANCE OF THE PARCEL RETAINED BY THE GRANTOR HEREIN.

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BEARINGS ARE BASED UPON THE STATE PLANE COORDINATE SYSTEM. BEING NAD 83 & OHIO NORTH ZONE.

ALL REBARS SET ARE 5/8" X 30" WITH CAP I.D. P.S.7524.

AN ACTUAL FIELD SURVEY WAS PERFORMED UNDER THE SUPERVISION OF TY R. PELL, REGISTERED LAND SURVEYOR NO. 7524, ON JANUARY 26, 2015 AS FOUND IN FILE NO. 15-007.



PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251 *As Noted*  
*JMS 8/14/15*  
FAUGA COUNTY AUDITOR  
TAX MAP DEPT. *Rev*