

**PLAT OF SURVEY AND LOT SPLIT**  
**For**  
**TIMOTHY A. AND DELORES A. FRANK**  
 SITUATED IN THE TOWNSHIP OF HUNTSBURG, COUNTY OF GEauga  
 AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF  
 ORIGINAL LOT NUMBER 34 AND 35.

PREPARED FOR:  
 TIMOTHY A. AND DELORES A. FRANK  
 P.O. BOX 277 HUNTSBURG, OHIO 44046

**LEGEND**

- ips 5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
- I.Pin Iron Pin
- ⊖ Pipe Iron Pipe
- ⊕ Mon. Monument
- Fe Fence post
- ✕ Mag Mag Nail Set
- Fnd. Found
- D. Deed
- R/Rec Record
- M/Mod 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



**GRAPHIC SCALE**



SEPTEMBER 20, 2005

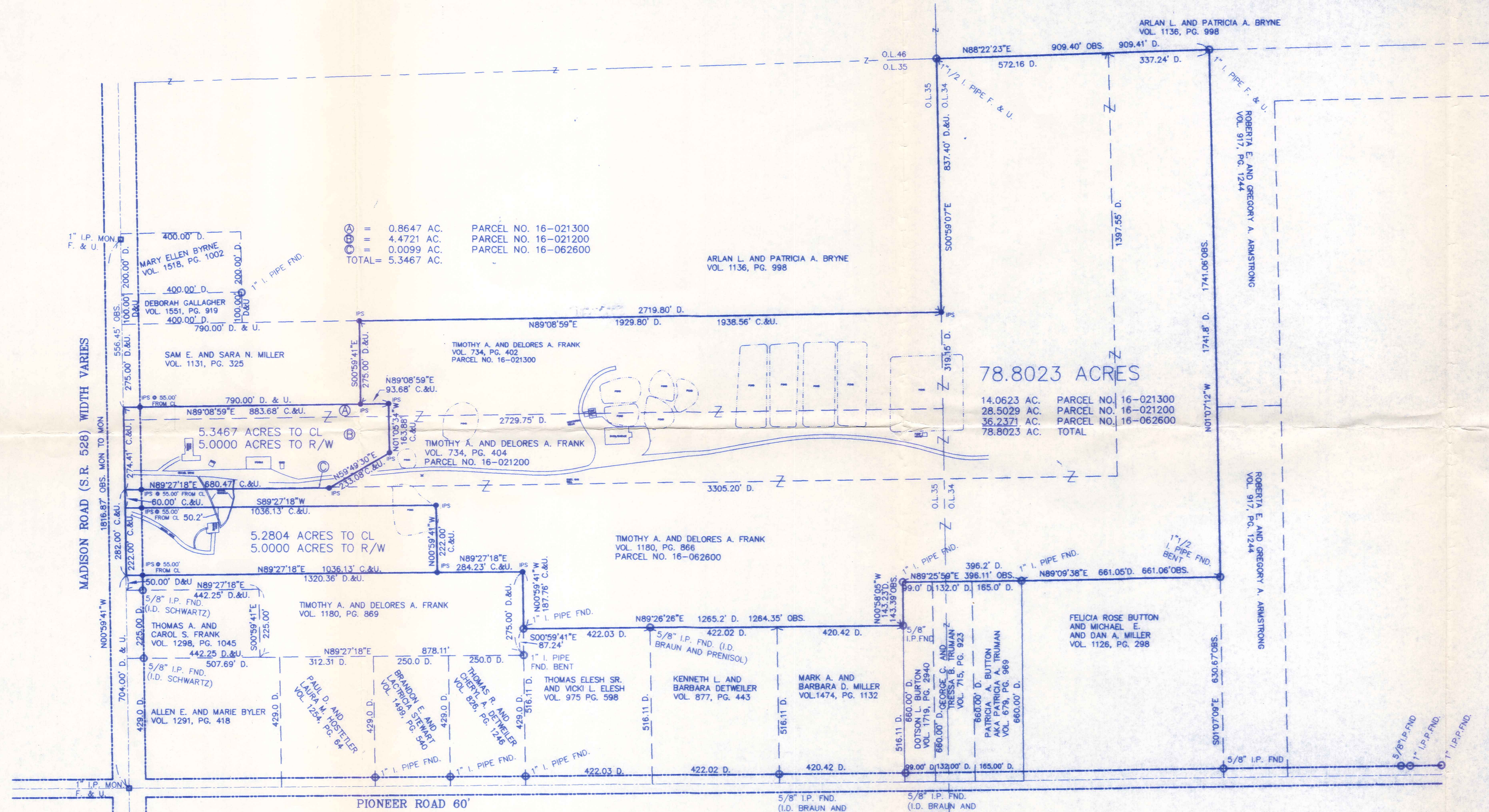
I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION. MONUMENTS WERE FOUND OR SET AS INDICATED. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS REFER TO AN ASSUMED MERIDIAN AND ARE INTENDED TO INDICATE ANGLES ONLY. ALL OF WHICH ARE CORRECT 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 Schwartz* 9.21.05  
 RUDY SCHWARTZ, P.S. #7193 Date



SURVEY PLAT & LEGAL DESCRIPTION  
 APPROVED PER R.C. 315.251  
*PAK* 9/21/05  
 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



MADISON ROAD (S.R. 528) WIDTH VARIES

0.8647 AC. PARCEL NO. 16-021300  
 4.4721 AC. PARCEL NO. 16-021200  
 0.0099 AC. PARCEL NO. 16-062600  
 TOTAL = 5.3467 AC.

78.8023 ACRES

14.0623 AC. PARCEL NO. 16-021300  
 28.5029 AC. PARCEL NO. 16-021200  
 36.2371 AC. PARCEL NO. 16-062600  
 78.8023 AC. TOTAL

5.3467 ACRES TO CL  
 5.0000 ACRES TO R/W

5.2804 ACRES TO CL  
 5.0000 ACRES TO R/W

PIONEER ROAD 60'

HUN 00065  
HUN00065

Frank  
Picked up 9/22/05  
#16-021300  
Vol. 1775 Pg. 972

LEGAL DESCRIPTION  
OF A  
5.2804 ACRE PARCEL  
FOR  
TIMOTHY A. AND DELORES A. FRANK

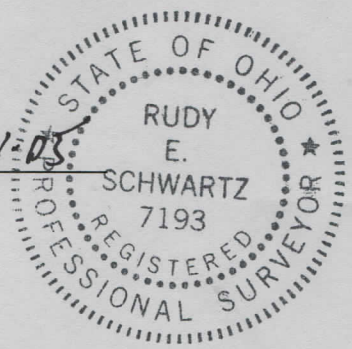
Situated in the Township of Huntsburg, County of Geauga and State of Ohio and known as being a part of Original Lot No. 35 and further being known as part of a parcel of land conveyed to Timothy A. and Delores A. Frank by deed recorded in Volume 1180, Page 866 of Geauga County Deed Records (Parcel No. 16-062600), further bounded and described as follows;

Beginning at a point in the centerline of Madison Road (S.R. 528), width varies, at the Northwesterly corner of land so conveyed to Timothy A. and Delores A. Frank, by deed recorded in Volume 1180, Page 869 of Geauga County Deed Records, said point lying North 00° 59' 41" West along said centerline of Madison Road a distance of 704.00 feet from a monument box with a 1 inch iron pin found at its intersection with the centerline of Pioneer Road, 60 feet wide;

- COURSE I            Thence North 00° 59' 41" West along said centerline of Madison Road a distance of 222.00 feet to a point;
- COURSE II           Thence North 89° 27' 18" East passing through a 5/8 inch iron pin set at 55.00 feet a total distance of 1036.13 feet to a 5/8 inch iron pin set;
- COURSE III           Thence South 00° 59' 41" East a distance of 222.00 feet to a 5/8 inch iron pin set in the Northerly line of land so conveyed to Timothy A. and Delores A. Frank;
- COURSE IV           Thence South 89° 27' 18" West along said Northerly line of land so conveyed to Timothy A. and Delores A. Frank passing through a 5/8 inch iron pin set at 981.13 feet, a total distance of 1036.13 feet to the Place of Beginning and containing 5.2804 acres of land (5.0000 acres of land excluding the area within the right-of-way of Madison Road) as surveyed, calculated and described on September 19, 2005 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. All 5/8 inch iron pins set are I.D. Schwartz 7193.

DATE

9.21.05



RUDY E. SCHWARTZ, P.S. 7193

*[Handwritten Signature]*

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

PAK 9/22/05  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER

HUN 00065

Frank  
Picked up 9/22/05  
#16-021200  
Vol. 1775 Pg. 972

LEGAL DESCRIPTION  
OF A  
5.3467 ACRE PARCEL  
FOR  
TIMOTHY A. AND DELORES A. FRANK

Situated in the Township of Huntsburg, County of Geauga and State of Ohio and known as being a part of Original Lot No. 35 and further being known as part of lands conveyed to Timothy A. and Delores A. Frank by deed recorded in Volume 734, Page 404 (Parcel No. 16-021200) and Volume 734, Page 402 (Parcel No. 16-021300) and Volume 1180, Page 866 (Parcel No. 16-062600) of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Madison Road (S.R. 528), width varies, at the Northwesterly corner of land so conveyed to Timothy A. and Delores A. Frank, by deed recorded in Volume 1180, Page 869 of Geauga County Deed Records, said point lying North 00° 59' 41" West along said centerline of Madison Road a distance of 704.00 feet from a monument box with a 1 inch iron pin found at its intersection with the centerline of Pioneer Road, 60 feet wide;

Thence North 00° 59' 41" West along said centerline of Madison Road a distance of 282.00 feet to a point and the Principle Place of Beginning of the premises herein intended to be described;

COURSE I            Thence continuing North 00° 59' 41" West along said centerline of Madison Road a distance of 274.41 feet to the Southwesterly corner of land conveyed to Sam E. and Sara N. Miller by deed recorded in Volume 1131, Page 325 of Geauga County Deed Records;

COURSE II           Thence North 89° 08' 59" East along the Southerly line of land so conveyed to Sam E. and Sara N. Miller passing through a 5/8 inch iron pin set at 55.00 feet and passing through a 5/8 inch iron pin at the Southeasterly corner thereof at 790.00 feet, a total distance of 883.68 feet to a 5/8 inch iron pin set;

COURSE III           Thence South 01° 05' 34" East a distance of 163.88 feet to a 5/8 inch iron pin set;

COURSE IV           Thence South 59° 49' 30" West a distance of 233.08 feet to a 5/8 inch iron pin set;

HVN 00065

LEGAL DESCRIPTION

5.3467 Acre Parcel

Timothy A. Frank and Delores A. Frank

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COURSE V

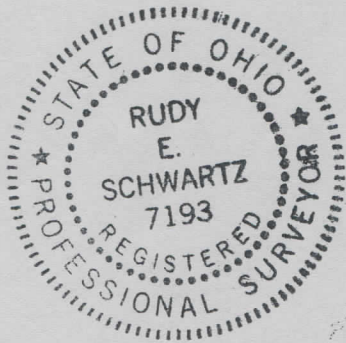
Thence South 89° 27' 18" West passing through a 5/8 inch iron pin set at 625.47 feet a total distance of 680.47 feet to Principle Place of Beginning and containing 5.3467 acres of land (5.0000 acres of land excluding the area within the right-of-way of Madison Road) 0.8647 acres out of Parcel No. 16-021300 and 4.4721 acres out of Parcel No. 16-021200 and 0.0099 acres out of Parcel No. 16-062600 as surveyed, calculated and described on September 19, 2005 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. All 5/8 inch iron pins set are I.D. Schwartz 7193.

8-21-05

DATE



RUDY E. SCHWARTZ, P.S. 7193



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

PAK 9/23/05

OFFICE OF THE  
GEAUGA COUNTY ENGINEER

SEP 21 2005

HVN 00065

16-Frank  
picked up 9/22/05  
#16-062600  
VOL. 1775 Pg. 972

LEGAL DESCRIPTION  
OF A  
78.8023 ACRE PARCEL  
FOR  
TIMOTHY A. AND DELORES A. FRANK

Situated in the Township of Huntsburg, County of Geauga and State of Ohio and known as being a part of Original Lot Nos. 34 and 35 and further being known as part of lands conveyed to Timothy A. and Delores A. Frank by deed recorded in Volume 734, Page 404 (Parcel No. 16-021200) and Volume 734, Page 402 (Parcel No. 16-021300) and Volume 1180, Page 866 (Parcel No. 16-062600) of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Madison Road (S.R. 528), width varies, at the Northwesterly corner of land so conveyed to Timothy A. and Delores A. Frank, by deed recorded in Volume 1180, Page 869 of Geauga County Deed Records, said point lying North 00° 59' 41" West along said centerline of Madison Road a distance of 704.00 feet from a monument box with a 1 inch iron pin found at its intersection with the centerline of Pioneer Road, 60 feet wide;

Thence North 00° 59' 41" West along said centerline of Madison Road a distance of 222.00 feet to a point and the Principle Place of Beginning of the premises herein intended to be described;

- COURSE I            Thence continuing North 00° 59' 41" West along said centerline of Madison Road a distance of 60.00 feet to a point;
- COURSE II           Thence North 89° 27' 18" East passing through a 5/8 inch iron pin set at 55.00 feet a total distance of 680.47 feet to a 5/8 inch iron in set;
- COURSE III           Thence North 59° 49' 30" East a distance of 233.08 feet to a 5/8 inch iron pin set;
- COURSE IV           Thence North 01° 05' 34" West a distance of 163.88 feet to a 5/8 inch iron pin set;
- COURSE V            Thence South 89° 08' 59" West a distance of 93.68 feet to a 5/8 inch iron pin set at the Southeasterly corner of land conveyed to Sam E. and Sara N. Miller by deed recorded in Volume 1131, Page 325 of Geauga County Deed Records;

H4N 00065

LEGAL DESCRIPTION

78.8023 Acre Parcel

Timothy A. Frank and Delores A. Frank

Page Two

SURVEY PLAT & LEGAL DESCRIPTION

APPROVED PER R.C. 315.251

PAK 9/22/05

OFFICE OF THE  
GEAUGA COUNTY ENGINEER

- COURSE VI Thence North 00° 59' 41" West along the Easterly line of land so conveyed to Sam E. and Sara N. Miller a distance of 275.00 feet to a 5/8 inch iron pin set at the Northeasterly corner thereof in the Southerly line of land conveyed to Arlan L. and Patricia A. Bryne by deed recorded in Volume 1136, Page 998 of Geauga County Deed Records;
- COURSE VII Thence North 89° 08' 59" East along said Southerly line of land so conveyed to Arlan L. and Patricia A. Bryne 1938.56 feet to a 5/8 inch iron pin set at a Southeasterly corner thereof;
- COURSE VIII Thence North 00° 59' 07" West along an Easterly line of land so conveyed to Arlan L. and Patricia A. Bryne a distance of 837.40 feet to a 1-1/2 inch iron pipe found at an interior corner thereof;
- COURSE IX Thence North 88° 22' 23" East along a Southerly line of land so conveyed to Arlan L. and Patricia A. Bryne a distance of 909.40 feet to a 1 inch iron pipe found at a Northwesterly corner of lands conveyed to Roberta E. and Gregory A. Armstrong by deed recorded in Volume 917, Page 1244 of Geauga County Deed Records;
- COURSE X Thence South 01° 07' 12" East along the Westerly line of lands so conveyed to Roberta E. and Gregory A. Armstrong a distance of 1741.06 feet to a bent 1-1/2 inch iron pipe found at the Northeasterly corner of land conveyed to Felicia Rose Button and Michael E. and Dan A. Miller by deed recorded in Volume 1126, Page 298 of Geauga County Deed Records;
- COURSE XI Thence South 89° 09' 38" West along the Northerly line of land so conveyed to Felicia Rose Button and Michael E. and Dan A. Miller a distance of 661.06 feet to a 1 inch iron pipe found at the Northwesterly corner thereof, also being the Northeasterly corner of land conveyed to Patricia A. Button aka Patricia A. Truman by deed recorded in Volume 679, Page 969 of Geauga County Deed Records;
- COURSE XII Thence South 89° 25' 59" West along the Northerly line of land so conveyed to Patricia A. Button aka Patricia A. Truman and the Northerly line of land conveyed to George C. and Theressa B. Truman by deed recorded in Volume 715, Page 923 of Geauga

HUN 00665

LEGAL DESCRIPTION

78.8023 Acre Parcel

Timothy A. Frank and Delores A. Frank

Page Three

County Deed Records and along the Northerly line of land conveyed to Dotson L. Burton by deed recorded in Volume 1719, Page 2940 of Geauga County Deed Records a distance of 396.11 feet to a 1 inch iron pipe found at the Northwesterly corner of land so conveyed to Dotson L. Burton;

COURSE XIII Thence South 00° 58' 05" East along the Westerly line of land so conveyed to Dotson L. Burton a distance of 143.39 feet to a 5/8 inch iron pin found at the Northeasterly corner of land conveyed to Mark A. and Barbara D. Miller by deed recorded in Volume 1474, Page 1132 of Geauga County Deed Records;

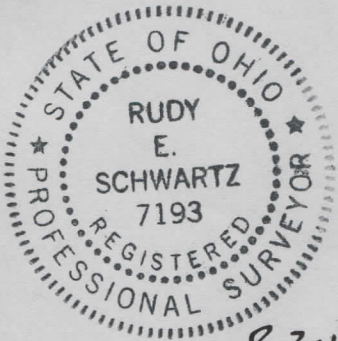
COURSE XIV Thence South 89° 26' 26" West along the Northerly line of land so conveyed to Mark A. and Barbara D. Miller and along the Northerly line of land conveyed to Kenneth L. and Barbara Detweiler by deed recorded in Volume 877, Page 443 of Geauga County Deed Records and along the Northerly line of land conveyed to Thomas Elesh, Jr. and Vicki L. Elesh by deed Recorded in Volume 975, Page 598 of Geauga County Deed Records a distance of 1264.35 feet to a 1 inch iron pipe found in the Easterly line of land so conveyed to Timothy A. and Delores A. Frank;

COURSE XV Thence North 00° 59' 41" West along said Easterly line of land so conveyed to Timothy A. and Delores A. Frank a distance of 187.76 feet to a 5/8 inch iron pin set at the Northeasterly corner thereof;

COURSE XVI Thence South 89° 27' 18" West along the Northerly line of land so conveyed to Timothy A. and Delores A. Frank a distance of 284.23 feet to a 5/8 inch iron pin set;

COURSE XVII Thence North 00° 59' 41" West a distance of 222.00 feet to a 5/8 inch iron pin set;

COURSE XVIII Thence South 89° 27' 18" West passing through a 5/8 inch iron pin set at 981.13 feet a total distance of 1036.13 feet to the Principal Place of Beginning and containing 78.8023 acres of land (14.0623 acres out of Parcel No. 16-021300 and 28.5029 acres out of Parcel No. 16-021200 and 36.2328 acres out of Parcel No. 16-062600) as surveyed, calculated and described on September 19, 2005 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. All 5/8 inch iron pins set are I.D. Schwartz 7193.



DATE 9.21.05

[Signature]  
RUDY E. SCHWARTZ, P.S. 7193