

**PLAT OF SURVEY AND LOT SPLIT
FOR
MICHAEL NEDRICH AND DENNIS PFENNIGER**

Situated in the Township of Troy, County of Geauga and State of Ohio and known as being a part of Section No. 14 and further being known as part of a parcel of land conveyed to Michael Nedrich and Dennis Pfenniger by deed recorded in Volume 1721, Page 3486 of Geauga County Deed Records.

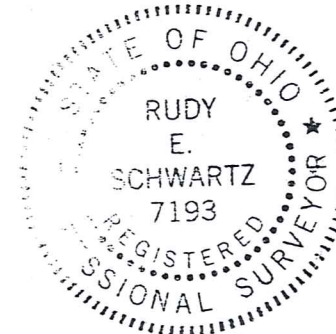
I hereby certify that this Plat was prepared from a field survey made under my direct supervision. Monuments were found or set as indicated. Dimensions are expressed in feet and decimal parts thereof. Bearings refer to an assumed meridian and are intended to indicate angles only. All of which are correct 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 E. Schwartz 4-20-04
3-1-04
RUDY E. SCHWARTZ, P.S. NO. 7193

LEGEND	
I. P.	Iron Pin
I.P.P.	Iron Pipe
Mon.	Monument
Fnd.	Found
D.	Deed
P.	Plat
R/Rec.	Record
M/Msd.	Measured
O/Obs.	Observed
C/Calc.	Calculated
U.	Used
Encr.	Encroachment
C.L.	Centerline
R.W.	Right-Of-Way

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

R.S. 4 123104
OFFICE OF THE
GEAUGA COUNTY ENGINEER



JEANETTE BOYK AKA JEANETTE A. BOYK
VOL. 1469 PG. 1041

1032.5 DEED
S 86° 29' 13" E 2063.51' OBS. 2063.36' DEED

NO DEED DIST.

1" I.P.P. F&U,
30.19' OFF E
(I.D. W.L.C.)

CLARIDON TROY ROAD (S.R. 700) 60'

PREPARED FOR:
DENNY PFENNIGER
15861 CLARIDON-TROY ROAD
BURTON, OHIO 44021

PREPARED BY:
RUDY E. SCHWARTZ
SCHWARTZ LAND SURVEYING, INC.
12121 KINSMAN ROAD
NEWBURY, OHIO 44065
(440)564-8174
FAX: (440)564-8285

DONALD R. SKALA
VOL. 492 PG. 743

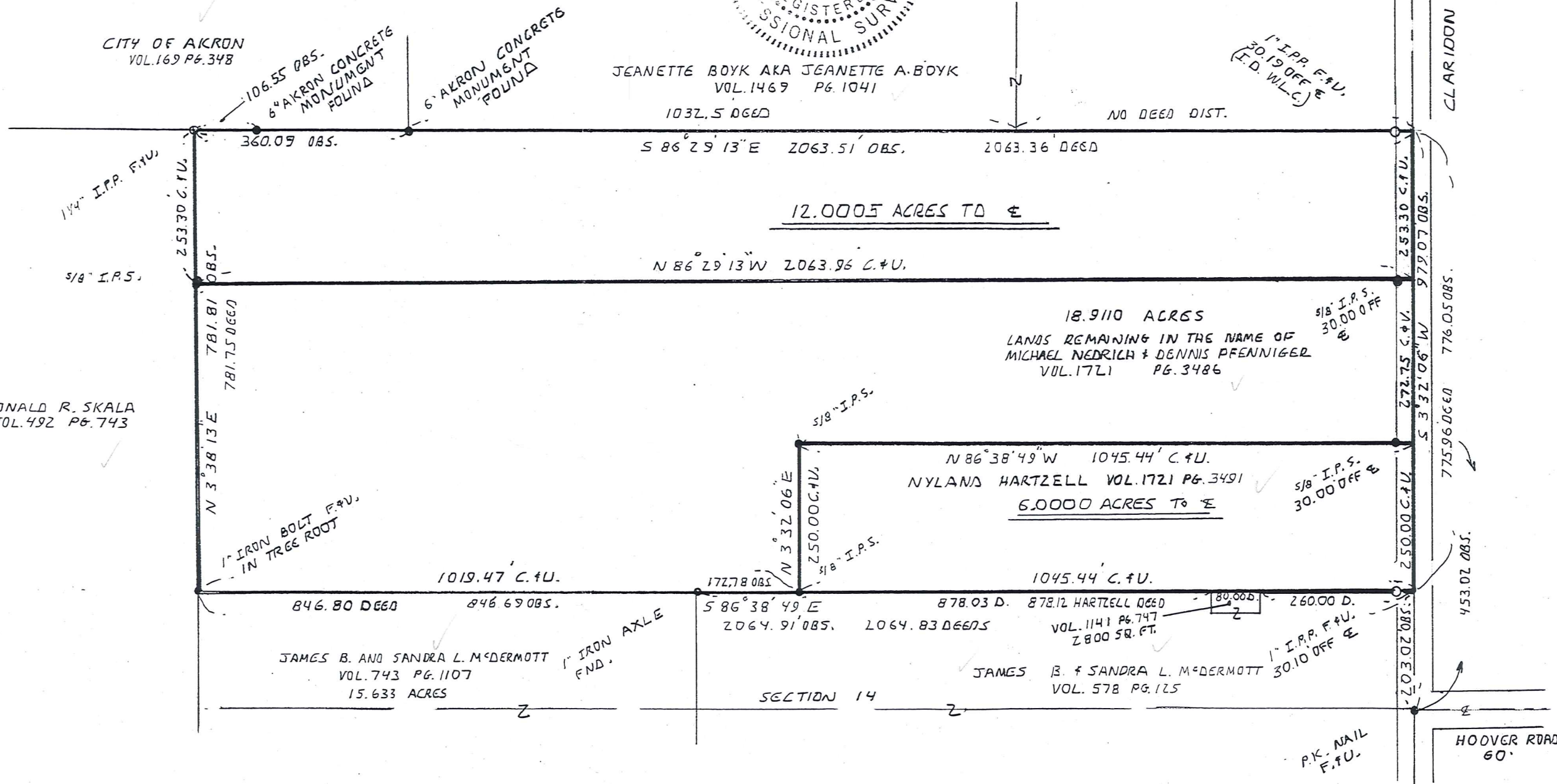


SCALE 1" = 200' MARCH 1, 2004

0 100 200 400

APRIL 20, 2004

3005 11 374



TRO-00064
TRO 00064

Pfenniger
Picked up 4-26-04
32-074316
Vol 1734 PG1268

LEGAL DESCRIPTION
OF A
12.0005 ACRE PARCEL
FOR
MICHAEL NEDRICH AND DENNIS PFENNIGER

Situated in the Township of Troy, County of Geauga and State of Ohio and known as being a part of Section No. 14 and further being known as part of a parcel of land conveyed to Michael Nedrich and Dennis Pfenniger by deed recorded in Volume 1721, Page 3486 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Claridon-Troy Road (S.R. 700), 60 feet wide, at the Northeasterly corner of land conveyed to Nyland Hartzell by deed recorded in Volume 1721, Page 3491 of Geauga County Deed Records, said point lying North 3° 32' 06" East along said centerline of Claridon-Troy Road, a distance of 453.02 feet from a P.K. nail found at its intersection with the centerline of Hoover Road, 60 feet wide;

Thence North 3° 32' 06" East along said centerline of Claridon-Troy Road, a distance of 272.75 feet to the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence North 86° 29' 13" West passing through a 5/8 inch iron pin set at 30.00 feet, a total distance of 2063.96 feet to a 5/8 inch iron pin set in the Easterly line of land conveyed to Donald R. Skala by deed recorded in Volume 492, Page 743 of Geauga County Deed Records;

COURSE II Thence North 3° 38' 13" East along said Easterly line of land so conveyed to Donald R. Skala, a distance of 253.30 feet to a 1-1/4 inch iron pipe found at the Northeasterly corner thereof, in the Southerly line of land conveyed to the City of Akron by deed recorded in Volume 169, Page 348 of Geauga County Deed Records;

COURSE III Thence South 86° 29' 13" East along said Southerly line of land so conveyed to the City of Akron and along the Southerly line of lands conveyed to Jeanette Boyk aka Jeanette A. Boyk by deed recorded in Volume 1469, Page 1041 of Geauga County Deed Records, passing through a 6 inch Akron concrete monument found at 106.55 feet and passing through a 6 inch Akron concrete monument found at 360.09 feet at the Southeasterly corner of land so conveyed to the City of Akron, and passing through a one inch iron pipe (I.D. W.L.C.) Found at 2033.32 feet, a total distance of 2063.51 feet to a point in said centerline of Claridon-Troy Road;


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COUNTY OF GEAGA

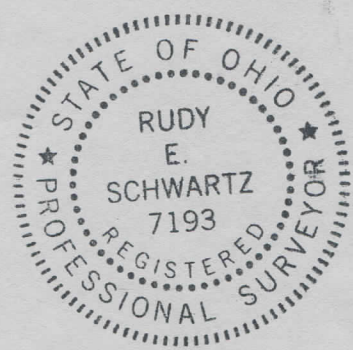
TRO 00064

LEGAL DESCRIPTION
12.0005 Acre Parcel
Michael Nedrich and Dennis Pfenninger
Page Two

COURSE IV Thence South 3° 32' 06" West along said centerline of Claridon-Troy Road, a distance of 253.30 feet to the Principal Place of Beginning and containing 12.0005 acres of land as surveyed, calculated and described on April 19, 2004 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.

4-20-04
DATE


RUDY E. SCHWARTZ, P.S. 7193



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.S. 4/23/04
OFFICE OF THE
GEAUGA COUNTY ENGINEER

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