

CONSOLIDATION PLAT For JOSEPH 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 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. Dead
- R/Rec Record
- M/Med 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. Plat record information



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

AUGUST 28, 2006
REVISED AUGUST 29, 2006
REVISED SEPTEMBER 11, 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 MERIDAN 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 9.11.06
RUDY SCHWARTZ, P.S. #7193 Date



REVISOR P&B MAP 800M 5-18-06

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

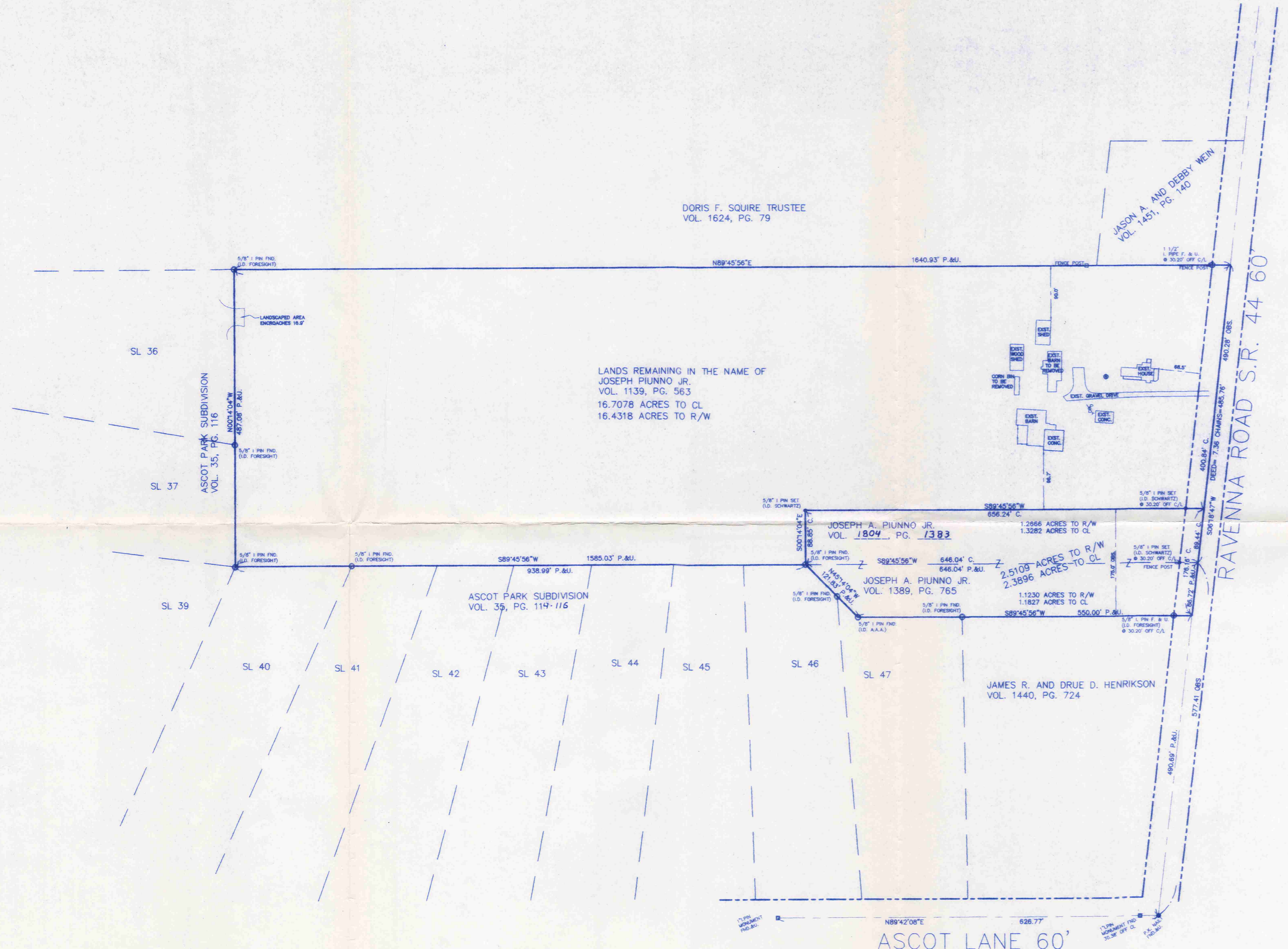
R.S. 9/18/06
OFFICE OF THE REVISOR
GEAUGA COUNTY ENGINEER

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.)

06-36



AUB/00191

Piunno
picked up 09-20-06
01-118592
Vol 1805 pg 129

LEGAL DESCRIPTION
OF A
2.5109 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 lands conveyed to Joseph A. Piunno Jr. by deeds recorded in Volume 1389, Page 765, and Volume 1804 Page 1383 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 490.69 feet at the Northeasterly corner of land conveyed to James R. and Drue D. Henrikson by deed recorded in Volume 1440, Page 724 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 James R. and Drue D. Henrikson, and along a Northerly line of Ascot Park Subdivision as shown by plat recorded in Volume 35, Page 114-116 of Geauga County Plat Records, passing through a 5/8 inch iron pin found (I.D. Foresight) at 30.20 feet, a total distance of 550.00 feet to a 5/8 inch iron pin found (I.D. AAA) at an angle point in said Northerly line of Ascot Park Subdivision;

COURSE II Thence North 45° 14' 04" West along an Easterly line of Ascot Park Subdivision, a distance of 121.83 feet to a 5/8 inch iron pin found (I.D. Foresight) at the Southwesterly corner of land so conveyed to Joseph A. Piunno Jr.;

COURSE III Thence North 0° 14' 04" West, 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 set (I.D. Schwartz 7193);

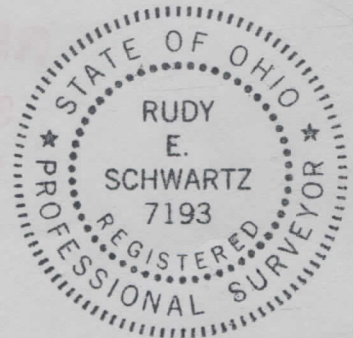
COURSE IV Thence North 89° 45' 56" East along the Northerly line of land so conveyed to Joseph A. Piunno Jr., passing through a 5/8 inch iron pin set at 626.04 feet (I.D. Schwartz 7193), a total distance of 656.24 feet to a point in the centerline of said Ravenna Road;

COURSE V Thence South 06° 18' 47" West along said centerline of Ravenna Road, a distance of 176.16 feet to the Principal Place of Beginning

and containing 2.5109 acres of land (2.3896 acres of land excluding the area within the right-of-way of Ravenna Road) as surveyed, calculated and described on September 11, 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. 9/18/06
OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER



9.18.06

DATE

RUDY E. SCHWARTZ, P.S. 7193