

Stafford

Road

Auburn

Road

60'

The State of Ohio
Volume 266, Page 433

2.2142 Acres Total
2.0007 Acres Less Right- of- Way

2.7856 Acres Total
2.5170 Acres Less Right- of- Way

The State of Ohio
Volume 291, Page 59

The State of Ohio
Volume 291, Page 59

I certify to John J. and Lori J. Mullen, Jr. that I have prepared this Plat and that it is based on a survey made by me in accordance with the provisions of Chapter 4753-57 of the Ohio Administrative Code governing land surveys in the State of Ohio.

The bearings shown on this Plat are oriented to an assumed meridian and intended to indicate angular relationships only.
CALL THE OHIO UTILITY PROTECTION SERVICE AT 1-800-362-2764 BEFORE ANY EXCAVATION.
Distances are expressed in U.S. survey feet and decimal parts thereof.

The above certification is intended only to those parties named herein, and is valid only when accompanied by an ORIGINAL SIGNATURE below.

The undersigned has not been provided a title examination and this survey is based ONLY on the documents shown on this plat and NO liability is assumed for the existence of any other documents that may affect the surveyed premises that would be revealed by a Title Examination.

The undersigned assumes no liability for the use of unauthorized copies of the Plat of survey, nor for any use, or reliance upon, by persons other than those specifically named herein for the intended purpose of the survey.

PLAT OF SURVEY

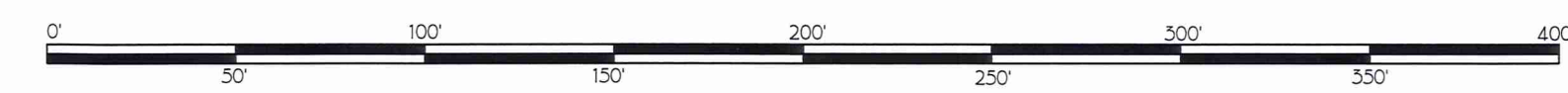
Situated in the Township of Auburn, County of Geauga and the State of Ohio, and known as being part of Original Auburn Township Lot No. 12, Section No. 5, Tract No. 1 within said Township and intending to survey land conveyed to John J. and Lori J. Mullen, Jr. by deed recorded in Volume 1768, Page 2608 of the Geauga County Deed Records.

Kerry A. Braun
Kerry A. Braun
Ohio Professional Surveyor No. 7451

Date: 6/29/06



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
PAK 7/14/06
OFFICE OF THE
GEAUGA COUNTY ENGINEER



Scale: 1" = 50'

Kerry A. Braun, Professional Surveyor

19045 Munn Road
Chagrin Falls, Ohio 44023

Phone: 350-562-5019

AUB00168

Mullen
Pickup Date
07-07-06
01-199118
Vol 1825 PG1307

Situated in the Township of Auburn, County of Geauga and the State of Ohio, and known as part of Lot No. 12, Section No. 5, Tract No. 1 within said Township and further described as follows:

Beginning at a 3/8 inch iron pin found and used in a Monument Box at the intersection of the center lines of Auburn and Stafford Roads;

Thence S. 85° 50' 00" E. along the center line of said Stafford Road 1621.69 feet to the intersection of said center line with the Westerly line of said Lot No. 12 which is also the Easterly line of Lot No. 11, Section No. 5, Tract No. 1 and the principal place of beginning of the land herein intended to be described, said principal place of beginning also being the Northwesterly corner of land conveyed to John J. and Lori S. Mullen, Jr. by deed recorded in Volume 1768, Page 2608 of the Geauga County Deed Records, and the Northeasterly corner of land conveyed to The State of Ohio by deed recorded in Volume 266, Page 433 of the aforesaid deed records;

Course No. 1: Thence S. 04° 30' 00" W. along the said Lot Line between Lot No.s 11 and 12, which is the Westerly line of said Mullen and the Easterly line of said State of Ohio, through a 3/4 inch iron pipe found and used at 25.00 feet, a total distance of 311.14 feet to a 3/4 inch iron pipe found and used at the Southwesterly Corner of said Mullen;

Course No. 2: Thence S. 85° 50' 00" E. along the Southerly line of said Mullen, which is also a Northerly line of additional land remaining in the name of The State of Ohio as described in deed recorded in Volume 291, Page 59 of the aforesaid deed records, 310.00 feet to a 3/8 inch iron pin set;

Course No. 3: Thence N. 04° 30' 00" E., through a 5/8 inch iron pin set at 281.14 feet, a total distance of 311.14 to the center line of Stafford Road;

Course No. 4: Thence N. 85° 50' 00" W. along said center line 310.00 feet to principal place of beginning, containing 2.2142 acres of which 2.0007 acres are exclusive of the area within the Right-of-Way of Stafford Road, as surveyed in June, 2006 by Kerry A. Braun, Ohio Professional Surveyor No. 7451.

The bearings in this description are oriented to an assumed meridian and are intended to indicate angular relationships only.

This description is a part of lands conveyed to John J. and Lori S. Mullen, Jr. by deed recorded in Volume 1768, Page 2608 of the Geauga County Deed Records;

Kerry A. Braun
Kerry A. Braun
Ohio Professional Surveyor No. 7451

6/30/06
Date



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

PAK 7/6/06
OFFICE OF THE REV
GEAUGA COUNTY ENGINEER

Situated in the Township of Auburn, County of Geauga and the State of Ohio, and known as part of Lot No. 12, Section No. 5, Tract No. 1 within said Township and further described as follows:

Beginning at a 5/8 inch iron pin found and used in a Monument Box at the intersection of the center lines of Auburn and Stafford Roads;

Thence S. 85° 50' 00" E. along the center line of said Stafford Road 1621.69 feet to the intersection of said center line with the Westerly line of said Lot No. 12 which is also the Easterly line of Lot No. 11, Section No. 5, Tract No. 1, said intersection also being the Northwesterly corner of land conveyed to John J. and Lori S. Mullen, Jr. by deed recorded in Volume 1768, Page 2608 of the Geauga County Deed Records, and the Northeasterly corner of land conveyed to The State of Ohio by deed recorded in Volume 266, Page 433 of the aforesaid deed records;

Thence S. 85° 55' 00" E. continuing along said Stafford Road center line 310.00 feet to the principal place of beginning of the land herein intended to be described,

Course No. 1: Thence S. 04° 30' 00" W., through land conveyed to said Mullen, through a 5/8 inch iron pin set at 30.00 feet, a total distance of 311.14 feet to a 5/8 inch iron pin set in the Southerly line of said Mullen;

Course No. 2: Thence S. 85° 50' 00" E. along the Southerly line of said Mullen, which is also a Northerly line of additional land remaining in the name of The State of Ohio as described in deed recorded in Volume 291, Page 59 of the aforesaid deed records, 390.00 feet to a 3/4 inch iron pipe found and used at the Southeasterly corner of said Mullen;

Course No. 3: Thence N. 04° 30' 00" E. along the Easterly line of said Mullen, which is also a Westerly line of said land remaining in the name of The State of Ohio, through a 5/8 inch iron pin found and used at 286.14 feet, a total distance of 311.14 to the center line of Stafford Road;

Course No. 4: Thence N. 85° 50' 00" W. along said center line 390.00 feet to principal place of beginning, containing 2.7856 acres of which 2.5170 acres are exclusive of the area within the Right-of-Way of Stafford Road, as surveyed in June, 2006 by Kerry A. Braun, Ohio Professional Surveyor No. 7451.

The bearings in this description are oriented to an assumed meridian and are intended to indicate angular relationships only.

This description is a part of lands conveyed to John J. and Lori S. Mullen, Jr. by deed recorded in Volume 1768, Page 2608 of the Geauga County Deed Records;

Kerry A. Braun

**Kerry A. Braun
Ohio Professional Surveyor No. 7451**

6/30/06

Date

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

PAK 7/6/06

OFFICE OF THE *Rev*
GEAUGA COUNTY ENGINEER

