

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

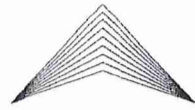
17665 HASKINS RD.  
CHAGRIN FALLS, OHIO 44023  
440-543-5496

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*  
KEVIN S. BRAUN

12-10-05  
PROFESSIONAL SURVEYOR NO. 7082

N



NOVEMBER 2005



○ 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 R.E. SCHWARTZ (# 7193) IN DEC. 1992 AND SURVEY BY E.B. DUDLEY (# 6747) IN AUGUST 2001

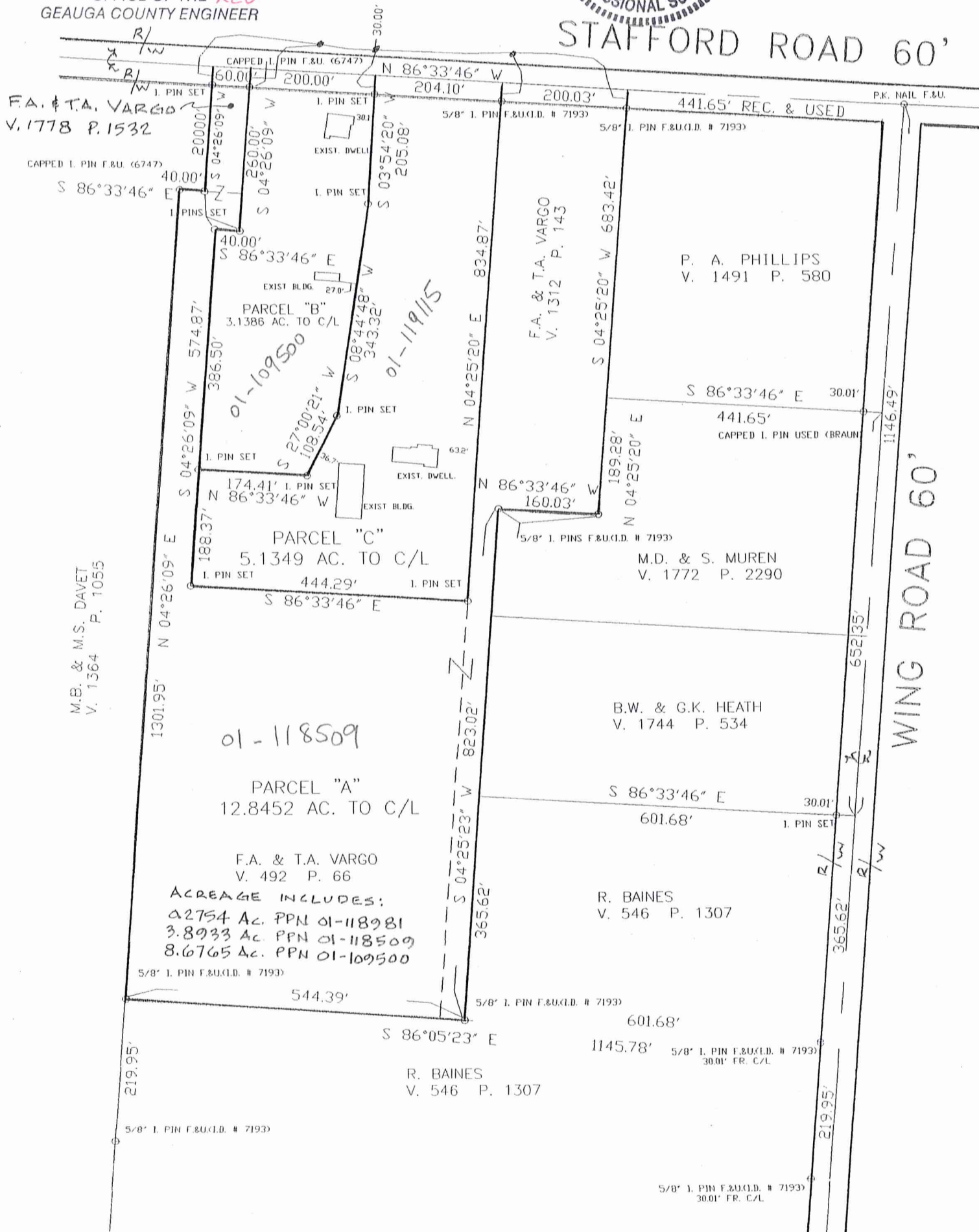


SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251

*PAK* 12/20/05

OFFICE OF THE *REV*  
GEAUGA COUNTY ENGINEER

STAFFORD ROAD 60'



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 B.W. & G.K Heath and R. Baines recorded in deeds in Volume 1744, Page 534, and Volume 546, Page 1307 of Geauga County Records respectively, 823.02 feet to a capped  $5/8''$  iron pin (# 7193) found and used in a northerly line of said R. Baines land;

Thence North  $86^{\circ} 05' 23''$  West, along said northerly line of R. Baines 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. Baines 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 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

Acreage 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 12-19-05*



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

PAK 12/29/05  
OFFICE OF THE *Rev*  
GEAUGA COUNTY ENGINEER

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 12/20/05*  
OFFICE OF THE *Rev*  
GEAUGA COUNTY ENGINEER

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

*PAK 12/20/05*

OFFICE OF THE *REV*  
GEAUGA COUNTY ENGINEER