

CONSOLIDATION PLAT For JOSEPH A. PIUNNO JR.

SITUATED IN THE TOWNSHIP OF AUBURN, COUNTY OF GEAUGA AND
THE STATE OF OHIO AND KNOWN AS BEING A PART OF SECTION
NUMBER 4, TRACT 2. ✓

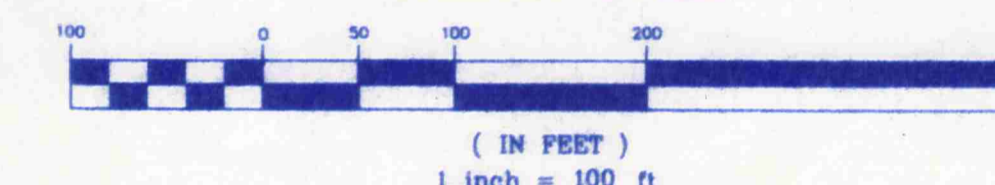
PREPARED FOR:
JOSEPH A. PIUNNO JR.
17380 RAVENNA ROAD
BURTON, OHIO 44021

LEGEND

- ips 5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
- i.Pin Iron Pin
- i.Pipe Iron Pipe
- Mon. Monument
- Fe Fence post
- ✕ Mag Mag Nail Set
- Fnd. Found
- D. Deed
- R/Rec Record
- M/Msd Measured
- O/Obs Observed
- C/Calc Calculated
- U. Used
- D.R. Deed Record
- O.R. Official Record
- C.L. C/L Centerline
- e/p Edge of Pavement
- P Plot record information



GRAPHIC SCALE



AUGUST 28, 2006
REVISED AUGUST 29, 2006
REVISED SEPTEMBER 11, 2006
REVISED SEPTEMBER 19, 2006

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 Schwartz 8-19-06
RUDY SCHWARTZ, P.S. #7193 Date

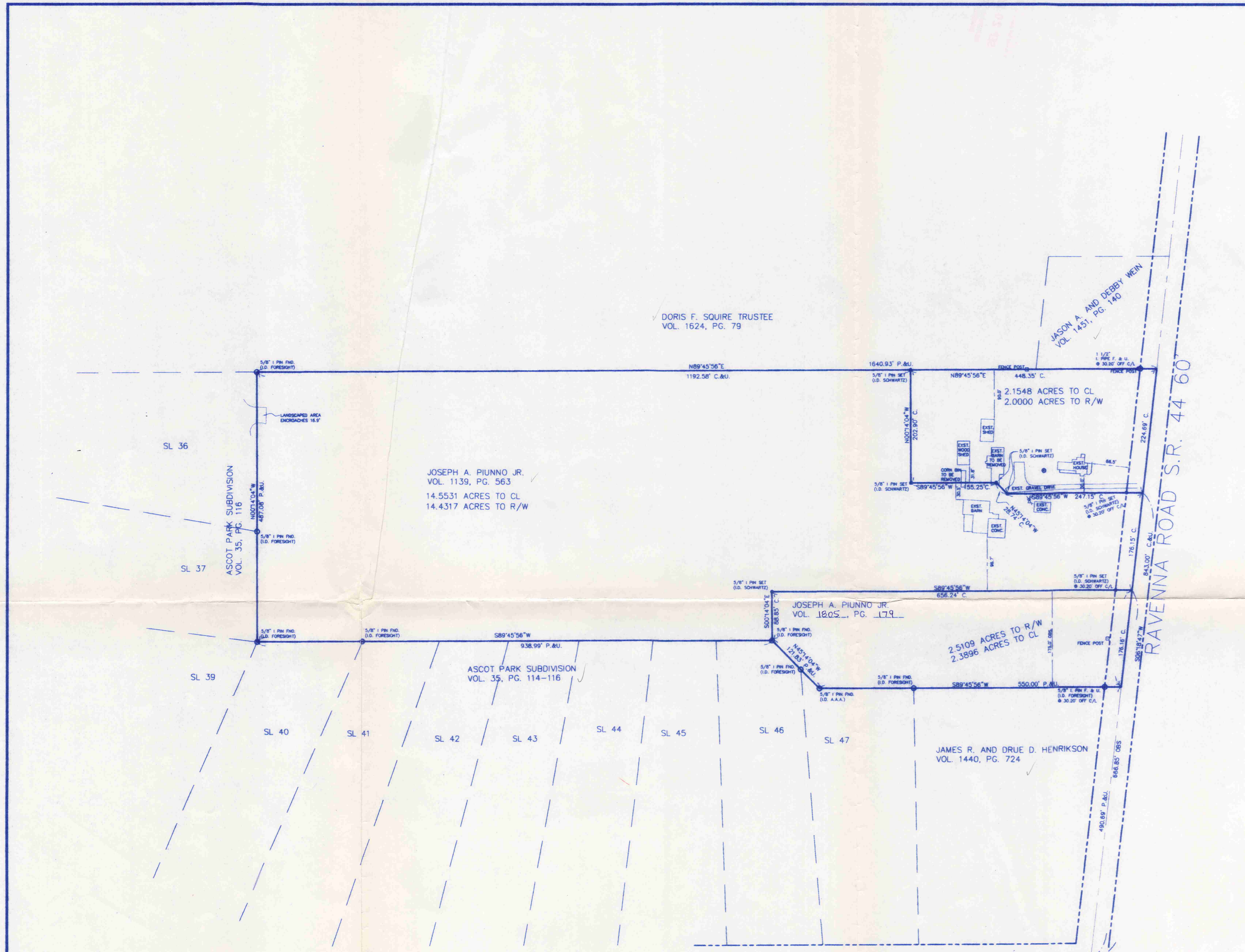


SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.S. 926106
OFFICE OF THE
GEAUGA COUNTY ENGINEER

PREPARED BY:
SCHWARTZ LAND SURVEYING INC.

RUDY E. SCHWARTZ
PROFESSIONAL SURVEYOR
12121 KINSMAN ROAD
NEWBURY, OHIO 44065
440-564-8174 Fax: 440-564-8285

NOTE: BOUNDARY INFORMATION SHOWN REFERS TO FORESIGHT
ENGINEERING GROUP PLAT OF SURVEY FOR (SHERMAN FOREST
INC. PARCEL #01-059900 17380 RAVENNA RD.)



AUB00189

Piunno
picked up 9-27-06
01-059900
Vol 1805 P6 3010

LEGAL DESCRIPTION
OF A
2.1548 ACRE PARCEL
FOR
JOSEPH PIUNNO JR.

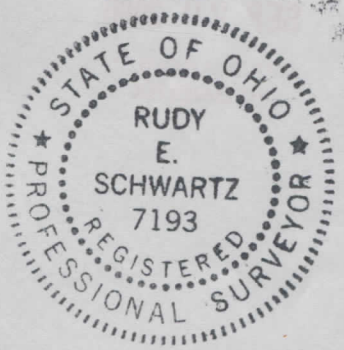
Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being a part of Section No. 4, Tract No.2 and further being known as part of a parcel of land conveyed to Joseph A. Piunno Jr. by deed recorded in Volume 1139, Page 563 of Geauga County Deed Records, and further bounded and described as follows;

Beginning at a P.K. Nail found in the centerline of Ravenna Road (S.R. 44), 60 feet wide, at its intersection with the centerline of Ascot Lane., 60 feet wide, said point lying North 89° 42' 08" East along said centerline of Ascot Lane, a distance of 30.38 feet from a monument with a 1 inch iron pin found on the Westerly right-of-way of said Ravenna Road;

Thence North 06° 18' 47" East along said centerline of Ravenna Road, a distance of 843.00 feet to the Principal Place of Beginning of the premises herein to be described;

- COURSE I Thence South 89° 45' 56" West passing through a 5/8 inch iron pin set at 30.20 feet, a total distance of 247.15 feet to a 5/8 inch iron pin set;
- COURSE II Thence North 45° 14' 04" West a distance of 28.74 feet to a 5/8 inch iron pin set;
- COURSE III Thence South 89° 45' 56" West a distance of 155.25 feet to a 5/8 inch iron pin set;
- COURSE IV Thence North 00° 14' 04" West a distance of 202.90 feet to a 5/8 inch iron pin set on the Southerly line of land conveyed to Doris F. Squire Trustee by deed recorded in Volume 1624, Page 79 of the Geauga County Deed Records;
- COURSE V Thence North 89° 45' 56" East, along said Southerly line of land so conveyed to Doris F. Squire Trustee, and along the Southerly line of Jason A. and Debby Wein by deed recorded in Volume 1451, Page 140, of Geauga County Deed Records, and passing through a 1 1/2 inch iron pipe found at 418.15, a total distance of 448.35 feet to a point on said centerline of Ravenna Road;
- COURSE VI Thence South 6° 18' 47" West, along said centerline of Ravenna Road, a distance of 224.69 feet to the Principal Place of Beginning containing 2.1548 acres of land (2.0000 acres of land excluding the area within the right-of-way of Ravenna Road) as surveyed, calculated and described on September 19, 2006 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.

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.S. 9/26/06
OFFICE OF THE
GEAUGA COUNTY ENGINEER



9-19-06
DATE

[Signature]
RUDY E. SCHWARTZ, P.S. 7193

LEGAL DESCRIPTION
OF A
14.5531 ACRE PARCEL
FOR
JOSEPH A. PIUNNO JR.

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being a part of Section No. 4, Tract No.2 and further being known as part of a parcel of land conveyed to Joseph A. Piunno Jr. by deed recorded in Volume 1139, Page 563 of Geauga County Deed Records, and further bounded and described as follows;

Beginning at a P.K. Nail found in the centerline of Ravenna Road (S.R. 44), 60 feet wide, at its intersection with the centerline of Ascot Lane., 60 feet wide, said point lying North 89° 42' 08" East along said centerline of Ascot Lane, a distance of 30.38 feet from a monument with a 1 inch iron pin found on the Westerly right-of-way of said Ravenna Road;

Thence North 06° 18' 47" East along said centerline of Ravenna Road, a distance of 666.85 feet to the Northeasterly corner of land conveyed to Joseph A. Piunno Jr. by deed recorded in Volume 1805, Page 179 of the Geauga County Deed Records, and the Principal Place of Beginning of the premises herein to be described;

COURSE I Thence South 89° 45' 56" West, along the Northerly line of land so conveyed to Joseph A. Piunno Jr., passing through a 5/8 inch iron pin set at 30.20 feet, a total distance of 656.24 feet to a 5/8 inch iron pin set at the Northwesterly corner thereof;

COURSE II Thence South 0° 14' 04" East, along the Westerly line of land so conveyed to Joseph A. Piunno Jr., a distance of 88.85 feet to a 5/8 inch iron pin found (I.D. Foresight) on the Northerly line of the Ascot Park Subdivision as shown by plat recorded in Volume 35, Pages 114-116 of Geauga County Plat Records;

COURSE III Thence South 89° 45' 56" West, along said Northerly line of Ascot Park Subdivision, a distance of 938.99 feet to a 5/8 inch iron pin found (I.D. Foresight) at an interior corner thereof;

COURSE IV Thence North 00° 14' 04" West, along an Easterly line of Ascot Park Subdivision, a distance of 487.08 feet to a 5/8 inch iron pin found (I.D. Foresight) at the Northeasterly corner thereof in the Southerly line of land conveyed to Doris F. Squire Trustee by deed recorded in Volume 1624, Page 79 of Geauga County Deed Records;

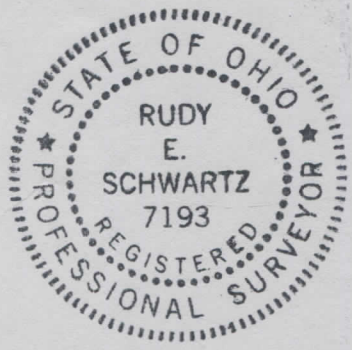
COURSE V Thence North 89° 45' 56" East, along the Southerly line of land so conveyed to Doris F. Squire Trustee, a distance of 1192.58 feet to a 5/8 inch iron pin set;

AMB00189

- COURSE VI Thence South 0° 14' 04" East a distance of 202.90 feet to a 5/8 inch iron pin set;
- COURSE VII Thence North 89° 45' 56" East a distance of 155.25 feet to a 5/8 inch iron pin set;
- COURSE VIII Thence South 45° 14' 04" East a distance of 28.74 feet to a 5/8 inch iron pin set;
- COURSE IX Thence North 89° 45' 56" East, passing through a 5/8 inch iron pin set at 216.95 feet, a total distance of 247.15 feet to a point on said centerline of Ravenna Road;
- COURSE X Thence South 6° 18' 47" West, along said centerline of Ravenna Road, a distance of 176.15 feet to the Principal Place of Beginning containing 14.5531 acres of land (14.4317 acres of land excluding the area within the right-of-way of Ravenna Road) as surveyed, calculated and described on September 19, 2006 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.

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