

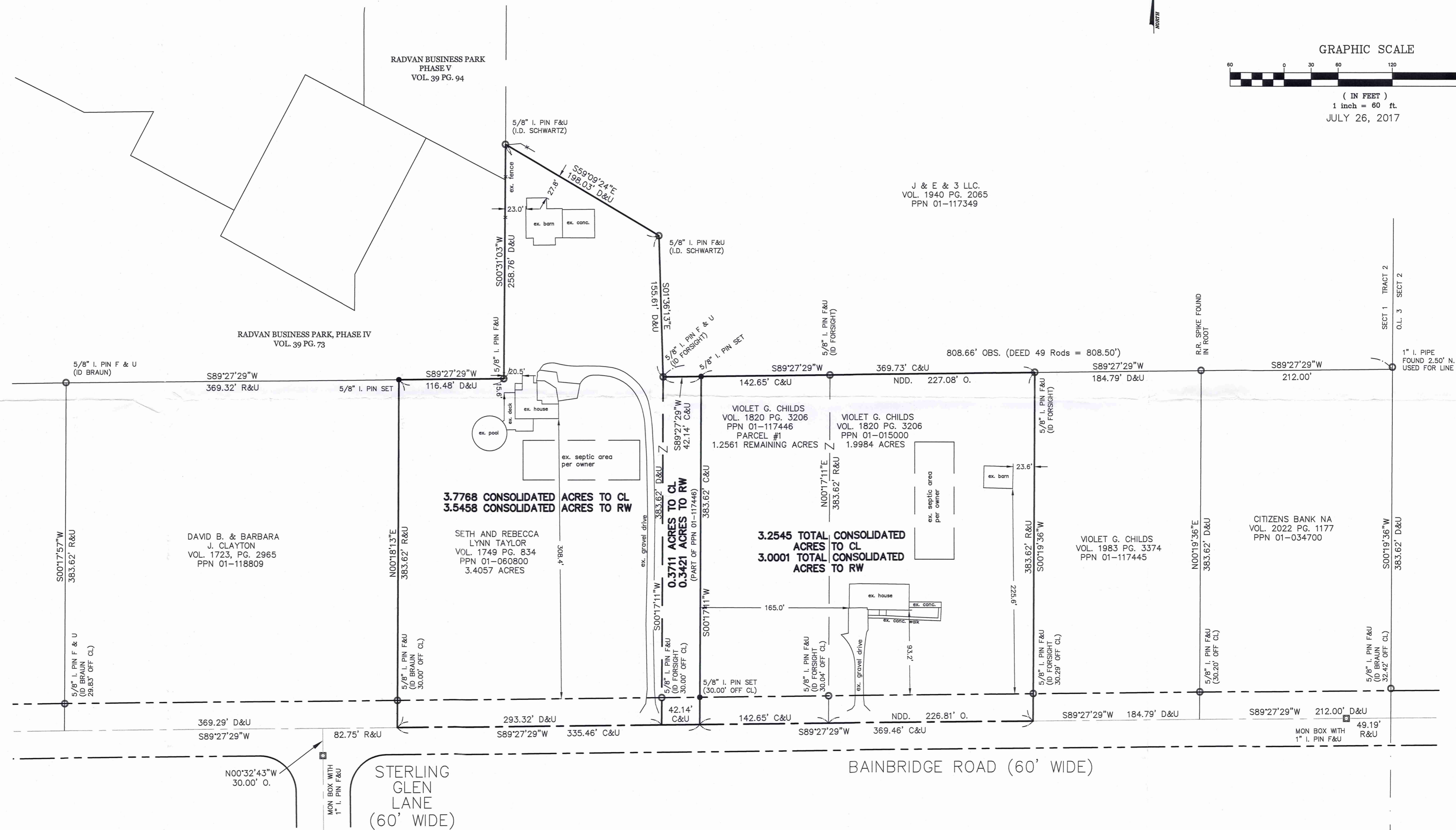
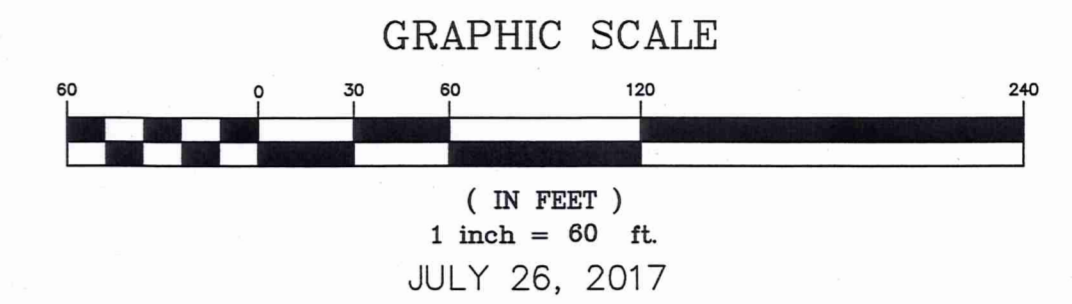
REFERENCES USED:

- 1 DEEDS OF RECORD
- 2 RADVAN BUSINESS PARK PHASE IV VOLUME 39, PAGE 73
- 3 RADVAN BUSINESS PARK PHASE V VOLUME 39, PAGE 94
- 4 STERLING GLEN SUBDIVISION NO. 1 VOL. 27 PGS. 121-123
- 5 SURVEY FOR SETH AND REBECCA LYNN TAYLOR BY SCHWARTZ LAND SURVEYING 11/23/2004

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/Mad | 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 |

LOT SPLIT, RESIDUAL AND CONSOLIDATION
For
SETH AND REBECCA LYNN TAYLOR AND
VIOLET G. CHILDS
 SITUATED IN THE TOWNSHIP OF AUBURN, COUNTY OF GEauga AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF SECTION 1, TRACT 2, AUBURN TOWNSHIP.



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

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 MERIDIAN 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 8.14.17
 RUDY E. SCHWARTZ, P.S. #7193 Date



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

THIS _____ DAY OF _____ 2017.

BY _____
 AUBURN TOWNSHIP ZONING INSPECTOR

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

THIS _____ DAY OF _____ 2017.

BY _____
 AUBURN TOWNSHIP ZONING INSPECTOR

PREPARED FOR:
 SETH AND REBECCA TAYLOR
 9980 BAINBRIDGE RD
 CHAGRIN FALLS, OH 44023
AND
 VIOLET G. CHILDS
 8745 YORK RD
 NORTH ROYALTON, OH 44133

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

AUB00336

Childs-Taylor (17-103)
Picked Up 8/15/17
VOL. 2040 pg 713
pn# 01-119178

LEGAL DESCRIPTION
OF A
0.3711 ACRE PARCEL
FOR
SETH AND REBECCA LYNN TAYLOR

Situated in the Township of Auburn, County of Geauga, and State of Ohio and known as being a part of Section No. 1, Tract 2, and further known as being part of parcel No. 1 of lands conveyed to Violet G. Childs (PPN 01-117446) by deed recorded in Volume 1820, Page 3206 of Geauga County Deed Records further bounded and described as follows;

Beginning at a point in the centerline of Bainbridge Road, 60 feet wide, at the Southeasterly corner of land conveyed to David B. and Barbara J. Clayton (PPN 01-118809) by deed recorded in Volume 1723, Page 2965 of Geauga County Deed Records, said point lying North 89° 27' 29" East, along said centerline of Bainbridge Road, a distance of 82.75 feet from the intersection of said Bainbridge Road and Sterling Glen Lane, 60 feet wide, said intersection lying North 0° 32' 43" West a distance of 30.00 feet from a monument box with a 1 inch iron pin found;

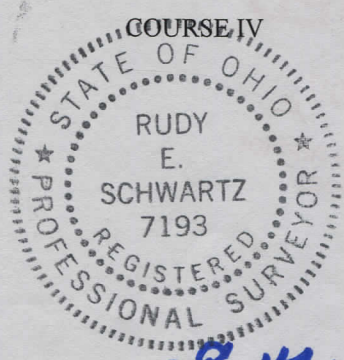
Thence North 89° 27' 29" East, continuing along said centerline of Bainbridge Road, a distance of 293.32 feet to a point at the Southeasterly corner of land conveyed to Seth and Rebecca Lynn Taylor (PPN 01-060800) by deed recorded in Volume 1749, Page 834 of Geauga County Deed Records and being the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence North 0° 17' 11" East, along the Easterly line of land so conveyed to Seth and Rebecca Lynn Taylor, and passing through a 5/8 inch iron pin found at 30.00 feet (I.D. Foresight), a total distance of 383.62 feet to a 5/8 inch iron pin found (I.D. Foresight) at a Southwesterly corner of land conveyed to J & E & 3 LLC. (PPN 01-117349) by deed recorded in Volume 1940, Page 2065 of Geauga County Deed Records;

COURSE II Thence North 89° 27' 29" East, along said Southerly line of land so conveyed to J & E & 3 LLC., a distance of 42.14 feet to a 5/8 inch iron pin set;

COURSE III Thence South 0° 17' 11" West (creating a new line) passing through a 5/8 inch iron pin set at 353.62 feet, a total distance of 383.62 feet to a point in the centerline of Bainbridge Road;

COURSE IV Thence South 89° 27' 29" West, along said centerline of Bainbridge Road, a distance of 42.14 feet to the Principal Place of Beginning and containing 0.3711 acres of land (0.3421 acres excepting the area within the right-of-way of Bainbridge Road) as surveyed, calculated and described, on July 26, 2017 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.



8.14.17
DATE

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

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
[Signature] 08/14/17
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

CONSOLIDATION
LEGAL DESCRIPTION
OF A
3.7768 ACRE PARCEL
FOR
SETH AND REBECCA LYNN TAYLOR

Situated in the Township of Auburn, County of Geauga, and State of Ohio and known as being a part of Section No. 1, Tract 2, and further known as being all of a parcel of land conveyed to Seth and Rebecca Lynn Taylor (PPN 01-060800) by deed recorded in Volume 1749, Pages 834 of Geauga County Deed Records, also being part of parcel No. 1 of lands conveyed to Violet G. Childs (PPN 01-177446) by deed recorded in Volume 1820, Page 3206 of Geauga County Deed Records, and the intent of the following legal description is to consolidate a 3.4056 acre parcel (all of PPN 01-060800) and a 0.3711 acre parcel (part of PPN 01-117446) owned by Violet G. Childs, further bounded and described as follows;

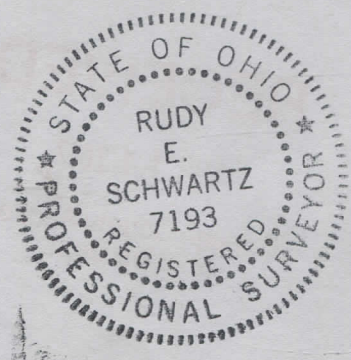
Beginning at a point in the centerline of Bainbridge Road, 60 feet wide, at the Southeasterly corner of land conveyed to David B. and Barbara J. Clayton (PPN 01-118809) by deed recorded in Volume 1723, Page 2965 of Geauga County Deed Records, said point lying North 89° 27' 29" East, along said centerline of Bainbridge Road, a distance of 82.75 feet from the intersection of said Bainbridge Road and Sterling Glen Lane, 60 feet wide, said intersection lying North 0° 32' 43" West a distance of 30.00 feet from a monument box with a 1 inch iron pin found;

COURSE I Thence North 0° 18' 13" East, along the Easterly line of land so conveyed to David B. and Barbara J. Clayton, and passing through a 5/8 inch iron pin found at 30.00 feet (I.D. Braun), a total distance of 383.62 feet to a 5/8 inch iron pin set at the Northeasterly corner thereof, said pin also being on the Southerly line of the Radvan Business Park, Phase IV as shown by plat recorded in Volume 39, Page 73 of Geauga County Plat Records;

COURSE II Thence North 89° 27' 29" East, along said Southerly line of Radvan Business Park, Phase IV, a distance of 116.48 feet to a 5/8 inch iron pin found at the Southeasterly corner thereof;

COURSE III Thence North 0° 31' 03" East, along the Easterly line of said Radvan Business Park, Phase IV, and along the Easterly line of the Radvan Business Park, Phase V, as shown by plat recorded in Volume 39, Page 94 of Geauga County Plat Records, a distance of 258.76 feet to a 5/8 inch iron pin found (I.D. Schwartz), said pin also being at a Southwesterly corner of land conveyed to J & E & 3 LLC. (PPN 01-117349) by deed recorded in Volume 1940, Page 2065 of Geauga County Deed Records;

- COURSE IV Thence South 59° 09' 24" East, along a Southerly line of land so conveyed to J & E & 3 LLC., a distance of 198.03 feet to a 5/8 inch iron pin found (I.D. Schwartz) at an interior corner thereof;
- COURSE V Thence South 1° 36' 13" East, along a Westerly line of land so conveyed to J & E & 3 LLC., a distance of 155.61 feet to a 5/8 inch iron pin found (I.D. Foresight) at the Southwesterly corner thereof;
- COURSE VI Thence North 89° 27' 29" East, along the Southerly line of J & E & 3 LLC., a distance of 42.14 feet to a 5/8 inch iron pin set;
- COURSE VII Thence South 0° 17' 11" West (creating a new line) passing through a 5/8 inch iron pin set at 353.62 feet, a total distance of 383.62 feet to a point in the centerline of Bainbridge Road;
- COURSE VIII Thence South 89° 27' 29" West, along said centerline of Bainbridge Road, a distance of 335.46 feet to the Place of Beginning and containing 3.7768 acres of land (3.5458 acres excepting the area within the right-of-way of Bainbridge Road) as surveyed, calculated and described, on July 26, 2017 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.



8.14.17

DATE

[Handwritten Signature]

RUDY E. SCHWARTZ, P.S. 7193

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
[Handwritten Signature] 08/14/17

GEAUGA COUNTY AUDITOR
TAX MAP DEPT. *R*

CONSOLIDATION
LEGAL DESCRIPTION
OF A
3.2545 ACRE PARCEL
FOR
VIOLET G. CHILDS

Situated in the Township of Auburn, County of Geauga, and State of Ohio and known as being a part of Section No. 1, Tract 2, and further known as being part of parcel No. 1 of lands conveyed to Violet G. Childs (PPN 01-117466) by deed recorded in Volume 1820, Page 3206 of Geauga County Deed Records, and also being all of a parcel of land conveyed to Violet G. Childs (PPN 01-015000) by deed recorded in Volume 1820, Page 3206 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Bainbridge Road, 60 feet wide, at the Southeasterly corner of land conveyed to David B. and Barbara J. Clayton (PPN 01-118809) by deed recorded in Volume 1723, Page 2965 of Geauga County Deed Records, said point lying North 89° 27' 29" East, along said centerline of Bainbridge Road, a distance of 82.75 feet from the intersection of said Bainbridge Road and Sterling Glen Lane, 60 feet wide, said point lying North 0° 32' 43" West a distance of 30.00 feet from a monument box with a 1 inch iron pin found;

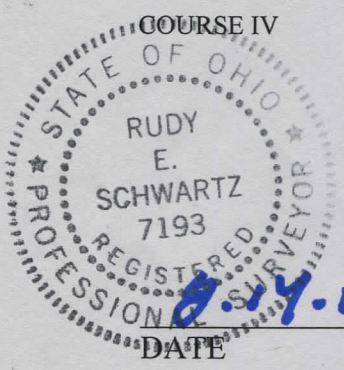
Thence North 89° 27' 29" East, continuing along said centerline of Bainbridge Road, a distance of 335.46 feet to the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence North 0° 17' 11" East (creating a new line) passing through a 5/8 inch iron pin set at 30.00 feet, a total distance of 383.62 feet to a 5/8 inch iron pin set on a Southerly of land conveyed to J & E & 3 LLC. (PPN 01-117349) by deed recorded in Volume 1940, Page 2065 of Geauga County Deed Records;

COURSE II Thence North 89° 27' 29" East, along said Southerly line of land so conveyed to J & E & 3 LLC., a distance of 369.73 feet to a 5/8 inch iron pin found (I.D. Foresight) at the Northwesterly corner of land conveyed to Violet G. Childs (PPN 01-117445) by deed recorded in Volume 1983, Page 3374 of Geauga County Deed Records;

COURSE III Thence South 0° 19' 36" West, along the Westerly line of land so conveyed to Violet G. Childs, and passing through a 5/8 inch iron pin found (I.D. Foresight) at 353.33 feet, a total distance of 383.62 feet to a point in the centerline of Bainbridge Road;

COURSE IV Thence South 89° 27' 29" West, along said centerline of Bainbridge Road, a distance of 369.46 feet to the Principal Place of Beginning and containing 3.2545 acres of land (3.0001 acres excepting the area within the right-of-way of Bainbridge Road) as surveyed, calculated and described, on July 26, 2017 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.



RUDY E. SCHWARTZ, P.S. 7193

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

[Handwritten Signature] 08/14/17
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.