

PLAT OF SURVEY AND LOT SPLIT FOR JAMES AND ROBERT TIMMONS AND SUSAN TAYLOR

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being a part of Lots Nos. 6 and 7 in Section 3 in Tract No. 1 and further being known as a parcel of land conveyed to James and Robert Timmons and Susan Taylor by deed recorded in Volume 1331, Page 985 of Geauga County Deed Records.

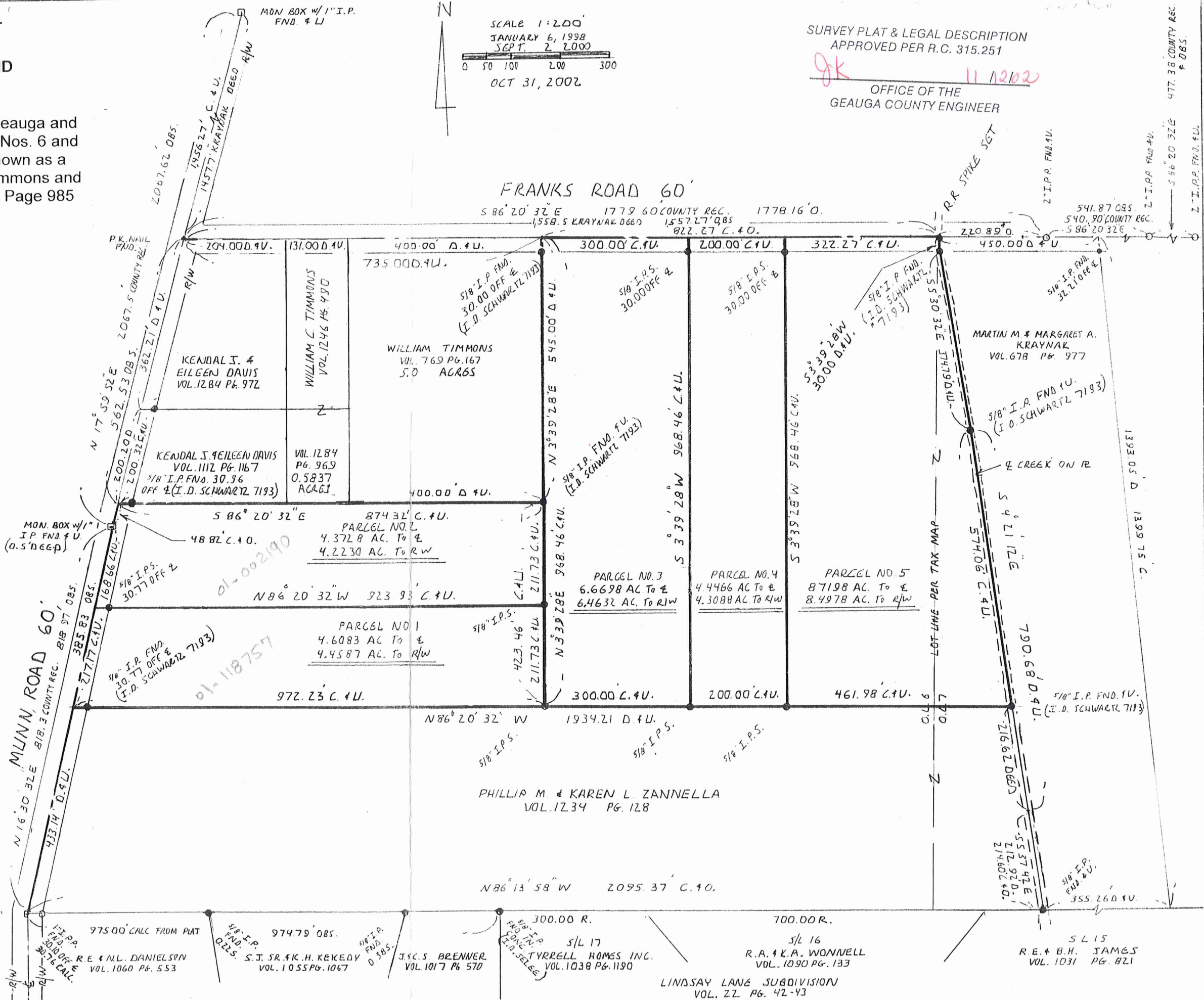
PREPARED BY:
RUDY E. SCHWARTZ
PROFESSIONAL SURVEYOR
15750 AUBURN ROAD
NEWBURY, OHIO 44065
(440)564-7528
FAX:(440)564-5675

PREPARED FOR:
JAMES & ROBERT TIMMONS
SUSAN TAYLOR
14160 HALE ROAD
BURTON, OHIO 44021

LEGEND	
I.P.	Iron Pin
I.P.P.	Iron Pipe
Mon.	Monument
Fnd.	Found
D.	Deed
P.	Plat
R/Rec.	Record
M/Msd.	Measured
O/Obs.	Observed
C/Calc.	Calculated
U.	Used
Encr.	Encroachment
C.L.	Centerline
R.W.	Right-Of-Way

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 177, OF THE OHIO ADMINISTRATIVE CODE.

RUDY E. SCHWARTZ
REGISTERED PROFESSIONAL SURVEYOR
NO. 7193
10-31-02



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
JK 11/12/02
OFFICE OF THE
GEAUGA COUNTY ENGINEER

477.38 COUNTY REC.
P. 085.

546.20 32E
Z.I.P.P. FND. #U.

541.87 OBS.
540.90 COUNTY REC.
586.20 32E

1393.05 D
1399.75 C.

574.06 C. #U.

790.68 D. #U.

578 I.P. FND. #U.
(I.D. SCHWARTZ 7193)

355.260 #U.

S/L 15
R.E. & B.H. JAMES
VOL. 1031 PG. 821

01-002190
01-118757

MON. BOX w/ 1" I.P. FND # U.

975.00 CALC FROM PLAT
R.E. & M.L. DANIELSON
VOL. 1060 PG. 553

974.79 OBS.
S.J. SR. & K.H. KEKEY
VOL. 1055 PG. 1067

300.00 R.
J.C.S. BRENNER
VOL. 1017 PG. 570

5/L 17
TYRRELL HOMES INC.
VOL. 1038 PG. 1190

700.00 R.
S/L 16
R.A. & K.A. WONNELL
VOL. 1090 PG. 133

LINDSAY LANE SUBDIVISION
VOL. 22 PG. 42-43

AMBOO233

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

LEGAL DESCRIPTION
OF A
4.6083 ACRE PARCEL
FOR
JAMES AND ROBERT TIMMONS AND
SUSAN TAYLOR
PARCEL NO. 1

TIMMONS
PICKED up 11-12-02
01-118757
V. 1552-P. 661

JK
11/12/02
OFFICE OF THE
GEAUGA COUNTY ENGINEER

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being a part of Lot No. 6 in Section 3 in Tract No. 1 and further being known as part of a parcel of land conveyed to James and Robert Timmons and Susan Taylor by deed recorded in Volume 1331, Page 985 of Geauga County Deed Records further bounded and described as follows;

Beginning at a point in the centerline of Munn Road, 60 feet wide at the Southwesterly corner of land conveyed to Kendal J. and Eileen Davis by deed recorded in Volume 1112, Page 1167 of Geauga County Deed Records, said point lying South 17° 59' 52" East along said centerline of Munn Road a distance of 562.53 feet from a p.k. nail found at its intersection with the centerline of Franks Road, 60 feet wide;

Thence South 17° 59' 52" West along said centerline of Munn Road a distance of 48.82 feet to a monument box with a 1 inch iron pin found (0.50 feet deep);

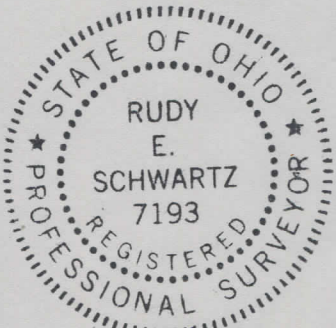
Thence South 16° 30' 32" West continuing along said centerline of Munn Road a distance of 168.66 feet to a point and the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence South 86° 20' 32" East passing through a 5/8 inch iron pin set at 30.77 feet a total distance of 923.93 feet to a 5/8 inch iron pin set;

COURSE II Thence South 3° 39' 28" West a distance of 211.73 feet to a 5/8 inch iron pin set in the Northerly line of land conveyed to Phillip M. and Karen L. Zannella by deed recorded in Volume 1234, Page 128 of Geauga County Deed Records;

COURSE III Thence North 86° 20' 32" West along said Northerly line of land so conveyed to Phillip M. and Karen L. Zannella passing through a 5/8 inch iron pin found at 941.46 feet, a total distance of 972.23 feet to a point in said centerline of Munn Road;

COURSE IV Thence North 16° 30' 32" East along said centerline of Munn Road a distance of 217.17 to the Principal Place of Beginning and containing 4.6083 acres of land (4.4587 acres of land excluding the area within the right-of-way of Munn Road) as surveyed, calculated and described on November 2, 2002 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.



R. Schwartz
11.4.02

JK 11/12/02
OFFICE OF THE
GEAUGA COUNTY ENGINEER

LEGAL DESCRIPTION
OF A
4.3728 ACRE PARCEL
FOR
JAMES AND ROBERT TIMMONS AND
SUSAN TAYLOR
PARCEL NO. 2

TIMMONS
PICKED up
01-002190
V. 1552-P. 664

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being a part of Lot No. 6 in Section 3 in Tract No. 1 and further being known as part of a parcel of land conveyed to James and Robert Timmons and Susan Taylor by deed recorded in Volume 1331, Page 985 of Geauga County Deed Records further bounded and described as follows;

Beginning at a point in the centerline of Munn Road, 60 feet wide at the Southwesterly corner of land conveyed to Kendal J. and Eileen Davis by deed recorded in Volume 1112, Page 1167 of Geauga County Deed Records, said point lying South 17° 59' 52" East along said centerline of Munn Road a distance of 562.53 feet from a p.k. nail found at its intersection with the centerline of Franks Road, 60 feet wide;

COURSE I Thence South 86° 20' 32" East along the Southerly line of land so conveyed to Kendal J. and Eileen Davis and along the Southerly line of a 0.5837 acre parcel of land conveyed to William C. Timmons by deed recorded in Volume 1284, Page 969 of Geauga County Deed Records and along the Southerly line of a 5.0 acre parcel of land conveyed to William Timmons by deed recorded in Volume 769, Page 167 of Geauga County Deed Records passing through a 5/8 inch iron pin found at 30.96 feet (I.D. Schwartz 7193) a total distance of 874.32 feet to a 5/8 inch iron pin found (I.D. Schwartz 7193) at the Southeasterly corner of said 5.0 acre parcel;

COURSE II Thence South 3° 39' 28" West a distance of 211.73 feet to a 5/8 inch iron pin set;

COURSE III Thence North 86° 20' 32" West passing through a 5/8 inch iron pin set at 893.16 feet a total distance of 923.93 feet to a point in said centerline of Munn Road;

COURSE IV Thence North 16° 30' 32" East a distance of 168.66 feet to a monument box with a 1 inch iron pin found (0.5 feet deep);

COURSE V Thence North 17° 59' 52" East continuing along said centerline of Munn Road a distance of 48.82 feet to the Place of Beginning and containing 4.3728 acres of land (4.2230 acres of land excluding the area within the right-of-way of Munn Road) as surveyed, calculated and described on November 2, 2002 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.



[Signature] 11.4.02

AMB00233

TIMMONS
01-118707
V. 1545-P, 999

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

LEGAL DESCRIPTION

OF A

6.6698 ACRE PARCEL

FOR

JAMES AND ROBERT TIMMONS AND

SUSAN TAYLOR

PARCEL NO. 3

JK
11/19/02
OFFICE OF THE
GEAUGA COUNTY ENGINEER

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being a part of Lot No. 6 in Section 3 in Tract No. 1 and further being known as part of a parcel of land conveyed to James and Robert Timmons and Susan Taylor by deed recorded in Volume 1331, Page 985 of Geauga County Deed Records further bounded and described as follows;

Beginning at a point in the centerline of Franks Road, 60 feet wide, at the Northeasterly corner of a 5.0 acre parcel of land conveyed to William Timmons by deed recorded in Volume 769, Page 167 of Geauga County Deed Records, said point lying South 86° 20' 32" East along said centerline of Franks Road a distance of 735.00 feet from a p.k. nail found at its intersection with the centerline of Munn Road, 60 feet wide;

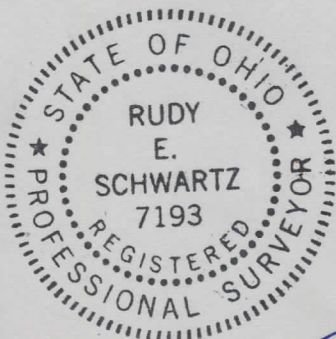
COURSE I Thence South 86° 20' 32" East along said centerline of Franks Road a distance of 300.00 feet to a point;

COURSE II Thence South 3° 39' 28" West passing through a 5/8 inch iron pin set at 30.00 feet a total distance of 968.46 feet to a 5/8 inch iron pin set in the Northerly line of land conveyed to Phillip M. and Karen L. Zannella by deed recorded in Volume 1234, Page 128 of Geauga County Deed Records;

COURSE III Thence North 86° 20' 32" West along said Northerly line of land so conveyed to Phillip M. and Karen L. Zannella a distance of 300.00 feet to a 5/8 inch iron pin set;

COURSE IV Thence North 3° 39' 28" East a distance of 423.46 feet to a 5/8 inch iron pin found (I.D. Schwartz 7193) at the Southeasterly corner of said 5.0 acre parcel ;

COURSE V Thence North 3° 39' 28" East along the Easterly line of said 5.0 acre parcel passing through a 5/8 inch iron pin found (I.D. Schwartz 7193) at 515.00 feet a total distance of 545.00 feet to the Place of Beginning and containing 6.6698 acres of land (6.4632 acres of land excluding the area with the right-of-way of Franks Road) as surveyed, calculated and described on November 2, 2002 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.



[Signature] *11-4-02*

AUB00233

TIMMONS
01-118708
Vol. 1545 - Pg. 1003

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

LEGAL DESCRIPTION
OF A
4.4466 ACRE PARCEL
FOR
JAMES AND ROBERT TIMMONS AND
SUSAN TAYLOR
PARCEL NO. 4

JK
11/12/02
OFFICE OF THE
GEAUGA COUNTY ENGINEER

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being a part of Lot No. 6 in Section 3 in Tract No. 1 and further being known as part of a parcel of land conveyed to James and Robert Timmons and Susan Taylor by deed recorded in Volume 1331, Page 985 of Geauga County Deed Records further bounded and described as follows;

Beginning at a point in the centerline of Franks Road, 60 feet wide, at the Northeasterly corner of a 5.0 acre parcel of land conveyed to William Timmons by deed recorded in Volume 769, Page 167 of Geauga County Deed Records, said point lying South 86° 20' 32" East along said centerline of Franks Road a distance of 735.00 feet from a p.k. nail found at its intersection with the centerline of Munn Road, 60 feet wide;

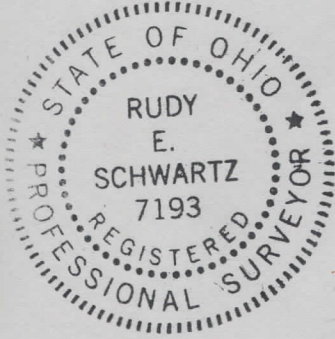
Thence South 86° 20' 32" East along said centerline of Franks Road a distance of 300.00 feet to a point and the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence South 86° 20' 32" East continuing along said centerline of Franks Road a distance of 200.00 feet to a point;

COURSE II Thence South 3° 39' 28" West passing through a 5/8 inch iron pin set at 30.00 feet a total distance of 968.46 feet to a 5/8 inch iron pin set in the Northerly line of land conveyed to Phillip M. and Karen L. Zannella by deed recorded in Volume 1234, Page 128 of Geauga County Deed Records;

COURSE III Thence North 86° 20' 32" West along said Northerly line of land so conveyed to Phillip M. and Karen L. Zannella a distance of 200.00 feet to a 5/8 inch iron pin set;

COURSE IV Thence North 3° 39' 28" East passing through a 5/8 inch iron pin set at 938.46 feet, a total distance of 968.46 feet to the Principal Place of Beginning and containing 4.4466 acre of land (4.3088 acres of land excluding the area with the right-of-way of Franks Road) as surveyed, calculated and described on November 2, 2002 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.



[Signature] 11.4.02

AUB00233

TIMMONS

01-118709

V. 1546-P.725

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

LEGAL DESCRIPTION
OF A
8.7198 ACRE PARCEL
FOR
JAMES AND ROBERT TIMMONS AND
SUSAN TAYLOR
PARCEL NO. 5

JK 11/12/02
OFFICE OF THE
GEAUGA COUNTY ENGINEER

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being a part of Lots Nos. 6 and 7 in Section 3 in Tract No. 1 and further being known as part of a parcel of land conveyed to James and Robert Timmons and Susan Taylor by deed recorded in Volume 1331, Page 985 of Geauga County Deed Records further bounded and described as follows;

Beginning at a point in the centerline of Franks Road, 60 feet wide, at the Northeasterly corner of a 5.0 acre parcel of land conveyed to William Timmons by deed recorded in Volume 769, Page 167 of Geauga County Deed Records, said point lying South 86° 20' 32" East along said centerline of Franks Road a distance of 735.00 feet from a p.k. nail found at its intersection with the centerline of Munn Road, 60 feet wide;

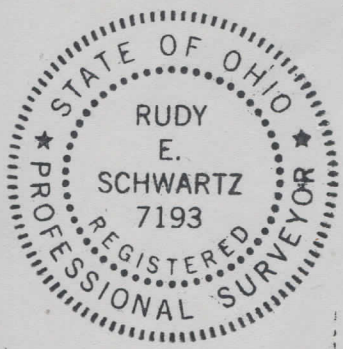
Thence South 86° 20' 32" East along said centerline of Franks Road a distance of 500.00 feet to a point and the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence South 86° 20' 32" East continuing along said centerline of Franks Road a distance of 322.27 feet to a railroad spike set at the Northwestern corner of land conveyed to Martin M. and Margaret A. Kraynak by deed recorded in Volume 678, Page 977 of Geauga County Deed Records;

COURSE II Thence South 3° 39' 28" West along the Westerly line of land so conveyed to Martin M. and Margaret A. Kraynak a distance of 30.00 feet to a 5/8 inch iron pin found in the centerline of a creek (I.D. Schwartz 7193) at an angle point therein;

COURSE III Thence South 5° 30' 32" continuing East along said Westerly line of land so conveyed to Martin M. and Margaret A. Kraynak, also being the centerline of a creek a distance of 374.79 feet to a 5/8 inch iron pin found (I.D. Schwartz 7193);

COURSE IV Thence South 4° 21' 12" East continuing along said Westerly line of land so conveyed to Martin M. and Margaret A. Kraynak also being the centerline of a creek a distance of 574.06 feet to a 5/8 inch iron pin found (I.D. Schwartz 7193) at the Northeasterly corner of land conveyed to Phillip M. and Karen L. Zannella by deed recorded in Volume 1234, Page 128 of Geauga County Deed Records;



[Signature] 11-4-02

LEGAL DESCRIPTION

8.7198 Acre Parcel

Parcel No. 5

James and Robert Timmons

Susan Taylor

Page Two

COURSE V Thence North 86° 20' 32" West along the Northerly line of land so conveyed to Phillip M. and Karen L. Zannella a distance of 461.98 feet to a 5/8 inch iron pin set;

COURSE VI Thence North 3° 39' 28" East passing through a 5/8 inch iron pin set at 938.46 feet a total distance of 968.46 feet to the Principal Place of Beginning and containing 8.7198 acres of land (8.4978 acres of land excluding the area with the right-of-way of Franks Road) as surveyed, calculated and described on November 2, 2002 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.

RECEIVED
MAY 10 2004
COUNTY CLERK
SHERMAN COUNTY