

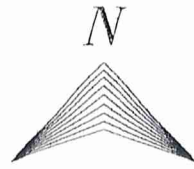
LOT SPLIT FOR:  
**VARGO PROPERTY**  
SITUATED IN THE TOWNSHIP OF AUBURN AND KNOWN AS BEING PART  
OF ORIGINAL AUBURN TOWNSHIP LOT NO. 9, SECTION 3, TRACT ONE,  
COUNTY OF GEauga AND STATE OF OHIO AND CONTAINING 21.1187 ACRES  
OF LAND.

DEED OF REFERENCE: F.A. & T.A. VARGO V. 492 P. 66, F.A. & T.A. VARGO V. 1312 P. 143 AND F.A. & T. VARGO, V. 1778, P. 1532

PREPARED BY:

**BRAUN CONSULTANTS**  
SURVEYING-LAND PLANNING-ENGINEERING-WETLANDS-CONSULTING

17665 HASKINS RD.  
CHAGRIN FALLS, OHIO 44023  
440-543-5496



NOVEMBER 2005

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

*Kevin S. Braun 12-12-06*  
KEVIN S. BRAUN PROFESSIONAL SURVEYOR NO. 7082

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

*PAK 12/13/06*

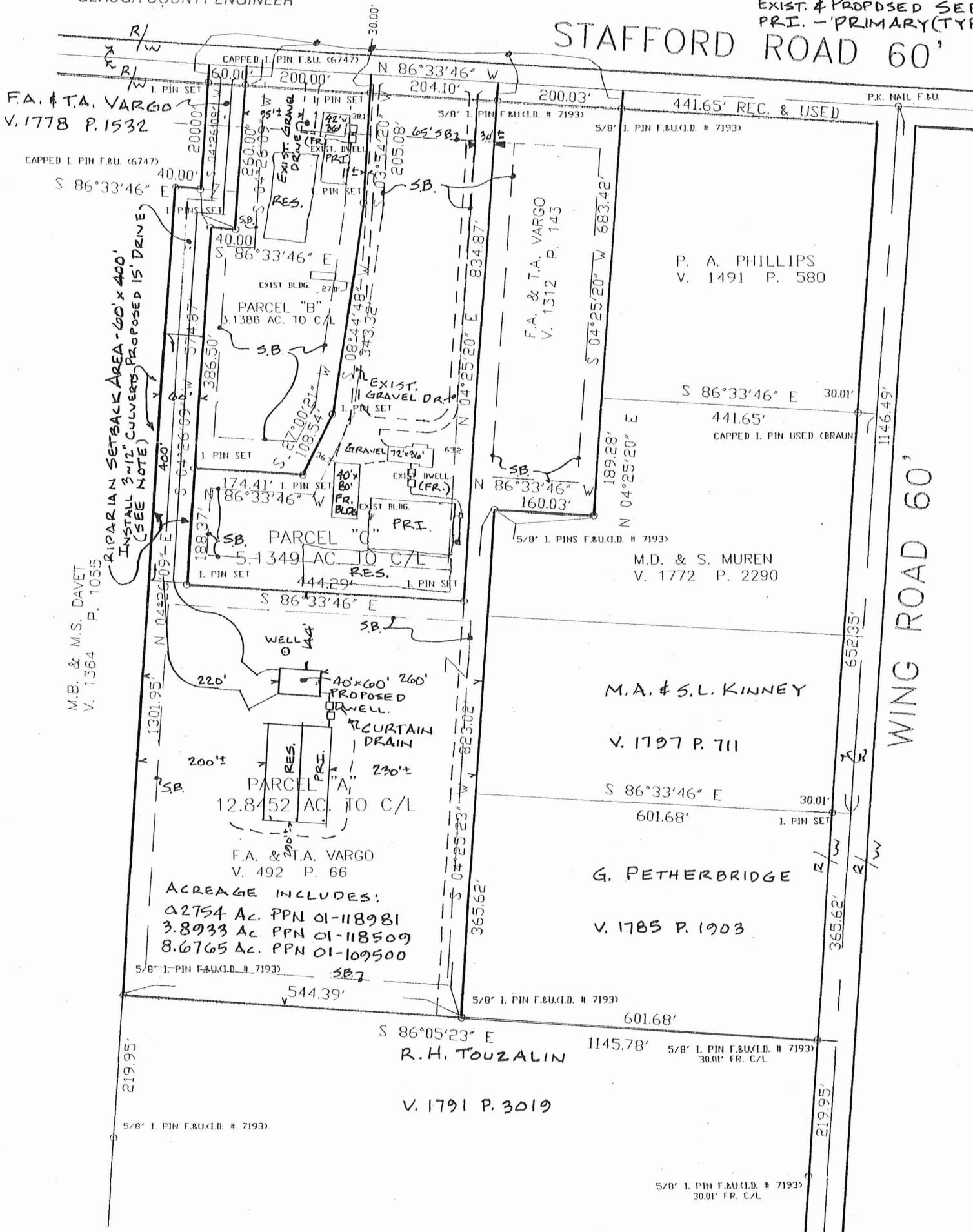
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○ I. PIN SET DENOTES 5/8" IRON PIN SET WITH CAP  
MONUMENTS FOUND HAVE NO CAPS UNLESS NOTED  
BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

RECORDS USED:  
EXISTING DEEDS, SURVEY BY P.E. SCHWARTZ (# 7193) IN DEC. 1992 AND  
SURVEY BY E.B. DUDLEY (# 6747) IN AUGUST 2001

SB - SETBACK, 65' FRONT, 30' SIDE, 50' REAR  
EXIST. & PROPOSED SEPTIC INFO. PROVIDED BY OWNER  
PRI. - PRIMARY (TYP.) RES. - RESERVE (TYP.)



NOTE: RE: 60'x400' RIPARIAN SETBACK AREA  
INSTALL 3x12" CULVERTS AS REQUIRED BY AUBURN TOWNSHIP RESOLUTION  
ARTICLE 3, SECTION 3.06 PENDING ESTABLISHMENT OF RIPARIAN SETBACK,  
AND/OR AS PER FIELD INVESTIGATION BY CHAGRIN RIVER WATERSHED  
PARTNERS INC. AND APPROVAL OF LOCATION OF PROPOSED CULVERT PIPES  
PER CHAGRIN RIVER WATERSHED PARTNERS INC. AND AUBURN TOWNSHIP  
ZONING.

LEGAL DESCRIPTION OF 12.8452 ACRE PARCEL ON SOUTH SIDE OF STAFFORD ROAD FOR F.A. VARGO - PARCEL "A"

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being part of Original Auburn Township Lot 9, Section 3, Tract One and further bounded and described as follows:

Beginning in the centerline of Stafford Road, 60 feet wide, at a northwesterly corner of land described in deed to P.A. Phillips, recorded in Volume 1491, Page 580 of Geauga County Records, distant North  $86^{\circ} 33' 46''$  West 441.65 feet, as measured along said centerline from its intersection with the centerline of Wing Road and a PK nail found and used;

Thence South  $4^{\circ} 25' 20''$  West, along a westerly line of said P.A. Phillips land, and land described in deed to M.D. & S. Muren, recorded in Volume 1772, Page 2290 of Geauga County Records, passing through a capped  $5/8''$  iron pin (# 7193) found and used 30.00 therefrom, 683.42 feet to a capped  $5/8''$  iron pin (# 7193) found and used;

Thence North  $86^{\circ} 33' 46''$  West, along a northerly line of said M.D. & S. Muren land, 160.03 feet to a capped  $5/8''$  iron pin (# 7193) found and used at a northwest corner of said M.D. & S. Muren land;

Thence South  $4^{\circ} 25' 23''$  West, along the westerly line of said M.D. & S. Muren land and the lands described in deeds to M.A. & S.L. Kinney and G. Petherbridge recorded in deeds in Volume 1797, Page 711, and Volume 1785, Page 1903 of Geauga County Records respectively, 823.02 feet to a capped  $5/8''$  iron pin (# 7193) found and used in a northerly line of land described in deed to R.H. Touzalin recorded in Volume 1791, Page 3019 of Geauga County Records;

Thence North  $86^{\circ} 05' 23''$  West, along said northerly line of R.H. Touzalin land, 544.39 feet to an easterly line of land described in deed to M.B. & M.S. Davet recorded in Volume 1364, Page 1055 of Geauga County Records, and a capped  $5/8''$  iron pin (# 7193) found and used in a northerly line of said R.H. Touzalin land;

Thence North  $4^{\circ} 26' 09''$  East, along said easterly line of said M.B. & M.S. Davet land, 1301.95 feet to a southeasterly corner of said M.B. & M.S. Davet land, and a capped  $5/8''$  iron pin (# 6747) found and used;

Thence South  $86^{\circ} 33' 46''$  East, along a southerly line of said M.B. & M.S. Davet land, 40.00 feet to a capped  $5/8''$  iron pin set;

Thence North  $4^{\circ} 26' 09''$  East 200.00 feet, along an easterly line of said M.B. & M.S. Davet land, passing through a capped  $5/8''$  iron pin set 30.00 feet therefrom, to the centerline of said Stafford Road;

Thence South  $86^{\circ} 33' 46''$  East, along the centerline of said Stafford Road, 60.00 feet;

Thence South 4° 26' 09" West, passing through a capped 5/8" iron pin (#6747) found and used at 30.00 feet therefrom , 260.00 feet to a a capped 5/8" iron pin set;

Thence North 86° 33' 46" West, 40.00 feet to a capped 5/8" iron pin set;

Thence South 4° 26' 09" West, passing through a capped 5/8" iron pin set at 386.50 feet, a total distance of 574.87 feet, to a capped 5/8" iron pin set;

Thence South 86° 33' 46" East, 444.29 feet to an westerly line of said F.A. & T.A. Vargo land, V. 1312, P. 143 G.C.R. to a capped 5/8" iron pin set;

Thence North 4° 25' 20" East, along the said westerly line of said F.A. & T.A. Vargo land, 834.87 feet to the centerline of said Stafford Road, passing through a capped iron pin (#7193) found and used 30.00 feet therefrom;

Thence South 86° 33' 46" East, along the centerline of said Stafford Road, 200.03 feet to the place of beginning, and containing 12.8452 acres of land according to the survey of November 2005 by Kevin S. Braun Professional Surveyor No. 7082.

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

Deed of Reference: F.A. & T.A. Vargo V. 492 P. 66, F.A. & T.A. Vargo V. 1312 P. 143, F.A. & T. Vargo V. 1778 P. 1532

Acreege includes 0.2754 Ac. from PPN 01-118981  
3.8933 Ac. from PPN 01-118509  
8.6765 Ac. from PPN 01-109500

12.8452 Ac. Total

*Kevin S. Braun 12-12-06*



SURVEY PLAT & LEGAL DESCRIPTION  
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LEGAL DESCRIPTION OF 3.1386 ACRE PARCEL ON SOUTH SIDE OF STAFFORD ROAD FOR F.A. VARGO - PARCEL "B"

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being part of Original Auburn Township Lot 9, Section 3, Tract One and further bounded and described as follows:

Beginning in the centerline of Stafford Road, 60 feet wide, distant North 86° 33' 46" West 845.78 feet, as measured along said centerline from its intersection with the centerline of Wing Road and a PK nail found and used;

Thence South 3° 54' 20" West, passing through a capped 5/8" iron pin set 30.00 therefrom, 205.08 feet to a capped 5/8" iron pin set;

Thence South 8° 44' 48" West 343.32 feet to a capped 5/8" iron pin set;

Thence South 27° 00' 21" West 108.54 feet to a capped 5/8" iron pin set;

Thence North 86° 33' 46" West, along said northerly line of R. Baines land 174.41 feet to a capped 5/8" iron pin set;

Thence North 4° 26' 09" East 386.50 feet to a capped 5/8" iron pin set;

Thence South 86° 33' 46" East 40.00 feet to a capped 5/8" iron pin set;

Thence North 4° 26' 09" East 260.00 feet, passing through a capped 5/8" iron pin (# 6747) found and used 30.00 feet therefrom, to the centerline of said Stafford Road;

Thence South 86° 33' 46" East, along the centerline of said Stafford Road, 200.00 feet to the place of beginning, and containing 3.1386 acres of land according to the survey of November 2005 by Kevin S. Braun Professional Surveyor No. 7082.

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

Deed of Reference: F.A. & T.A. Vargo V. 492 P. 66

Kevin S. Braun 12-19-05



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

PAK 12/13/06 OFFICE OF THE REV GEAUGA COUNTY ENGINEER

AMB00244

LEGAL DESCRIPTION OF 5.1349 ACRE PARCEL ON SOUTH SIDE OF STAFFORD ROAD FOR F.A. VARGO - PARCEL "C"

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being part of Original Auburn Township Lot 9, Section 3, Tract One and further bounded and described as follows:

Beginning in the centerline of Stafford Road, 60 feet wide, distant North 86° 33' 46" West 641.68 feet, as measured along said centerline from its intersection with the centerline of Wing Road and a PK nail found and used;

Thence South 4° 25' 20" West, passing through a capped 5/8" iron pin (# 1793) found and used 30.00 therefrom, 834.87 feet to a capped 5/8" iron pin set;

Thence North 86° 33' 46" West 444.29 feet to a capped 5/8" iron pin set;

Thence North 4° 26' 09" East 188.37 feet to a capped 5/8" iron pin set;

Thence South 86° 33' 46" East 174.41 feet to a capped 5/8" iron pin set;

Thence North 27° 00' 21" East 108.54 feet to a capped 5/8" iron pin set;

Thence North 8° 44' 48" East 343.32 feet to a capped 5/8" iron pin set;

Thence North 3° 54' 20" East 205.08, passing through a capped 5/8" iron pin set 30.00 feet therefrom, to the centerline of said Stafford Road;

Thence South 86° 33' 46" East, along the centerline of said Stafford Road, 204.10 feet to the place of beginning, and containing 5.1349 acres of land according to the survey of November 2005 by Kevin S. Braun Professional Surveyor No. 7082.

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

Deed of Reference: F.A. & T.A. Vargo V. 492 P. 66

*Kevin S. Braun 12-19-05*



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

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