

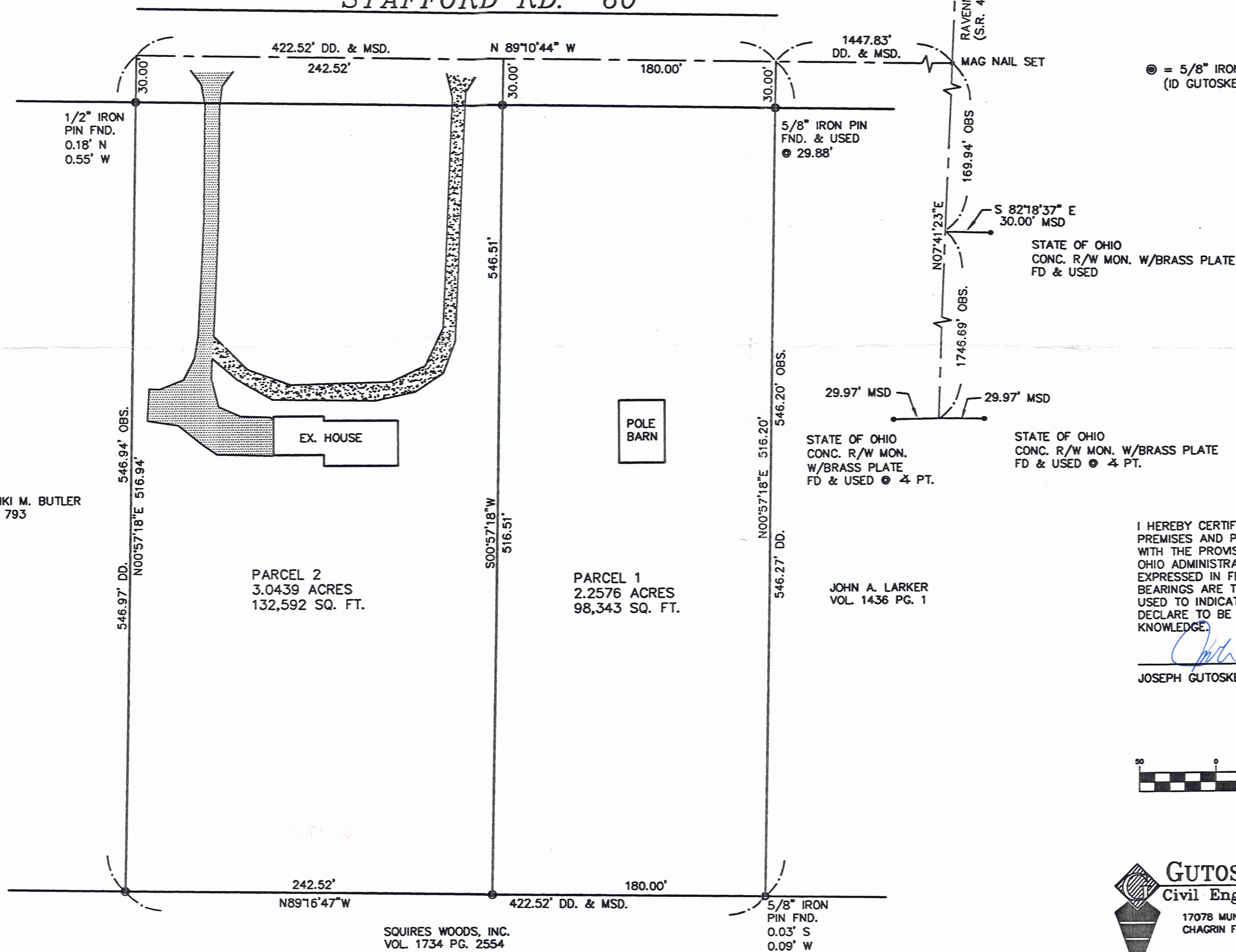
BOUNDARY SURVEY & LOT SPLIT FOR LEONARD & CAROL ZMARZLY

SITUATED IN THE TOWNSHIP OF AUBURN, COUNTY OF GEauga AND
STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL LOT 16,
TRACT 1, SECTION 6 IN SAID TOWNSHIP.

PRIOR DEED OF RECORD VOL. 513 PG 732

SEPTEMBER, 2005

STAFFORD RD. 60'



⊙ = 5/8" IRON PIN SET
(ID GUTOSKEY, PS 7567)



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
PAK 9/28/05
OFFICE OF THE R.O.V.
GEAUGA COUNTY ENGINEER

ALLAN K. & NIKI M. BUTLER
VOL. 1212 PG. 793

PARCEL 2
3.0439 ACRES
132,592 SQ. FT.

PARCEL 1
2.2576 ACRES
98,343 SQ. FT.

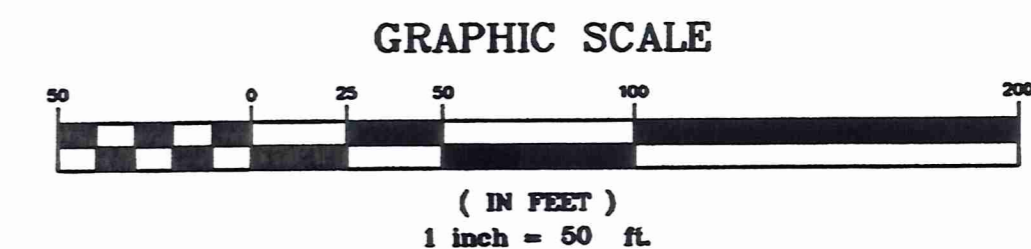
JOHN A. LARKER
VOL. 1436 PG. 1

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THIS MAP IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733.37 OF THE OHIO ADMINISTRATIVE CODE. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF, BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY, ALL OF WHICH I DECLARE TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.



JOSEPH GUTOSKEY, P.S. No. 7567

DATE



GUTOSKEY & ASSOCIATES INC.
Civil Engineers, Surveyors & Land Planners

17078 MUNN ROAD, SUITE 3
CHAGRIN FALLS, OHIO 44023

Tel (440) 543-6900
Fax (440) 543-7176

Zmarzly
Pick up date
9-28-05



Gutoskey & Associates, Inc.
Civil Engineers, Surveyors, & Land Planners

Joseph Gutoskey, P.E., P.S.

01-118999
Vol. 1784 - Pg. 2065

Legal Description
Parcel 1
2.2576 Acres

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being part of Original Lot No. 16, Tract No. 1, Section 6 and is further bounded and described as follows:

Beginning at a State of Ohio concrete Right-of-Way Monument with brass plate found in the east right-of-way line of Ravenna Road (State Route 44) (60 feet wide);

Thence **North 82° 18' 37" West, 30.00 feet** to a point in the centerline of said Ravenna Road;

Thence **North 07° 41' 23" East**, along said Ravenna Road centerline **169.94 feet** to a mag nail set at the centerline intersection of Stafford Road (60 feet wide) and said Ravenna Road;

Thence **North 89° 10' 44" West**, along said Stafford Road centerline, **1447.83 feet** to a point at the northwest corner of a parcel of land conveyed to John A. Larker by deed recorded in Volume 1436, Page 1 of Geauga County Records, and the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence **South 00° 57' 18" West**, along said Larker's west line, (and passing over a 5/8" iron pin found at 29.88 feet), **546.20 feet** to a point at said Larker's southwest corner and in the north line of a parcel of land conveyed to Squires Woods, Inc. by deed recorded in Volume 1734, Page 2554 of Geauga County Records, (witness a 5/8" iron pin found 0.03 feet south and 0.09 feet west);

Course II Thence **North 89° 16' 47" West**, along said Squires Woods' north line, **180.00 feet** to a 5/8" iron pin set;

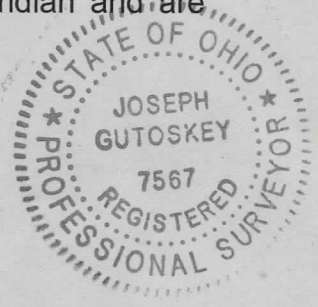
Course III Thence **North 00° 57' 18" East**, (passing over a 5/8" iron pin set at 516.51 feet), **546.51 feet** to a point in the centerline of said Stafford Road;

05-2037\Sept. 28, 2005

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Course IV Thence **South 89° 10' 44" East**, along said centerline, **180.00 feet** to the Principal Place of Beginning and containing 2.2576 Acres (98,343 square feet) of land as surveyed and described in September, 2005 by Joseph Gutoskey, P.S. 7567, be the same more or less, but subject to all legal highways. Bearings used herein are to an assumed meridian and are intended to indicate angles only.

Prior deed of record Volume 513, Page 732.



*Joseph Gutoskey PS
9/28/05*

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

PAK 9/28/05

OFFICE OF THE *Paul*
GEAUGA COUNTY ENGINEER

SEP 28 2005 8 53 AM



Legal Description
Parcel 2
3.0439 Acres

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being part of Original Lot No. 16, Tract No. 1, Section 6 and is further bounded and described as follows:

Beginning at a State of Ohio concrete Right-of-Way Monument with brass plate found in the east right-of-way line of Ravenna Road (State Route 44) (60 feet wide);

Thence **North 82° 18' 37" West, 30.00 feet** to a point in the centerline of said Ravenna Road;

Thence **North 07° 41' 23" East**, along said Ravenna Road centerline, **169.94 feet** to a mag nail set at the centerline intersection of Stafford Road (60 feet wide) and said Ravenna Road;

Thence **North 89° 10' 44" West**, along said Stafford Road centerline, **1627.83 feet** to a point and the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence **South 00° 57' 18" West**, (and passing over a 5/8" iron pin set at 30.00 feet), **546.51 feet** to a 5/8" iron pin set in the north line of a parcel of land conveyed to Squires Woods, Inc. by deed recorded in Volume 1734, Page 2554 of Geauga County Records;

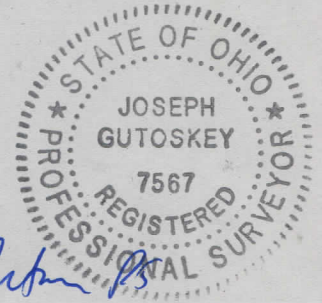
Course II Thence **North 89° 16' 47" West**, along said Squires Woods' north line, **242.52 feet** to a 5/8" iron pin set at the southeast corner of a parcel of land conveyed to Allan K. and Niki M. Butler by deed recorded in Volume 1212, Page 793 of Geauga County Records;

Course III Thence **North 00° 57' 18" East**, along said Butler's east line, (passing over the south Right-of-Way line of Stafford Road at 516.94 feet), (witness a 1/2" iron pin found 0.18 feet north and 0.55 feet west), **546.94 feet** to a point in the centerline of said Stafford Road and the north east corner of said Butler;

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Course IV Thence **South 89° 10' 44" East**, along said centerline **242.52 feet** to the Principal Place of Beginning and containing 3.0439 Acres (132,592 square feet) of land as surveyed and described in September, 2005 by Joseph Gutoskey, P.S. 7567, be the same more or less, but subject to all legal highways. Bearings used herein are to an assumed meridian and are intended to indicate angles only.

Prior deed of record Volume 513, Page 732.



Joseph Gutoskey
9/28/05

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

PAK *9/28/05*
OFFICE OF THE *Rev*
GEAUGA COUNTY ENGINEER

SEP 28 2005 8 5 43