

REFERENCES USED:

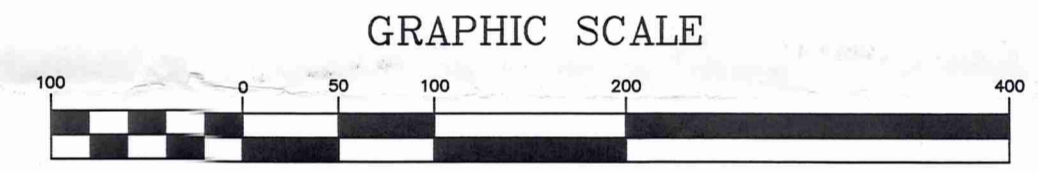
- DEEDS OF RECORD
- MUNN-CAMPBELL SUBDIVISION NO. 1 VOL. 13, PG. 129
- PLAT OF SURVEY FOR THE CHAGRIN RIVER LAND CONSERVANCY BY RUDY SCHWARTZ 12/27/1999
- PLAT OF SURVEY FOR STEPHEN J. McHALE BY JOHN FRANCIS 8/26/99
- PLAT OF SURVEY FOR GEORGE S. LANESKY AND DAVID YATES BY JOHN FRANCIS 9/25/97
- COUNTY ENGINEER FB 136, Pg. 30 FRANKS ROAD (TR 193) SEL A

**PLAT OF SURVEY AND LOT SPLIT**  
**For**  
**JERRY L. AND PATRICIA W. HRIDEL**  
 SITUATED IN THE TOWNSHIP OF AUBURN, COUNTY OF GEauga AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL LOT NUMBER 1, SECTION 4, TRACT 1, AUBURN TOWNSHIP.

PREPARED FOR:  
 JERRY AND PATRICIA HRIDEL  
 10750 FRANKS RD  
 CHAGRIN FALLS, OH 44023

LEGEND

- 5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
- Iron Pin
- ⊖ Iron Pipe
- Monument
- ⊕ Fence post
- × Stake Set
- ⊗ Mag Nail Set
- ⊘ 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



FEBRUARY 25, 2016

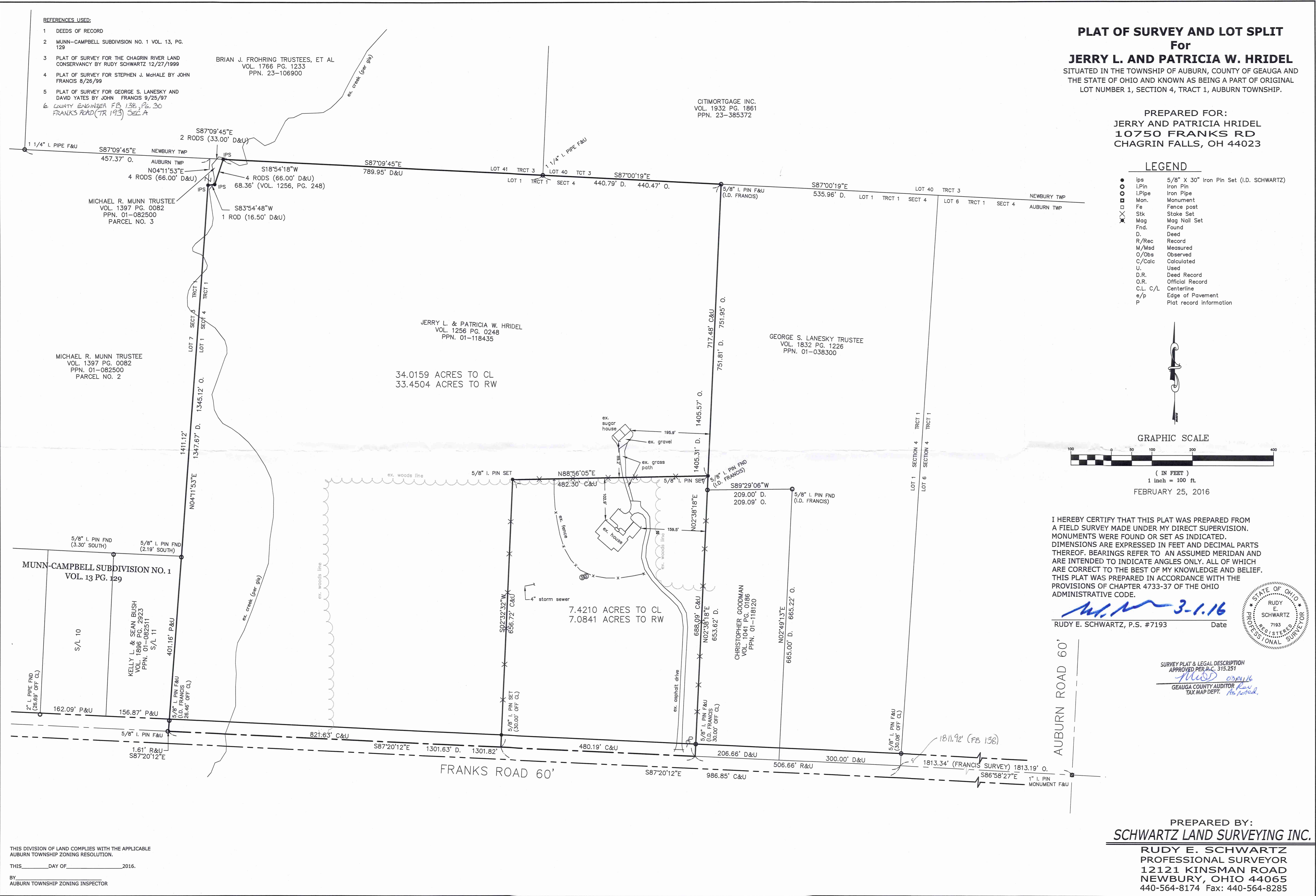
I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION. MONUMENTS WERE FOUND OR SET AS INDICATED. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS REFER TO AN ASSUMED MERIDAN AND ARE INTENDED TO INDICATE ANGLES ONLY. ALL OF WHICH ARE CORRECT 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* 3-1-16  
 RUDY E. SCHWARTZ, P.S. #7193 Date



SURVEY PLAT & LEGAL DESCRIPTION  
 APPROVED PER P.C. 315.251  
*MESD 03/21/16*  
 GEauga COUNTY AUDITOR  
 TAX MAP DEPT. *Ms. Kowal*

PREPARED BY:  
**SCHWARTZ LAND SURVEYING INC.**  
 RUDY E. SCHWARTZ  
 PROFESSIONAL SURVEYOR  
 12121 KINSMAN ROAD  
 NEWBURY, OHIO 44065  
 440-564-8174 Fax: 440-564-8285



THIS DIVISION OF LAND COMPLIES WITH THE APPLICABLE AUBURN TOWNSHIP ZONING RESOLUTION.  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016.  
 BY \_\_\_\_\_  
 AUBURN TOWNSHIP ZONING INSPECTOR

LEGAL DESCRIPTION  
OF A  
7.4210 ACRE PARCEL  
FOR  
JERRY L. AND PATRICIA W. HRIDEL

Situated in the Township of Auburn, County of Geauga, and State of Ohio and known as being a part of Lot No. 1, Section 4, Tract 1, and further known as being part of a parcel of land conveyed to Jerry L. and Patricia W. Hridel (PPN 01-118435) by deed recorded in Volume 1256, Page 248 of Geauga County Deed Records, further bounded and described as follows;

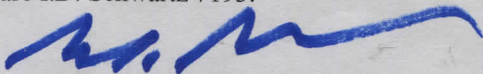
Beginning at an angle point in the centerline of Franks Road, 60 feet wide, at the Southeasterly corner of land conveyed to George S. Lanesky Trustee (PPN 01-038300) by deed recorded in Volume 1832, Page 1226 of Geauga County Deed Records, said point lying North 86° 58' 27" West along said centerline of Franks Road, a distance of 1813.19 feet from a monument box with a 1 inch iron pin found at its intersection with the centerline of Auburn Road, 60 feet wide;

Thence North 87° 20' 12" West, continuing along said centerline of Franks Road, a distance of 506.66 feet to a point at the Southwesterly corner of land conveyed to Christopher Goodman (PPN 01-118120) by deed recorded in Volume 1041, Page 186 of Geauga County Deed Records and the Principal Place of Beginning of the premises herein intended to be described;


- COURSE I Thence North 87° 20' 12" West, continuing along said centerline of Franks Road, a distance of 480.19 feet to a point;
- COURSE II Thence North 2° 32' 32" East, (creating a new line) and passing through a 5/8 inch iron pin set at 30.00 feet, a total distance of 656.72 feet to a 5/8 inch iron pin set;
- COURSE III Thence North 88° 56' 05" East, (creating a new line) a distance of 482.30 feet to a 5/8 inch iron pin set on the Westerly line of land so conveyed to George S. Lanesky Trustee;
- COURSE IV Thence South 2° 38' 18" West, along said Westerly line of land so conveyed to George S. Lanesky Trustee, and along the Westerly line of land so conveyed to Christopher Goodman, and passing through a 5/8 inch iron pin found (I.D. Francis) at 658.09, a total distance of 688.09 feet to the Principal Place of Beginning and containing 7.4210 acres of land (7.0841 acres excepting the area within the right-of-way of Franks Road) as surveyed, calculated and described, on February 25, 2016 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

  
RUDY E. SCHWARTZ, P.S. 7193

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

 03/01/16  
GEAUGA COUNTY AUDITOR Rev  
TAX MAP DEPT.

REMAINING LANDS  
LEGAL DESCRIPTION  
OF A  
34.0159 ACRE PARCEL  
FOR  
JERRY L. AND PATRICIA W. HRIDEL

Situated in the Township of Auburn, County of Geauga, and State of Ohio and known as being a part of Lot No. 1, Section 4, Tract 1, and further known as being part of a parcel of land conveyed to Jerry L. and Patricia W. Hridel (PPN 01-118435) by deed recorded in Volume 1256, Page 248 of Geauga County Deed Records, further bounded and described as follows;

Beginning at an angle point in the centerline of Franks Road, 60 feet wide, at the Southeasterly corner of land conveyed to George S. Lanesky Trustee (PPN 01-038300) by deed recorded in Volume 1832, Page 1226 of Geauga County Deed Records, said point lying North  $86^{\circ} 58' 27''$  West along said centerline of Franks Road, a distance of 1813.19 feet from a monument box with a 1 inch iron pin found at its intersection with the centerline of Auburn Road, 60 feet wide;

Thence North  $87^{\circ} 20' 12''$  West, continuing along said centerline of Franks Road, a distance of 986.85 feet to the Principal Place of Beginning of the premises herein intended to be described;

- COURSE I Thence North  $87^{\circ} 20' 12''$  West, continuing along said centerline of Franks Road, a distance of 821.63 feet to a point on the shared line between Lot 7, Section 3, Tract 1, and Lot 1, Section 4, Tract 1, said point lying South  $87^{\circ} 20' 12''$  East along said centerline of Franks Road, a distance of 1.61 feet from a 5/8 inch iron pin found at an angle point;
- COURSE II Thence North  $4^{\circ} 11' 53''$  East, passing through a 5/8 inch iron pin (I.D. Francis) at 26.46 feet, and along the Easterly line of the Munn-Campbell Subdivision No. 1 as shown by plat recorded in Volume 13, Page 129 of Geauga County Plat Records, and along an Easterly line of land conveyed to Michael R. Munn Trustee (PPN 01-082500) by deed recorded in Volume 1397, Page 82 of Geauga County Deed Records, also being said shared line between Lot 7, Section 3, Tract 1, and Lot 1, Section 4, Tract 1, a total distance of 1345.12 feet to a 5/8 inch iron pin set;
- COURSE III Thence North  $83^{\circ} 54' 48''$  East, along an interior line of land conveyed to Michael R. Munn, a distance of 16.50 feet to a 5/8 inch iron pin set;
- COURSE IV Thence North  $18^{\circ} 54' 18''$  East, along an interior line of land conveyed to Michael R. Munn, a distance of 66.00 feet to a 5/8 inch iron pin set, said pin also being on the Southerly line of land conveyed to Brian J. Frohring Trustees, et al (PPN 23-106900) by deed recorded in Volume 1766, Page 1233 of Geauga County Deed Records, said point also being on the shared line between Lot 41, Tract 3 and Lot 1, Section 4, Tract 1, also being the shared line between Auburn Township and Newbury Township;

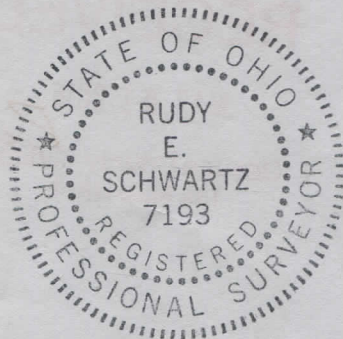
COURSE V Thence South 87° 09' 45" East, continuing along said Southerly line of land so conveyed to Brian J. Frohring Trustees, et al, also being said shared line between Lot 41, Tract 3 and Lot 1, Section 4, Tract 1, also being the shared line between Auburn Township and Newbury Township, a distance of 789.95 feet to a 1 1/4 inch iron pipe found at the Southeasterly corner of said parcel of land so conveyed to Brian J. Frohring Trustees, et al, said pipe also being at the Southwesterly corner of land conveyed to Citimortgage Inc. (PPN 23-385372) by deed recorded in Volume 1932, Page 1861 of Geauga County Deed Records, said pipe also being at the shared corner of said Lot 41, Tract 3 and Lot 40, Tract 3;

COURSE VI Thence South 87° 00' 19" East, along the Southerly line of land so conveyed to Citimortgage Inc., also being the shared line between Lot 40, Tract 3 and Lot 1, Tract 1, Section 4, also being the shared line between Auburn Township and Newbury Township, a distance of 440.47 feet to a 5/8 inch iron pin found (I.D. Francis) at the Northwesterly corner of land so conveyed to George S. Lanesky Trustee;

COURSE VII Thence South 2° 38' 18" West, along the Westerly line of land so conveyed to George S. Lanesky, a distance of 717.48 feet to a 5/8 inch iron pin set;

COURSE VIII Thence South 88° 56' 05" West, (creating a new line) a distance of 482.30 feet to a 5/8 inch iron pin set;

COURSE IX Thence South 2° 32' 32" West, and passing through a 5/8 inch iron pin set at 626.72 feet, a total distance of 656.72 feet to the Principal Place of Beginning and containing 34.0159 acres of land (33.4504 acres excepting the area within the right-of-way of Franks Road) as surveyed, calculated and described, on February 25, 2016 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.



3.1.16  
DATE

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

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

*[Signature]* 03/01/16  
GEAUGA COUNTY AUDITOR  
TAX MAP DEPT. *Rev*