

PLAT OF SURVEY

Situated in the Township of Auburn, County of Geauga and the State of Ohio, and known as being part of Original Lot No. 10 in Tract No. 3 within said Township and intending to survey part of land conveyed to Peggy B. Secura by deed recorded in Volume 1228, Page 239 of the Geauga County Deed Records - (PP # 01-071300).

I certify to Peggy B. Secura that I have prepared this Plat and that it is based on a survey made by me in accordance with the provisions of Chapter 4733-57 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: 5/08/12



This division of land complies with the applicable Auburn Township Zoning Resolution. This _____ day of _____, 20____

By: _____, Auburn Township Zoning Inspector.

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
S.M.P.K. 5/9/12
OFFICE OF THE REVISOR
GEAUGA COUNTY ENGINEER

THIS SURVEY SPECIFICALLY DOES NOT LOCATE ANY UNDERGROUND STRUCTURE. NO LIABILITY IS ASSUMED FOR THE EXISTENCE, LOCATION, CONDITION, TYPE OR SIZE OF ANY UNDERGROUND STRUCTURE.

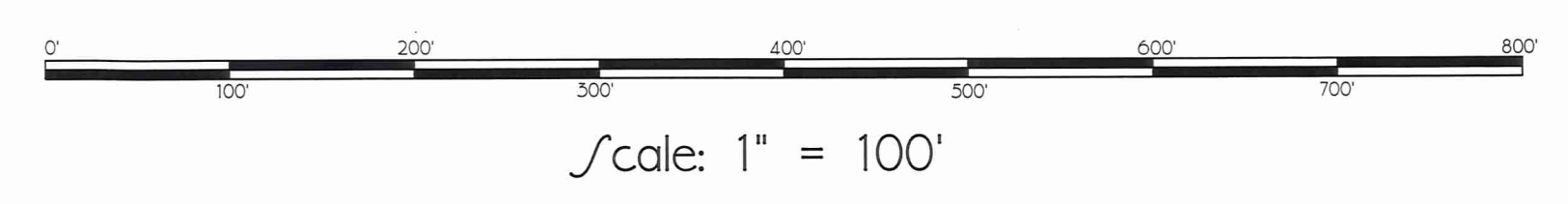
- Denotes 5/8 inch iron pin found
- Denotes 5/8 inch iron rebar pin 30 inches in length set with a yellow cap marked K. Braun P/. 7451
- Denotes one inch iron pin in Monument Box found and used

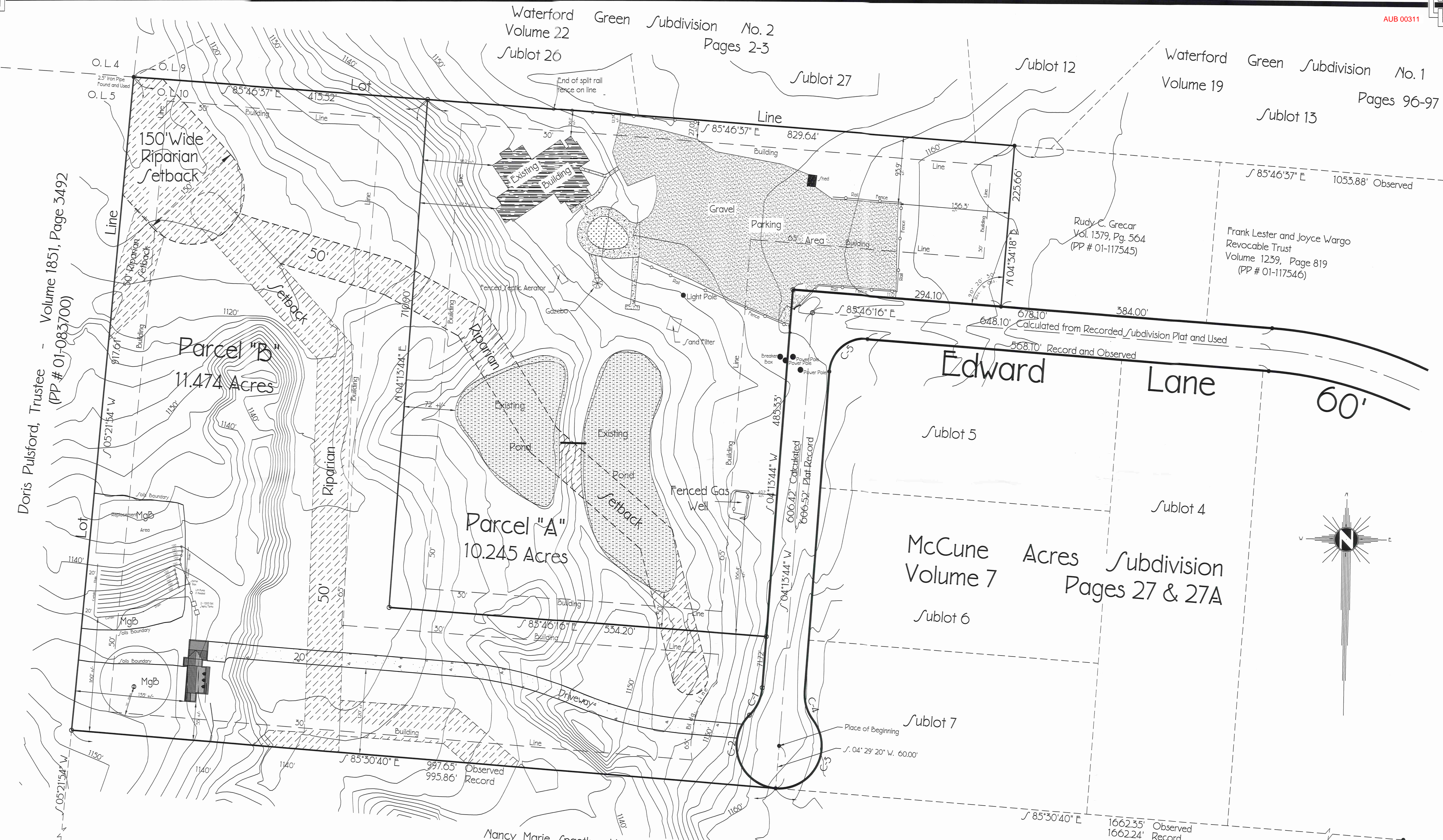
CURVE TABLE						
CURVE	LENGTH	RADIUS	Delta	Tang.	Bearing	Chord
C-1	45.56	60.00	41°24'35"	22.68	N24°56'01"E	42.43
C-2	157.54	60.00	131°08'59"	132.11	S19°56'11"E	109.26
C-5	157.88	60.00	131°40'11"	133.72	N28°59'14"E	109.48
C-4	43.56	60.00	41°24'35"	22.68	S16°28'34"E	42.43
C-5	78.54	50.00	90°00'00"	50.00	S49°15'44"W	70.71

KERRY A. BRAUN, PROFESSIONAL SURVEYOR

19045 Munn Road
Chagrin Falls, Ohio 44023

Phone-330-562-5019





Doris Pulsford, Trustee - Volume 1851, Page 3492 (PP # 01-083700)

Rudy C. Greear Vol. 1379, Pg. 564 (PP # 01-117545)

Frank Lester and Joyce Wargo Revocable Trust Volume 1239, Page 819 (PP # 01-117546)

Nancy Marie Spaeth - Volume 1555, Page 552- (PP # 01-093700)
Mark Albert & Karen Marie Fogarty - Volume 1539, Page 190- (PP # 01-093700)

The topographic information shown hereon was obtained from the Geauga County GIS system and no liability is assumed for the accuracy thereof.

The soils information shown hereon was obtained from a field survey by: McCleary Soils Investigations, Inc. 106 Eastwind Drive NE, Warren, Ohio 44484 1-330-393-7645

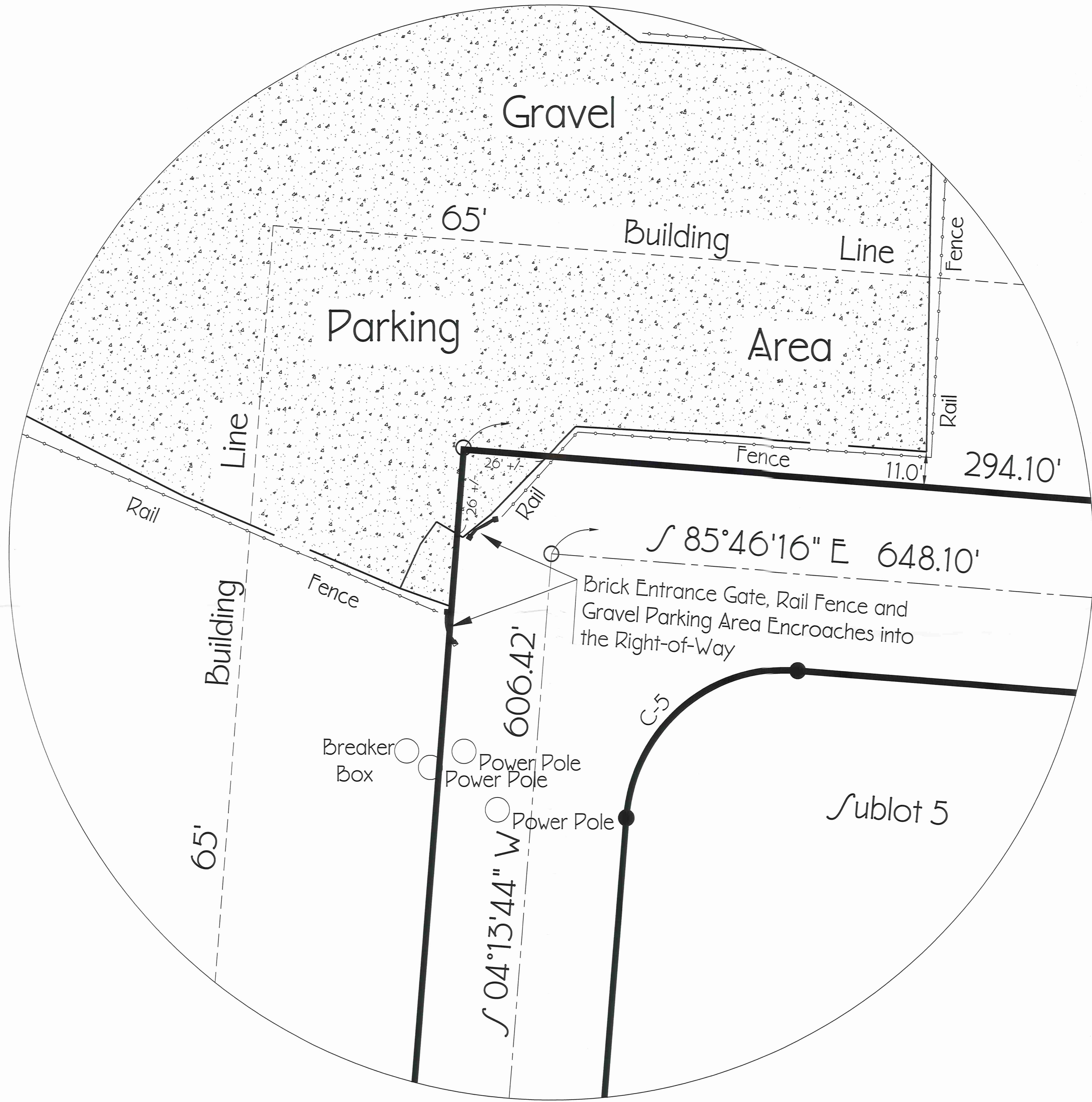
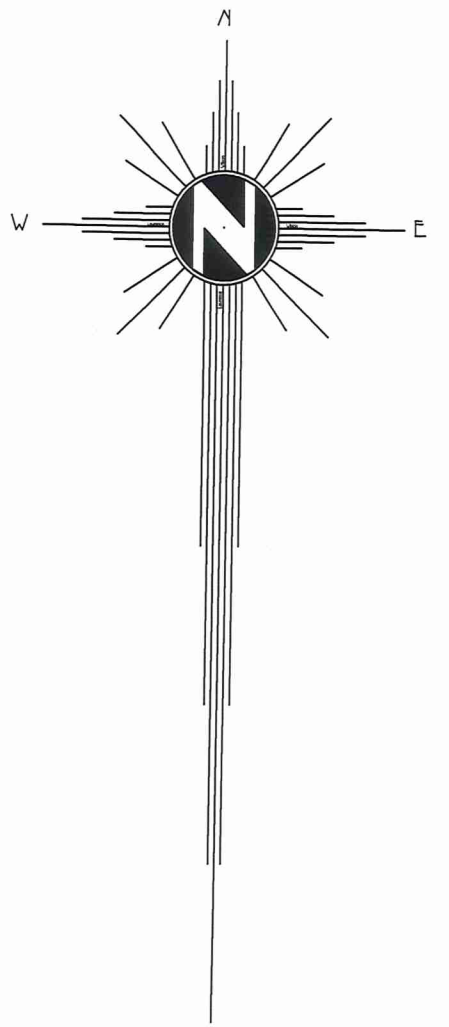
The Riparian Setback areas shown on this plat were obtained from the Geauga County GIS system and no liability is assumed for the accuracy thereof.

Topography



Scale: 1" = 60'

O.L. 5 O.L. 10
Crackel 2545.50'
1" Iron pin in Monument Box found and used Record & Used
Munn Road

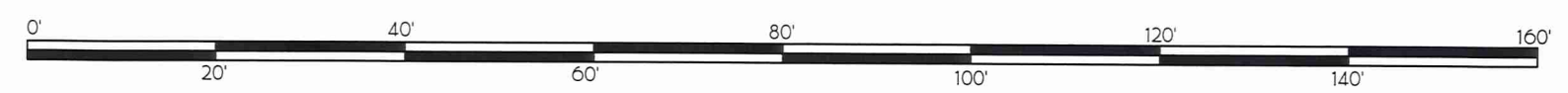


Encroachment Detail

KERRY A. BRAUN, PROFESSIONAL SURVEYOR

19045 Munn Road
Chagrin Falls, Ohio 44023

Phone-330-562-5019



Scale: 1" = 20'

Picked up 5-9-12

Situated in the Township of Auburn, County of Geauga and the State of Ohio, and known as part of Original Lot No. 10 in Tract No. 3 within said Township and further described as follows:

Beginning at a 5/8 inch iron pin found and used in the center of the cul-de-sac of Edward Lane (60' wide) as shown by the McCune Acres Subdivision as recorded in Volume 7, Pages 27 and 27A of the Geauga County Plat Records;

Thence S. 04° 29' 20" W. 60.00 feet to a 5/8 inch iron pin found and used at the intersection of said Edward Lane Right-of-Way and the Northerly line of land conveyed to Nancy Marie Spaeth (P.P. # 01-093700) by deed recorded in Volume 1555, Page 552 and to Mark Albert and Karen Marie Fogarty (P.P. # 01-093700) by deed recorded in Volume 1539, Page 190 of the Geauga County Deed Records;

Thence Northwesterly along the Westerly Right-of-Way of said Edward Lane (60' wide) along a curve deflecting to the right by a radius of 60.00 feet, an arc distance of 137.34 feet, the chord being N. 19° 56' 11" W. 109.26 feet, and the tangent being 132.11 feet to a 5/8 inch iron pin set;

Thence Northeasterly continuing along said Westerly Right-of-Way of Edward Lane (60' wide) along a curve deflecting to the left by a radius of 60.00 feet, an arc distance of 43.36 feet, the chord being N. 24° 56' 01" E. 42.43 feet, and the tangent being 22.68 feet, to a 5/8 inch iron pin set;

Thence N. 04° 13' 44" E. continuing along said Westerly Right-of-Way of Edward Lane (60' wide) 71.72 feet to a 5/8 inch iron pin set at the Principal place of Beginning of the land herein intended to be described;

Course No. 1: Thence N. 85° 46' 16" W. 534.20 feet to a 5/8 inch iron pin set;

Course No. 2: Thence N. 04° 13' 44" E. 710.90 feet to a 5/8 inch iron pin set in the Southerly line of Waterford Green Subdivision No. 2 as shown by plat recorded in Volume 22, Pages 2 and 3 of the Geauga County Plat Records, said line also being the Southerly line of Original Lot No. 9 in Tract No. 3 in said Auburn Township;

Course No. 3: Thence S. 85° 46' 37" E. along the Southerly Line of said Original Lot No. 9 and said Waterford Green Subdivision No. 2 and the Southerly line of Waterford Green Subdivision No. 1 as shown by plat recorded in Volume 19, Pages 96 and 97, a distance of 829.64 feet to a 5/8 inch iron pin found and used at the Northwesterly corner of land conveyed to Rudy C. Grear (P.P. # 01-117545) by deed recorded in Volume 1379, Page 564 of the Geauga County Deed Records;

Course No. 4:

Thence S. 04° 34' 18" W. along the Westerly line of said Grear 225.66 feet to a 5/8 inch iron pin found and used at the Southwesterly corner thereof and in the Northerly Right-of-Way of said Edward Lane (60' wide);

Course No. 5:

Thence N. 85° 46' 16" W. along said Northerly Right-of-Way of Edward Lane (60' wide) 294.10 feet to a 5/8 inch iron pin set at an angle therein;

Course No. 6:

Thence S. 04° 13' 44" W. along the Westerly Right-of-Way of said Edward Lane (60' wide) 485.33 feet to the Principal place of Beginning, containing 10.245 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 a part of lands conveyed to Peggy B. Secura (P.P. # 01-071300) as recorded in Volume 1228, Page 239 of the Geauga County Deed Records;

All 5/8 inch iron pins set are 30 inches in length steel rebar with a yellow plastic cap marked K. Braun, P.S. 7451.

Kerry A. Braun

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

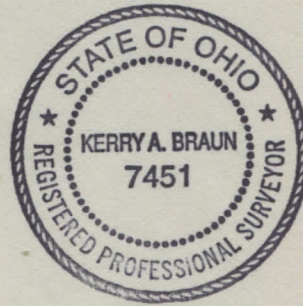
5/08/12

Date

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

S. m. / P. K. 5 / 9 / 12

**OFFICE OF THE *Reviser*
GEAUGA COUNTY ENGINEER**



Situated in the Township of Auburn, County of Geauga and the State of Ohio, and known as part of Original Lot No. 10 in Tract No. 3 within said Township and further described as follows:

Beginning at a 5/8 inch iron pin found and used in the center of the cul-de-sac of Edward Lane (60' wide) as shown by the McCune Acres Subdivision as recorded in Volume 7, Pages 27 and 27A of the Geauga County Plat Records;

Thence S. 04° 29' 20" W. 60.00 feet to a 5/8 inch iron pin found and used at the intersection of said Edward Lane Right-of-Way and the Northerly line of land conveyed to Nancy Marie Spaeth (P.P. # 01-093700) by deed recorded in Volume 1555, Page 552 and to Mark Albert and Karen Marie Fogarty (P.P. # 01-093700) by deed recorded in Volume 1539, Page 190 of the Geauga County Deed Records, and the Principal Place of Beginning of the land herein intended to be described;

Course No. 1: Thence N. 85° 30' 40" W. along said Northerly line of Spaeth and Fogarty 997.65 feet to a 5/8 inch iron pin set at the Northwestern corner of said Spaeth and Fogarty and in the Easterly line of land conveyed to Doris Pulsford, Trustee (P.P. # 01-083700) by deed recorded in Volume 1851, Page 3492 of the aforesaid deed records, said Easterly line of Pulsford also being the Easterly line of Original Lot No. 5 in Tract No. 3 and the Westerly line of Original Lot No. 10 in Tract No. 3 of said Auburn Township;

Course No. 2: Thence N. 05° 21' 54" E. along said Easterly line of Pulsford and Lot Line 917.61 feet to a 2 1/2 inch iron pipe found and used at the common corner of Original Lot No.s 4, 5, 9 and 10 in Tract No. 3 of said Auburn Township, said common corner also being the Southwesterly corner of Waterford Green Subdivision No. 2 as shown by plat recorded in Volume 22, Page 2 and 3 of the Geauga County Plat Records;

Course No. 3: Thence S. 85° 46' 37" E. along the Southerly Line of said Original Lot No. 9 and said Waterford Green Subdivision No. 2, a distance of 415.52 feet to a 5/8 inch iron pin set;

Course No. 4: Thence S. 04° 13' 44" W. 710.90 feet to a 5/8 inch iron pin set;

Course No. 5: Thence S. 85° 46' 16" E. 534.20 feet to a 5/8 inch iron pin set in the Westerly Right-of-Way of said Edward Lane (60' wide);

Course No. 6:

Thence S. 04° 13' 44" W. along said Westerly Right-of-Way of Edward Lane (60' wide) 71.72 feet to a 5/8 inch iron pin set;

Course No. 7:

Thence Southwesterly continuing along said Westerly Right-of-Way of Edward Lane (60' wide) along a curve deflecting to the right by a radius of 60.00 feet, an arc distance of 43.36 feet, the chord being S. 24° 56' 01" W. 42.43 feet, and the tangent being 22.68 feet, to a 5/8 inch iron pin set;

Course No. 8:

Thence Southeasterly continuing along said Westerly Right-of-Way of Edward Lane (60' wide) along a curve deflecting to the left by a radius of 60.00 feet, an arc distance of 137.34 feet, the chord being S. 19° 56' 11" E. 109.26 feet, and the tangent being 132.11 feet, to the Principal place of Beginning, containing 11.474 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 a part of lands conveyed to Peggy B. Secura (P.P. # 01-071300) as recorded in Volume 1228, Page 239 of the Geauga County Deed Records;

All 5/8 inch iron pins set are 30 inches in length steel rebar with a yellow plastic cap marked K. Braun, P.S. 7451.

Kerry A. Braun

Kerry A. Braun
Ohio Professional Surveyor No. 7451

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S.M. I.P.K.

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GEAUGA COUNTY ENGINEER

