

PLAT OF SURVEY AND LOT SPLIT FOR BYRON W. AND GAIL K. HEATH

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being a part of Original Lot No. 9, Section 3, Tract No. 1 and further being known as a parcel of land conveyed to Byron W. and Gail K. Heath by deed recorded in Volume 1738, Page 3274 of Geauga County Deed Records.

PREPARED FOR:
BYRON W. AND GAIL K. HEATH
11084 CARRIAGE HILL DRIVE
CHAGRIN FALLS, OHIO 44023

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

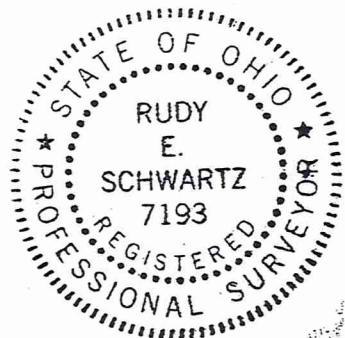
LEGEND

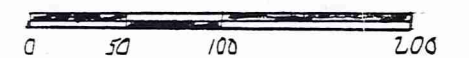
I. P.	Iron Pin
I.P.P.	Iron Pipe
Mon.	Monument
Fnd.	Found
D.	Deed
P.	Plat
R/Rec.	Record
M/Msd.	Measured
O/Obs.	Observed
C/Calc.	Calculated
U.	Used
Encr.	Encroachment
C.L.	Centerline
R.W.	Right-Of-Way

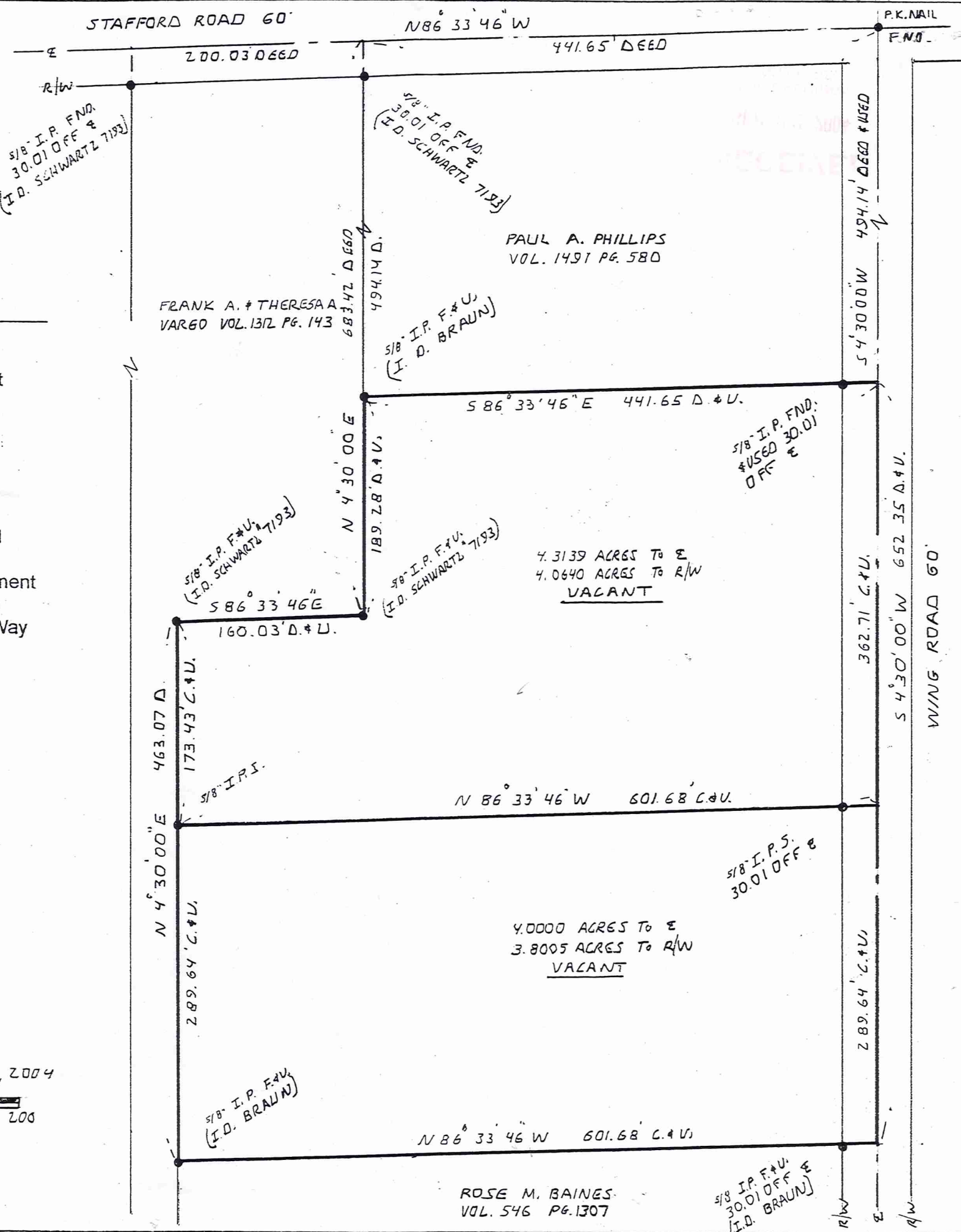
I hereby certify that this Plat was prepared from a field survey made under my direct supervision. Monuments were found or set as indicated. Dimensions are expressed in feet and decimal parts thereof. Bearings refer to an assumed meridian and are intended to indicate angles only. All of which are correct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

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
P.A.K. 9/22/03
OFFICE OF THE
GEAUGA COUNTY ENGINEER



SCALE 1"=100' SEPT. 22, 2004




AUB 00116

Heath
Pick up date
9/22/04

LEGAL DESCRIPTION
OF A
4.3139 ACRE PARCEL
FOR
BYRON W. AND GAIL K. HEATH

Situated in the Township of Auburn County of Geauga and State of Ohio and known as being a part of Original Lot No. 9, Section 3, Tract No. 1 and further being known as part of a parcel of land conveyed to Byron W. and Gail K. Heath by deed recorded in Volume 1738, Page 3274 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Wing Road, 60 feet wide, at the Southeasterly corner of land conveyed to Paul A. Phillips by deed recorded in Volume 1491, Page 580 of Geauga County Deed Records, said point lying South 4° 30' 00" West along said centerline of Wing Road a distance of 494.14 feet from a p.k. nail found at its intersection with the centerline of Stafford Road, 60 feet wide;

COURSE I Thence South 4° 30' 00" West along said centerline of Wing Road a distance of 362.71 feet to a point;

COURSE II Thence North 86° 33' 46" West passing through a 5/8 inch iron pin set at 30.01 feet, a total distance of 601.68 feet to a 5/8 inch iron pin set in an Easterly line of land conveyed to Frank A. and Theresa A. Vargo by deed recorded in Volume 1312, Page 143 of Geauga County Deed Records;

COURSE III Thence North 4° 30' 00" East along said Easterly line of land so conveyed to Frank A. and Theresa A. Vargo a distance of 173.43 feet to a 5/8 inch iron pin found (I.D. Schwartz 7193) at an interior corner thereof;

COURSE IV Thence South 86° 33' 46" East along a Southerly line of land so conveyed to Frank A. and Theresa A. Vargo a distance of 160.03 feet to a 5/8 inch iron pin found (I.D. Schwartz 7193) at a Southeasterly corner thereof;

COURSE V Thence North 4° 30' 00" East along an Easterly line of land so conveyed to Frank A. and Theresa A. Vargo a distance of 189.28 feet to a 5/8 inch iron pin found (I.D. Braun) at the Southwesterly corner of land so conveyed to Paul A. Phillips;

COURSE VI Thence South 86° 33' 46" East along the Southerly line of land so conveyed to Paul A. Phillips passing through a 5/8 inch iron pin

RECEIVED
SEP 25 2004
BRAND COUNTY
ENGINEERS

AUB00116

LEGAL DESCRIPTION

4.3139 Acre Parcel
Byron W. and Gail K. Heath
Page Two

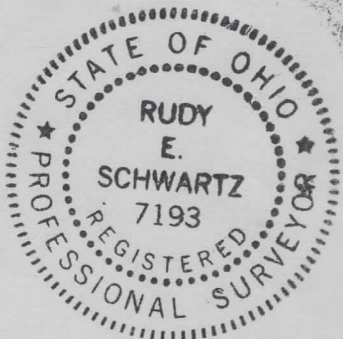
found at 411.64 feet, a total distance of 441.65 feet to the Place of Beginning and containing 4.3139 acres of land (4.0640 acres of land excluding the area within the right-of-way of Wing Road) as surveyed, calculated and described on September 21, 2004 by Rudy E. Schwartz, P.S. 7193 be the same more 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.

9.22.04

DATE



RUDY E. SCHWARTZ, P.S. 7193



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

P.A.K. 9/22/04

OFFICE OF THE
GEAUGA COUNTY ENGINEER

RECEIVED
SEP 23 2004
GEAUGA COUNTY
ENGINEERS

AMB00116

01-118856
Vol. 1744-Pg. 534

LEGAL DESCRIPTION
OF A
4.0000 ACRE PARCEL
FOR
BYRON W. AND GAIL K. HEATH

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

PAK 9/22/04
OFFICE OF THE
GEAUGA COUNTY ENGINEER

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Beginning at a point in the centerline of Wing Road, 60 feet wide, at the Southeasterly corner of land conveyed to Paul A. Phillips by deed recorded in Volume 1491, Page 580 of Geauga County Deed Records, said point lying South 4° 30' 00" West along said centerline of Wing Road a distance of 494.14 feet from a p.k. nail found at its intersection with the centerline of Stafford Road, 60 feet wide;

Thence South 4° 30' 00" West along said centerline of Wing Road a distance of 362.71 feet to a point and the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence South 4° 30' 00" West along said centerline of Wing Road a distance of 289.64 feet to the Northeasterly corner of land conveyed to Rose M. Baines by deed recorded in Volume 546, Page 1307 of Geauga County Deed Records;

COURSE II Thence North 86° 33' 46" West along the Northerly line of land so conveyed to Rose M. Baines, passing through a 5/8 inch iron pin found (I.D. Braun) at 30.01 feet, a total distance of 601.68 feet to a 5/8 inch iron pin found (I.D. Braun) at the Northwesterly corner thereof in an Easterly line of land conveyed to Frank A. and Theresa A. Vargo by deed recorded in Volume 1312, Page 143 of Geauga County Deed Records;

COURSE III Thence North 4° 30' 00" East along said Easterly line of land so conveyed to Frank A. and Theresa A. Vargo a distance of 289.64 feet to a 5/8 inch iron pin set;

COURSE IV Thence South 86° 33' 46" East passing through a 5/8 inch iron pin set at 571.67 feet, a total distance of 601.68 feet to the Principal Place of Beginning and containing 4.0000 acres of land (3.8005 acres of land excluding the area within the right-of-way of Wing Road) as surveyed, calculated and described on September 21, 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.



DATE


RUDY E. SCHWARTZ, P.S. 7193