

Washington Street

60'

324.08'

315.20'

Record Remaining

Frontage

Pipa
Pipa

$\angle 85^{\circ}55'30''$ E
542.75'

$\angle 04^{\circ}04'30''$ E 30.00' Record & Used

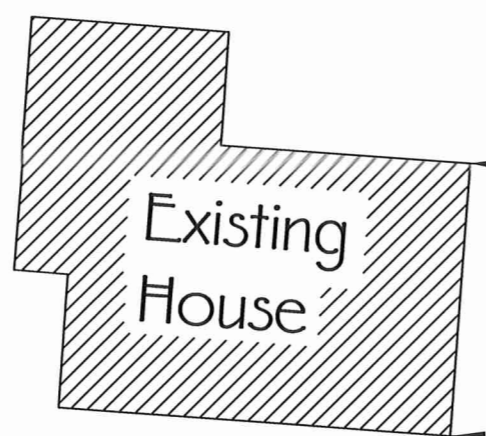
$\frac{5}{8}$ " iron pin in Monument Box found and used

316.32'

$\angle 85^{\circ}55'30''$ E

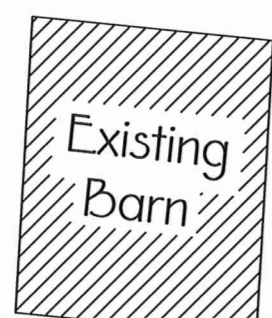
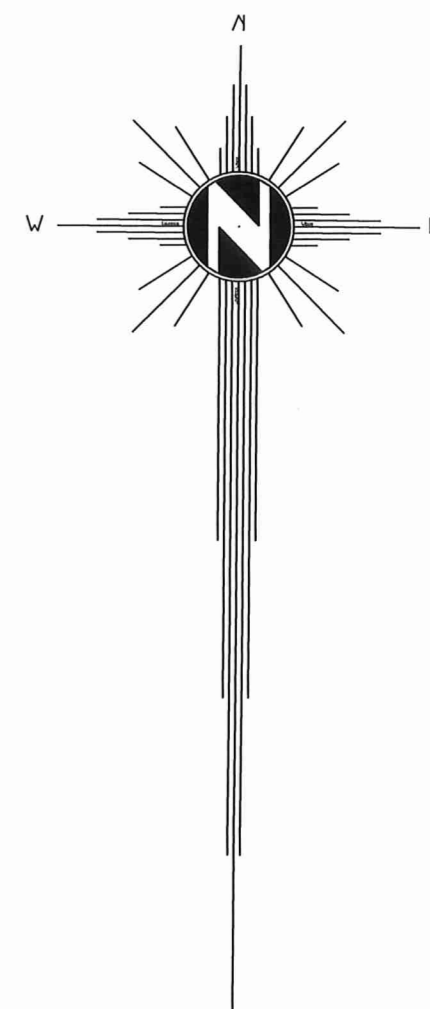
Brittany Woods Subdivision - Volume 25, Pages 14-15
of
Line
Property
Pipa

Center Line of Heifers Trail
Plat Volume 20, Page 105-106



Line

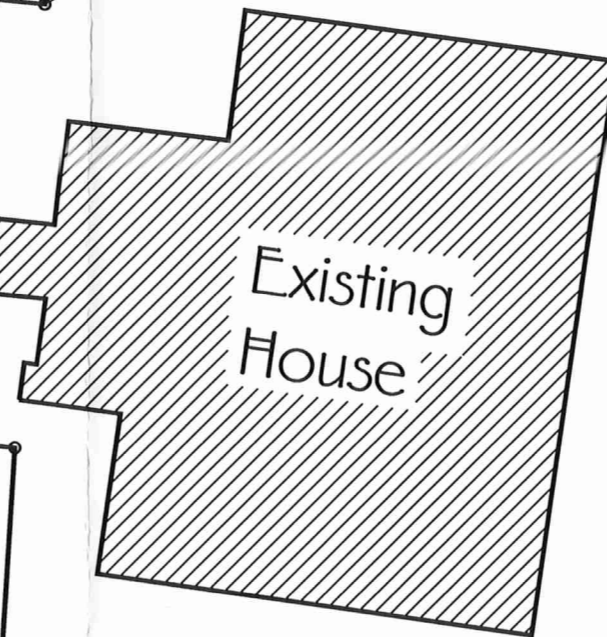
Lewis C. Tomsic, Trustee
Volume 1317, Page 474
P.P. No. 01-107400



$\angle 86^{\circ}55'42''$ E

8.88'

$\angle 84^{\circ}08'00''$ E 5.28'



Lands Remaining in the Name of:
Heather L. Pipa
Volume 1177, Page 640
P.P. No. 01-108940

0.1804 Acres
Property

PLAT OF SURVEY

Situated in the Township of Auburn, County of Geauga and the State of Ohio, and known as being part of Lot No. 5 in Section No. 5 of Tract No. 2 within said Township and intending to survey part of land conveyed to Heather L. Pipa by deed recorded in Volume 1177, Page 640 of the Geauga County Deed Records.

10.64 Acres Record Pipa
10.46 Acres Remaining Pipa

I certify to Lewis C. Tomsic that I have prepared this Plat and that it is based on a survey made by me in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code governing land surveys in the State of Ohio.
The bearings shown on this Plat are oriented to an assumed meridian and intended to indicate angular relationships only.
CALL THE OHIO UTILITIES PROTECTION SERVICE AT 1-800-562-2764 BEFORE ANY EXCAVATION.
Distances are expressed in U.S. Survey Feet and decimal parts thereof.
The above certification is intended only to those parties named herein, and is valid only when accompanied by an ORIGINAL SIGNATURE below.
The undersigned has not been provided a title examination and this survey is based ONLY on the documents shown on this plat and NO liability is assumed for the existence of any other documents that may affect the surveyed premises that would be revealed by a Title Examination.
The undersigned assumes no liability for the use of unauthorized copies of the Plat of Survey, nor for any use, or reliance upon, by persons other than those specifically named herein for the intended purpose of the Survey.

Kerry A. Braun
Kerry A. Braun
Ohio Professional Surveyor No. 7451

Date: 11/03/2011



THIS SURVEY SPECIFICALLY DOES NOT LOCATE ANY STRUCTURE, EITHER ABOVE GROUND OR UNDERGROUND, NOT SHOWN ON THIS PLAT, AND NO LIABILITY IS ASSUMED FOR THE EXISTENCE, LOCATION, CONDITION, TYPE OR SIZE OF ANY STRUCTURE NOT SHOWN HEREON.

- Denotes 5/8 inch iron pin set
- Denotes one inch iron pipe found and used
- Denotes 5/8 inch iron pin in Monument Box found and used

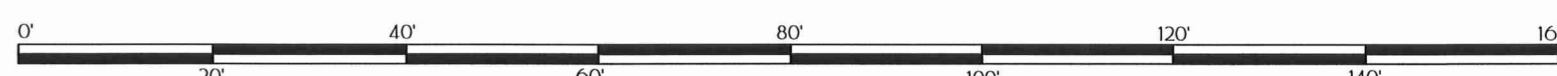
SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.S. 11/7/11
OFFICE OF THE REVISOR
GEAUGA COUNTY ENGINEER

Kerry A. Braun, Professional Surveyor

19045 Munn Road
Chagrin Falls, Ohio 44023

Phone: 530-562-5019

1" iron pipe found and used



Scale: 1" = 20'

Situated in the Township of Auburn, County of Geauga and the State of Ohio, and known as part of Lot No. 5 in Section No. 3 of Tract No. 2 within said Township and further described as follows:

Beginning in the center line of Settlers Trail (60 feet wide) at a 5/8 inch iron pin found and used in a Monument Box at the intersection of said center line with the Southerly Right-of-Way of Washington Street (60 feet wide) as shown by plat recorded in Volume 20, Page 105-106 of the Geauga County Plat Records;

Thence N. 04° 04' 30" E. along said Settlers Trail center line a record distance of 30.00 feet to the center line of said Washington Street (60 feet wide);

Thence N. 85° 55' 30" W. along said Washington Street center line (60 feet wide) 542.75 feet to the Northwesterly corner of land conveyed to Lewis C. Tomsic, Trustee, (P.P. No. 01-107400) by deed recorded in Volume 1317, Page 474 of the Geauga County Deed Records, said Northwesterly corner also being the Northeasterly corner of land conveyed to Heather L. Pipa by deed recorded in Volume 1177, Page 640 of the Geauga County Deed Records, (P.P. No. 01-108940), and the Principal Place of Beginning of the land herein intended to be described;

- Course No. 1:** Thence S. 03° 42' 20" W. along the Westerly boundary of said Tomsic, through a 5/8 inch iron pin set at 30.00 feet in the Southerly Right-of-Way of said Washington Street (60 feet wide), a total distance of 220.97 to a one inch iron pipe found and used;
- Course No. 2:** Thence N. 84° 08' 00" W. continuing along said Westerly boundary of Tomsic 5.28 feet to a one inch iron pipe found and used;
- Course No. 3:** Thence S. 03° 24' 00" W. continuing along said Westerly boundary of Tomsic 46.42 feet to a one inch iron pipe found and used;
- Course No. 4:** Thence S. 84° 08' 00" E. continuing along said Westerly boundary of Tomsic 5.03 feet to a one inch iron pipe found and used;
- Course No. 5:** Thence S. 03° 42' 20" W. continuing along said Westerly boundary of Tomsic 325.18 feet to a 5/8 inch iron pin set at the Southeasterly corner of the parcel herein described;
- Course No. 6:** Thence N. 86° 17' 44" W. through the said land of Heather L. Pipa 27.77 feet to a 5/8 inch iron pin set;
- Course No. 7:** Thence N. 11° 23' 00" E. through the said land of Heather L. Pipa 119.67 feet to a 5/8 inch iron pin set;

- Course No. 8:** Thence N. 02° 35' 49" E. through the said land of Heather L. Pipa 82.64 feet to a 5/8 inch iron pin set;
- Course No. 9:** Thence N. 05° 03' 05" W. through the said land of Heather L. Pipa 68.06 feet to a 5/8 inch iron pin set;
- Course No. 10:** Thence N. 08° 56' 19" E. through the said land of Heather L. Pipa 128.58 feet to a 5/8 inch iron pin set;
- Course No. 11:** Thence S. 86° 35' 42" E. through the said land of Heather L. Pipa 8.88 feet to a 5/8 inch iron pin set;
- Course No. 12:** Thence N. 02° 01' 30" E. through the said land of Heather L. Pipa and through a 5/8 inch iron pin set at 166.10 feet in the Southerly Right-of-Way of said Washington Street (60 feet wide), a total distance of 196.12 feet to the said Washington Street center line;
- Course No. 13:** S. 85° 55' 30" E. along said center line 8.88 feet to the Principal Place of Beginning, containing 0.1804 acres as surveyed in October, 2011 by Kerry A. Braun, Ohio Professional Surveyor No. 7451.

The bearings in this description are oriented to an assumed meridian and are intended to indicate angular relationships only.

This description is of part of lands conveyed to Heather L. Pipa (P.P. # 01-108940) by deed recorded in Volume 1177, Page 640 of the Geauga County Deed Records.

Kerry A. Braun

Kerry A. Braun
Ohio Professional Surveyor No. 7451

11/03/2011

Date



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

R.S.

11/7/11

OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER