

**PLAT OF SURVEY
AND
LOT SPLIT**

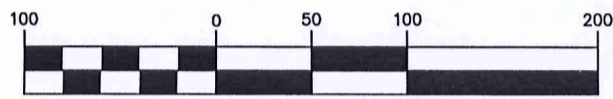
**For
KIM THOMAS KUHNLE**

SITUATED IN THE TOWNSHIP OF AUBURN, COUNTY OF GEauga AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL LOT NUMBER 2, SECTION NUMBER 4, (SANFORD TRACT), TRACT NUMBER 1.

BARRY & LINDA K. ZACK
VOL. 856, PG. 510
P.P.#01-076300

KIM THOMAS KUHNLE
VOL. 1240, PG. 821
P.P.#01-048200

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

MAY 20, 2009

DALE R. RYAN
VOL. 682, PG. 674
P.P.#01-076330

LEGEND

- ips 5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
- i.Pin Iron Pin
- i.Pipe Iron Pipe
- Mon. Monument
- ⊕ Fe Fence post
- ⊗ Mag Mag Nail Set
- Fnd. Found
- D. Deed
- R/Rec Record
- M/Msd Measured
- O/Obs Observed
- C/Calc Calculated
- U. Used
- D.R. Deed Record
- O.R. Official Record
- C.L. C/L Centerline
- e/p Edge of Pavement
- P Plat record information

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 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

Rudy Schwartz 5.20.09
RUDY SCHWARTZ, P.S. #7193 Date



PREPARED FOR:
KIM THOMAS KUHNLE
10640 STAFFORD ROAD
CHAGRIN FALLS, OHIO 44023

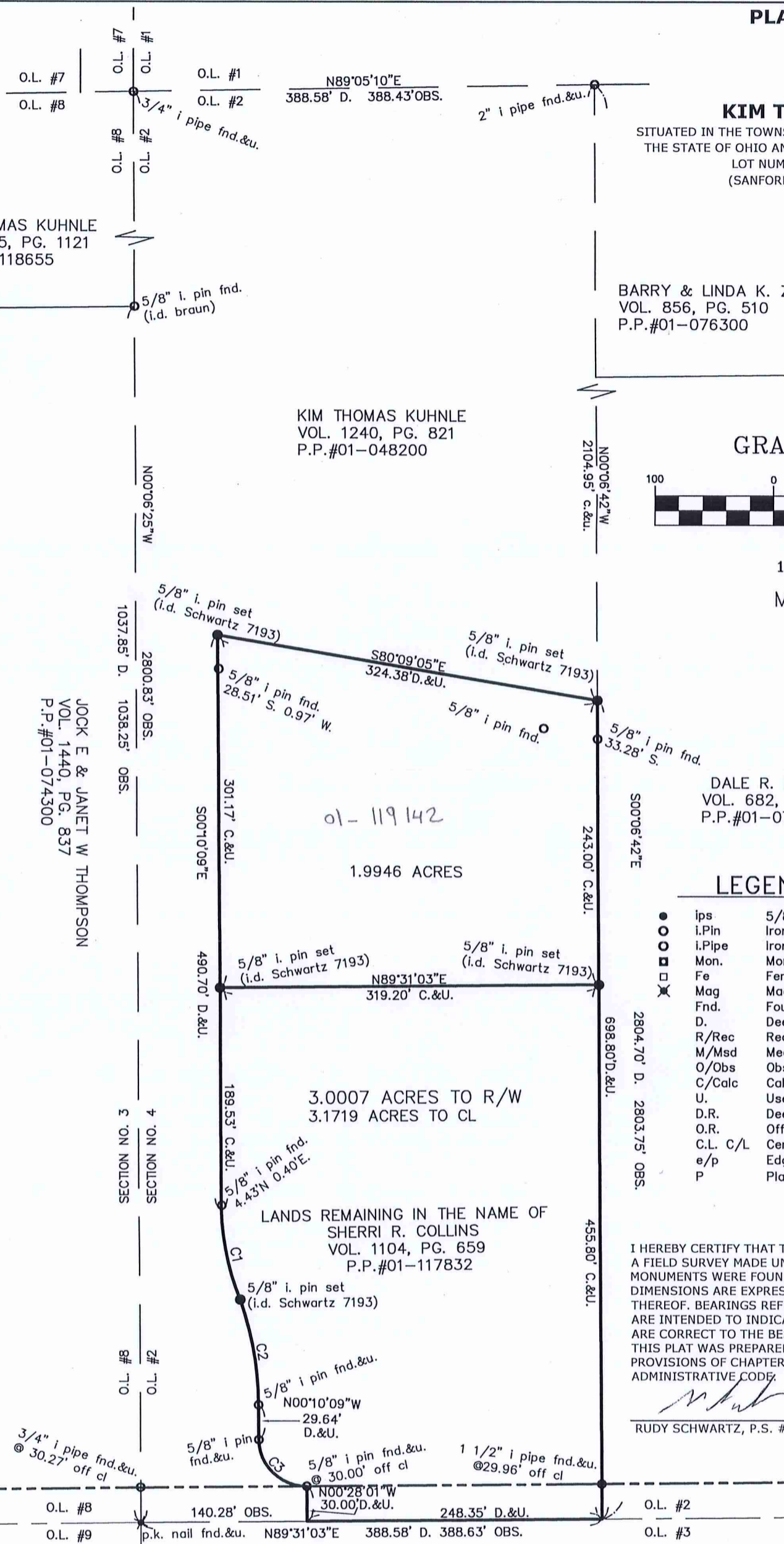
PREPARED BY:
SCHWARTZ LAND SURVEYING INC.

RUDY E. SCHWARTZ
PROFESSIONAL SURVEYOR
12121 KINSMAN ROAD
NEWBURY, OHIO 44065
440-564-8174 Fax: 440-564-8285

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH LENGTH	TANGENT
C1	78.31	220.00	20°23'45"	S11°26'00"E	77.90	39.58
C2	91.46	280.00	18°42'56"	N09°31'38"W	91.06	46.14
C3	63.04	40.00	90°17'53"	S45°19'05"E	56.72	40.21

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

PAW 5/21/09
OFFICE OF THE
GEAUGA COUNTY ENGINEER



STAFFORD ROAD 60'
WING ROAD 60'

KIM THOMAS KUHNLE
VOL. 1415, PG. 1121
P.P.#01-118655

JOCK E & JANET W THOMPSON
VOL. 1440, PG. 837
P.P.#01-074300

(AUB 00272)

Collins - Kuhnle (09-036)

Picked up 5-22-09

01-119142

Vol. 1874 - Pg. 1568

LEGAL DESCRIPTION
OF A
1.9946 ACRE PARCEL
FOR
KIM THOMAS KUHNLE

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being a part of Original Lot No. 2, Section No. 4, (Sanford Tract) Tract 1 and further being known as part of a parcel of land conveyed to Sherri R. Collins (PPN 01-117832) by deed recorded in Volume 1104, Page 659 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a P.K. Nail in the centerline of Stafford Road, 60 feet wide, at its intersection with the centerline of Wing Road, 60 feet wide, said P.K. Nail also being the Southwesterly corner of land conveyed to Kim Thomas Kuhnle (PPN 01-048200) by deed recorded in Volume 1240, Page 821 of Geauga County Deed Records, said P.K. Nail also being the Northwesterly corner of Original Lot No. 3, Section No. 4;

Thence North $89^{\circ} 31' 03''$ East, along said centerline of Stafford Road, also being the Northerly line of Original Lot No. 3, Section No. 4, a distance of 140.28 feet to the Southeasterly corner of land so conveyed to Kim Thomas Kuhnle;

Thence North $0^{\circ} 28' 01''$ West, along an Easterly line of land so conveyed to Kim Thomas Kuhnle, a distance of 30.00 feet to a $5/8$ inch iron pin found on the Northerly right-of-way of said Stafford Road;

Thence Northwesterly along the arc of a curve deflecting to the right, also being an Easterly line of land so conveyed to Kim Thomas Kuhnle, 63.04 feet, said curve having a radius of 40.00 feet, a delta of $90^{\circ} 17' 53''$, and a chord which bears North $45^{\circ} 19' 05''$ West a distance of 56.72 feet to a $5/8$ inch iron pin found;

Thence North $0^{\circ} 10' 09''$ West, along an Easterly line of land so conveyed to Kim Thomas Kuhnle, a distance of 29.64 feet to a $5/8$ inch iron pin found;

Thence Northwesterly along the arc of a curve deflecting to the left, also being an Easterly line of land so conveyed to Kim Thomas Kuhnle, 91.46 feet, said curve having a radius of 280.00 feet, a delta of $18^{\circ} 42' 56''$, and a chord which bears North $09^{\circ} 31' 38''$ West a distance of 91.06 feet to a $5/8$ inch iron pin set;

Thence Northwesterly along the arc of a curve deflecting to the right, also being an Easterly line of land so conveyed to Kim Thomas Kuhnle, 78.31 feet, said curve having a radius of 220.00 feet, a delta of $20^{\circ} 23' 45''$, and a chord which bears North $11^{\circ} 26' 00''$ West a distance of 77.90 feet to a point (witness a $5/8$ inch iron pin found 4.43 feet North and 0.40 feet East);

Thence North $0^{\circ} 10' 09''$ West, along an Easterly line of land so conveyed to Kim Thomas Kuhnle, a distance of 189.53 feet to a $5/8$ inch iron pin set and the Principal Place of Beginning of the premises herein intended to be described;

- COURSE I Thence North 0° 10' 09" West, continuing along said Easterly line of land so conveyed to Kim Thomas Kuhnle, a distance of 301.17 feet to a 5/8 inch iron pin set at an interior corner thereof (witness a 5/8 inch iron pin found 28.51 feet South and 0.97 feet West);
- COURSE II Thence South 80° 09' 05" East, along a Southerly line of land so conveyed to Kim Thomas Kuhnle, a distance of 324.38 feet to a 5/8 inch iron pin set on the Westerly line of land conveyed to Dale R. Ryan (PPN 01-076330) by deed recorded in Volume 682, Page 674 of Geauga County Deed Records (witness a 5/8 inch iron pin found 33.28 feet South);
- COURSE III Thence South 0° 06' 42" East, along said Westerly line of land so conveyed to Dale R. Ryan, a distance of 243.00 feet to a 5/8 inch iron pin set;
- COURSE IV Thence South 89° 31' 03" West, a distance of 319.20 feet to the Principal Place of Beginning and containing 1.9946 acres of land as surveyed, calculated and described on May 20, 2009 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.



5-20-09

DATE

RUDY E. SCHWARTZ, P.S. 7193

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

PAK 5/21/09

OFFICE OF THE
GEAUGA COUNTY ENGINEER

REMAINING LANDS
LEGAL DESCRIPTION
OF A
3.1719 ACRE PARCEL
FOR
SHERRI R. COLLINS

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being a part of Original Lot No. 2, Section No. 4, (Sanford Tract) Tract 1 and further being known as part of a parcel of land conveyed to Sherri R. Collins (PPN 01-117832) by deed recorded in Volume 1104, Page 659 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a P.K. Nail found in the centerline of Stafford Road, 60 feet wide, at its intersection with the centerline of Wing Road, 60 feet wide, said P.K. Nail being at the Southwesterly corner of land conveyed to Kim Thomas Kuhnle (PPN 01-048200) by deed recorded in Volume 1240, Page 821 of Geauga County Deed Records, said P.K. Nail also being the Northwesterly corner of Original Lot No. 3, Section No. 4;

Thence North 89° 31' 03" East, along said centerline of Stafford Road, also being said Northerly line of Original Lot No. 3, Section No 4, a distance of 140.28 feet to the Southeasterly corner of land so conveyed to Kim Thomas Kuhnle and the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence North 0° 28' 01" West, along an Easterly line of land so conveyed to Kim Thomas Kuhnle, a distance of 30.00 feet to a 5/8 inch iron pin found on the Northerly right-of-way of said Stafford Road;

COURSE II Thence Northwesterly along the arc of a curve deflecting to the right, also being an Easterly line of land so conveyed to Kim Thomas Kuhnle, 63.04 feet, said curve having a radius of 40.00 feet, a delta of 90° 17' 53", and a chord which bears North 45° 19' 05" West a distance of 56.72 feet to a 5/8 inch iron pin found;

COURSE III Thence North 0° 10' 09" West, along an Easterly line of land so conveyed to Kim Thomas Kuhnle, a distance of 29.64 feet to a 5/8 inch iron pin found;

COURSE IV Thence Northwesterly along the arc of a curve deflecting to the left, also being an Easterly line of land so conveyed to Kim Thomas Kuhnle, 91.46 feet, said curve having a radius of 280.00 feet, a delta of 18° 42' 56", and a chord which bears North 09° 31' 38" West a distance of 91.06 feet to a 5/8 inch iron pin set;

COURSE V Thence Northwesterly along the arc of a curve deflecting to the right, also being an Easterly line of land so conveyed to Kim Thomas Kuhnle, 78.31 feet, said curve having a radius of 220.00 feet, a delta of 20° 23'

45", and a chord which bears North 11° 26' 00" West a distance of 77.90 feet to a point (witness a 5/8 inch iron pin found 4.43 feet North and 0.40 feet East);

COURSE VI Thence North 0° 10' 09" West, along an Easterly line of land so conveyed to Kim Thomas Kuhnle, a distance of 189.53 feet to a 5/8 inch iron pin set;

COURSE VII Thence North 89° 31' 03" East, a distance of 319.20 feet to a 5/8 inch iron pin set on the Westerly line of land conveyed to Dale R. Ryan (PPN 01-076330) by deed recorded in Volume 682, Page 674 of Geauga County Deed Records;

COURSE VIII Thence South 0° 06' 42" East, along said Westerly line of land so conveyed to Dale R. Ryan, and passing through a 1 1/2 inch iron pipe found at 425.84 feet, a total distance of 455.80 feet to a point in said centerline of Stafford Road, at the Southwesterly corner thereof, said point also being on said Northerly line of Original Lot No. 3, Section No. 4;

COURSE IX Thence South 89° 31' 03" West, along said centerline of Stafford Road, also being the Northerly line of Original Lot No. 3, Section No. 4, a distance of 248.35 feet to the Principal Place of Beginning and containing 3.1719 acres of land (3.0007 acres excepting the area within the right-of-way of said Stafford Road) as surveyed, calculated and described on May 20, 2009 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.



5-20-09

DATE

RUDY E. SCHWARTZ, P.S. 7193

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

PAK 5/21/09

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