

LOT SPLIT FOR: E.W. & G.N. RYBICKI

SITUATED IN THE TOWNSHIP OF AUBURN, COUNTY OF GEauga,
AND STATE OF OHIO, AND KNOWN AS BEING PART OF
ORIGINAL AUBURN TOWNSHIP LOT NUMBER 19, SECTION 6,
TRACT ONE AS SHOWN IN VOLUME 708 PAGE 532 OF GEauga
COUNTY RECORDS.

DEED OF REFERENCE:
E.W. & G.N. RYBICKI VOLUME 708, PAGE 532.

C. SQUIRE
VOL. 619 PG. 651

S 87°53'53" E 1605.94' (REC. & MEAS.)

M. & E. MEIR
VOL. 542 PG. 1335

5/8" I.PIN FND.

5/8" I.PIN FND.

N 02°34'52" E 542.37' (REC. & MEAS.)

J.E. & C.A. RYBICKI
VOL. 766 PG. 568
20.000 ACRES TO C/L

01-117340

5/8" I.PIN FND.

S 87°53'53" E 1606.71' (REC. & MEAS.)

5/8" I.PIN FND.

F. SILVERNAIL
VOL. 247 PG. 27

PARCEL 1
5.095 ACRES TO C/L
5.000 ACRES NET

01-118470

N 02°34'52" E
138.14' (REC. & MEAS.)

N 87°53'53" W 1606.90' (REC. & MEAS.)

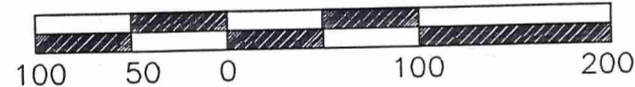
5/8" I.PIN SET



MARCH 2000

NORTH IS BASED ON AN ASSUMED MERIDIAN
AND IS TO BE USED FOR REFERENCE ONLY.

SCALE IN FEET



1"=100'

S 02°34'52" W 665.62' (REC. & MEAS.)

E.W. & G.N. RYBICKI
VOL. 708 PG. 532
29.598 ACRES TO C/L BEFORE LOT SPLIT
24.503 ACRES TO C/L AFTER LOT SPLIT

01-087500

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

R.S. 4/14/2000
OFFICE OF THE GEauga COUNTY ENGINEER

O.L. 18
O.L. 19

5/8" I.PIN FND.

TRACT ONE
TRACT TWO

5/8" I.PIN FND.

S 88°00'35" E 1607.87' (REC. & MEAS.)

R. SILVERNAIL & R. DIMICK
VOL. 247 PG. 28

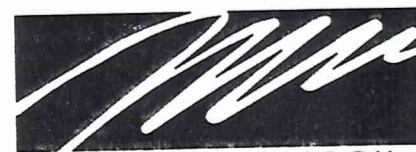
O.L. 19
O.L. 20

N 02°30'00" W 542.37' (REC. & MEAS.)

VALLEY RD. 60'

P.O.B.

PREPARED BY:



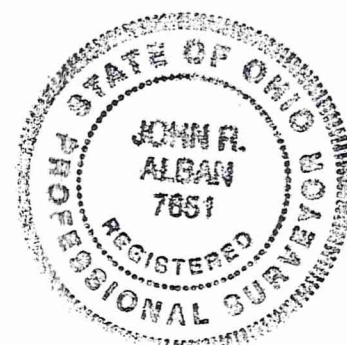
BRAUN-PRENOSIL
ASSOCIATES, INC.

ENGINEERS, SURVEYORS, LAND PLANNING & WETLAND SERVICES
4640 Richmond Road Suite 100 Warrensville Hts., Ohio 44128 Tel(216)378-1490 Fax(216)378-1497 braun@apk.net

WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE PREMISES AND PREPARED THIS
SURVEY MAP IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE
OHIO ADMINISTRATIVE CODE.

JOHN R. ALBAN

3/30/00
PROFESSIONAL SURVEYOR NO. 7651



AVB00202

PAUB
01200

RYBICKI
picked up 4-5-2000
01-118471



**BRAUN-PRENOSIL
ASSOCIATES, INC.**

ENGINEERS, SURVEYORS, LAND PLANNING & WETLAND SERVICES

**LEGAL DESCRIPTION FOR A PORTION OF LAND
OWNED BY
GRACE RYBICKI AS RECORDED IN
VOLUME 1116, PAGE 906 OF GEAUGA COUNTY RECORDS.
5.095 ACRES.**

Situated in the Township of Auburn, County of Geauga, and State of Ohio and known as being part of Original Auburn Township Lot No. 19, Section Six, Tract One, and bounded and described as follows:

Beginning in the centerline of Valley Road (60') at the southeasterly corner of Original Auburn Township Lot No. 19, said point also being located on the northerly line of Tract Two; Thence, North 02°30'00" East, along the centerline of Valley Road (60'), a distance of 662.48 feet to the principal place of beginning;

Thence, North 87°53'53" West, a distance of 1606.90 to a 5/8" iron pin set on the westerly line of said Original Lot No. 19 (passing through a 5/8" iron pin set at 30.00 feet);

Thence, North 02°34'52" East, along the westerly line said Original Lot No. 19, a distance of 138.14 feet to a 5/8" iron pin found at the southwest corner of property owned by J. E. & C. A. Rybicki as recorded in volume 766, page 568 of Geauga County Records;

Thence, South 87°53'53" East, along the southerly line of said J. E. & C. A. Rybicki property, a distance of 1606.71 feet to a point located at the centerline of Valley Road (60') (passing through a 5/8" iron pin found at 1576.71 feet);

Thence, South 02°30'00" West, along the centerline of Valley Road (60'), a distance of 138.13 feet to the principal place of beginning and containing 5.095 acres of land (5.000 acres excluding land in right-of-way), according to a survey conducted in March of 2000 by Braun-Prenosil Associates, Inc., under the direction of John R. Alban, Professional Surveyor No. 7651, be the same more or less but subject to all legal highways and easements of record.

Bearings are to an assumed meridian and are used to denote angles only.

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

R.S. 4/4/2000

OFFICE OF THE
GEAUGA COUNTY ENGINEER

document: S:\Land Projects\00025\documents\parcel1.doc