

This survey is a boundary survey prepared in accordance with Chapter 4733-37, Ohio Administrative Code. The basis of bearings for this survey is South 19°-59'-00" East as the centerline of Thorpe Road, as evidenced by monuments found, and is the same bearing as found in Official Record Volume 1835, Page 3146 of Geauga County Records. Distances are given in feet and decimal parts thereof. All iron pins shown as set are 30" long 5/8" rebar with an identification cap stamped "McSTEEN 7104".

MAP OF SURVEY FOR 18190 THORPE ROAD

Known as being part of Original Auburn Township Lot No. 7,
Section No. 3, Tract No. 2, now situated in the

**TOWNSHIP OF AUBURN
COUNTY OF GEauga - STATE OF OHIO**

by

McSTEEN & ASSOCIATES, INC.

ENGINEERS & SURVEYORS

1415 East 286th Street

Wickliffe, Ohio 44092

(440) 585-9800

SURVEY REFERENCES USED

1. Subject and adjoining deeds as noted
2. Map of Survey by Robert L. Kosie, P. S. No. 8167 dated August 5, 2003
3. Map of Survey by Rudy E. Schwartz, P. S. No. 7193 dated February 15, 2005

Robert A. Dornier

8/31/09

ROBERT A. DORNER

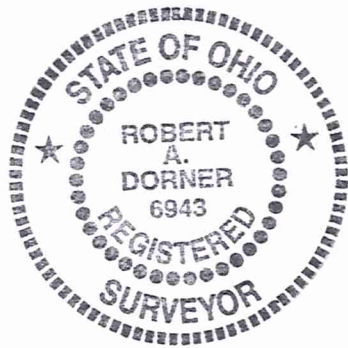
REG. PROF. SURV. No. 6943

Job No.: 09-157

Site No.: 2653

Field Date: August 26, 2009

Survey Date: August 27, 2009



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

R.S. 09/10/09

OFFICE OF THE
GEAUGA COUNTY ENGINEER

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THORPE ROAD (60')

867.15' SCHWARTZ & USED
S 19°59'00" E (BASIS OF BEARINGS)
265.41' DEED & USED

TRUE PLACE
OF BEGINNING

5/8" IRON PIN FOUND
0.18' NORTH @ 31.70'

1" IRON PIPE
FOUND & USED

601.74' CALC.
31.76'
154°28'16"
SCHWARTZ
& USED
5/8" IRON PIN ("KOSIE 8167")
FOUND 0.23' NORTH @ 31.28'

5/8" IRON PIN FOUND
0.16' NORTH @ 31.69'

PPN 01-104200
JAMIE L. CIFERNO
O. R. VOL. 1835,
PG. 3146 G. C. R.

TAYLOR MAY
ROAD (60')

160°06'30"
SCHWARTZ
160°06'20"
OBS.
N 45°30'44" W
377.85' SCHWARTZ
377.88' OBS.

N 25°37'04" W
212.63' SCHWARTZ
212.68' OBS.
1/4" IRON PIN
FOUND & USED

1" IRON PIN MON.
FOUND & USED

POINT OF
COMMENCEMENT

PPN 01-117480
RAY A. LOOMIS, JR. &
PATRICIA L. LOOMIS
VOL. 836, PG. 904
G. C. D. R.

5/8" IRON PIN ("KOSIE 8167")
FOUND ON LINE (SOUTH EDGE),
0.11' EAST

5/8" IRON PIN FOUND &
USED (NORTHWEST EDGE)

N 89°10'49" E
216.46' DEED
216.41' CALC.

48.6'
2 STORY
FRAME
DWELLING
48.4'

10.1' x 12.1'
FRAME SHED
(NO FOUNDATION)

AREA: 65,348 SQUARE FEET
(1.500 ACRE), INCLUDING
7,963 SQUARE FEET (0.183 ACRE)
WITHIN RIGHT OF WAY

250.95' CALC.
FROM DEEDS & USED

N 00°34'17" W

PPN 01-118769
RAY A. LOOMIS, JR. & PATRICIA L. LOOMIS
O. R. VOL. 1669, PG. 656 G. C. R.

TRACT 2 SECTION 3
O. L. 7

S 89°08'03" W
304.62' DEED & USED

O. L. 21 TRACT 3

89°42'20"
DEED &
USED

5/8" IRON PIN FOUND &
USED (NORTHWEST EDGE)

PPN 01-009600

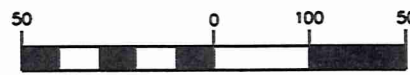
ELMER RALPH BROWN & JOANN BROWN, TRUSTEES
O. R. VOL. 1754, PG. 1057 G. C. R.

205.00'
DEED & OBS.

5/8" IRON PIN ("KOSIE 8167")
FOUND & USED FOR LINE



GRAPHIC SCALE



1 inch = 50 feet

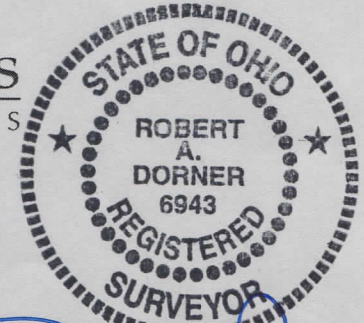
- denotes iron pin found as noted
- ☒ denotes iron pin in monument box assembly found as noted
- denotes iron pipe found as noted

(AUB 00275)

Ciferno (09-070)
picked up 09-02-09

Mc Steen & Associates
ENGINEERS & SURVEYORS

File No. 09-157
August 27, 2009



LEGAL DESCRIPTION
18190 Thorpe Road
Township of Auburn, Ohio

Robert A. Dorner
8/31/09

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being part of Original Auburn Township Lot No. 7, Section No. 3, Tract No. 2, further known as being all of those lands conveyed to Jamie L. Ciferno by deed recorded in Official Record Volume 1835, Page 3146 of Geauga County Records and more particularly bounded and described as follows:

Commencing for reference at a 1-inch iron pin monument found at the intersection of the centerline of Thorpe Road, 60 feet wide, and the centerline of Taylor May Road, 60 feet wide; thence, South 25°-37'-04" East along the centerline of Thorpe Road, a distance of 212.68 feet to a 1/4-inch iron pin found at an angle therein; thence, South 45°-30'-44" East along the centerline of Thorpe Road, a distance of 377.88 feet to a 1-inch iron pipe found at an angle therein; thence, South 19°-59'-00" East along the centerline of Thorpe Road, a distance of 601.74 feet to the southeasterly corner of lands conveyed to Ray A. Loomis, Jr. and Patricia L. Loomis by deed recorded in Volume 836, Page 904 of Geauga County Records and the **TRUE PLACE OF BEGINNING** of the premises herein described;

Course No. 1: thence, continuing **South 19°-59'-00" East** along the centerline of Thorpe Road, a distance of **265.41 feet** to its intersection with the southerly line of Original Auburn Township Lot No. 7, Section No. 3, Tract No. 2;

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Cuyahoga Falls • Painesville • Wickliffe
Corporate Office: 1415 East 286th Street Wickliffe, Ohio 44092

440.585.9800 Toll Free: 800.250.3451 Mortgage Fax 440.585.9801 Survey Fax 440.585.9802
www.mcsteen.com

File No. 09-157
August 27, 2009

LEGAL DESCRIPTION
18190 Thorpe Road
Township of Auburn, Ohio
continued

Course No. 2: thence, **South 89°-08'-03" West** along the southerly line of Original Auburn Township Lot No. 7, Section No. 3, Tract No. 2, also being the northerly line of lands conveyed to Elmer Ralph Brown and Joan Brown, Trustees by deed recorded in Official Record Volume 1754, Page 1057 of Geauga County Records, and passing a 5/8-inch iron pin found distant 0.18 feet North at 31.70 feet, a total distance of **304.62 feet** to a 5/8-inch iron pin found at the southeasterly corner of lands conveyed to Ray A. Loomis, Jr. and Patricia L. Loomis by deed recorded in Official Record Volume 1669, Page 656 of Geauga County Records;

Course No. 3: thence, **North 00°-34'-17" West** along the easterly line of said Loomis lands, a distance of **250.95 feet** to a 5/8-inch iron pin found at the southwesterly corner of lands conveyed to Loomis in Volume 836, Page 904 as aforesaid (distant);

Course No. 4: thence, **North 89°-10'-49" East** along the southerly line of said Loomis lands, passing through a 5/8-inch iron pin with "Kosie 8137" ID cap found at 0.11 feet, and passing a 5/8-inch iron pin found distant 0.16 feet North at 184.72 feet, and passing a 5/8-inch iron pin with "Kosie 8137" ID cap found distant 0.23 feet North at 185.13 feet, a total distance of **216.41 feet** to the true place of beginning, said premises containing **65,348 square feet (1.500 acre)** of land more or less, including 7,963 square feet (0.183 acre) within the right of way of Thorpe Road, as surveyed in August of 2009 by Robert A. Dorner, Registered Professional Land Surveyor No. 6943 for and on behalf of **McSteen & Associates, Inc.** under Project No. 09-157 and being subject to all legal highways and easements of record.

The basis of bearings for this legal description is South 19°-59'-00" East as the centerline of Thorpe Road, as evidenced by monuments found, and is the same bearing as found in Official Record Volume 1835, Page 3146 of Geauga County Records.

SURVEY PLAT & LEGAL DESCRIPTION
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