

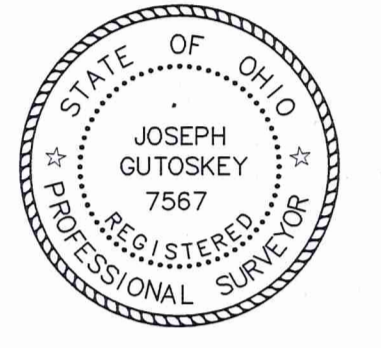
# PLAT OF SURVEY AND LOT SPLIT FOR P. J. CAVANAGH

SITUATED IN THE TOWNSHIP OF AUBURN, COUNTY OF GEauga AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL AUBURN TOWNSHIP LOT NOS. 6 & 16, SECTION 5, TRACT 1 AND LOT NOS. 7 & 17, SECTION 6, TRACT 1.

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THIS MAP IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733.37 OF THE OHIO ADMINISTRATIVE CODE. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS USED HEREIN ARE BASED ON STATE PLANE COORDINATES, OHIO NORTH ZONE 3401 NAD 83 (CORS 2011), ALL OF WHICH I DECLARE TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.

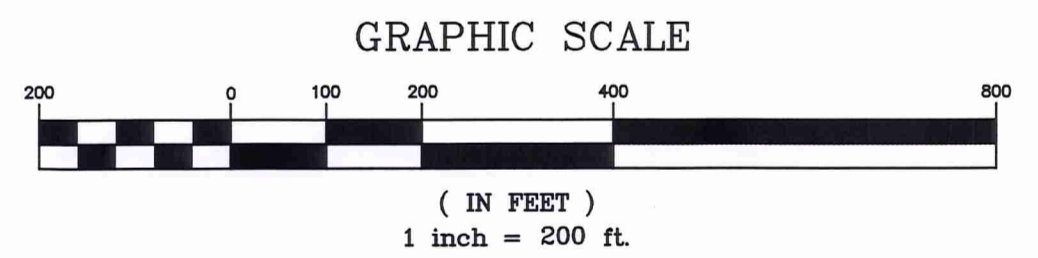
*Joseph Gutoskey*  
JOSEPH GUTOSKEY, P.S. No. 7567 DATE

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
*Maria A. Smith*  
GEAUGA COUNTY AUDITOR  
TAX MAP DEPT.



THIS DIVISION OF LAND COMPLIES WITH THE APPLICABLE AUBURN TOWNSHIP ZONING RESOLUTION. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

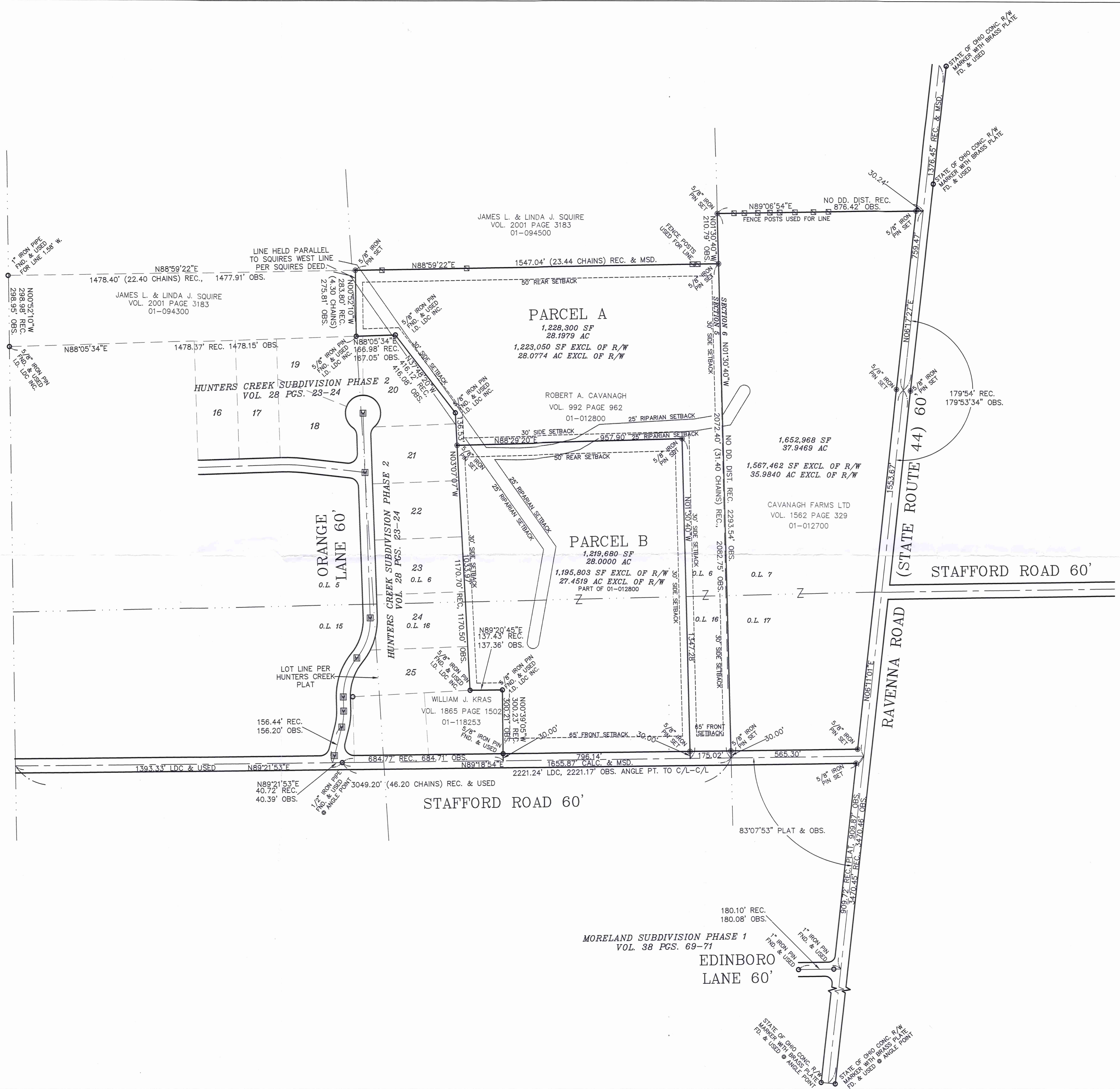
BY: FRANK KITKO, AUBURN TOWNSHIP ZONING INSPECTOR



- IRON PIN/PIPE/MON. FOUND (AS NOTED)
- 30" LONG BY 5/8" DIA. CAPPED IRON PIN SET I.D. GUTOSKEY PS 7567
- 1" IRON PIN FOUND IN MONUMENT BOX
- WOOD FENCE POST

REFERENCES:  
 DEEDS AS SHOWN HEREON.  
 PLATS AS SHOWN HEREON.  
 HUNTERS CREEK SUBDIVISION PHASE 1 PLAT VOLUME 22, PAGE 63.  
 SR-0044 RAVENNA ROAD 1927 R/W MONUMENTS SHEET 2/5.  
 DEED VOLUME 355, PAGE 78.  
 PLAT OF LOT SPLIT FOR P. J. CAVANAGH PREPARED BY LDC, INC DATED 10-25-96.

**GUTOSKEY & ASSOCIATES INC.**  
 Civil Engineers, Surveyors & Land Planners  
 10155 Gottschalk Pkwy, Suite 4 Tel (440) 543-6900  
 Chagrin Falls, Ohio 44023 Fax (440) 543-7176





# Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

Joseph Gutoskey, P.E., P.S.

## Legal Description

Parcel A  
28.1979 Acres

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being part of Original Auburn Township Lot Nos. 6 and 16, Section 5, Tract 1 and is further bounded and described as follows;

Beginning at a 1/2" iron pipe found at an angle point in the centerline of Stafford Road (60 feet wide) located **North 89°21'53" East**, along said centerline, **40.39 feet** from the centerline intersection with Orange Lane (60 feet wide) as shown on the plat for Hunters Creek Subdivision Phase 2 as recorded in Volume 28, Pages 23-24 of Geauga County Plat Records;

Thence **North 89° 18' 54" East**, along said Stafford Road centerline, **1480.85 feet** to a point and the Principal Place of Beginning of the parcel of land herein intended to be described;

- Course I Thence **North 01° 30' 40" West**, creating a new line (and passing over a 5/8" iron pin set at 30.00 feet), **1347.28 feet** to a 5/8" iron pin set;
- Course II Thence **South 88° 29' 20" West**, creating a new line, **957.90 feet** to a 5/8" iron pin set in the east line of subplot 21 in said Hunters Creek Subdivision;
- Course III Thence **North 03° 07' 07" West**, along the east line of said subplot 21 and the east line of subplot 20 in said Hunters Creek Subdivision, **136.53 feet** to a 5/8" iron pin found (ID LDC INC) at an angle point in the east line of said subplot 20;
- Course IV Thence **North 37° 48' 20" West**, along the northeasterly line of said subplot 20 in said Hunters Creek Subdivision, **416.08 feet** to a 5/8" iron pin found (ID LDC INC) at an angle point in the northeasterly line of said subplot 20;
- Course V Thence **South 88° 05' 34" West**, along the north line of said subplot 20 and the north line of subplot 19 in said Hunters Creek Subdivision, **167.05 feet** to a 5/8" iron pin found (ID LDC INC) at the southeast corner of a parcel of land conveyed to James L. & Linda J. Squire by deed recorded in Volume 2001, Page 3183 (PPN 01-094300) of Geauga County Records;

- Course VI Thence **North 00° 52' 10" West**, along the east line of said Squire, **275.81 feet** to a 5/8" iron pin set at the northeast corner of said Squire (PPN 01-094300) and in the south line of a parcel of land conveyed to James L. & Linda J. Squire by deed recorded in Volume 2001, Page 3183 (PPN 01-094500) of Geauga County Records;
- Course VII Thence **North 88° 59' 22" East**, along the south line of said Squire, **1547.04 feet** to a 5/8" iron pin set at an angle point in the south line of said Squire and in the west line of a parcel of land conveyed to Cavanagh Farms LTD by deed recorded in Volume 1562, Page 329 (PPN 01-012700) of Geauga County Records, said line also being the east line of Lot 6 and Section 5 and the west line of Lot 7 and Section 6;
- Course VIII Thence **South 01° 30' 40" East**, along the west line of said Cavanagh, the east line of Lot 6, Lot 16 and Section 5 and the west line of Lot 7, Lot 17 and Section 6, (and passing over a 5/8" iron pin set at 2052.75 feet), **2082.75 feet** to a point in the centerline of said Stafford Road;
- Course IX Thence **South 89° 18' 54" West**, along said centerline, **175.02 feet** to a point at the Principal Place of Beginning, and containing 28.1979 Acres (1,228,300 square feet) (28.0774 Acres (1,223,050 square feet) exclusive of right-of-way) of land as surveyed and described in September, 2017 by Joseph Gutoskey, PS 7567, be the same more or less, but subject to all legal highways. Bearings used herein are based on State Plane Coordinates, Ohio North Zone 3401, NAD 83 (CORS 2011).

The intent is to describe a 28.1979 Acre parcel split from PPN 01-012800.

Prior deed of record

Volume 992, Page 962

All iron pins set are 5/8" diameter by 30" long with ID "Gutoskey, PS 7567"

RECEIVED

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

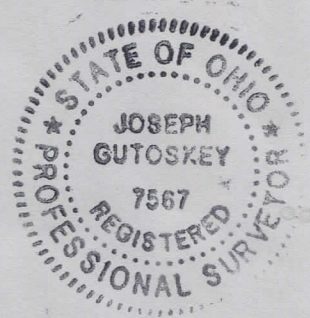
*[Signature]* 10/16/17

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**GAUGA COUNTY AUDITOR**  
**TAX MAP DEPT.**

*R*

*Joseph Gutoskey PS 7567*  
10/16/17





# Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

VOL. 2041 Pg 2481

Joseph Gutoskey, P.E., P.S.

PN# 01-012700

## Legal Description Cavanagh Farms LTD 37.9469 Acres

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being part of Original Auburn Township Lot Nos. 7 and 17, Section 6, Tract 1 and is further bounded and described as follows;

Beginning at a 1/2" iron pipe found at an angle point in the centerline of Stafford Road (60 feet wide) located **North 89°21'53" East**, along said centerline, **40.39 feet** from the centerline intersection with Orange Lane (60 feet wide) as shown on the plat for Hunters Creek Subdivision Phase 2 as recorded in Volume 28, Pages 23-24 of Geauga County Plat Records;

Thence **North 89° 18' 54" East**, along said Stafford Road centerline, **1655.87 feet** to a point at the southeast corner of a parcel of land conveyed to Robert A. Cavanagh by deed recorded in Volume 992, Page 962 (PPN 01-012800) of Geauga County Records, said line also being the east line of Lot 16 and Section 5 and the west line of Lot 17 and Section 6 and the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence **North 01° 30' 40" West**, along the east line of said Robert A. Cavanagh, the east line of Lot 16, Lot 6 and Section 5, the west line of Lot 17, Lot 7 and Section 6, (and passing over a 5/8" iron pins set at 30.00 feet and 2082.75 feet) and along the broken south line of a parcel of land conveyed to James L. & Linda J. Squire by deed recorded in Volume 2001, Page 3183 (PPN 01-094500) of Geauga County Records, **2293.54 feet** to a 5/8" iron pin set at an angle point in said Squires broken south line;

Course II Thence **North 89° 06' 54" East**, along the broken south line of said Squire (PPN 01-094500), (and passing over a 5/8" iron pin set at 846.18 feet), **876.42 feet** to a point in the centerline of Ravenna Road (State Route 44) (60 feet wide);

Course III Thence **South 06° 17' 27" West**, along the centerline of said Ravenna Road, **759.47 feet** to an angle point therein;

Course IV Thence **South 06° 11' 01" West**, along the centerline of said Ravenna Road, **1553.67 feet** to a point at the centerline intersection of said Stafford Road;

Course V Thence **South 89° 18' 54" West**, along said Stafford Road centerline, **565.30 feet** to a point at the Principal Place of Beginning, and containing 37.9469 Acres (1,652,968 square feet) (35.9840 Acres (1,567,462 square feet) exclusive of right-of-way) of land as surveyed and described in September, 2017 by Joseph Gutoskey, PS 7567, be the same more or less, but subject to all legal highways. Bearings used herein are based on State Plane Coordinates, Ohio North Zone 3401, NAD 83 (CORS 2011).

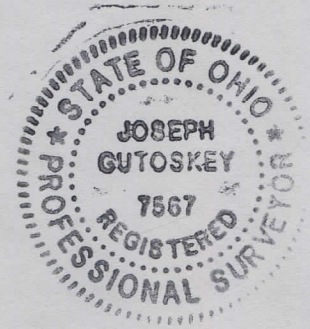
The intent is to describe PPN 01-012700.

Prior deed of record

Volume 1562, Page 329

All iron pins set are 5/8" diameter by 30" long with ID "Gutoskey, PS 7567"

*Joseph Gutoskey PS 7567*



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

*[Signature]* 10/16/17

**GEAUGA COUNTY AUDITOR  
TAX MAP DEPT.**

RECEIVED  
OCT 16 2017  
Geauga County Auditor  
Tax Map Dept.



# Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

VOL. 2041 pg 2460

Joseph Gutoskey, P.E., P.S.

PN# 01-119179

## Legal Description

Parcel B

28.0000 Acres

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being part of Original Auburn Township Lot Nos. 6 and 16, Section 5, Tract 1 and is further bounded and described as follows;

Beginning at a 1/2" iron pipe found at an angle point in the centerline of Stafford Road (60 feet wide) located **North 89°21'53" East**, along said centerline, **40.39 feet** from the centerline intersection with Orange Lane (60 feet wide) as shown on the plat for Hunters Creek Subdivision Phase 2 as recorded in Volume 28, Pages 23-24 of Geauga County Plat Records;

Thence **North 89° 18' 54" East**, along said Stafford Road centerline, **684.71 feet** to a point at the southeast corner of a parcel of land conveyed to William J. Kras by deed recorded in Volume 1865, Page 1502 (PPN 01-118253) of Geauga County Records and the Principal Place of Beginning of the parcel of land herein intended to be described;

- Course I Thence **North 00° 39' 05" West**, along the east line of said Kras (and passing over a 5/8" iron pin found at 30.00 feet), **300.21 feet** to a 5/8" iron pin found (ID LDC INC) at said Kras' northeast corner;
- Course II Thence **South 89° 20' 45" West**, along the north line of said Kras, **137.36 feet** to a 5/8" iron pin found (ID LDC INC) at an angle point in said Kras' north line and at the southeast corner of subplot 25 in said Hunters Creek Subdivision;
- Course III Thence **North 03° 07' 07" West**, along the east line of said subplot 25 and the east line of sublots 24, 23, 22 and 21 in said Hunters Creek Subdivision, **1033.97 feet** to a 5/8" iron pin set;
- Course IV Thence **North 88° 29' 20" East**, creating a new line, **957.90 feet** to a 5/8" iron pin set;
- Course V Thence **South 01° 30' 40" East**, creating a new line (and passing over a 5/8" iron pin set at 1317.28 feet), **1347.28 feet** to a point in the centerline of said Stafford Road;

Course VI Thence **South 89° 18' 54" West**, along said centerline, **796.14 feet** to a point at the Principal Place of Beginning, and containing 28.0000 Acres (1,219,680 square feet) (27.4519 Acres (1,195,803 square feet) exclusive of right-of-way) of land as surveyed and described in September, 2017 by Joseph Gutoskey, PS 7567, be the same more or less, but subject to all legal highways. Bearings used herein are based on State Plane Coordinates, Ohio North Zone 3401, NAD 83 (CORS 2011).

The intent is to describe a 28.0000 Acre parcel split from PPN 01-012800.

Prior deed of record

Volume 992, Page 962

All iron pins set are 5/8" diameter by 30" long with ID "Gutoskey, PS 7567"

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

*[Signature]* 10/16/17

**GAUGA COUNTY AUDITOR  
TAX MAP DEPT.**

*[Signature]*  
10/16/17

