

MON. @ O.L. LINE/CL
APPEARS TO BE
PAVED OVER

O.L. 9 O.L. 14
O.L. 10 O.L. 15

THIS CONSOLIDATION OF LOTS OF RECORD COMPLIES WITH THE APPLICABLE AUBURN TOWNSHIP ZONING RESOLUTION. THIS _____ DAY OF _____, 2017. BY: _____, AUBURN TOWNSHIP ZONING INSPECTOR.

DOCUMENTS USED:

- 1) CH-032-A-MUNN ROAD 1939 PLANS
- 2) McCUNE ACRES SUBDIVISION V7,P27-27A
- 3) RECORD DEEDS

PLAT OF LOT SPLIT & CONSOLIDATION

PREPARED FOR
ZACHARY J LOGAN

AND

EUGENE T JR & KAREN R McCUNE

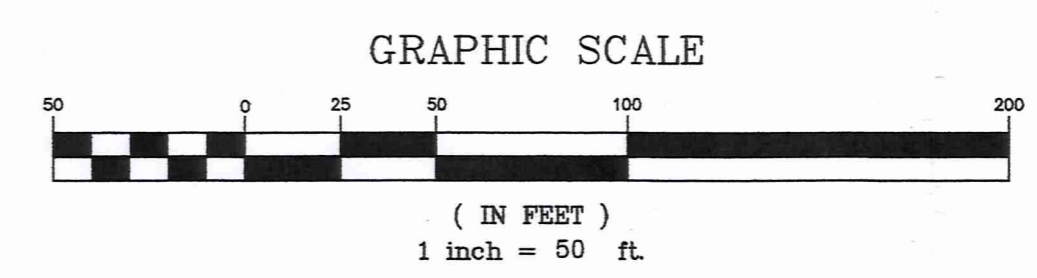
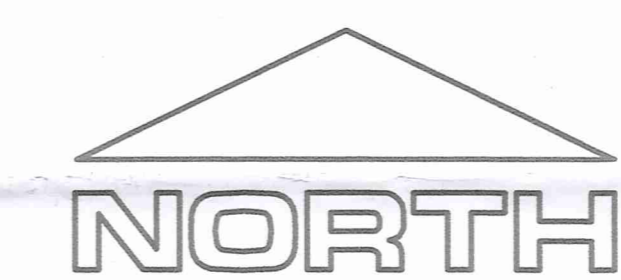
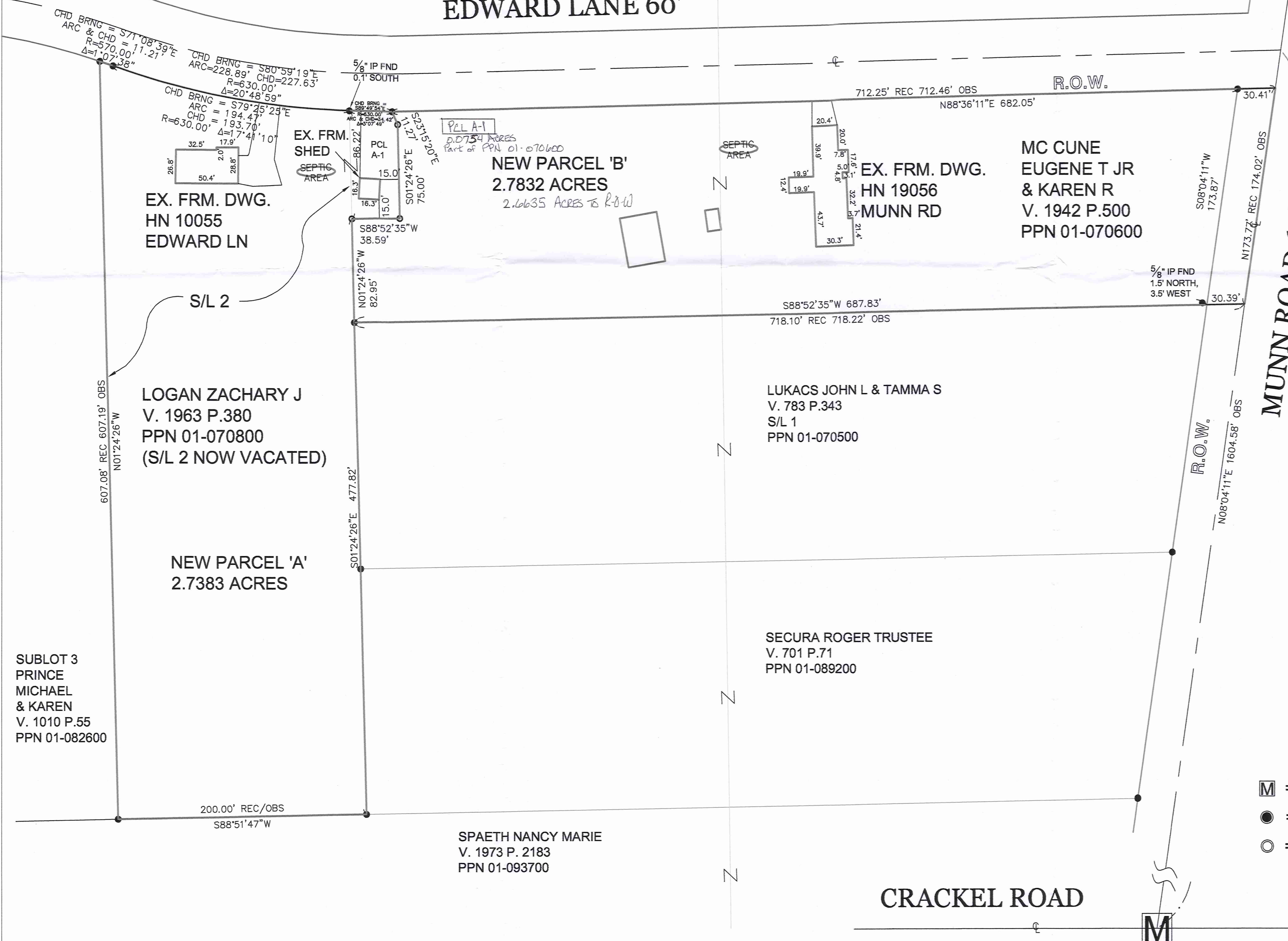
SITUATED IN THE TOWNSHIP OF AUBURN, COUNTY OF GEAUGA, AND STATE OF OHIO, AND BEING PART OF ORIGINAL AUBURN TOWNSHIP LOT NOS. 10 AND 15, TRACT 3, AND FORMERLY KNOWN AS SUBLLOT 2 OF THE McCUNE ACRES SUBDIVISION, AS SHOWN BY THE PLAT RECORDED IN VOL. 7, PG. 27 OF GEAUGA COUNTY RECORDS, AKA PARCEL 01-070600 AND PARCEL 01-070800.

EDWARD LANE 60'

R.O.W.

MUNN ROAD 60'

CRACKEL ROAD



- I.P. = IRON PIN
- REC = RECORD
- OBS = OBSERVED
- MSD = MEASURED
- FND = FOUND
- CL = CENTERLINE
- R.O.W. = RIGHT-OF-WAY
- I.P.'s SET ARE 5/8" x 30" REBAR CAPPED "MARINO S-7769"

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A SURVEY DONE UNDER MY DIRECTION. MONUMENTS WERE FOUND OR SET AS INDICATED. BEARINGS SHOWN HEREON ARE TO AN ASSUMED MERIDIAN AND ARE INTENDED TO DENOTE ANGLES ONLY. THE DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

Nicholas Marino
 NICHOLAS MARINO, P.S.
 OHIO REGISTERED SURVEYOR #7769
 216-571-4214
 www.marinosurveying.com
 8/3/2017 DATE



SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.E. 315.251
Nicholas Marino
 GEAUGA COUNTY AUDITOR
 TAX MAP DEPT.

- Ⓜ = IP IN MON. BOX
- = 5/8" IP FND AS NOTED
- = 5/8" IP SET

GEAUGA COUNTY
PORTAGE COUNTY

LEGAL DESCRIPTION FOR PARCEL 'A-1'
EDWARD LANE, AUBURN, OHIO

PARCEL 'A-1':

SITUATED IN THE TOWNSHIP OF AUBURN, COUNTY OF
GEAUGA, AND STATE OF OHIO, AND BEING PART OF ORIGINAL AUBURN TOWNSHIP
LOT NUMBER 10, TRACT 3 OF SAID TOWNSHIP, AND BEING BOUNDED AND
DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE FORMER
SUBLOT 2 (NOW VACATED) AS RECORDED IN SAID McCUNE ACRES SUBDIVISION, AS
SHOWN BY THE PLAT RECORDED IN VOL. 7, PAGE 27 OF GEAUGA COUNTY PLAT
RECORDS, WHICH IS ON THE SOUTHERLY RIGHT-OF-WAY OF EDWARD LANE (60'),
AND THE NORTHWEST CORNER OF LAND CONVEYED TO EUGENE T JR AND KAREN R
McCUNE (PN 01-070600) BY DEED VOL. 1942, PG. 500 GEAUGA COUNTY DEED
RECORDS, SAID POINT BEING REFERENCED BY AN IRON PIN FOUND 0.1' SOUTH;

THENCE ALONG SAID RIGHT-OF-WAY ALONG THE ARC OF A CURVE
DEFLECTING TO THE LEFT 34.42', SAID CURVE HAVING A RADIUS OF 630.00', AN
INCLUDED ANGLE OF 3°07'49", AND A CHORD WHICH BEARS S 89°49'54" E 34.42' TO
AN IRON PIN FOUND AT A POINT OF TANGENCY;

THENCE S 23°15'20" E 11.27' TO AN IRON PIN SET;
THENCE S 01°24'26" E 75.00' TO AN IRON PIN SET;
THENCE S 88°52'35" W 38.59' TO AN IRON PIN SET;
THENCE N 01°24'26" W ALONG THE EAST LINE OF THE FORMER SUBLOT

2 AND LAND OF SAID LOGAN AND THE WEST LINE OF THE LAND OF SAID McCUNE
86.22' TO THE PLACE OF BEGINNING, AND CONTAINING 0.0754 ACRES OF LAND, AS
SURVEYED BY NICHOLAS MARINO, OHIO REGISTERED SURVEYOR #7769 IN JUNE,
2017, BE THE SAME, MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

ALL IRON PINS SET ARE 5/8" X 30" REBAR CAPPED "MARINO S-7769".

THE INTENT OF THIS DESCRIPTION IS TO DESCRIBE A PORTION OF
LAND BEING SPLIT FROM PN 01-070600, AS RECORDED IN DEED VOLUME 1942 PAGE
500 OF GEAUGA COUNTY DEED RECORDS.



[Handwritten Signature]
8/3/2017

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

[Handwritten Signature] 08/24/17
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

LEGAL DESCRIPTION FOR PARCEL 'A'
10055 EDWARDS LANE, AUBURN, OHIO

PARCEL A:

SITUATED IN THE TOWNSHIP OF AUBURN, COUNTY OF GEAUGA, AND STATE OF OHIO, AND BEING PART OF ORIGINAL AUBURN TOWNSHIP LOT NUMBER 10, TRACT 3 OF SAID TOWNSHIP, FORMERLY KNOWN AS SUBLLOT 2 (NOW VACATED) OF THE McCUNE ACRES SUBDIVISION, AS SHOWN BY THE PLAT RECORDED IN VOL. 7, PAGE 27 OF GEAUGA COUNTY PLAT RECORDS, AND MORE LAND, AND BEING BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN FOUND AT THE NORTHEAST CORNER OF SUBLLOT 3 AS RECORDED IN SAID McCUNE ACRES SUBDIVISION WHICH IS ON THE SOUTHERLY RIGHT-OF-WAY OF EDWARD LANE (60');

THENCE ALONG SAID RIGHT-OF-WAY ALONG THE ARC OF A CURVE DEFLECTING TO THE RIGHT 11.21', SAID CURVE HAVING A RADIUS OF 570.00', AN INCLUDED ANGLE OF 1°07'38", AND A CHORD WHICH BEARS S 71°08'39" E 11.21' TO AN IRON PIN FOUND AT A POINT OF REVERSE CURVATURE;

THENCE ALONG SAID RIGHT-OF-WAY ALONG THE ARC OF A CURVE DEFLECTING TO THE LEFT 228.89' (AND PASSING THROUGH AN IRON PIN FOUND AT THE NORTHWEST CORNER OF LAND CONVEYED TO EUGENE T., JR. AND KAREN R. McCUNE (PN 01-070600) BY DEED VOL 1942, PG 500 IN GEAUGA COUNTY DEED RECORDS AT 194.47'), SAID CURVE HAVING A RADIUS OF 630.00', AN INCLUDED ANGLE OF 20°48'59", AND A CHORD WHICH BEARS S 80°59'19" E 227.63' TO AN IRON PIN FOUND AT A POINT OF TANGENCY;

THENCE S 23°15'20" E 11.27' TO AN IRON PIN SET;

THENCE S 01°24'26" E 75.00' TO AN IRON PIN SET;

THENCE S 88°52'35" W 38.59' TO AN IRON PIN SET IN THE WEST LINE OF SAID

McCUNE;

THENCE S 01°24'26" E ALONG THE WEST LINE OF SAID McCUNE AND THE WEST LINE OF SUBLLOT 1 IN SAID McCUNE ACRES SUBDIVISION, AND THE WEST LINE OF LAND CONVEYED TO ROGER SECURA, TRUSTEE (PN 01-089200) AS RECORDED IN DEED VOL. 701, PG. 71 OF GEAUGA COUNTY DEED RECORDS 477.82' TO AN IRON PIN FOUND AT THE SOUTHWEST CORNER OF SAID SECURA, SAID PIN ON THE NORTH LINE OF LAND CONVEYED TO NANCY MARIE SPAETH (PN 01-093700) BY DEED VOL 1973, PG 2183;

THENCE S 88°51'47" W ALONG THE NORTH LINE OF SAID SPAETH 200.00' TO AN IRON PIN FOUND AT THE SOUTHEAST CORNER OF SAID SUBLLOT 3;

THENCE N 01°24'26" W ALONG THE EAST LINE OF SAID SUBLLOT 3 607.19' TO THE PRINCIPAL PLACE OF BEGINNING, AND CONTAINING 2.7383 ACRES OF LAND AS SURVEYED BY NICHOLAS MARINO, OHIO REGISTERED SURVEYOR #7769 IN JUNE, 2017, BE THE SAME, MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

ALL IRON PINS SET ARE 5/8" X 30" REBAR CAPPED "MARINO S-7769".

THE INTENT OF THIS DESCRIPTION IS TO CONSOLIDATE A PORTION OF PN 01-070600, AS RECORDED IN DEED VOLUME 1942 PAGE 500 OF GEAUGA COUNTY DEED RECORDS, WITH ALL OF PN 01-070800 (FORMER SUBLLOT 2) AS RECORDED IN DEED VOLUME 1963 PAGE 380 OF GEAUGA COUNTY DEED RECORDS.

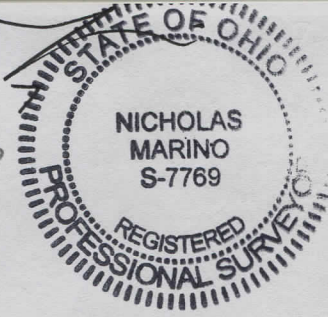


[Handwritten Signature]
8/3/2017

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

[Handwritten Signature] 08/24/17
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

8/3/201
V. 2046pg 883
pn# 01-070600



LEGAL DESCRIPTION FOR PARCEL 'B'
19056 MUNN ROAD, AUBURN, OHIO

PARCEL 'B':

SITUATED IN THE TOWNSHIP OF AUBURN, COUNTY OF GEAUGA, AND STATE OF OHIO, AND BEING PART OF ORIGINAL AUBURN TOWNSHIP LOT NUMBERS 10 AND 15, TRACT 3 OF SAID TOWNSHIP, AND BEING BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN FOUND AT THE NORTHEAST CORNER OF SUBLOT 3 AS RECORDED IN SAID McCUNE ACRES SUBDIVISION, AS SHOWN BY THE PLAT RECORDED IN VOL. 7, PAGE 27 OF GEAUGA COUNTY PLAT RECORDS, WHICH IS ON THE SOUTHERLY RIGHT-OF-WAY OF EDWARD LANE (60');

THENCE ALONG SAID RIGHT-OF-WAY ALONG THE ARC OF A CURVE DEFLECTING TO THE RIGHT 11.21', SAID CURVE HAVING A RADIUS OF 570.00', AN INCLUDED ANGLE OF 1°07'38", AND A CHORD WHICH BEARS S 71°08'39" E 11.21' TO AN IRON PIN FOUND AT A POINT OF REVERSE CURVATURE;

THENCE ALONG SAID RIGHT-OF-WAY ALONG THE ARC OF A CURVE DEFLECTING TO THE LEFT 228.89' (AND PASSING THROUGH AN IRON PIN FOUND AT THE NORTHEAST CORNER OF THE FORMER SUBLOT 2 AT 194.47'), SAID CURVE HAVING A RADIUS OF 630.00', AN INCLUDED ANGLE OF 20°48'59", AND A CHORD WHICH BEARS S 80°59'19" E 227.63' TO AN IRON PIN FOUND AT A POINT OF TANGENCY, AND BEING THE PRINCIPAL PLACE OF BEGINNING OF THE PREMISES DESCRIBED HEREIN;

THENCE N 88°36'11" E ALONG THE SOUTHERLY RIGHT-OF-WAY OF EDWARD LANE (AND PASSING THROUGH AN IRON PIN FOUND AT 682.05' AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF EDWARD LANE AND THE WESTERLY RIGHT-OF-WAY OF MUNN ROAD) 712.46' TO THE CENTERLINE OF MUNN ROAD (60');

THENCE S 08°04'11" W ALONG THE CENTERLINE OF MUNN ROAD 174.02' TO A POINT;

THENCE S 88°52'35" W ALONG THE NORTHERLY LINE OF SUBLOT 1 OF SAID McCUNE ACRES SUBDIVISION (AND PASSING THROUGH THE NORTHEAST CORNER OF SUBLOT 1 AT 30.39', SAID POINT BEING REFERENCED BY AN IRON PIN FOUND 1.5' NORTH AND 3.5' WEST) 718.22' TO AN IRON PIN FOUND ON THE EASTERLY LINE OF THE FORMER SUBLOT 2; ALSO BEING THE EASTERLY LINE OF LAND CONVEYED TO ZACHARY J. LOGAN (PN 01-070800) BY DEED VOL. 1963, PG. 380 GEAUGA COUNTY DEED RECORDS;

THENCE N 01°24'26" W ALONG THE EAST LINE OF THE FORMER SUBLOT 2 AND LANDS OF SAID LOGAN 82.95' TO AN IRON PIN SET;

THENCE N 88°52'35" E 38.59' TO AN IRON PIN SET;

THENCE N 01°24'26" W 75.00' TO AN IRON PIN SET;

THENCE N 23°15'20" W 11.27' TO THE PRINCIPAL PLACE OF BEGINNING, AND CONTAINING 2.7382 ACRES OF LAND (2.6635 ACRES EXCLUSIVE OF THE RIGHT-OF-WAY OF MUNN ROAD), AS SURVEYED BY NICHOLAS MARINO, OHIO REGISTERED SURVEYOR #7769 IN JUNE, 2017, BE THE SAME, MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

ALL IRON PINS SET ARE 5/8" X 30" REBAR CAPPED "MARINO S-7769".

THE INTENT OF THIS DESCRIPTION IS TO DESCRIBE THE REMAINDER OF PN 01-070600 AS RECORDED IN DEED VOLUME 1942 PAGE 500 OF GEAUGA COUNTY DEED RECORDS, AFTER A PORTION OF PN 01-070600 IS SPLIT AND CONSOLIDATED WITH PN 01-070800 AS RECORDED IN DEED VOLUME 1963 PAGE 380 OF GEAUGA COUNTY DEED RECORDS.

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

[Signature] 08 24 17
GEAUGA COUNTY AUDITOR
TAX MAP DEPT. *R*