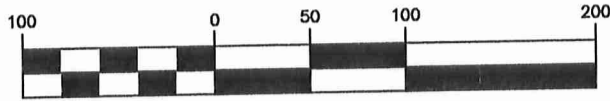


LEGEND

●	ips	5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
○	i.Pin	Iron Pin
□	i.Pipe	Iron Pipe
■	Mon.	Monument
+	Fe	Fence post
✕	Mag	Mag Nail Set
	Fnd.	Found
	D.	Deed
	R/Rec	Record
	M/Msd	Measured
	O/Obs	Observed
	C/Calc	Calculated
	U.	Used
	D.R.	Deed Record
	O.R.	Official Record
	C.L. C/L	Centerline
	e/p	Edge of Pavement
	P	Plat record information

GRAPHIC SCALE



( IN FEET )

1 inch = 100 ft.

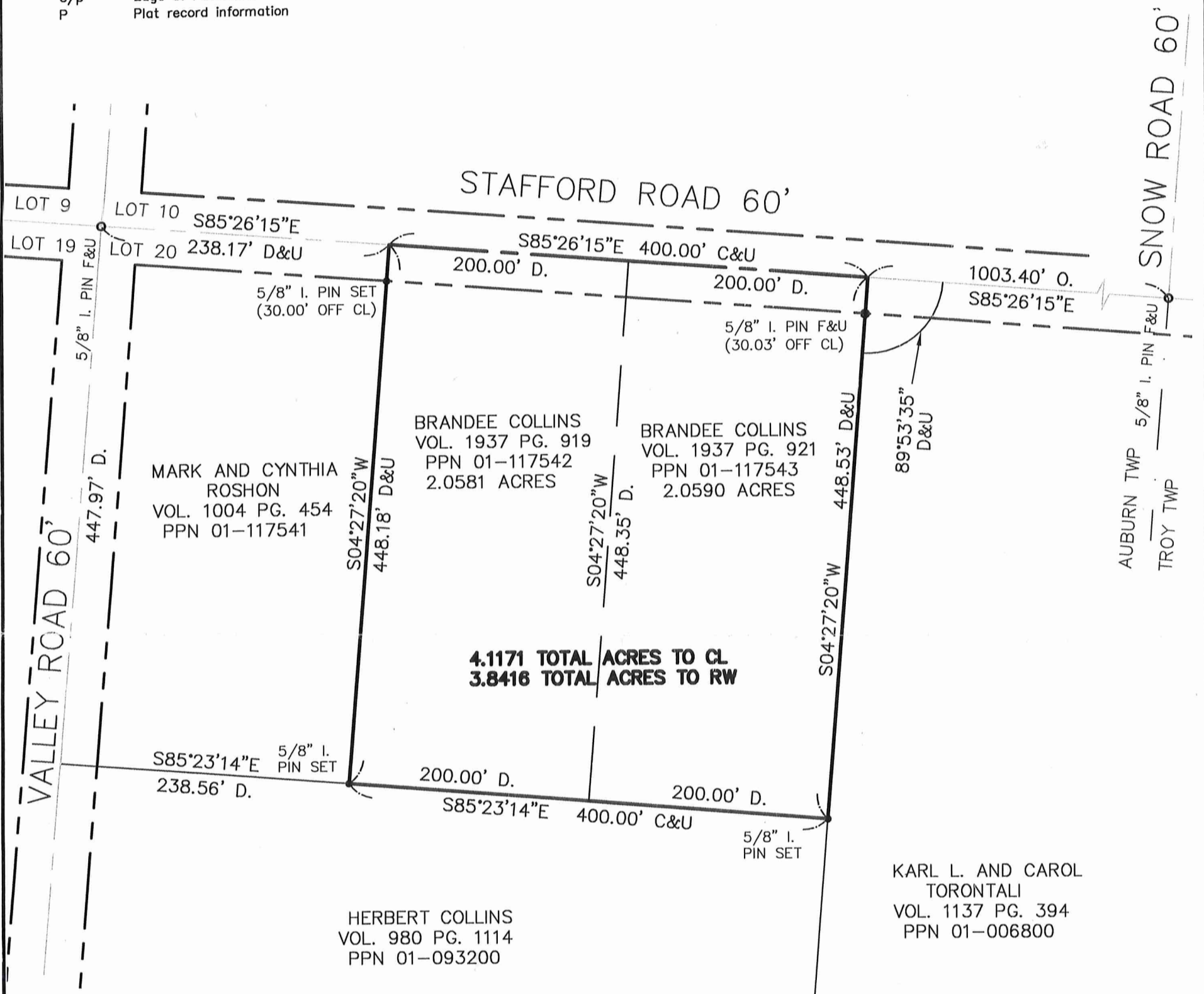
APRIL 27, 2015

CONSOLIDATION PLAT

For

BRANDEE COLLINS

SITUATED IN THE TOWNSHIP OF AUBURN, COUNTY OF GEauga AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL LOT NUMBER 20, SECTION 6, TRACT 1, AUBURN TOWNSHIP.



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

GEAUGA COUNTY AUDITOR TAX MAP DEPT.

REFERENCES USED:

- 1 DEEDS OF RECORD
- 2 PLAT OF SURVEY FOR TORONTALI AND ORSZAG BY EDWARD COLLIER 11-28-97

THIS CONSOLIDATION OF LAND COMPLIES WITH THE APPLICABLE AUBURN TOWNSHIP ZONING RESOLUTION.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2015.

BY \_\_\_\_\_ AUBURN TOWNSHIP ZONING INSPECTOR

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION. MONUMENTS WERE FOUND OR SET AS INDICATED. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS REFER TO AN ASSUMED MERIDAN AND ARE INTENDED TO INDICATE ANGLES ONLY. ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

RUDY E. SCHWARTZ, P.S. #7193

Date



PREPARED FOR: BRANDEE COLLINS 16843 VALLEY RD MANTUA, OH 44255

PREPARED BY: SCHWARTZ LAND SURVEYING INC.

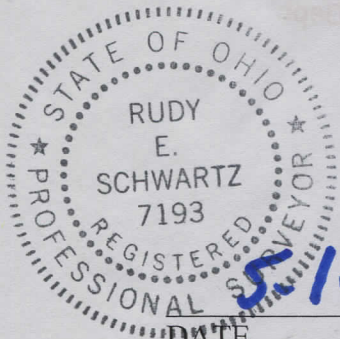
RUDY E. SCHWARTZ PROFESSIONAL SURVEYOR 12121 KINSMAN ROAD NEWBURY, OHIO 44065 440-564-8174 Fax: 440-564-8285

CONSOLIDATION  
LEGAL DESCRIPTION  
OF A  
4.1171 ACRE PARCEL  
FOR  
BRANDEE COLLINS

Situated in the Township of Auburn, County of Geauga, and State of Ohio and known as being a part of Original Lot No 20, Section 6, Tract 1, and further being known as being all of a parcel of land conveyed to Brandee Collins (PPN 01-117542) by deed recorded in Volume 1937, Page 919 of Geauga County Deed Records, and also being known as all of a parcel of land conveyed to Brandee Collins (PPN 01-117543) by deed recorded in Volume 1937, Page 921 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Stafford Road, said point on the shared line between lot 10 and lot 20, at the Northeasterly corner of land conveyed to Mark and Cynthia Roshon (PPN 01-117541) by deed recorded in Volume 1004, Page 454 of Geauga County Deed Records, said point lying South 85° 26' 15" East, along said centerline of Stafford Road, a distance of 238.17 feet from a 5/8 inch iron pin found at its intersection with the centerline of Valley Road, 60 feet wide;

- COURSE I                    Thence South 85° 26' 15" East, along said centerline of Stafford Road, along said shared line between lot 10 and lot 20, a distance of 400.00 feet to the Northwesterly corner of land conveyed to Karl L. and Carol Torontali (PPN 01-006800) by deed recorded in Volume 1137, Page 394 of Geauga County Deed Records;
- COURSE II                    Thence South 4° 27' 20" West, along the Westerly line of land so conveyed to Karl L. and Carol Torontali, and passing through a 5/8 inch iron pin found at 30.03 feet, a total distance of 448.53 feet to a 5/8 inch iron pin set at the Northeasterly corner of land conveyed to Herbert Collins (PPN 01-093200) by deed recorded in Volume 980, Page 1114 of Geauga County Deed Records;
- COURSE III                    Thence North 85° 23' 14" West, along a Northerly line of land so conveyed to Herbert Collins, a distance of 400.00 feet to a 5/8 inch iron pin set at the Southeasterly corner of land so conveyed to Mark A. and Cynthia S. Roshon;
- COURSE IV                    Thence North 4° 27' 20" East, along the Easterly line of land so conveyed to Mark A. and Cynthia S. Roshon, and passing through a 5/8 inch iron pin set at 418.18 feet, a total distance of 448.18 feet to the Place of Beginning and containing 4.1171 acres of land (3.8416 acres excepting the area within the right-of-way of Stafford Road, 2.0581 acres out of PPN 01-117542, and 2.0590 acres out of PPN 01-117543) as surveyed, calculated and described on April 27, 2015 by Rudy E. Schwartz, P.S. 7193 be the same more or less but subject to all legal highways and easements of record. Bearings used herein refer to an assumed meridian and are intended to indicate angles only. All 5/8 inch by 30 inch iron pins set are I.D. Schwartz 7193.



DATE

*[Handwritten Signature]*  
RUDY E. SCHWARTZ, P.S. 7193

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

*[Handwritten Signature]* 05/15/15  
GEAUGA COUNTY AUDITOR  
TAX MAP DEPT. *Rev.*