

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

OK *4110103*
OFFICE OF THE
GEAUGA COUNTY ENGINEER

BOUNDARY SURVEY

FOR:

WILLIAM R. & LEEANN M.
HORSCHLER

FEBRUARY, 2003

0.7197 ACRES TOTAL

SITUATED IN THE TOWNSHIP OF AUBURN,
COUNTY OF GEAUGA AND STATE OF OHIO AND
KNOWN AS BEING ORIGINAL LOT No. 3, TRACT
3, ALSO KNOWN AS BEING PART OF TABOR
SUBDIVISION AS RECORDED IN PLAT VOLUME 3,
PAGE 7.

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT I HAVE SURVEYED
THE PREMISES AND PREPARED THIS MAP IN
ACCORDANCE WITH THE PROVISIONS OF
CHAPTER 4733-37 OF THE OHIO
ADMINISTRATIVE CODE. BEARINGS ARE BASED
ON AN ASSUMED MERIDIAN. ALL OF WHICH I
DECLARE TO BE CORRECT TO THE BEST OF
MY KNOWLEDGE.

JOSEPH GUTOSKEY P.S. No. 7567 DATE



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

CONTRACT NO.
03-1636

consolplat.dwg 3-14-03 4:35:16 pm EST

GEORGE E. SENFT JR.
VOL. 625, PG. 477
P.P.N.: 01-089399

119

BROADWAY DRIVE (30')

TABOR SUBDIVISION VOL. 3, PG. 7

S 87°01'00" E 190.00' REC. & MSD.

95.00'

5/8" IRON PIN SET

5/8" IRON PIN FOUND ON LINE
I.D. BRAUN & PRENOSIL

5/8" IRON PIN FND.
I.D. BRAUN & PRENOSIL
0.03' S.
0.19' E.

N 87°01'00" W
485.00' REC. & MSD.

2" IRON PIN
FND. & USED

WILLIAM R. & LEEANN M.
HORSCHLER
VOL. 1406, PG. 94
P.P.N.: 01-107300
VOL. 755, PG. 821
P.P.N.: 01-056000

PARCEL A
31,350 S.F.
0.7197 ACRES

S 02°59'00" W 165.00' REC. & MSD.

116

RICHARD & SUSAN NELSON
VOL. 934, PG. 418
P.P.N.: 01-054000

112

QUINN ROAD (60')

N 87°01'00" W 190.00' REC. & MSD.

95.00'

5/8" IRON PIN SET

5/8" IRON PIN FOUND ON LINE
I.D. BRAUN & PRENOSIL

5/8" IRON PIN FND.
I.D. BRAUN & PRENOSIL
0.10' N.

GEAUGA COUNTY PARK DISTRICT
VOL. 968, PG. 36
P.P.N.: 01-708978



GUTOSKEY & ASSOCIATES INC.

Civil Engineers and Surveyors

10205 QUEENSWAY No. 2 Tel (440) 543-8800
Chagrin Falls, Ohio 44022 Fax (440) 543-7178

● = 5/8" IRON PIN SET (GUTOSKEY, P.S. 7567)



Gutoskey & Associates, Inc.

Civil Engineers & Surveyors

Joseph Gutoskey, P.E., P.S.

Legal Description

0.7197 Acres

Situated in the Township of Auburn, County of Geauga and State of Ohio, and known as being part of Original Lot 3, Tract No. 3 and is further bounded & described as follows;

Beginning at a 2" iron pipe found at the southwesterly right-of-way intersection of Broadway Drive (30 feet wide) and Quinn Road (60 feet wide), said point also known as being the northeasterly corner of subplot 112 of Tabor Subdivision as platted in volume 3, page 7 of Geauga County Plat Records.

Thence **North 87° 01' 00" West**, along the southerly right-of-way line of said Broadway Drive, **485.00 feet** to a point at the northwesterly corner of subplot 116 of said Tabor Subdivision (witness a 5/8" iron pin found capped Braun & Prenosil 0.03 feet South and 0.19 feet East) and the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence **South 02° 59' 00" West**, along the westerly line of said subplot 116, **165.00 feet** to a point (witness a 5/8" iron pin found capped Braun & Prenosil 0.10 feet North) at the southwesterly corner of said subplot 116, said point also being on the northerly line of land conveyed to Geauga County Park District, by deed volume 968 page 36 of Geauga County Deed Records;

Course II Thence **North 87° 01' 00" West**, along the northerly line of said Geauga County Park District (passing over a 5/8" iron pin found capped Braun & Prenosil at 95.00 feet) **190.00 feet** to a 5/8" iron pin set at the southeasterly corner of subplot 119 of said Tabor Subdivision;

Course III Thence **North 02° 59' 00" East**, along the easterly line of said subplot 119, **165.00 feet** to a 5/8" iron pin set at the northeasterly corner of said subplot 119, said point also being on the southerly right of way line of said Broadway Drive;

Course IV Thence **South 87° 01' 00" East**, along said southerly right-of-way line, (passing over a 5/8" iron pin found capped Braun & Prenosil at 95.00 feet) **190.00 feet** to a point at the Principal Place of Beginning, and containing 0.7197 Acres (31,350 square feet) of land as surveyed and described in February, 2003, by Joseph Gutoskey, P.S. 7567, be the same, more or less, but subject to all legal highways. Bearings are based on said Tabor Subdivision Plat.

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

JK 4/10/03
OFFICE OF THE
GEAUGA COUNTY ENGINEER

Prior deed references
Volume 1406 Page 94
Volume 755 Page 821

