

**PLAT OF SURVEY AND LOT SPLIT  
FOR  
DENNY PFENNINGER**

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 Nyland Hartzell by deed recorded in Volume 844, Page 405 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.

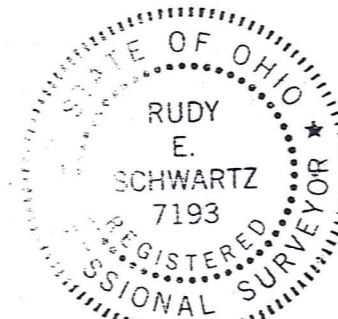
*Rudy E. Schwartz* 3-1-04  
RUDY E. SCHWARTZ, P.S. NO. 7193

**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.* *3/1/04*  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER

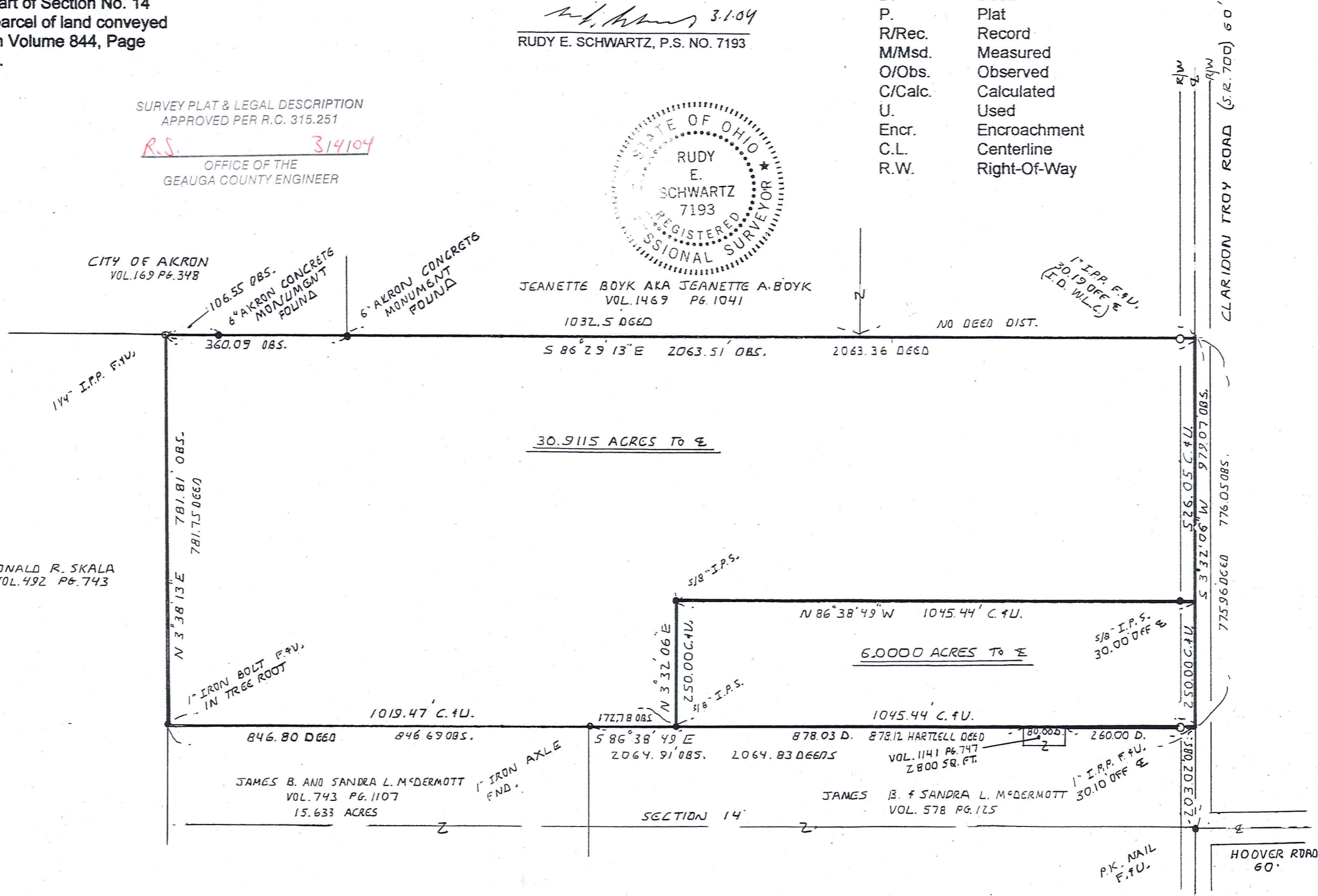
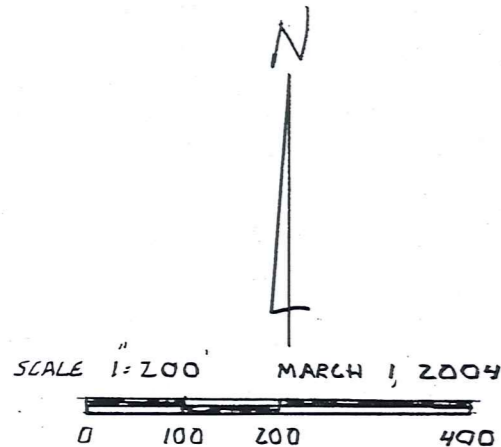


JEANETTE BOYK AKA JEANETTE A. BOYK  
VOL. 1469 PG. 1041

PREPARED FOR:  
DENNY PFENNINGER  
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





LEGAL DESCRIPTION  
OF A  
30.9115 ACRE PARCEL  
FOR  
DENNY 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 Nyland Hartzell by deed recorded in volume 844, Page 405 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 James B. and Sandra L. McDermott by deed recorded in Volume 578, Page 125 of Geauga County Deed Records, said point lying North 3° 32' 06" East along said centerline of Claridon-Troy Road, a distance of 203.02 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 250.00 feet to the Principal Place of Beginning of the premises herein intended to be described;

- COURSE I            Thence North 86° 38' 49" West passing through a 5/8 inch iron pin set at 30.00 feet, a total distance of 1045.44 feet to a 5/8 inch iron pin set;
- COURSE II           Thence South 3° 32' 06" West a distance of 250.00 feet to a 5/8 inch iron pin set in the Northerly line of land so conveyed to James B. and Sandra L. McDermott;
- COURSE III           Thence North 86° 38' 49" West along said Northerly line of land so conveyed to James B. and Sandra L. McDermott and along the Northerly line of a 15.633 acre parcel of land conveyed to James B. and Sandra L. McDermott by deed recorded in Volume 743, Page 1107 of Geauga County Deed Records, passing through a one inch iron axle found at 172.78 feet at the North easterly corner of said 15.633 acre parcel, a total distance of 1019.47 feet to a one inch iron bolt found in a tree root at the Northwesterly corner of said 15.633 acre parcel 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 IV           Thence North 3° 38' 13" East along said Easterly line of land so conveyed to Donald R. Skala, a distance of 781.81 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

LEGAL DESCRIPTION

30.9115 Acre Parcel

Denny Pfenniger

Page Two

recorded in Volume 169, Page 348 of Geauga County Deed Records;

COURSE V

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;

COURSE VI

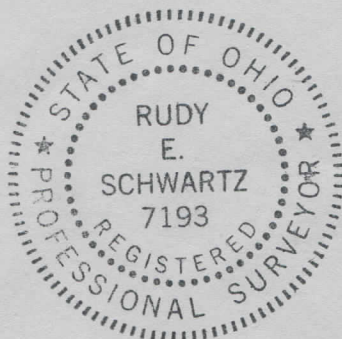
Thence South 3° 32' 06" West along said centerline of Claridon-Troy Road, a distance of 526.05 feet to the Principal Place of Beginning and containing 30.9115 acres of land as surveyed, calculated and described on February 27, 2004 by Rudy E. Schwartz, P.S. 7193 be the same more or less but subject to 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.

3.3.04

DATE



RUDY E. SCHWARTZ, P.S. 7193



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

R.S.

3/4/04

OFFICE OF THE  
GEAUGA COUNTY ENGINEER

Revised

MAR 11 2004