



TRUE NORTH  
ODOT VRS AND CORS GNSS NETWORK  
NAD83, NAVD88, GRS80, GEOID 12A

GRAPHIC SCALE: 1" = 100'

○ - DENOTES 5/8" x 30" IRON (STEEL) REBAR PIN (#5 REBAR) WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET

c - DENOTES CALCULATED MEASUREMENT r - DENOTES RECORD MEASUREMENT  
d - DENOTES DEED MEASUREMENT p - DENOTES PLAT MEASUREMENT  
o - DENOTES OBSERVED MEASUREMENT u - DENOTES USED MEASUREMENT  
FD - DENOTES FOUND MONUMENT C.L. - DENOTES CENTERLINE R/W - DENOTES RIGHT-OF-WAY  
---x--- DENOTES BARBED WIRE FENCE FOUND

PLAT OF RE-SURVEY (UPDATE), LOT SPLIT, AND CONSOLIDATION PREPARED FOR:

**NANCY MARIE SPAETH,  
MARK A., AND KAREN M. FOGARTY**

SITUATED IN THE TOWNSHIP OF AUBURN,  
COUNTY OF GEauga AND STATE OF OHIO AND  
KNOWN AS BEING PART OF ORIGINAL LOTS  
NO. 10 AND 15, IN TRACT NO. 3, WITHIN SAID  
TOWNSHIP.



**ZONING INFORMATION**

SCHEDULE 4.03(k); R-1 RESIDENTIAL 3 ACRE DISTRICT  
(SINGLE FAMILY DWELLING)  
MINIMUM LOT AREA: 3.00 ACRES  
MINIMUM FRONTAGE: 200 FEET  
MINIMUM SETBACK: 65 FEET FROM R/W  
MINIMUM SIDEYARD: 30.00 FEET  
MINIMUM REARYARD: 50 FEET  
MAXIMUM LOT COVERAGE: 10%

TOWNSHIP/CITY/VILLAGE: AUBURN TOWNSHIP  
ORIGINAL LOTS NO. 10 AND 15,  
TRACT NO. 3  
GEAUGA COUNTY, OHIO

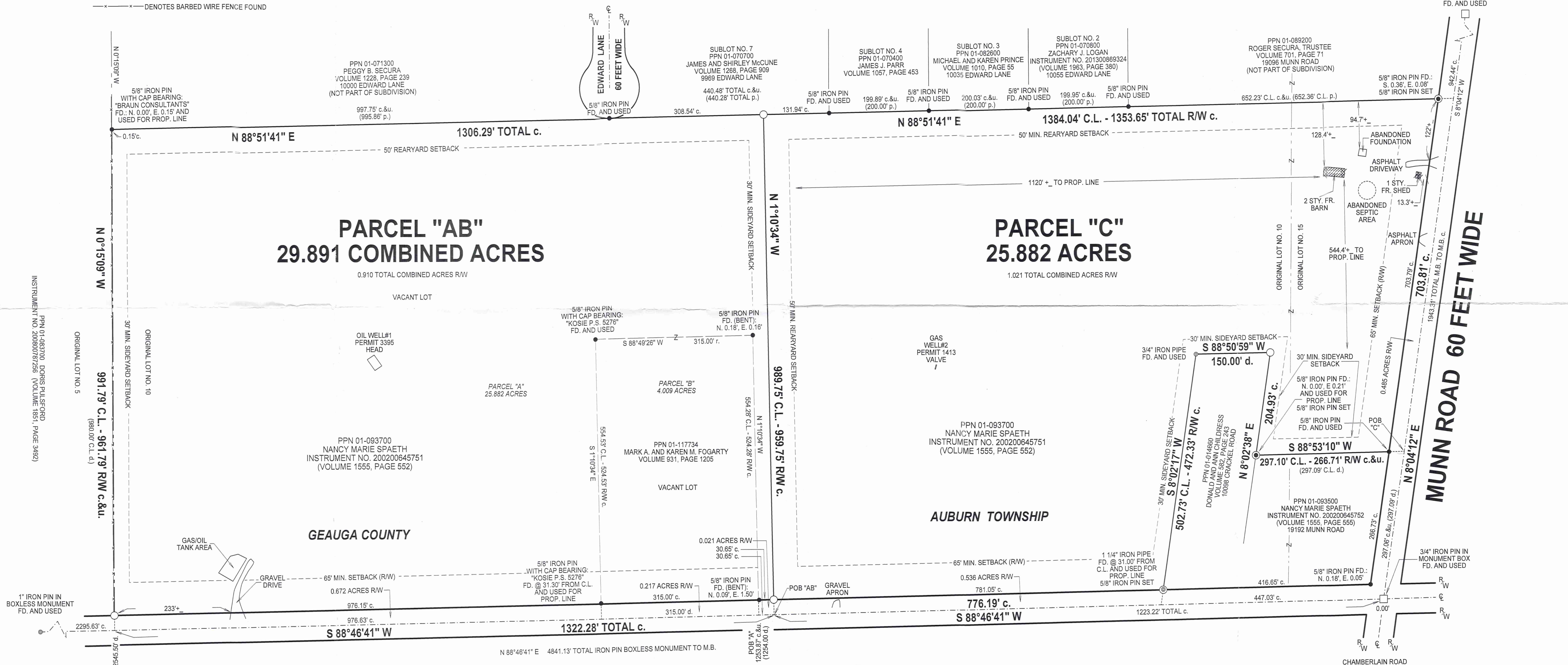
MONTH: 19th  
YEAR: 2014

PAGE: ONE  
OF ONE

SURVEY FOR: NANCY MARIE SPAETH, MARK A., AND KAREN M. FOGARTY

**BASIS OF RESEARCH AND RECORDS**  
ALL COUNTY OWNERSHIP RESEARCH DATA AND PREVIOUS SURVEY RECORDS WERE OBTAINED FROM THE COUNTY RECORDER'S OFFICE AND THE COUNTY MAP ROOM. ALL COUNTY CENTERLINE AND RIGHT-OF-WAY DATA WAS OBTAINED FROM THE COUNTY ENGINEER'S OFFICE. ALL STATE CENTERLINE AND RIGHT-OF-WAY DATA WAS OBTAINED FROM THE OHIO DEPARTMENT OF TRANSPORTATION (O.D.O.T.) RECORDS.

*McCUNE ACRES SUBDIVISION PLAT VOLUME 7, PAGES 27/27A*



**PARCEL "AB"**  
29.891 COMBINED ACRES  
0.910 TOTAL COMBINED ACRES R/W

**PARCEL "C"**  
25.882 ACRES  
1.021 TOTAL COMBINED ACRES R/W

This plat was prepared by  
**D.B. Kosie & Associates**  
Professional Land Surveying

11040 Madison Road  
Montville, Ohio 44064  
**440.286.2131**  
Fax 440.968.3578

www.dbksurveys.com

**SEPTIC SYSTEM INFORMATION**  
THE LOCATION OF ANY EXISTING SEPTIC SYSTEM INFORMATION SHOWN ON THIS PLAT OF SURVEY WAS PROVIDED BY: MARK A., AND KAREN M. FOGARTY

AND NO LIABILITY IS ASSUMED BY D.B. KOSIE & ASSOCIATES (R.L. KOSIE, PS 8167) FOR THE EXISTENCE, LOCATION, CONDITION, TYPE OR SIZE OF ANY UNDERGROUND STRUCTURE THAT IS NOT VISIBLE ABOVE GROUND OR THAT WHICH IS NOT SHOWN ON THIS PLAT OF SURVEY. ALWAYS CALL THE OHIO UTILITIES PROTECTION SERVICE AT 1-800-362-2764 PRIOR TO ANY EXCAVATION.

**ZONING ACCEPTANCE**  
THIS RE-SURVEY, LOT SPLIT, AND CONSOLIDATION OF LOTS COMPLIES WITH THE APPLICABLE AUBURN TOWNSHIP ZONING RESOLUTION.

THIS DAY OF \_\_\_\_\_, 2014.

AND IS ACCEPTED BY:  
SIGNED \_\_\_\_\_  
PRINTED \_\_\_\_\_  
AUBURN TOWNSHIP ZONING INSPECTOR.

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

*[Signature]*  
GEAUGA COUNTY AUDITOR  
TAX MAP DEPT.

THAT I HAVE SURVEYED THESE PREMISES AND PREPARED THIS PLAT OF SURVEY IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO REVISED CODE GOVERNING LAND SURVEYS IN THE STATE OF OHIO. THE BEARINGS SHOWN HEREON ARE BASED ON TRUE NORTH USING THE ODOT VRS AND CORS GNSS NETWORK (NAD83, NAVD88, GRS80, GEOID2002A). DISTANCES ARE BASED ON U.S. FEET WITH DECIMAL PARTS. 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 OF SURVEY. 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 THIS PLAT OF SURVEY, NOR FOR ANY USE OR RELIANCE THEREON, BY PERSONS OTHER THAN THOSE SPECIFICALLY NAMED HEREIN FOR THE INTENDED PURPOSES OF THIS SURVEY.



I CERTIFY TO:  
NANCY MARIE SPAETH, MARK A., AND KAREN M. FOGARTY

*[Signature]*  
ROBERT L. KOSIE, P.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
REGISTRATION NO. 8167



**DBK PLAT NO. 853 2014**



# D.B. Kosie & Associates

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## **PARCEL "A" - 25.882 ACRES**

(0.693 TOTAL COMBINED ACRES R/W)

DEED OF RECORD: PPN 01-093700 NANCY MARIE SPAETH  
INSTRUMENT NO. 200200645751 (VOLUME 1555, PAGE 552)

SITUATED IN THE TOWNSHIP OF AUBURN, COUNTY OF GEauga AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LOT NO. 10, IN TRACT NO. 3, WITHIN SAID TOWNSHIP AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4" IRON PIN IN A MONUMENT BOX FOUND AT THE CENTERLINE INTERSECTION OF MUNN ROAD (60 FEET WIDE) AND CRACKEL ROAD (T.R. 269, 60 FEET WIDE).

THENCE S 88°46'41" W ALONG THE CENTERLINE OF SAID CRACKEL ROAD A DISTANCE OF 1253.87 FEET TO A POINT. SAID POINT BEING THE SOUTHEASTERLY CORNER OF PPN 01-117734 AS CONVEYED TO MARK A. AND KAREN M. FOGARTY AND RECORDED IN VOLUME 931, PAGE 1205 OF GEauga COUNTY RECORDS AND DEEDS (GCRD). SAID POINT ALSO BEING A SOUTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED AND **THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY.**

THENCE N 1°10'34" W ALONG THE EASTERLY LINE OF SAID FOGARTY'S LAND AND PASSING THROUGH A POINT ON THE NORTHERLY MARGIN OF SAID CRACKEL ROAD AS WITNESSED BY A 5/8" IRON PIN FOUND (BENT) NORTH 0.09 FEET, AND EAST 1.50 FEET THEREFROM, A TOTAL DISTANCE OF 554.28 FEET TO A POINT. SAID POINT WITNESSED BY A 5/8" IRON PIN FOUND (BENT) NORTH 0.18 FEET, AND EAST 0.16 FEET THEREFROM. SAID POINT BEING THE NORTHEASTERLY CORNER OF SAID FOGARTY'S LAND.

THENCE S 88°49'26" W ALONG THE NORTHERLY LINE OF SAID FOGARTY'S LAND A

**PARCEL "A" - 25.882 ACRE PARCEL**

(CONTINUED)

A DISTANCE OF 315.00 FEET TO A 5/8" IRON PIN WITH CAP BEARING "KOSIE P.S. 5276" FOUND. SAID POINT BEING THE NORTHWESTERLY CORNER OF SAID FOGARTY'S LAND.

THENCE S 1°10'34" E ALONG THE WESTERLY LINE OF SAID FOGARTY'S LAND AND PASSING THROUGH A 5/8" IRON PIN WITH CAP BEARING "KOSIE P.S. 5276" FOUND AT 523.23 FEET A TOTAL DISTANCE OF 554.53 FEET TO A POINT ON THE CENTERLINE OF THE AFORESAID CRACKEL ROAD. SAID POINT BEING THE SOUTHWESTERLY CORNER OF SAID FOGARTY'S LAND. SAID POINT ALSO BEING A SOUTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE S 88°46'41" W ALONG SAID CENTERLINE A DISTANCE OF 976.63 FEET TO A POINT. SAID POINT BEING THE SOUTHEASTERLY CORNER OF PPN 01-083700 AS CONVEYED TO DORIS PULSFORD AND RECORDED IN INSTRUMENT NO. 200800787256 (VOLUME 1851, PAGE 3492) OF GCRD. SAID POINT ALSO BEING A SOUTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE N 0°15'09" W ALONG THE EASTERLY LINE OF SAID PULSFORD'S LAND AND PASSING THROUGH A 5/8" IRON PIN SET AT 30.00 FEET, A TOTAL DISTANCE OF 991.79 FEET TO A POINT. SAID POINT WITNESSED BY A 5/8" IRON PIN WITH CAP BEARING "BRAUN CONSULTANTS" FOUND NORTH 0.00 FEET AND EAST 0.15 FEET THEREFROM. SAID POINT BEING THE SOUTHWESTERLY CORNER OF PPN 01-071300 AS CONVEYED TO PEGGY B. SECURA AND RECORDED IN VOLUME 1228, PAGE 239 OF GCRD. SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE N 88°51'41" E ALONG THE SOUTHERLY LINE OF SAID SECURA'S LAND AND ALSO ALONG THE SOUTHERLY LINE OF PPN 01-070700 AS CONVEYED TO JAMES AND SHIRLEY McCUNE AND RECORDED IN VOLUME 1268, PAGE 909 OF GCRD, BEING THE SOUTHERLY LINE OF SUBLOT NO. 7 IN McCUNE ACRES SUBDIVISION AS RECORDED IN PLAT VOLUME 7, PAGES 27/27A OF GCRD, PASSING THROUGH SAID WITNESS PIN AT 0.15 FEET, AND ALSO PASSING THROUGH A 5/8" IRON PIN FOUND AT 997.75 FEET, A TOTAL DISTANCE OF 1306.29 FEET TO A 5/8" IRON PIN SET. SAID POINT BEING THE NORTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE S 1°10'34" E ALONG AN EASTERLY LINE OF THE PARCEL HEREIN DESCRIBED AND PASSING THROUGH A 5/8" IRON PIN SET AT 959.75 FEET A TOTAL DISTANCE OF 989.75 FEET TO A POINT ON THE CENTERLINE OF THE AFORESAID

**PARCEL "A" - 25.882 ACRE PARCEL**  
(CONTINUED)

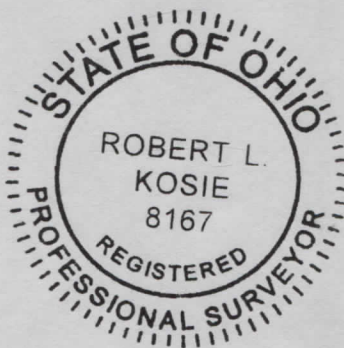
CRACKEL ROAD. SAID POINT BEING A SOUTHEASTERLY CORNER OF THE PARCEL  
HEREIN DESCRIBED.

THENCE S 88°46'41" W ALONG SAID CENTERLINE A DISTANCE OF 30.65 FEET TO  
**THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY** AND CONTAINING  
25.882 ACRES OF LAND (0.693 ACRES RIGHT-OF-WAY) AS SURVEYED BY D.B. KOSIE  
AND ASSOCIATES (ROBERT L. KOSIE, REGISTERED PROFESSIONAL LAND  
SURVEYOR NO. 8167). BEARINGS ARE TO TRUE NORTH USING THE ODOT VRS AND  
CORS GNSS NETWORK (NAD83, NAVD88, GRS80, AND GEOID2012A). DATE: May 13,  
2014. BE THE SAME, MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

THE INTENT OF THIS LEGAL DESCRIPTION IS TO DIVIDE 25.882 ACRES OF LAND FROM THE  
WESTERLY SIDE OF PPN 01-093700 AS CONVEYED TO NANCY MARIE SPAETH AND RECORDED IN  
INSTRUMENT NO. 200200645751 (VOLUME 1555, PAGE 552) OF GCRD.

ALL 5/8" IRON PINS SET SHOWN HEREIN NOTED AS BEING 5/8" x 30" IRON (STEEL) REBAR  
PINS (#5 REBAR) WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167".

ROBERT L. KOSIE  
OHIO PROFESSIONAL  
SURVEYOR NO. 8167



DATED: MAY 13TH 2014

RECEIVED  
SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
[Signature] 5/19/14  
GEAUGA COUNTY AUDITOR  
TAX MAP DEPT.



# D.B. Kosie & Associates

Professional Land Surveying

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## **PARCEL "AB" - 29.891 COMBINED ACRES**

(0.910 TOTAL COMBINED ACRES R/W)

DEEDS OF RECORD: PPN 01-093700 NANCY MARIE SPAETH  
INSTRUMENT NO. 200200645751 (VOLUME 1555, PAGE 552) AND  
PPN 01-117734 MARK A. AND KAREN M. FOGARTY VOLUME 931, PAGE 1205

SITUATED IN THE TOWNSHIP OF AUBURN, COUNTY OF GEauga AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LOT NO. 10, IN TRACT NO. 3, WITHIN SAID TOWNSHIP AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4" IRON PIN IN A MONUMENT BOX FOUND AT THE CENTERLINE INTERSECTION OF MUNN ROAD (60 FEET WIDE) AND CRACKEL ROAD (T.R. 269, 60 FEET WIDE).

THENCE S 88°46'41" W ALONG THE CENTERLINE OF SAID CRACKEL ROAD A DISTANCE OF 1223.22 FEET TO A POINT. SAID POINT BEING THE SOUTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED AND **THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY.**

THENCE S 88°46'41" W CONTINUING ALONG SAID CENTERLINE **A FRONTAGE DISTANCE OF 1322.28 FEET** TO A POINT. SAID POINT BEING THE SOUTHEASTERLY CORNER OF PPN 01-083700 AS CONVEYED TO DORIS PULSFORD AND RECORDED IN INSTRUMENT NO. 200800787256 (VOLUME 1851, PAGE 3492) OF GEauga COUNTY RECORDS AND DEEDS (GCRD). SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE N 0°15'09" W ALONG THE EASTERLY LINE OF SAID PULSFORD'S LAND AND PASSING THROUGH A 5/8" IRON PIN SET AT 30.00 FEET; A TOTAL DISTANCE OF 991.79 FEET TO A POINT. SAID POINT WITNESSED BY A 5/8" IRON PIN WITH CAP BEARING "BRAUN CONSULTANTS" FOUND NORTH 0.00 FEET AND EAST 0.15 FEET

**PARCEL "AB" - 29.891 COMBINED ACRES**

(CONTINUED)

THEREFROM. SAID POINT BEING THE SOUTHWESTERLY CORNER OF PPN 01-071300 AS CONVEYED TO PEGGY B. SECURA AND RECORDED IN VOLUME 1228, PAGE 239 OF GCRD. SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE N 88°51'41" E ALONG THE SOUTHERLY LINE OF SAID SECURA'S LAND AND ALSO ALONG THE SOUTHERLY LINE OF PPN 01-070700 AS CONVEYED TO JAMES AND SHIRLEY McCUNE AND RECORDED IN VOLUME 1268, PAGE 909 OF GCRD, BEING THE SOUTHERLY LINE OF SUBLOT NO. 7 IN McCUNE ACRES SUBDIVISION AS RECORDED IN PLAT VOLUME 7, PAGES 27/27A OF GCRD, PASSING THROUGH SAID WITNESS PIN AT 0.15 FEET, AND ALSO PASSING THROUGH A 5/8" IRON PIN FOUND AT 997.75 FEET, A TOTAL DISTANCE OF 1306.29 FEET TO A 5/8" IRON PIN SET. SAID POINT BEING THE NORTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE S 1°10'34" E ALONG THE EASTERLY LINE OF THE PARCEL HEREIN DESCRIBED AND PASSING THROUGH A 5/8" IRON PIN SET AT 959.75 FEET, A TOTAL DISTANCE OF 989.75 FEET TO **THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY** AND CONTAINING 29.891 ACRES OF LAND (0.910 ACRES RIGHT-OF-WAY) AS SURVEYED BY D.B. KOSIE AND ASSOCIATES (ROBERT L. KOSIE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 8167). BEARINGS ARE TO TRUE NORTH USING THE ODOT VRS AND CORS GNSS NETWORK (NAD83, NAVD88, GRS80, AND GEOID2012A). DATE: May 13, 2014. BE THE SAME, MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

THE INTENT OF THIS LEGAL DESCRIPTION IS TO COMBINE 25.882 ACRES OF LAND FROM THE WESTERLY SIDE PPN 01-093700 AS CONVEYED TO NANCY MARIE SPAETH AND RECORDED IN INSTRUMENT NO. 200200645751 (VOLUME 1555, PAGE 552) OF GCRD WITH PPN 01-117734, BEING 4.009 ACRES OF LAND, AS CONVEYED TO MARK A. AND KAREN M. FOGARTY AND RECORDED IN VOLUME 931, PAGE 1205 OF GCRD.

ALL 5/8" IRON PINS SET SHOWN HEREIN NOTED AS BEING 5/8" x 30" IRON (STEEL) REBAR PINS (#5 REBAR) WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167".

ROBERT L. KOSIE  
OHIO PROFESSIONAL  
SURVEYOR NO. 8167



DATED: 13TH  
MAY 2014

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

*Handwritten signature and date: 5/13/14*

**GAUGA COUNTY AUDITOR**  
**TAX MAP DEPT.**



# D.B. Kosie & Associates

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## **PARCEL "C" - 25.882 ACRES**

(1.021 TOTAL COMBINED ACRES R/W)

DEED OF RECORD: PPN 01-093700 NANCY MARIE SPAETH  
INSTRUMENT NO. 200200645751 (VOLUME 1555, PAGE 552)

SITUATED IN THE TOWNSHIP OF AUBURN, COUNTY OF GEAUGA AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LOTS NO. 10 AND 15, IN TRACT NO. 3, WITHIN SAID TOWNSHIP AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4" IRON PIN IN A MONUMENT BOX FOUND AT THE CENTERLINE INTERSECTION OF MUNN ROAD (60 FEET WIDE) AND CRACKEL ROAD (T.R. 269, 60 FEET WIDE).

THENCE N 8°04'12" E ALONG THE CENTERLINE OF SAID MUNN ROAD A DISTANCE OF 297.06 FEET TO A POINT. SAID POINT BEING THE NORTHEASTERLY CORNER OF PPN 01-093500 AS CONVEYED TO NANCY MARIE SPAETH AND RECORDED IN INSTRUMENT NO. 200200645752 (VOLUME 1555, PAGE 555) OF GEAUGA COUNTY RECORDS AND DEEDS (GCRD). SAID POINT ALSO BEING A SOUTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED AND **THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY.**

THENCE S 88°53'10" W ALONG THE NORTHERLY LINE OF SAID SPAETH'S LAND AND PASSING THROUGH A 5/8" IRON PIN FOUND AT 30.39 FEET AND ALSO PASSING THROUGH A 5/8" IRON PIN FOUND AT 296.89 FEET, A TOTAL DISTANCE OF 297.10 FEET TO A 5/8" IRON PIN SET ON THE EASTERLY LINE OF PPN 01-014660 AS CONVEYED TO DONALD AND ANN CHILDRESS AND RECORDED IN VOLUME 582, PAGE 243 OF GCRD. SAID POINT BEING THE NORTHWESTERLY CORNER OF SAID SPAETH'S LAND. SAID POINT ALSO BEING A SOUTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

**PARCEL "C" - 25.882 ACRES**

(CONTINUED)

THENCE N 8°02'38" E ALONG THE EASTERLY LINE OF SAID CHILDRESS' LAND A DISTANCE OF 204.93 FEET TO A 5/8" IRON PIN SET. SAID POINT BEING THE NORTHEASTERLY CORNER OF SAID CHILDRESS' LAND.

THENCE S 88°50'59" W ALONG THE NORTHERLY LINE OF SAID CHILDRESS' LAND A DISTANCE OF 150.00 FEET TO A 3/4" IRON PIPE FOUND. SAID POINT BEING THE NORTHWESTERLY CORNER OF SAID CHILDRESS' LAND.

THENCE S 8°02'17" W ALONG THE WESTERLY LINE OF SAID CHILDRESS' LAND AND PASSING THROUGH A 1 1/4" IRON PIPE FOUND AT 471.73 FEET AND ALSO PASSING THROUGH A 5/8" IRON PIN SET AT 472.33 FEET, A TOTAL DISTANCE OF 502.73 FEET TO A POINT ON THE CENTERLINE OF SAID CRACKEL ROAD. SAID POINT BEING THE SOUTHWESTERLY CORNER OF SAID CHILDRESS' LAND. SAID POINT ALSO BEING A SOUTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE S 88°46'41" W ALONG SAID CENTERLINE **A FRONTAGE DISTANCE OF 776.19 FEET** TO A POINT. SAID POINT BEING A SOUTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE N 1°10'34" W ALONG A WESTERLY LINE OF THE PARCEL HEREIN DESCRIBED AND PASSING THROUGH A 5/8" IRON PIN SET AT 30.00 FEET, A TOTAL DISTANCE OF 989.75 FEET TO A 5/8" IRON PIN SET ON THE SOUTHERLY LINE OF PPN 01-070700 AS CONVEYED TO JAMES AND SHIRLEY McCUNE AND RECORDED IN VOLUME 1268, PAGE 909 OF GCRD, BEING THE SOUTHERLY LINE OF SUBLOT NO. 7 IN McCUNE ACRES SUBDIVISION (MAS) AS RECORDED IN PLAT VOLUME 7, PAGES 27/27A OF GCRD. SAID POINT BEING THE NORTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE N 88°51'41" E ALONG THE SOUTHERLY LINE OF SAID McCUNE'S LAND AND ALSO ALONG THE SOUTHERLY LINE OF THE FOLLOWING PARCELS OF LAND: PPN 01-070400 AS CONVEYED TO JAMES J. PARR AND RECORDED IN VOLUME 1057, PAGE 453 OF GCRD, BEING THE SOUTHERLY LINE OF SUBLOT NO. 4 IN MAS, PPN 01-082600 AS CONVEYED TO MICHAEL AND KAREN PRINCE AND RECORDED IN VOLUME 1010, PAGE 55 OF GCRD, BEING THE SOUTHERLY LINE OF SUBLOT NO. 3 IN MAS, PPN 01-070800 AS CONVEYED TO ZACHARY J. LOGAN AND RECORDED IN INSTRUMENT NO. 201300869324 (VOLUME 1963, PAGE 380) OF GCRD, BEING THE SOUTHERLY LINE OF SUBLOT NO. 2 IN MAS, AND PPN 01-089200 AS CONVEYED TO ROGER SECURA, TRUSTEE AND RECORDED IN VOLUME 701, PAGE 71 OF GCRD, AND

**PARCEL "C" - 25.882 ACRES**

(CONTINUED)

PASSING THROUGH A 5/8" IRON PIN FOUND AT 131.94 FEET, A 5/8" IRON PIN FOUND AT 331.83 FEET, A 5/8" IRON PIN FOUND AT 531.86 FEET, A 5/8" IRON PIN FOUND AT 731.81 FEET AND A 5/8" IRON PIN SET AT 1353.65 FEET, A TOTAL DISTANCE OF 1384.04 FEET TO A POINT ON THE CENTERLINE OF THE AFORESAID MUNN ROAD. SAID POINT BEING THE SOUTHEASTERLY CORNER OF SAID SECURA'S LAND. SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

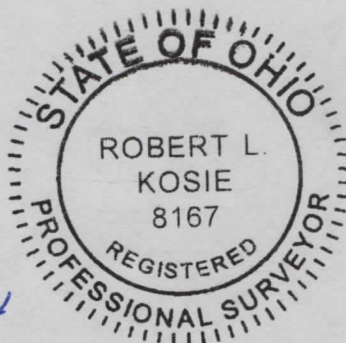
THENCE S 8°04'12" W ALONG SAID CENTERLINE **A FRONTAGE DISTANCE OF 703.81 FEET TO THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY** AND CONTAINING 25.882 ACRES OF LAND (1.021 ACRES RIGHT-OF-WAY) AS SURVEYED BY D.B. KOSIE AND ASSOCIATES (ROBERT L. KOSIE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 8167). BEARINGS ARE TO TRUE NORTH USING THE ODOT VRS AND CORS GNSS NETWORK (NAD83, NAVD88, GRS80, AND GEOID2012A). DATE: May 13, 2014. BE THE SAME, MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

THE INTENT OF THIS LEGAL DESCRIPTION IS TO DIVIDE 25.882 ACRES OF LAND FROM THE EASTERLY SIDE OF PPN 01-093700 AS CONVEYED TO NANCY MARIE SPAETH AND RECORDED IN INSTRUMENT NO. 200200645751 (VOLUME 1555, PAGE 552) OF GCRD.

ALL 5/8" IRON PINS SET SHOWN HEREIN NOTED AS BEING 5/8" x 30" IRON (STEEL) REBAR PINS (#5 REBAR) WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167".

ROBERT L. KOSIE  
OHIO PROFESSIONAL  
SURVEYOR NO. 8167

DATED: <sup>13TH</sup> MAY 2014



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

5/19/14  
GEAUGA COUNTY AUDITOR  
TAX MAP DEPT.