



YAN PROPERTIES, LLC.
1993-1643
01-091800

64.4624 AC.
RESIDUAL OF 01-009400
AND ALL OF 01-009500
0.3021 Ac. in R/W

PER (16-074) BY MCGUIRE:
PART OF 01-009400
5.6836 AC.
TO BE SPLIT
RECORDED BEFORE
THIS SURVEY

NEW OWNER: ALLISON MAITZ
DEED 2019-312
P# 01-119123

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
GEOGA COUNTY AUDITOR
TAX MAP DEPT.

This division of lots and consolidation complies with the applicable Auburn Township Zoning Resolution
This ___ day of ___, 2016.
By: _____
Auburn Township Zoning Inspector



BASIS OF BEARING: SURVEYS BY HOWELL & BAIRD AND GUTOSKY FOR CENTERLINE OF BARTHOLDMEW ROAD.
DOCUMENTS USED: ALL DEEDS SHOWN AUBURN ROAD 1936 PLANS (COUNTY LINE TO C.H. 606)
DEED OF RECORD: 1752-31 TO GIZELLA BROWN P.R. 01-009400

- = 1" PIN - MONUMENT BOX
 - = IRON PINS, PIPES, OR REBARS FOUND
 - = 5/8"x30" CAPPED REBARS SET: C.H. MCGUIRE, P.S. 7770
- 0 150 300 600

MAP OF SURVEY FOR
GIZELLA BROWN
LOT 34, 35, TRACTS AUBURN TWP.
GEOGA COUNTY, OHIO
SCALE 1" = 300' DATE MAY 2016
SURVEYED BY: CLIFFORD H. MCGUIRE
9487 SHANK RD.
WINDHAM, OHIO 44288
330-472-2029

I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PARCELS SHOWN HEREON AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF THAT SURVEY AND THAT THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.
Clifford H. McGuire 9-21-2016
CLIFFORD H. MCGUIRE, P.S. #7770

Clifford H. McGuire

Professional Surveyor No. 7770
9487 Shank Rd.
Windham, Oh. 44288
330-472-2029

Description of Land
for
Gizella Brown



64.4624 Acre Residual and Consolidation,

Situated in the Township of Auburn, County of Geauga, and State of Ohio and being known as part of Lot 34 and 35, Tract 3 of said township and further bounded and described as follows:

Commencing at 1" iron pin found in a monument box at the centerline intersection of Crackel Road (60' R/W) and Auburn Road (60' R/W), said point being also being on the common line between Geauga County and Portage County;

thence North 1° 57' 31" West, along the centerline of said Auburn Road, a distance of 2186.41 feet to 1" iron pin found in a monument assembly at an angle point;

thence North 2° 06' 20" West, along said road centerline, a distance of 483.99 feet to a point and the northwest corner of lands conveyed to Ben C. & April M. Misseri by deed 1894-2301 (P.P. 01-117726) of Geauga County Record of Deeds (GCRD), said point being *the true point of beginning* for the parcel herein described

thence North 2° 06' 20" West, along said road centerline, a distance of 60.13 feet to a point and the southwest corner of lands conveyed to 18885 Auburn, LLC. by deed 1948-2560 of GCRD (P.P. 01-117215);

thence North 88° 33' 33" East, along the south line of said 18885 Auburn, LLC. and passing over a 5/8" capped "Braun" rebar found at 32.28 feet, a total distance of 352.30 feet to a 5/8" capped "Braun" rebar found at the southeast corner thereof;

thence North 1° 50' 15" West, along the east line of said 18885 Auburn, LLC., a distance of 440.07 feet to a 5/8" capped "Braun" rebar found at the northeast corner thereof;

thence South 88° 32' 56" West, along the north line of said 18885 Auburn, LLC. and passing over a 5/8" capped "Braun" rebar found at 320.08 feet, a total distance of 354.36 feet to a point on said road centerline;

thence North 2° 06' 20" West, along said road centerline, a distance of 176.16 feet to a 1" iron pin found in a monument assembly at an angle point;

thence North 1° 44' 57" West, continuing along said road centerline, a distance of 202.52 feet to a point and the southwest corner of lands conveyed to John L. Brown by deed 930-187 of GCRD (P.P.01-117725);

thence North 89° 14' 14" East, along the south line of said Brown and passing over a 5/8" rebar found at 29.86 feet, a total distance of 524.93 feet to a 5/8" rebar found at the southeast corner thereof;

thence North 1° 44' 57" West, along the east line of said Brown, a distance of 330.00 feet to a 5/8" rebar found on a southerly line of lands conveyed to Yan Properties, LLC. by deed 1993-1643 (P.P.01-091000) and on the north line of said Lot 34;

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thence North 89° 14' 23" East, along the south line of said Yan Properties and north line of said Lot 34, a distance of 1081.12 feet to a $\frac{5}{8}$ " capped "McGuire" rebar found at an interior corner thereof and on the common corner of Lots 33, 34, 38 and 39;

thence South 0° 01' 17" West, along a west line of said Yan Properties and east line of said Lot 34, a distance of 1939.98 feet to a $\frac{5}{8}$ " capped "McGuire" rebar found at an exterior corner thereof and common corner of Lots 35, 35, 39, and 40 and the northwest corner of lands conveyed to Ivy Martine Almy by deed 1190-679 of GCRD (P.P. 01-000600);

thence South 0° 27' 51" East, along the west line of said Almy and east line of said Lot 35, a distance of 382.82 feet to a $\frac{5}{8}$ " capped "R. Szuch" rebar found at the northeast corner of lands conveyed to Carter G, & Mary Ann Zane by deed 905-316 of GCRD (P.P. 01-117688);

thence South 89° 22' 30" West, along the north line of said Carter and along the north line of lands conveyed to Kenneth Joshua Kucia and Lorrie Boehm by deed 1985-700 (P.P.01-013800), a distance of 1166.87 feet to a $\frac{5}{8}$ " capped rebar set at the northwest corner thereof and on the east line of lands conveyed to Craig. M. and Gretchen A. Horstman by deed 1167-261 of GCRD (P.P 01-118194);

thence North 1° 57' 31" West, along the east line of said Horstman, a distance of 374.91 feet to a point on the south line of lands conveyed to John L. and Rodney T. Brown and Beverly Shoemaker by deed 1933-3332 of GCRD (P.P.01-009300) and on the north line of said Lot 35, as witnessed by a $\frac{5}{8}$ " capped "Kempke" rebar found South 1° 57' 31" East, 0.31 feet;

thence North 88° 35' 07" East, along the south line of said Brown and Shoemaker, a distance of 113.89 feet to a 1" iron pipe found at the southeast corner thereof;

thence North 1° 57' 56" West, along the east line of said Brown and Shoemaker, a distance of 474.95 feet to a $\frac{5}{8}$ " capped "Temple" rebar found at the northeast corner thereof and on the south line of said Ben C. and April M. Misseri;

thence North 88° 32' 30" East, along the south line of said Misseri, a distance of 45.16 feet to a $\frac{5}{8}$ " capped rebar set at the southeast corner thereof;

thence North 2° 06' 20" West, along the east line of said Misseri, a distance of 266.17 feet to a $\frac{5}{8}$ " capped rebar set at the northeast corner thereof;

thence South 88° 32' 30" West, along the north line of said Misseri and passing over a $\frac{5}{8}$ " rebar found at 490.52 feet, a total distance of 520.66 feet to *the true point of beginning* and containing 64.4624 acres of land (0.3021 acres are in the road right-of-way) as surveyed in May, 2016 by Clifford H. McGuire, Professional Surveyor No. 7770. The basis of bearing was taken surveys by Howells and Baird and Gutosky for the centerline of Bartholomew Road. All rebars set were $\frac{5}{8}$ " x 30" with I. D. cap, marked C. H. McGuire, P.S. 7770. The intent is describe the residual from lands conveyed by deed 1752-31 to Gizella Brown by deed 1752-31 (P.P. 01-009400) combined with all of P.P. 01-009500.

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

McGuire 09/30/16
 GEauga COUNTY AUDITOR
 TAX MAP DEPT. 12