

# CONSOLIDATION & LOT SPLIT SURVEY

FOR  
**GILBERT R. COPEN**

AUBURN TOWNSHIP - GEAUGA COUNTY - STATE OF OHIO

BEING ALL OF THE LANDS DEEDED TO GILBERT R. & SHIRLEY A. COPEN, BY OFFICIAL RECORD  
VOL. 550, PG. 1199, PARCELS 1 & 2, SITUATED IN AUBURN TOWNSHIP LOT 14, TRACT 1, PP# 01-025600 & 01-118562  
ALSO BEING IN TOWNSHIP 6, RANGE 8, OF THE CONNECTICUT WESTERN RESERVE.  
SEPTEMBER 2005

### CONSOLIDATED PARCEL SUMMARY

7.4140 ACRES TOTAL  
0.3460 ACRES IN R/W  
7.0680 ACRES NET  
6.4174 AC. PP# 01-025600  
0.9966 AC. PP# 01-118562

NORTH IS NEITHER TRUE  
NOR MAGNETIC AND IS USED  
TO DENOTE ANGLES ONLY



BASIS FOR BEARINGS  
CENTERLINE OF MESSENGER RD.,  
60' R/W., C.R. #31

### LEGEND

- - 5/8" DIA. X 30" LONG REBAR SET WITH A  
IPS PLASTIC CAP STAMPED "PEZAR PS 7772".
- O.R.- GEAUGA COUNTY OFFICIAL RECORD

### REFERENCE DOCUMENTS:

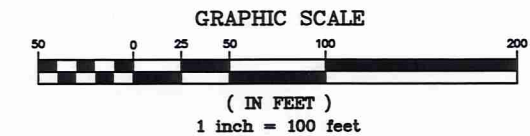
DEEDS OF RECORD ON FILE AT THE  
GEAUGA COUNTY RECORDER'S OFFICE

SURVEYS OF RECORD ON FILE AT THE  
GEAUGA COUNTY ENGINEER'S OFFICE

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

*R.S.* 10/12/05  
OFFICE OF THE *Revised*  
GEAUGA COUNTY ENGINEER

B.L. & P.A. KNAACK, TRUSTEES  
O.R. V. 1294, P. 1044  
PP# 01-117714



**HESS & ASSOCIATES ENGINEERING INC.**

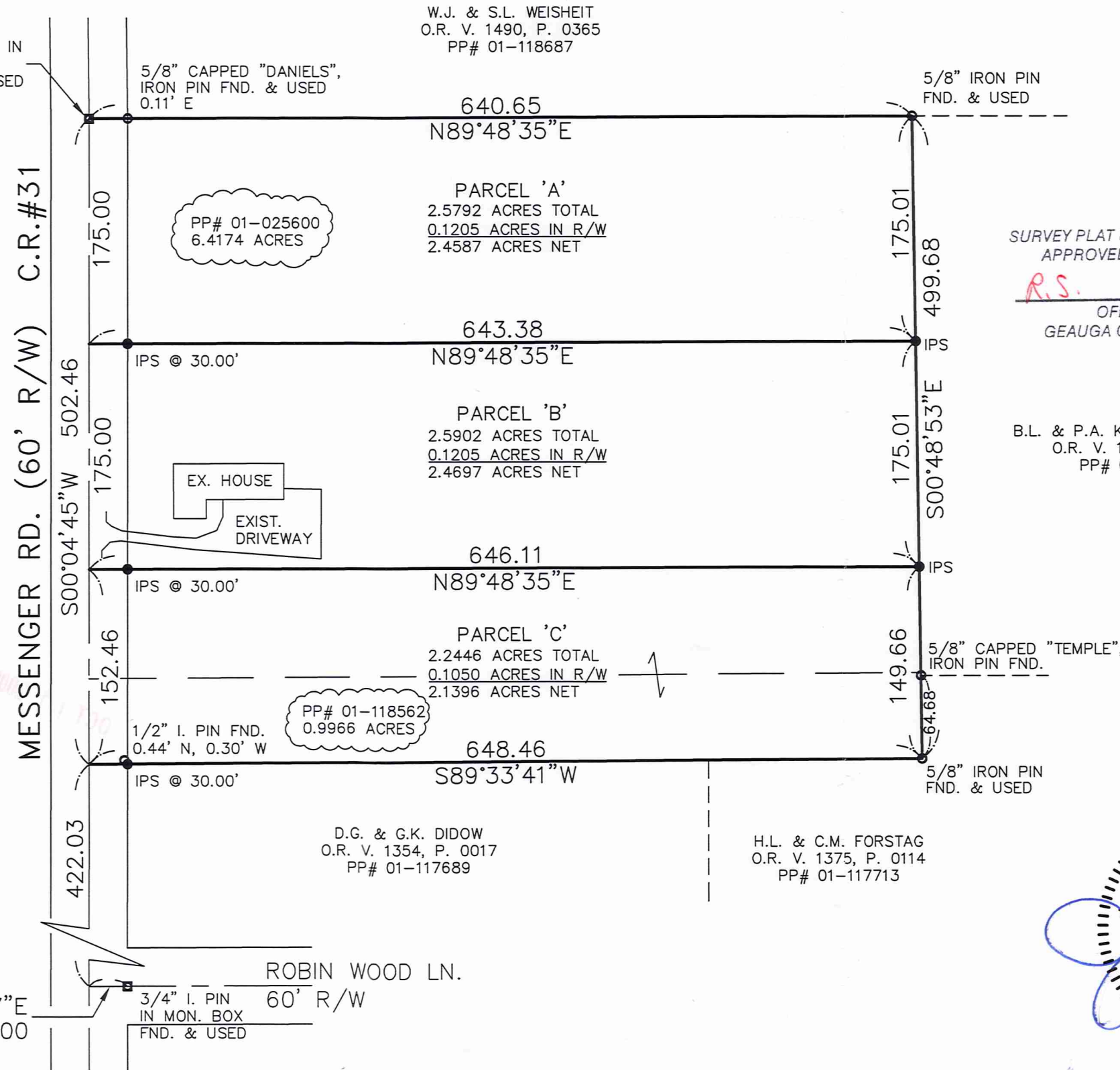
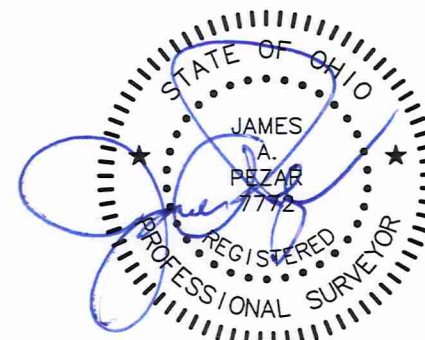
12121 Kinsman Rd., Newbury, Ohio 44065  
Tel (440) 564-8008 Fax (440) 564-8176

### SURVEYORS STATEMENT

THIS PLAT WAS PREPARED BY ME AND IS TRUE AND CORRECT  
TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE SURVEY  
MEETS THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS  
IN THE STATE OF OHIO AS SPECIFIED IN THE OHIO  
ADMINISTRATIVE CODE CHAPTER 4733-37.

*[Signature]*  
JAMES A. PEZAR, P.S. OHIO #7772

10-10-05  
DATE



Copen  
picked up 10-18-05

(AUB)  
00060

**EXHIBIT 'A'**  
DESCRIPTION OF THE 2.5792 ACRE SPLIT PARCEL 'A'

SITUATED IN THE TOWNSHIP OF AUBURN, COUNTY OF GEAUGA, STATE OF OHIO, AND KNOWN AS BEING PART OF TOWNSHIP LOT 14, TRACT 1, AND BEING IN TOWNSHIP 6, RANGE 8, OF THE CONNECTICUT WESTERN RESERVE, AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4" IRON PIN FOUND IN A MONUMENT BOX ON THE CENTERLINE OF MESSENGER ROAD (60' R/W) C.R.# 31, AT THE SOUTHWESTERLY CORNER OF LAND DEEDED TO W.J. & S.L. WEISHEIT BY OFFICIAL RECORD VOLUME 1490, PAGE 365, SAID PIN IS LOCATED NORTH 00°04'45" EAST, 924.49 FEET FROM THE INTERSECTION OF THE CENTERLINES OF MESSENGER ROAD AND ROBIN WOOD LANE (60' R/W), SAID INTERSECTION REFERENCED BY A 3/4" IRON PIN FOUND IN A MONUMENT BOX, NORTH 89°42'37 EAST, 30.00 FEET, FROM SAID INTERSECTION;

THENCE NORTH 89°48'35" EAST, ALONG THE SOUTHERLY LINE OF WEISHEIT, PASSING THROUGH A 5/8" CAPPED "DANIELS" IRON PIN FOUND AT 30.11 FEET, A TOTAL DISTANCE OF 640.65 FEET, TO A 5/8" IRON PIN FOUND AT THE NORTHWESTERY CORNER OF LAND DEEDED TO B.L. & P.A. KNAACK, TRUSTEES, BY OFFICIAL RECORD VOLUME 1294, PAGE 1044;

THENCE SOUTH 00°48'53" EAST, ALONG THE WESTERLY LINE OF KNAACK, 175.01 FEET, TO A CAPPED IRON PIN SET;

THENCE SOUTH 89°48'35" WEST, THROUGH LAND DEEDED TO G.R. & S.A. COPEN, BY OFFICIAL RECORD VOLUME 550, PAGE 1199, PP# 01-025600, PASSING THROUGH A CAPPED IRON PIN SET AT 613.38 FEET, A TOTAL DISTANCE OF 643.38 FEET, TO THE CENTERLINE OF MESSENGER ROAD;

THENCE NORTH 00°04'45" EAST, ALONG THE CENTERLINE OF MESSENGER ROAD, 175.00 FEET, TO THE PLACE OF BEGINNING, CONTAINING 2.5792 ACRES, THE EASTERLY PORTION OF MESSENGER ROAD OCCUPIES 0.1205 ACRES, LEAVING A NET AREA OF 2.4587 ACRES AS SURVEYED AND DESCRIBED IN OCTOBER 2005, BY HESS AND ASSOCIATES ENGINEERING, INC., UNDER THE DIRECT SUPERVISION OF JAMES A. PEZAR, P.S. OHIO #7772.

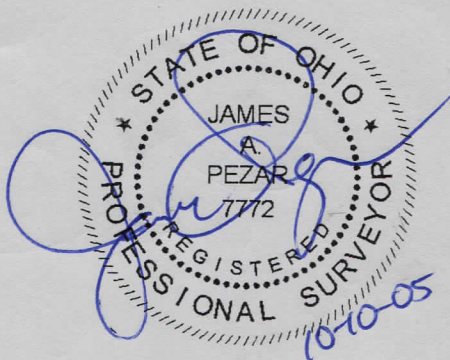
ALL CAPPED IRON PINS SET ARE 5/8" DIAMETER BY 30" LONG REBAR AND CONTAIN A PLASTIC CAP BEARING THE INSCRIPTION "PEZAR PS 7772".

THE BASIS FOR BEARING IS TO AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF MESSENGER ROAD (60' R/W, C.R. # 31), SOUTH 00°04'45" WEST.

THE INTENT OF THIS DESCRIPTION IS TO DESCRIBE A 2.5792 ACRE SPLIT OUT OF THE NORTHERLY END OF THE PARCEL OF LAND CREATED BY COMBINING ALL OF THE LANDS DEEDED TO GILBERT R. AND SHIRLEY A. COPEN, BY OFFICIAL RECORD VOLUME 550, PAGE 1199, PARCELS 1 & 2, PP # 01-025600 AND PP # 01-118562.

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

R.S. 10/12/05  
OFFICE OF THE GEauga COUNTY ENGINEER  
Revised



**EXHIBIT 'A'**  
DESCRIPTION OF THE 2.5902 ACRE SPLIT PARCEL 'B'

SITUATED IN THE TOWNSHIP OF AUBURN, COUNTY OF GEAUGA, STATE OF OHIO, AND KNOWN AS BEING PART OF TOWNSHIP LOT 14, TRACT 1, AND BEING IN TOWNSHIP 6, RANGE 8, OF THE CONNECTICUT WESTERN RESERVE, AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING ON THE CENTERLINE OF MESSENGER ROAD (60' R/W) C.R.# 31, NORTH 00°04'45" EAST, 749.49 FEET FROM THE INTERSECTION OF THE CENTERLINES OF MESSENGER ROAD AND ROBIN WOOD LANE (60' R/W), SAID INTERSECTION REFERENCED BY A ¾" IRON PIN FOUND IN A MONUMENT BOX, NORTH 89°42'37 EAST, 30.00 FEET, FROM SAID INTERSECTION;

THENCE NORTH 89°48'35" EAST, THROUGH THE LANDS DEEDED TO GILBERT R. AND SHIRLEY A. COPEN, BY OFFICIAL RECORD VOLUME 550, PAGE 1199, PASSING THROUGH A CAPPED IRON PIN SET AT 30.00 FEET, A TOTAL DISTANCE OF 643.38 FEET, TO A CAPPED IRON PIN SET ON THE WESTERLY LINE OF LAND DEEDED TO B.L. & P.A. KNAACK, TRUSTEES, BY OFFICIAL RECORD VOLUME 1294, PAGE 1044;

THENCE SOUTH 00°48'53" EAST, ALONG THE WESTERLY LINE OF KNAACK, 175.01 FEET, TO A CAPPED IRON PIN SET;

THENCE SOUTH 89°48'35" WEST, THROUGH LANDS OF COPEN, PASSING THROUGH A CAPPED IRON PIN SET AT 616.11 FEET, A TOTAL DISTANCE OF 646.11 FEET, TO THE CENTERLINE OF MESSENGER ROAD;

THENCE NORTH 00°04'45" EAST, ALONG THE CENTERLINE OF MESSENGER ROAD, 175.00 FEET, TO THE PLACE OF BEGINNING, CONTAINING 2.5902 ACRES, THE EASTERLY PORTION OF MESSENGER ROAD OCCUPIES 0.1205 ACRES, LEAVING A NET AREA OF 2.4697 ACRES AS SURVEYED AND DESCRIBED IN OCTOBER 2005, BY HESS AND ASSOCIATES ENGINEERING, INC., UNDER THE DIRECT SUPERVISION OF JAMES A. PEZAR, P.S. OHIO #7772.

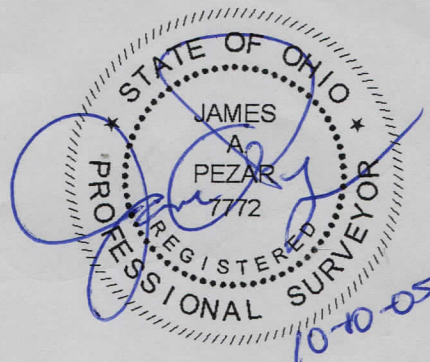
ALL CAPPED IRON PINS SET ARE 5/8" DIAMETER BY 30" LONG REBAR AND CONTAIN A PLASTIC CAP BEARING THE INSCRIPTION "PEZAR PS 7772".

THE BASIS FOR BEARING IS TO AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF MESSENGER ROAD (60' R/W, C.R. # 31), SOUTH 00°04'45" WEST.

THE INTENT OF THIS DESCRIPTION IS TO DESCRIBE A 2.5902 ACRE SPLIT OUT OF THE MIDDLE OF THE PARCEL OF LAND CREATED BY COMBINING ALL OF THE LANDS DEEDED TO GILBERT R. AND SHIRLEY A. COPEN, BY OFFICIAL RECORD VOLUME 550, PAGE 1199, PARCELS 1 & 2, PP # 01-025600 AND PP # 01-118562.

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

R.S. 10/12/05  
OFFICE OF THE *Revised*  
GEAUGA COUNTY ENGINEER



**EXHIBIT 'A'**  
DESCRIPTION OF THE 2.2446 ACRE SPLIT PARCEL 'C'

SITUATED IN THE TOWNSHIP OF AUBURN, COUNTY OF GEAUGA, STATE OF OHIO, AND KNOWN AS BEING PART OF TOWNSHIP LOT 14, TRACT 1, AND BEING IN TOWNSHIP 6, RANGE 8, OF THE CONNECTICUT WESTERN RESERVE, AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING ON THE CENTERLINE OF MESSENGER ROAD (60' R/W) C.R.# 31, AT THE NORTHWESTERLY CORNER OF LAND DEEDED TO D.G. & G.K. DIDOW, BY OFFICIAL RECORD VOLUME 1354, PAGE 17, SAID CORNER IS LOCATED NORTH 00°04'45" EAST, 422.03 FEET FROM THE INTERSECTION OF THE CENTERLINES OF MESSENGER ROAD AND ROBIN WOOD LANE (60' R/W), SAID INTERSECTION REFERENCED BY A ¾" IRON PIN FOUND IN A MONUMENT BOX, NORTH 89°42'37 EAST, 30.00 FEET, FROM SAID INTERSECTION;

THENCE NORTH 00°04'45" EAST, ALONG THE CENTERLINE OF MESSENGER ROAD, 152.46 FEET;

THENCE NORTH 89°48'35" EAST, THROUGH LANDS DEEDED TO, GILBERT R. AND SHIRLEY A. COPEN, BY OFFICIAL RECORD VOLUME 550, PAGE 1199, BEING A PART OF PP # 01-025600 PASSING THROUGH A CAPPED IRON PIN SET AT 30.00 FEET, A TOTAL DISTANCE OF 646.11 FEET, TO A CAPPED IRON PIN SET ON THE WESTERY LINE OF LAND DEEDED TO B.L. & P.A. KNAACK, TRUSTEES, BY OFFICIAL RECORD VOLUME 1294, PAGE 1044;

THENCE SOUTH 00°48'53" EAST, ALONG THE WESTERLY LINE OF KNAACK, PASSING THROUGH A 5/8" CAPPED "TEMPLE" IRON PIN FOUND AT 84.98 FEET, SAID PIN BEING AT THE SOUTHWESTERLY CORNER OF KNAACK, AND A NORTHWESTERLY CORNER OF LAND DEEDED TO H.L. & C.M. FORSTAG, BY OFFICIAL RECORD VOLUME 1375, PAGE 114, AND CONTINUING ALONG THE WESTERLY LINE OF FORSTAG, A TOTAL DISTANCE OF 149.66 FEET, TO A 5/8" IRON PIN FOUND AT AN ANGLE IN THE NORTHERLY LINE OF FORSTAG;

THENCE SOUTH 89°33'41" WEST, ALONG THE NORTHERLY LINE OF FORSTAG, AND CONTINUING ALONG THE NORTHERLY LINE OF SAID DIDOW, PASSING THROUGH A CAPPED IRON PIN SET AT 618.46 FEET, A TOTAL DISTANCE OF 648.46 FEET, TO THE PLACE OF BEGINNING, CONTAINING 2.2446 ACRES, THE EASTERLY PORTION OF MESSENGER ROAD OCCUPIES 0.1050 ACRES, LEAVING A NET AREA OF 2.1396 ACRES AS SURVEYED AND DESCRIBED IN OCTOBER 2005, BY HESS AND ASSOCIATES ENGINEERING, INC., UNDER THE DIRECT SUPERVISION OF JAMES A. PEZAR, P.S. OHIO #7772.

ALL CAPPED IRON PINS SET ARE 5/8" DIAMETER BY 30" LONG REBAR AND CONTAIN A PLASTIC CAP BEARING THE INSCRIPTION "PEZAR PS 7772".

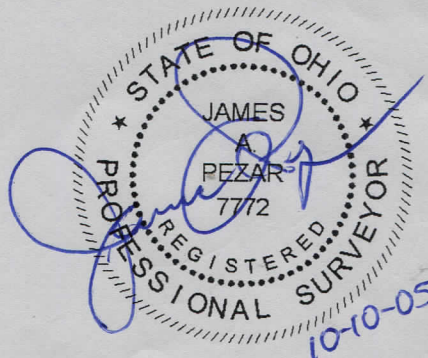
THE BASIS FOR BEARING IS TO AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF MESSENGER ROAD (60' R/W, C.R. # 31), SOUTH 00°04'45" WEST.

THE INTENT OF THIS DESCRIPTION IS TO DESCRIBE A 2.2446 ACRE SPLIT OUT OF THE SOUTHERLY END OF THE PARCEL OF LAND CREATED BY COMBINING ALL THE LAND DEEDED TO GILBERT R. AND SHIRLEY A. COPEN, BY OFFICIAL RECORD VOLUME 550, PAGE 1199, PARCELS 1 & 2, PP # 01-025600 AND PP# 01-118562.

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

R.S.

10/12/05  
OFFICE OF THE *Revised*  
GEAUGA COUNTY ENGINEER



**EXHIBIT 'A'**

DESCRIPTION OF THE 7.4140 ACRE CONSOLIDATED PARCEL

SITUATED IN THE TOWNSHIP OF AUBURN, COUNTY OF GEAUGA, STATE OF OHIO, AND KNOWN AS BEING PART OF TOWNSHIP LOT 14, TRACT 1, AND BEING IN TOWNSHIP 6, RANGE 8, OF THE CONNECTICUT WESTERN RESERVE, AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4" IRON PIN FOUND IN A MONUMENT BOX ON THE CENTERLINE OF MESSENGER ROAD (60' R/W) C.R.# 31, AT THE SOUTHWESTERLY CORNER OF LAND DEEDED TO W.J. & S.L. WEISHEIT BY OFFICIAL RECORD VOLUME 1490, PAGE 365, SAID PIN IS LOCATED NORTH 00°04'45" EAST, 924.49 FEET FROM THE INTERSECTION OF THE CENTERLINES OF MESSENGER ROAD AND ROBIN WOOD LANE (60' R/W), SAID INTERSECTION REFERENCED BY A 3/4" IRON PIN FOUND IN A MONUMENT BOX, NORTH 89°42'37" EAST, 30.00 FEET, FROM SAID INTERSECTION;

THENCE NORTH 89°48'35" EAST, ALONG THE SOUTHERLY LINE OF WEISHEIT, PASSING THROUGH A 5/8" CAPPED "DANIELS" IRON PIN FOUND AT 30.11 FEET, A TOTAL DISTANCE OF 640.65 FEET, TO A 5/8" IRON PIN FOUND AT THE NORTHWESTERLY CORNER OF LAND DEEDED TO B.L. & P.A. KNAACK, TRUSTEES, BY OFFICIAL RECORD VOLUME 1294, PAGE 1044;

THENCE SOUTH 00°48'53" EAST, ALONG THE WESTERLY LINE OF KNAACK, PASSING THROUGH A 5/8" CAPPED "TEMPLE" IRON PIN FOUND AT 435.00 FEET, SAID "TEMPLE" PIN BEING AT THE SOUTHWESTERLY CORNER OF KNAACK AND ALSO BEING A NORTHWESTERLY CORNER OF LAND DEEDED TO H.L. & C.M. FORSTAG, BY OFFICIAL RECORD VOLUME 1375, PAGE 114, A TOTAL DISTANCE OF 499.68 FEET, TO A 5/8" IRON PIN FOUND AT AN ANGLE IN THE NORTHERLY LINE OF FORSTAG;

THENCE SOUTH 89°33'41" WEST, ALONG THE NORTHERLY LINE OF FORSTAG, AND CONTINUING ALONG THE NORTHERLY LINE OF LAND DEEDED TO D.G. & G.K. DIDOW, BY OFFICIAL RECORD VOLUME 1354, PAGE 17, PASSING THROUGH A CAPPED IRON PIN SET AT 618.46 FEET, A TOTAL DISTANCE OF 648.46 FEET, TO THE CENTERLINE OF MESSENGER ROAD;

THENCE NORTH 00°04'45" EAST, ALONG THE CENTERLINE OF MESSENGER ROAD, 502.46 FEET, TO THE PLACE OF BEGINNING, SAID PARCEL CONTAINS 7.4140 ACRES, THE EASTERLY PORTION OF MESSENGER ROAD OCCUPIES 0.3460 ACRES, LEAVING A NET AREA OF 7.0680 ACRES AS SURVEYED AND DESCRIBED IN OCTOBER 2005, BY HESS AND ASSOCIATES ENGINEERING, INC., UNDER THE DIRECT SUPERVISION OF JAMES A. PEZAR, P.S. OHIO #7772.

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SURVEY PLAT & LEGAL DESCRIPTION  
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*R.S.*

*10/12/05*

OFFICE OF THE  
GEAUGA COUNTY ENGINEER

*Revised*

