

# Plat of Lot Split for Munn Properties (Parcel No. 01-074030)

### LEGAL DESCRIPTION Parcel No. 1

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being part of Original Auburn Township Lot No. 4, Section No. 3, Tract One and further bounded and described as follows:  
Beginning at a 1" iron pin monument found at the intersection of the centerlines of Munn Road (60.00 feet wide) and Stafford Road (60.00 feet wide);  
Thence South 06° 00' 30" West along the centerline of Munn Road, 924.05 to the southwest corner of land conveyed to George H. and Janice M. Marx by deed recorded in Volume 670, Page 1202 of Geauga County Records, and the principal point of beginning of the premises herein described;

Thence South 83° 59' 30" East along the southerly line of land so conveyed, passing through a 5/8" iron pin found at 30.00 feet, 610.80 feet to a 5/8" iron pin found at the southeast corner thereof;  
Thence North 06° 00' 30" East along the easterly line of land so conveyed, 150.00 feet to a 5/8" iron pin found at the northeast corner thereof, said point being on the southerly line of land of Parcel No. 7 conveyed to Stafford L.P., an Ohio Ltd Partnership by deed recorded in Volume 1107, Page 887 of Geauga County Records;  
Thence South 83° 59' 30" East along a southerly line of land so conveyed, 145.20 feet to a 5/8" iron pin found in the westerly line of Parcel No. 2 conveyed to Stafford L.P., an Ohio Ltd Partnership by deed recorded in Volume 1107, Page 887 of Geauga County Records;  
Thence South 06° 00' 30" West along the westerly line of land so conveyed, 391.28 feet to a 5/8" iron pin set;  
Thence North 84° 48' 36" West passing through a 5/8" iron pin set at 726.08 feet, 756.08 feet to the centerline of aforesaid Munn Road;  
Thence North 06° 00' 30" East along the centerline of Munn Road, 252.08 feet to the principal point of beginning and containing 4.7812 acres of land of which 0.1734 acres of land are within the right-of-way of Munn Road as described by The North Coast Engineering and Surveying Co., Inc., by Edward B. Dudley, III, P. S. No. 6747, in December of 2000, be the same more or less, but subject to all legal highways.

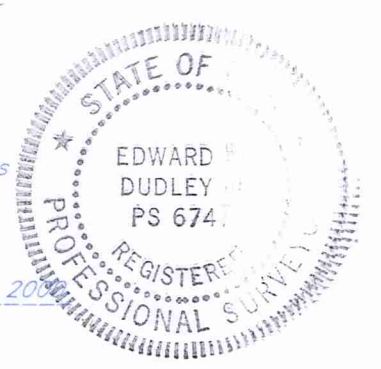
### LEGAL DESCRIPTION Parcel No. 2

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being part of Original Auburn Township Lot No. 4, Section No. 3, Tract One and further bounded and described as follows:  
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Thence South 06° 00' 30" West continuing along the centerline of Munn Road, 252.08 feet to the principal point of beginning of the premises herein described;  
Thence South 84° 48' 36" East passing through a 5/8" iron pin set at 30.00 feet, 756.08 feet to a 5/8" iron pin set on the westerly line of land of Parcel No. 2 conveyed to Stafford L.P., an Ohio Ltd Partnership conveyed by deed recorded in Volume 1107, Page 887 of Geauga County Records;  
Thence South 06° 00' 30" West along the westerly line of land so conveyed, 250.00 feet to a 5/8" iron pin found on the northerly line of land of Parcel No. 1 conveyed to Stafford L.P., an Ohio Ltd Partnership by deed recorded in Volume 1107, Page 887 of Geauga County Records;  
Thence North 84° 48' 36" West along the northerly line of land so conveyed and the northerly line of land conveyed to Stacey L. Byrne by deed recorded in Volume 1095, Page 139 of Geauga County Records, passing through a 5/8" iron pin found at 726.08 feet, 756.08 feet to the centerline of aforesaid Munn Road;  
Thence North 06° 00' 30" East along the centerline of Munn Road, 250.00 feet to the point of beginning and containing 4.3389 acres of land of which 0.1722 acres of land is within the right-of-way of Munn Road as described by The North Coast Engineering and Surveying Co., Inc. by Edward B. Dudley, III, P. S. No. 6747, in December of 2000, be the same more or less, but subject to all legal highways.

Basis of Bearings: Centerline Bearing of Munn Road is North 06° 00' 30" East as found in deed for Munn Properties as recorded in Volume 631, Page 747 of Geauga County Records.  
Deed of Record: Volume 631, Page 747 of Geauga County Records.

I hereby certify that I have surveyed the subject premises and prepared this drawing in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code.

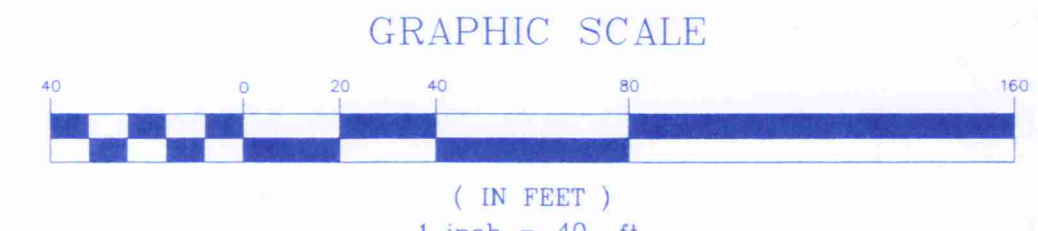
Edward B. Dudley, P.S. No. 6747, January 8, 2001, Date



### LEGEND

MONUMENT BOX	DRILL HOLE	IRON PIN FOUND	IRON PIN SET
CENTERLINE	PROPERTY LINE	RIGHT-OF-WAY LINE	EASEMENT LINE
ORIGINAL PROP. LINE	REC./R.	RECORD	VOL.
MEAS./M.	MEASURED	PAGE	VOLUME
CALC./C.	CALCULATED	AC.	ACRES
OBS.	OBSERVED	S.F.	SQUARE FEET
ENCR.	ENCROACHES	C.C.M.R.	CUYAHOGA COUNTY
CLR.	CLEAR	P.P.N.	MAP RECORDS
ADJ.	ADJACENT		PERMANENT PARCEL NUMBER

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
R.S. 01/11/2001  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER



The **NORTH COAST**  
Engineering & Surveying Co., Inc.  
2530 Superior Ave., Suite 703Clev., Ohio 44114  
Tel. (216) 241-7070 Fax (216) 241-7071

SEC. 2 O.L. 2  
SEC. 3 O.L. 5  
SEC. 3 O.L. 4  
SEC. 4 O.L. 4  
Stafford Road 60'

Parcel No. 01-044002  
Stafford L.P., an Ohio Ltd. Partnership  
6-5-97  
Vol. 1107 Pg. 887 (Parcel 7)

Parcel No. 01-068050  
George H. & Janice M. Marx  
1-13-95  
Vol. 670 Pg. 1202

**Parcel 1**  
Total Area: 4.7812 Ac.  
Area in R/W: 0.1734 Ac.  
Net Area: 4.6078 Ac.

Parcel No. 01-074030  
Munn Properties  
1-13-95  
Vol. 631 Pg. 747

**Parcel 2**  
Total Area: 4.3389 Ac.  
Area in R/W: 0.1722 Ac.  
Net Area: 4.1667 Ac.

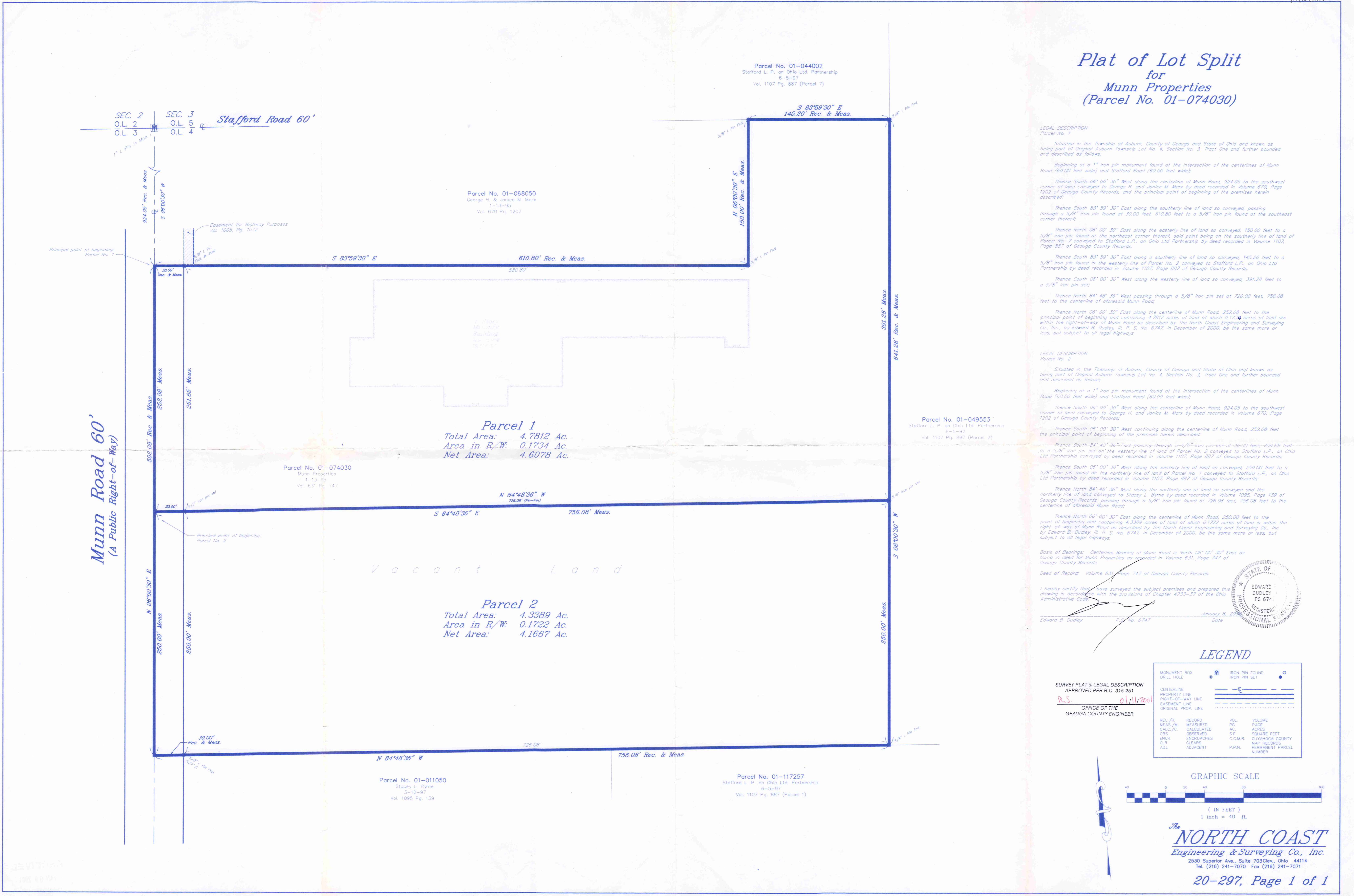
Parcel No. 01-049553  
Stafford L.P., an Ohio Ltd. Partnership  
6-5-97  
Vol. 1107 Pg. 887 (Parcel 2)

Parcel No. 01-011050  
Stacey L. Byrne  
3-12-97  
Vol. 1095 Pg. 139

Parcel No. 01-117257  
Stafford L.P., an Ohio Ltd. Partnership  
6-5-97  
Vol. 1107 Pg. 887 (Parcel 1)

Munn Road 60'  
(A Public Right-of-Way)

Vacant Land



AUB00169

Munn Properties  
picked up 1-17-01

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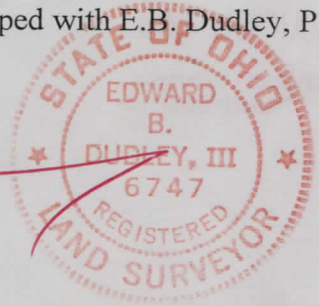
Note: All 5/8" iron pins set and capped with E.B. Dudley, P.L.S. No. 6747  
20-297

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

R.S.

01/11/2001

OFFICE OF THE  
GEAUGA COUNTY ENGINEER



AUB00169

01-118658

**LEGAL DESCRIPTION**  
**Parcel No. 2**

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