

LOT CONSOLIDATION for 14843 GROVE ROAD

in
TOWNSHIP OF TROY, SECTION 5
COUNTY OF GEauga - STATE OF OHIO

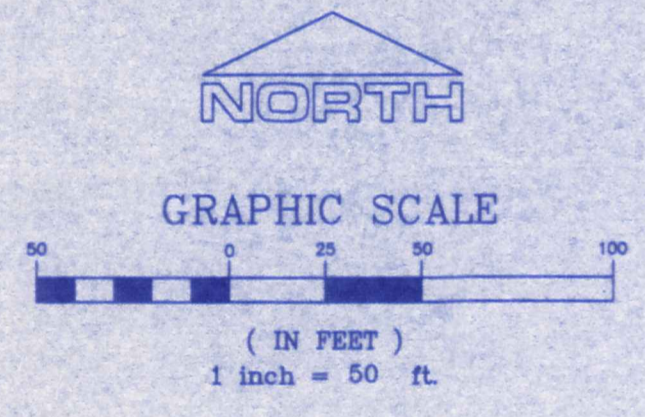
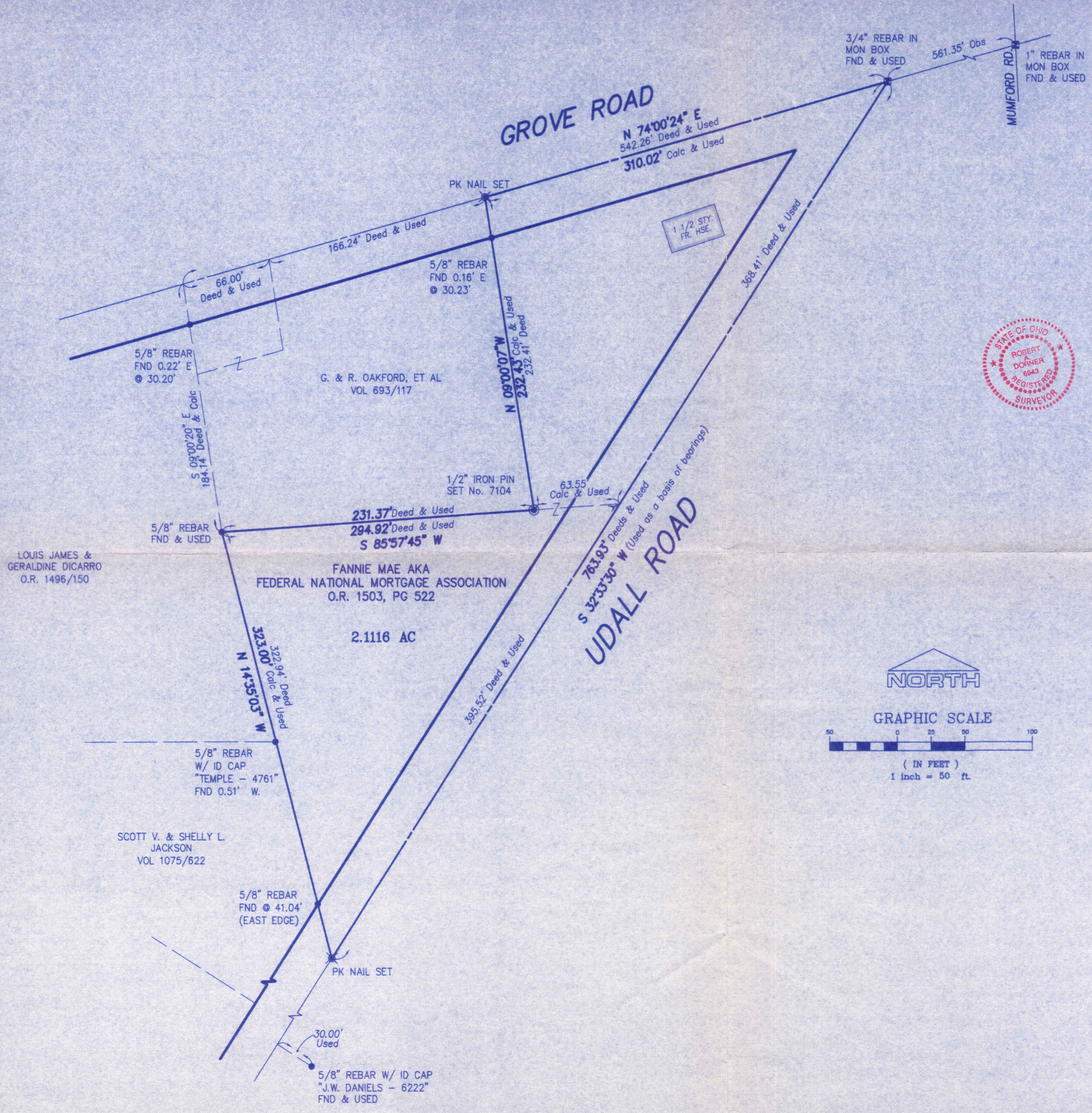
by
McSTEEN & ASSOCIATES, INC.
ENGINEERS & SURVEYORS
26451 Curtiss Wright Parkway
Richmond Heights, Ohio 44143
(216) 797-9800

Bearings shown hereon are to an assumed meridian and are used to denote angles only. Distances are given in feet and decimal parts thereof. All iron pins shown as set are 30" long 1/2" rebar with an identification cap stamped "McSteen & Assoc."



Robert A. Dörner 3/24/03
ROBERT A. DÖRNER REG. PROF. SURVEYOR # 6943
03-058

The basis of bearings for this survey is S 32°33'30" W as the centerline of Udall Road, as evidenced by monuments found, and is the same bearing as shown on a map of Survey dated June, 1992, by Joseph A. Temple, Professional Surveyor No 4761.



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.S. 32903
OFFICE OF THE
GEAUGA COUNTY ENGINEER

TRO-00170
TRO 00170

Fannie Mae
Picked up 3-25-03
32-051100
Vol 1600 PG 577

Mc Steen & Associates

ENGINEERS & SURVEYORS

March 20, 2003
Revised: March 24, 2003
Project Number: 03-058

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

14843 Grove Road
Troy Township, Geauga County

R.S. 3 2503
OFFICE OF THE
GEAUGA COUNTY ENGINEER

Situated in the State of Ohio, County of Geauga, Township of Troy, Being part of Section No. 5, being parcels of land, now or formerly in the name of Fannie Mae aka Federal National Mortgage Association, as recorded in Official records Volume 1503, Page 522 of the Geauga County Records of Deeds, and more fully described as follows:

Commencing for Reference at a 3/4-inch rebar in a monument box found at the centerline intersection of Grove Road and Udall Road, said 3/4-inch rebar being the **TRUE PLACE OF BEGINNING** of the parcel herein to be described (a 1-inch rebar in a monument box was found North 74°-00'-24" East at 561.35 feet at the centerline intersection of Grove Road and Mumford Road);

Course No. 1: thence, South 32°-33'-30" West, along the centerline of Udall Road, a distance of 763.93 feet to a PK (masonry) nail set at a southeasterly corner of a parcel of land, now or formerly in the name of Scott V. and Shelly L. Jackson as recorded in Volume 1075, Page 622;

Course No. 2: thence, North 14°-35'-03" West, along the northeasterly line of said Jackson parcel and a northeasterly line of a parcel of land, now or formerly in the name of Louis J. and Geraldine DiCarro, as recorded in Official Record Volume 1496, Page 150, passing over a 5/8-inch rebar found at 41.04 feet, a distance of 323.00 feet to a 5/8-inch rebar found at the southwesterly corner of a parcel of land, now or formerly in the name of G. & R. Oakford, etal as recorded in Volume 693, Page 117;

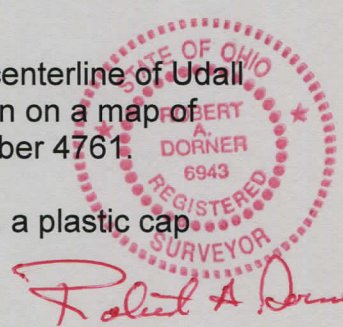
Course No. 3: thence, North 85°-57'-45" East, along the southerly line of said Oakford etal parcel, a distance of 231.37 feet to an iron pin set at the southeasterly corner of said parcel;

Course No. 4: thence, North 09°-00'-07" West, along the easterly line of said Oakford etal parcel, a distance of 232.43 feet to a PK nail set on the centerline of Grove Road;

Course No. 5: thence, North 74°-00'-24" East, along the centerline of Grove Road, a distance of 310.02 feet to the place of beginning containing **2.1116 Acres** of land, more or less, as surveyed in March of 2003 by Robert A. Dorner, Registered Professional Land Surveyor No. 6943 for and on behalf of **McSteen & Associates**, under Project Number 03-058, and is subject to all legal highways and easements of record.

The basis of bearings for this description is South 32°-33'-30" West, as the centerline of Udall Road, as evidenced by monuments found, and is the same bearing as shown on a map of survey dated June, 1992, by Joseph A. Temple, Professional Surveyor Number 4761.

Note: All iron pins set are 1/2-inch diameter x 30-inches in length rebars with a plastic cap stamped "McSteen and Associates.



Cuyahoga Falls • Painesville • Richmond Heights
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3/24/03

good closure