

THO 00145

THO 00145

CSS

CRABBS' SURVEYING SERVICE
 T. E. STOCKER, P.S. 7245
 10 WEST ERIE STREET, SUITE 101
 PAINESVILLE, OHIO 44077
 PHONE: 440.357.5941
 FAX: 440.357.1816
 1.800.488.3968
 crabbsurv@mail.mwweb.com

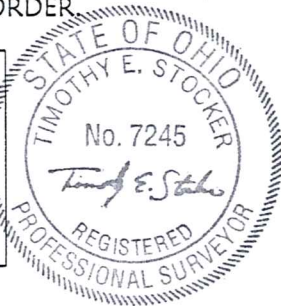


BASIS OF BEARINGS ARE TO AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF MOSELEY ROAD
 S 86°07'30" E

LOT SPLIT OF LANDS

ALL THAT CERTAIN LANDS SITUATE IN LOT 31, THOMPSON TOWNSHIP, TOWNSHIP NUMBER 10 NORTH, RANGE VI WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, COUNTY OF GEauga, STATE OF OHIO. A LOT-SPLIT WAS TAKEN FROM THE NORTHEAST CORNER OF LANDS TO ELLA HENDERSON, AS RECORDED IN DEED VOLUME 469, PAGE 892 IN THE OFFICE OF THE COUNTY RECORDER.

LEGEND	
●	CAPPED 5/8" IRON PIN FOUND OR SET
⊙	IRON PIPE
⊠	MONUMENT BOX FOUND & USED
OBS	OBSERVED
MEAS	MEASURED

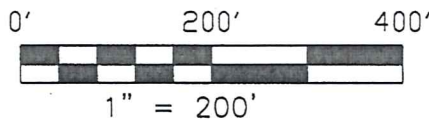


I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED TO AN ACCURACY AS SET FORTH IN THE 1997 OHIO ADMINISTRATIVE CODE 4733-37.

DATE: DEC 4, 2000

[Signature]
 TIMOTHY E. STOCKER, P.S. 7245

JOB 2626
 NOVEMBER 2000

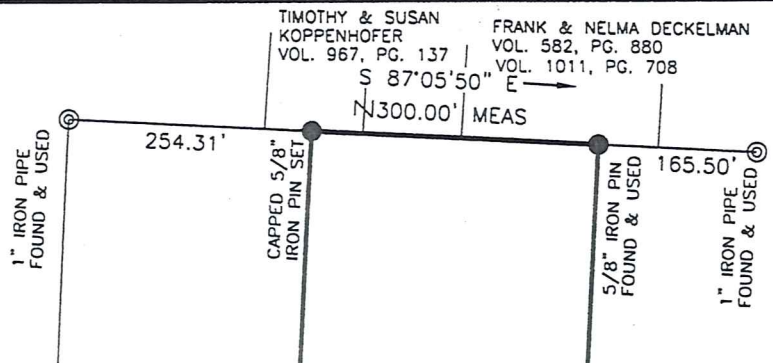


MOSELEY ROAD, 60' R/W

5/8" IRON PIN FOUND & USED

2070.62'

S 86°07'30" E



LANDS REMAINING TO ELLA HENDERSON VOL. 469, PG. 892

N 03°13'35" E
 1347.12' OBS

9.2948 ACRES

1352.21' OBS
 S 03°13'35" W

CHARLES MOZINGO, II VOL. 923, PG. 144

CAPPED 5/8" IRON PIN FOUND & USED (CRABBS)

POB

CAPPED 5/8" IRON PIN FOUND & USED (CRABBS)

N 03°13'35" E
 872.00'

300.00' OBS
 N 86°07'30" W

DON NELLS VOL. 1240, PG. 440

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

R.S. 12/16/2000

OFFICE OF THE
 GEauga COUNTY ENGINEER

THO-00145

THO 00145

CSS

Crabbs' Surveying Service

10 West Erie Street, Suite 101

Painesville, Ohio 44077

Nells
Picked up 12-6-00
30-095099

DON NELLS, VACANT LAND

ALL THAT CERTAIN LANDS SITUATE IN LOT 31, THOMPSON TOWNSHIP, TOWNSHIP NUMBER 10 NORTH, RANGE VI WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, COUNTY OF GEAUGA, STATE OF OHIO. A LOT-SPLIT TAKEN FROM THE NORTHEAST CORNER OF LANDS TO ELLA HENDERSON, AS RECORDED IN DEED VOLUME 469 PAGE 892 IN THE OFFICE OF THE COUNTY RECORDER FURTHER DESCRIBED.

BEGINNING AT A CAPPED 5/8" IRON PIN FOUND TO MARK THE NORTHWEST CORNER OF LANDS TO DON NELLS, AS RECORDED IN DEED VOLUME 1240 PAGE 440, SAID POINT BEING FURTHER LOCATED BY THE FOLLOWING (2) COURSES AND DISTANCES. FROM A 5/8" IRON PIN FOUND TO MARK THE CENTERLINE INTERSECTION OF LEDGE ROAD, WITH MOSELEY ROAD (EAST), SOUTH 86°-07'-30" EAST, ALONG THE CENTERLINE OF MOSELEY ROAD (EAST), A DISTANCE OF 2070.62 FEET, AND NORTH 03°-13'-35" EAST, A DISTANCE OF 872.00 FEET.

THENCE; THROUGH THE LANDS OF THE GRANTOR HEREIN. THE FOLLOWING (4) COURSES AND DISTANCES. NORTH 03°-13'-35" EAST, A DISTANCE OF 1347.12 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT, IN THE SOUTH LINE OF LANDS TO TIMOTHY AND SUSAN KOPPENHOFER, AS RECORDED IN DEED VOLUME 967 PAGE 137.

THENCE; SOUTH 87°-05'-50" EAST, ALONG THE SOUTH LINE TO SAID KOPPENHOFER, AND LANDS TO FRANK AND NELMA DECKELMAN, AS RECORDED IN DEED VOLUMES 582 PAGE 880 AND 1011 PAGE 708, A DISTANCE OF 300.00 FEET TO A 5/8" IRON PIN FOUND TO MARK A POINT AT THE NORTHWEST CORNER OF LANDS TO CHARLES MOZINGO, II, AS RECORDED IN DEED VOLUME 923 PAGE 144.

THENCE; SOUTH 03°-13'-35" WEST, ALONG THE WEST LINE OF MOZINGO, A DISTANCE OF 1352.21 FEET TO A CAPPED 5/8" IRON PIN FOUND TO MARK A POINT AT THE NORTHEAST CORNER OF LANDS TO SAID DON NELLS.

THENCE; NORTH 86°-07'-30" WEST, ALONG THE NORTH LINE TO SAID NELLS, A DISTANCE OF 300.00 FEET TO THE POINT AND PLACE OF BEGINNING. SAID LAND CONTAINING 9.2948 ACRES. AS SURVEYED AND DESCRIBED IN OCTOBER 2000 BY TIMOTHY E. STOCKER, P.S. 7245 CRABBS' SURVEYING ORDER 2626. BASIS OF BEARINGS ARE TO AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF MOSELEY ROAD, SOUTH 86°-07'-30" EAST.

SAVED AS NELLS2626

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

R.S. 12/6/2000

OFFICE OF THE
GEAUGA COUNTY ENGINEER

