

PLAT OF SURVEY AND LOT SPLIT For LEWIS C. TOMSIC AND DEBORAH L. GRAEHLING-TOMSIC

SITUATED IN THE TOWNSHIP OF AUBURN, COUNTY OF GEauga AND THE STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LOT 5, SECTION 3, TRACT 2, IN SAID TOWNSHIP.

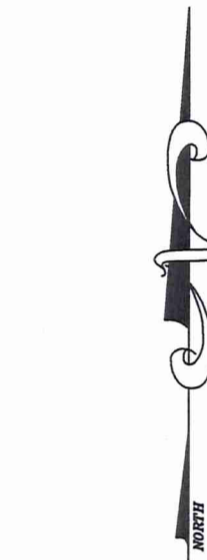
PREPARED FOR:
LEWIS C. AND DEBORAH L. GRAEHLING-TOMSIC
11282 WASHINGTON ST
AUBURN, OH 44023

REFERENCES USED:

- 1 DEEDS OF RECORD
- 2 PLAT OF SURVEY AND LOT SPLIT FOR THOMAS ALEMAGNO TRUSTEE BY SCHWARTZ LAND SURVEYING 2/15/13
- 3 PLAT OF SURVEY FOR B.J. AND S.L. HENDERSON BY DELMAR B. KOSIE 10/03/2000
- 4 COUNTY ENGINEERS PLANS
- 5 SETTLERS PLACE SUBDIVISION VOL. 20 PG. 105-106
- 6 BRITANNY WOODS SUBDIVISION VOL. 25 PGS. 14-15

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.
MAY 2, 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 5-10-16
RUDY E. SCHWARTZ, P.S. #7193 Date



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

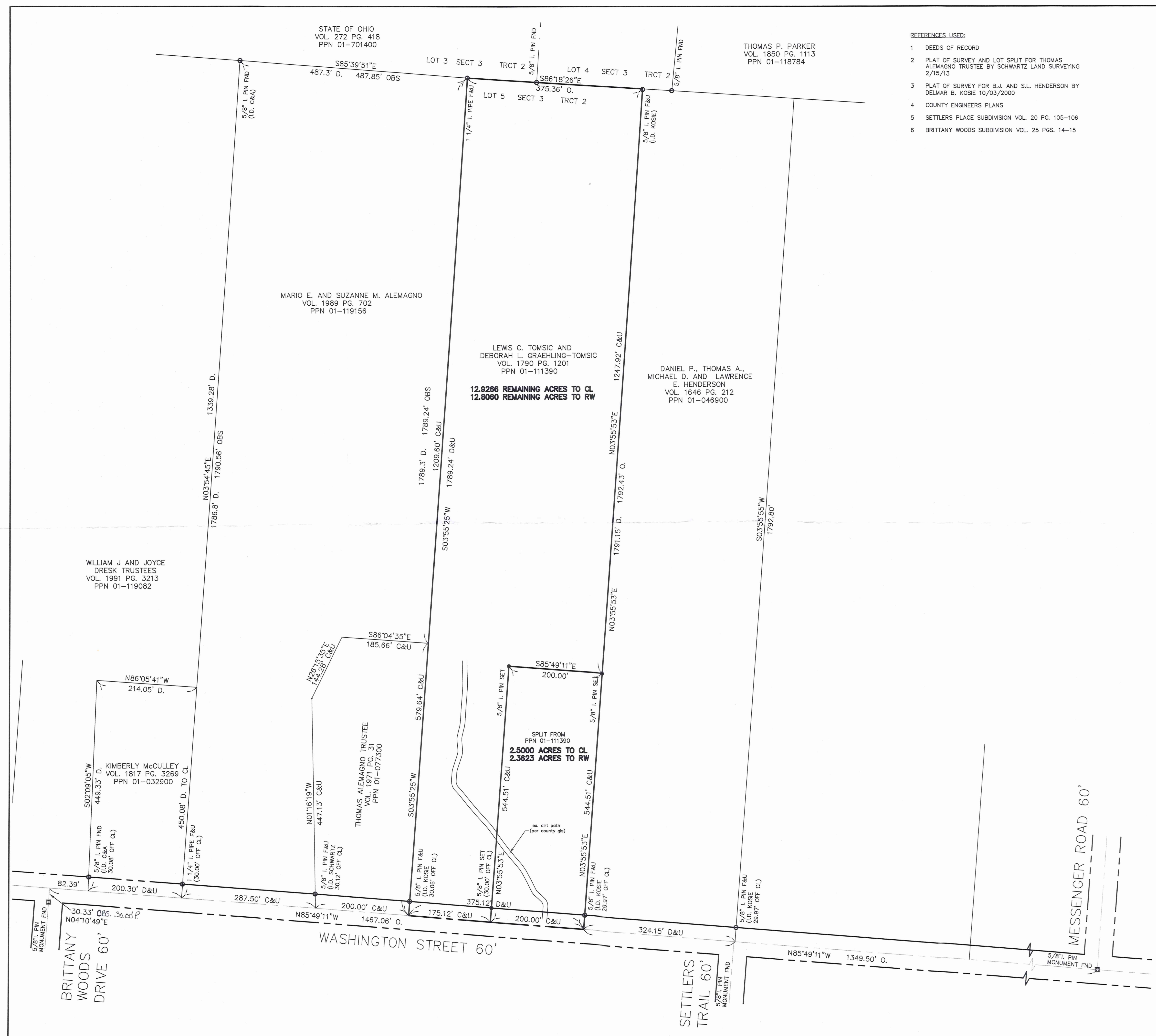
Rudy E. Schwartz 05/10/16
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

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

THIS _____ DAY OF _____ 2016.

BY _____
AUBURN TOWNSHIP ZONING INSPECTOR

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



STATE OF OHIO
VOL. 272 PG. 418
PPN 01-701400

THOMAS P. PARKER
VOL. 1850 PG. 1113
PPN 01-118784

MARIO E. AND SUZANNE M. ALEMAGNO
VOL. 1989 PG. 702
PPN 01-119156

LEWIS C. TOMSIC AND
DEBORAH L. GRAEHLING-TOMSIC
VOL. 1790 PG. 1201
PPN 01-111390
12.9286 REMAINING ACRES TO CL
12.8060 REMAINING ACRES TO RW

DANIEL P., THOMAS A.,
MICHAEL D. AND LAWRENCE
E. HENDERSON
VOL. 1646 PG. 212
PPN 01-046900

WILLIAM J AND JOYCE
DRESK TRUSTEES
VOL. 1991 PG. 3213
PPN 01-119082

KIMBERLY McCULLEY
VOL. 1817 PG. 3269
PPN 01-032900

THOMAS ALEMAGNO TRUSTEE
VOL. 1971 PG. 31
PPN 01-077300

SPLIT FROM
PPN 01-111390
2.5000 ACRES TO CL
2.3623 ACRES TO RW

MESSENGER ROAD 60'

WASHINGTON STREET 60'

SETTLERS TRAIL 60'

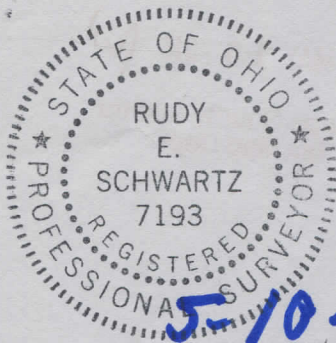
BRITANNY WOODS DRIVE 60'

LEGAL DESCRIPTION
OF A
2.5000 ACRE PARCEL
FOR
LEWIS C. AND DEBORAH L.
GRAEHLING- TOMSIC

Situated in the Township of Auburn, County of Geauga, and State of Ohio and known as being a part of Original Lot No. 5, Section 3, Tract 2, and further being known as being part of a parcel of land conveyed to Lewis C. Tomsic and Deborah L. Graehling-Tomsic (PPN 01-111390) by deed recorded in Volume 1790, Page 1201 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Washington Street, 60 feet wide, at the Southwesterly corner of land conveyed to Daniel P., Thomas A., Michael D. and Lawrence E. Henderson (PPN 01-046900) by deed recorded in Volume 1646, Page 212 of Geauga County Deed Records, said point lying North 85° 49' 11" West along said centerline of Washington Street, a distance of 1349.50 feet from a monument box with a 5/8 inch iron pin found at its intersection with the centerline of Messenger Road, 60 feet wide;

- COURSE I Thence North 85° 49' 11" West, along said centerline of Washington Street, a distance of 200.00 feet to a point;
- COURSE II Thence North 3° 55' 53" East, (creating a new line) passing through a 5/8 inch iron pin set at 30.00 feet, a total distance of 544.51 feet to a 5/8 inch iron pin set;
- COURSE III Thence South 85° 49' 11" East (creating a new line) a distance of 200.00 feet to a 5/8 inch iron pin set on the Westerly line of land so conveyed to Daniel P., Thomas A., Michael D. and Lawrence E. Henderson;
- COURSE IV Thence South 3° 55' 53" West, along said Westerly line of land so conveyed to Daniel P., Thomas A., Michael D. and Lawrence E. Henderson, and passing through a 5/8 inch iron pin found (I.D. Kosie) at 514.54 feet, a total distance of 544.51 feet to the Place of Beginning and containing 2.5000 acres of land (2.3623 acres excepting the area within the right-of-way of Washington Street) as surveyed, calculated and described, on May 2, 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

5-10-16

RUDY E. SCHWARTZ, P.S. 7193

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

MJB 05/11/16
GEAUGA COUNTY AUDITOR R
TAX MAP DEPT.

REMAINING LANDS
LEGAL DESCRIPTION
OF A
12.9266 ACRE PARCEL
FOR
LEWIS C. AND DEBORAH L.
GRAEHLING- TOMSIC

Situated in the Township of Auburn, County of Geauga, and State of Ohio and known as being a part of Original Lot No. 5, Section 3, Tract 2, and further being known as being part of a parcel of land conveyed to Lewis C. Tomsic and Deborah L. Graeling-Tomsic (PPN 01-111390) by deed recorded in Volume 1790, Page 1201 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Washington Street, 60 feet wide, at the Southwesterly corner of land conveyed to Daniel P., Thomas A., Michael D. and Lawrence E. Henderson (PPN 01-046900) by deed recorded in Volume 1646, Page 212 of Geauga County Deed Records, said point lying North 85° 49' 11" West along said centerline of Washington Street, a distance of 1349.50 feet from a monument box with a 5/8 inch iron pin found at its intersection with the centerline of Messenger Road, 60 feet wide;

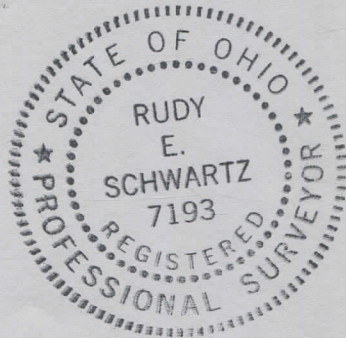
Thence North 85° 49' 11" West, along said centerline of Washington Street, a distance of 200.00 feet to the Principal Place of Beginning of the Premises herein intended to be described;

- COURSE I Thence North 85° 49' 11" West, continuing along said centerline of Washington Street, a distance of 175.12 feet to a point at the Southeasterly corner of land conveyed to Thomas Alemagno Trustee (PPN 01-077300) by deed recorded in Volume 1971, Page 31 of Geauga County Deed Records;
- COURSE II Thence North 3° 55' 25" East, along the Easterly line of land so conveyed to Thomas Alemagno Trustee, and along the Easterly line of land conveyed to Mario E. and Suzanne M. Alemagno (PPN 01-119156) by deed recorded in Volume 1989, Page 702 of Geauga County Deed Records, and passing through a 5/8 inch iron pin found (I.D. Kosie) at 30.06 feet, a total distance of 1789.24 feet to a 1 1/4 inch iron pipe found at the Northeasterly corner thereof, said pipe also being on the Southerly line of land conveyed to State of Ohio (PPN 01-701400) by deed recorded in Volume 272, Page 418 of Geauga County Deed Records, also being on the shared line of Lot 5, Section 3, Tract 2, and Lot 3, Section 3, Tract 2;
- COURSE III Thence South 86° 18' 26" East, along said Southerly line of land so conveyed to State of Ohio, also being said shared line of Lot 5, Tract 2, Section 3 and Lot 3, Section 3, Tract 2, and along the shared line of Lot 4, Section 3, Tract 2, and Lot 5, Tract 2, Section 3, a distance of 375.36 feet to a 5/8 inch iron pin found (I.D. Kosie) at the Northwesterly line of land so conveyed to Daniel P., Thomas A., Michael D. and Lawrence E. Henderson;

COURSE IV Thence South 3° 55' 53" West, along the Westerly line of land so conveyed to Daniel P., Thomas A., Michael D. and Lawrence E. Henderson, a distance of 1247.92 feet to a 5/8 inch iron pin set;

COURSE V Thence North 85° 49' 11" West (creating a new line) a distance of 200.00 feet to a 5/8 inch iron pin set;

COURSE VI Thence South 3° 55' 53" West (creating a new line) and passing through a 5/8 inch iron pin set at 514.51 feet, a total distance of 544.51 feet to the Principal Place of Beginning and containing 12.9266 acres of land (12.8060 acres excepting the area within the right-of-way of Washington Street) as surveyed, calculated and described, on May 2, 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.



5.10.16

DATE

RUDY E. SCHWARTZ, P.S. 7193

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

05/11/16
GEauga COUNTY AUDITOR R
TAX MAP DEPT.