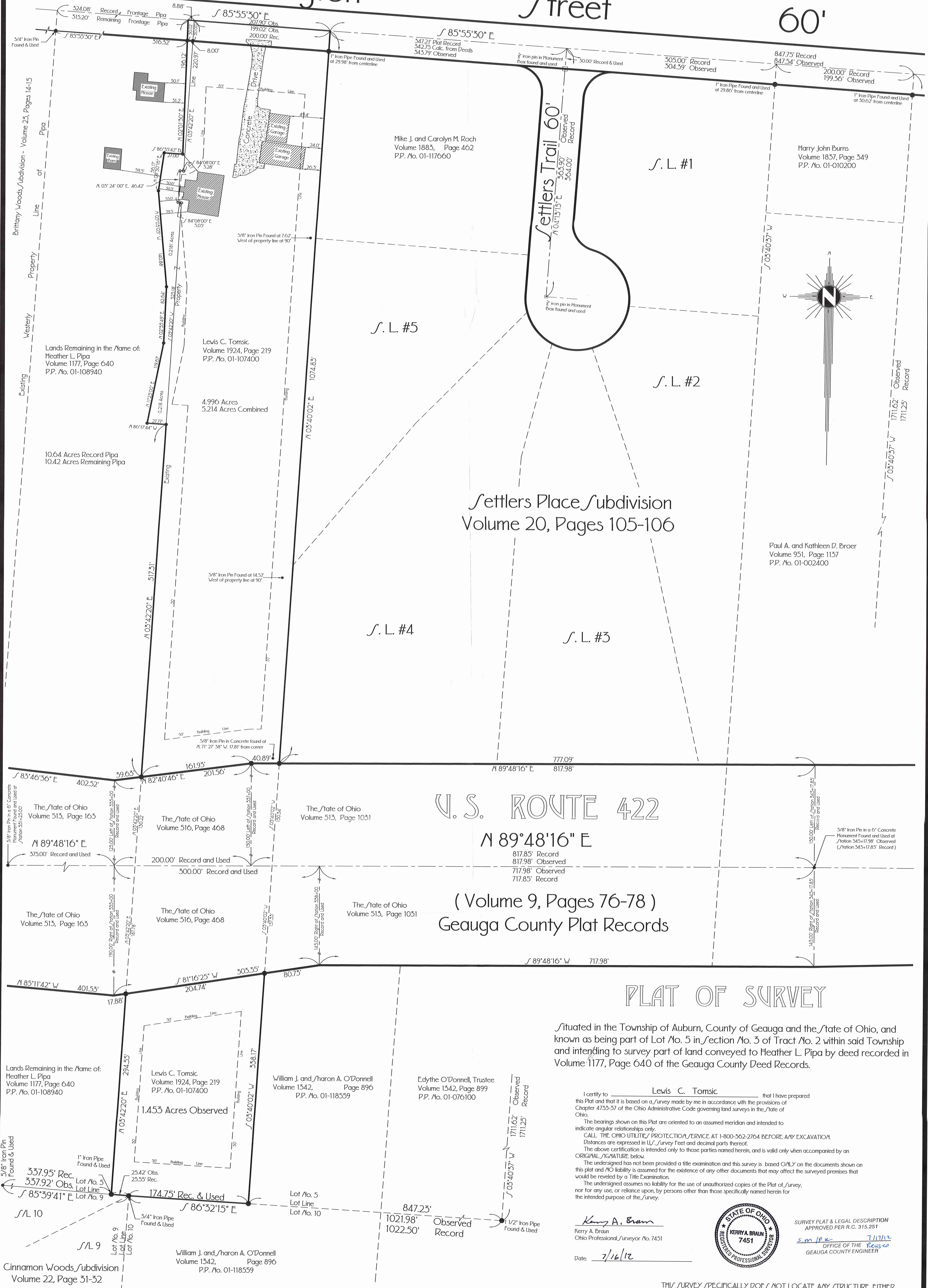


Washington Street

Street

60'



Settlers Place Subdivision Volume 20, Pages 105-106

U.S. ROUTE 422

(Volume 9, Pages 76-78) Geauga County Plat Records

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. 3 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.

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 4755-57 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 UTILITY PROTECTION SERVICE AT 1-800-362-2764 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: 7/16/12



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
Sam Lopez 7/17/12
OFFICE OF THE
GEAUGA COUNTY ENGINEER

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" by 30" iron pin set unless otherwise indicated
- Denotes 1" iron pipe found unless otherwise indicated

Kerry A. Braun, Professional Surveyor

19045 Munn Road
Chagrin Falls, Ohio 44025
Phone: 330-562-5019

Scale: 1" = 60'



AUB00291

Tomsic, Lewis

12-058

picked up 7/20/12

01-107400

Vol. 1959 Pg 3356-3360

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° 13' 15" 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) 343.79 feet to the Northeasterly corner of land conveyed to Lewis C. Tomsic, (P.P. No. 01-107400) by deed recorded in Volume 1924, Page 219 of the Geauga County Deed Records, said Northeasterly corner bearing N. 85° 55' 30" W. along said Washington Street center line (60 feet wide) 847.54 feet from the Northeasterly corner of land conveyed to Harry John Burns by deed recorded in Volume 1837, Page 349 of the Geauga County Deed Records, (P.P. No. 01-010200), and the Principal Place of Beginning of the land herein intended to be described;

Course No. 1: Thence S. 03° 40' 02" W. along the Easterly boundary of said Tomsic, through a 1" iron pipe found and used at 29.98 feet, a total distance of 1074.83 feet to a 5/8" by 30" iron pin set in the Northerly Right-of-Way of U. S. Route 422 as conveyed to The State of Ohio by deed recorded in Volume 516, Page 468 of the Geauga County Deed Records, and Centerline Survey Plat recorded in Volume 9, Pages 76-78.

Course No. 2: Thence S. 89° 48' 16" W. along said Northerly Right-of-Way 40.89 feet to a 5/8" by 30" iron pin set at an angle thereof;

Course No. 3: Thence S. 82° 40' 46" W. continuing along said Northerly Right-of-Way 161.93 feet to a 5/8" by 30" iron pin set in the Easterly line of land conveyed to Heather L. Pipa (P.P. No. 01-108940) by deed recorded in Volume 1177, Page 640 of the aforesaid deed records, said Easterly line of Pipa also being the Westerly line of said Tomsic;

- Course No. 4:** Thence N. 03° 42' 20" E. along said Easterly line of Pipa and the Westerly line of Tomsic 517.31 feet to a 5/8" by 30" iron pin set;
- Course No. 5:** Thence N. 86° 17' 44" W. through the said land of Heather L. Pipa 27.77 feet to a 5/8" by 30" iron pin set;
- Course No. 6:** Thence N. 11° 23' 00" E. through the said land of Heather L. Pipa 119.67 feet to a 5/8" by 30" iron pin set;
- Course No. 7:** Thence N. 02° 35' 49" E. through the said land of Heather L. Pipa 82.64 feet to a 5/8" by 30" iron pin set;
- Course No. 8:** Thence N. 05° 03' 05" W. through the said land of Heather L. Pipa 140.88 feet to a 5/8" by 30" iron pin set;
- Course No. 9:** Thence N. 08° 30' 16" E. through the said land of Heather L. Pipa 56.17 feet to a 5/8" by 30" iron pin set;
- Course No. 10:** Thence S. 86° 35' 42" E. through the said land of Heather L. Pipa 27.00 feet to a 5/8" by 30" iron pin set;
- Course No. 11:** Thence N. 02° 01' 30" E. through the said land of Heather L. Pipa and through a 5/8" by 30" 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. 12:

S. 85° 55' 30" E. along said center line 207.90 feet to the Principal Place of Beginning, containing 5.214 acres as surveyed in February, 2012 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 and part of lands conveyed to Lewis C. Tomsic, (P.P. No. 01-107400) by deed recorded in Volume 1924, Page 219 of the Geauga County Deed Records.

Kerry A Braun

Kerry A. Braun
Ohio Professional Surveyor No. 7451

7/16/12

Date



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

S.M.P.K. *7/17/12*
OFFICE OF THE *Revised*
GEGAUGA COUNTY ENGINEER

01-119153
Vol. 1959 Pg. 3347-
3350

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° 13' 15" 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) 542.81 feet to the Northwesterly corner of land conveyed to Lewis C. Tomsic, (P.P. No. 01-107400) by deed recorded in Volume 1924, Page 219 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" by 30" 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 feet 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" by 30" 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" by 30" 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" by 30" 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" by 30" iron pin set;
- Course No. 9:** Thence N. 05° 03' 05" W. through the said land of Heather L. Pipa 140.88 feet to a 5/8" by 30" iron pin set;
- Course No. 10:** Thence N. 08° 30' 16" E. through the said land of Heather L. Pipa 56.17 feet to a 5/8" by 30" iron pin set;
- Course No. 11:** Thence S. 86° 35' 42" E. through the said land of Heather L. Pipa 27.00 feet to a 5/8" by 30" 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" by 30" 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 0.218 acres as surveyed in February, 2012 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

7/16/12
 Date



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

S.M.P.K. 7/17/12
 OFFICE OF THE *Revised*
 GAUGA COUNTY ENGINEER

01-119154
Vol. 1959 Pg. 3351-3355

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° 13' 15" 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) 343.79 feet to the Northeasterly corner of land conveyed to Lewis C. Tomsic, (P.P. No. 01-107400) by deed recorded in Volume 1924, Page 219 of the Geauga County Deed Records, said Northeasterly corner bearing N. 85° 55' 30" W. along said Washington Street center line (60 feet wide) 847.54 feet from the Northeasterly corner of land conveyed to Harry John Burns by deed recorded in Volume 1837, Page 349 of the Geauga County Deed Records, (P.P. No. 01-010200);

Thence S. 03° 40' 02" W. along the Easterly boundary of said Tomsic, through a 1" iron pipe found and used at 29.98 feet, a total distance of 1074.83 feet to a 5/8" by 30" iron pin set in the Northerly Right-of-Way of U. S. Route 422 and at the Northeasterly corner of land conveyed to The State of Ohio by deed recorded in Volume 516, Page 468 of the Geauga County Deed Records, and as shown by Centerline Survey Plat recorded in Volume 9, Pages 76-78.

Thence S. 03° 40' 02" W. along the Easterly line of said State of Ohio and through said Right-of-Way, 307.67 feet to a 5/8" by 30" iron pin set in the Southerly Right-of-Way of said U. S. Route 422 and at a Northwesterly corner of land conveyed to William J. and Sharon A. O'Donnell (p.p. No. 01-118559 by deed recorded in Volume 1342, Page 896 of the aforesaid deed records, and the Principal Place of Beginning of the land herein intended to be described;

Course No. 1:

Thence S. 03° 40' 02" W. along a Westerly boundary of said O'Donnell, which is also the Easterly boundary of said Tomsic, 338.17 feet to a 5/8" by 30" iron pin set at the Southeasterly corner of said Tomsic and in a Northerly line of said O'Donnell and being the common line between Lot No. 5 and Lot No. 10 in said Tract and Section;

Course No. 2:

Thence N. 86° 32' 15" W. along said Northerly line of O'Donnell and said common Lot Line, which is the Southerly boundary of said Tomsic, 174.75 feet to a ¾" iron pipe found and used at the Northeasterly corner of Cinnamon Woods Subdivision as shown by plat recorded in Volume 22, Pages 31-32 of the Geauga County Plat Records, said corner also being a common corner of Lot No. 9 and Lot No. 10 in said Tract and Section;

Course No. 3:

Thence N. 85° 39' 41" W. along the Northerly line of said Cinnamon Woods Subdivision and the said common Lot Line of Lot No. 5 and Lot No. 9, which is also the Southerly boundary of said Tomsic 25.42 feet to a 1" iron pipe found and used at the Southeasterly corner of land conveyed to Heather L. Pipa (P.P. # 01-108940) by deed recorded in Volume 1177, Page 640 of the Geauga County Deed Records;

Course No. 4:

Thence N. 03° 42' 20" E. along the Easterly line of said Pipa, which is also the Westerly line of said Tomsic, 294.55 feet to a 5/8" by 30" iron pin set at the Southwestery corner of said land conveyed to The State of Ohio, and in the Southerly Right-of-Way of said U. S. Route 422;

Course No. 5:

Thence N. 81° 16' 25" E. along the Southerly Right-of-Way of said U. S. Route 422, and the State of Ohio land 204.74 feet to the Principal Place of Beginning, containing 1.453 acres as surveyed in February, 2012 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 Lewis C. Tomsic, (P.P. No. 01-107400) by deed recorded in Volume 1924, Page 219 of the Geauga County Deed Records.

Kerry A. Braun

Kerry A. Braun
Ohio Professional Surveyor No. 7451

7/16/12

Date



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

S.M. P.K. *7/17/12*
OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER