

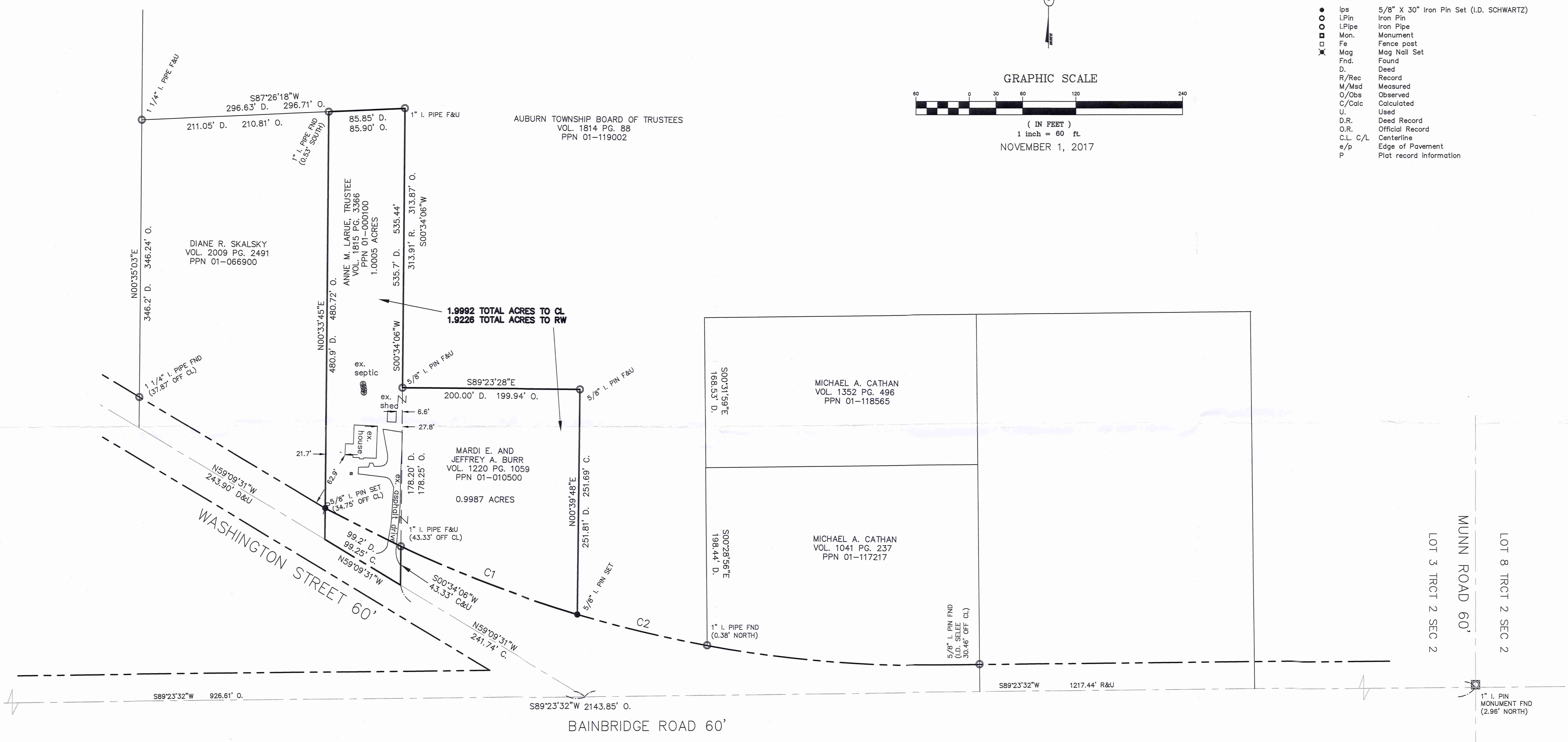
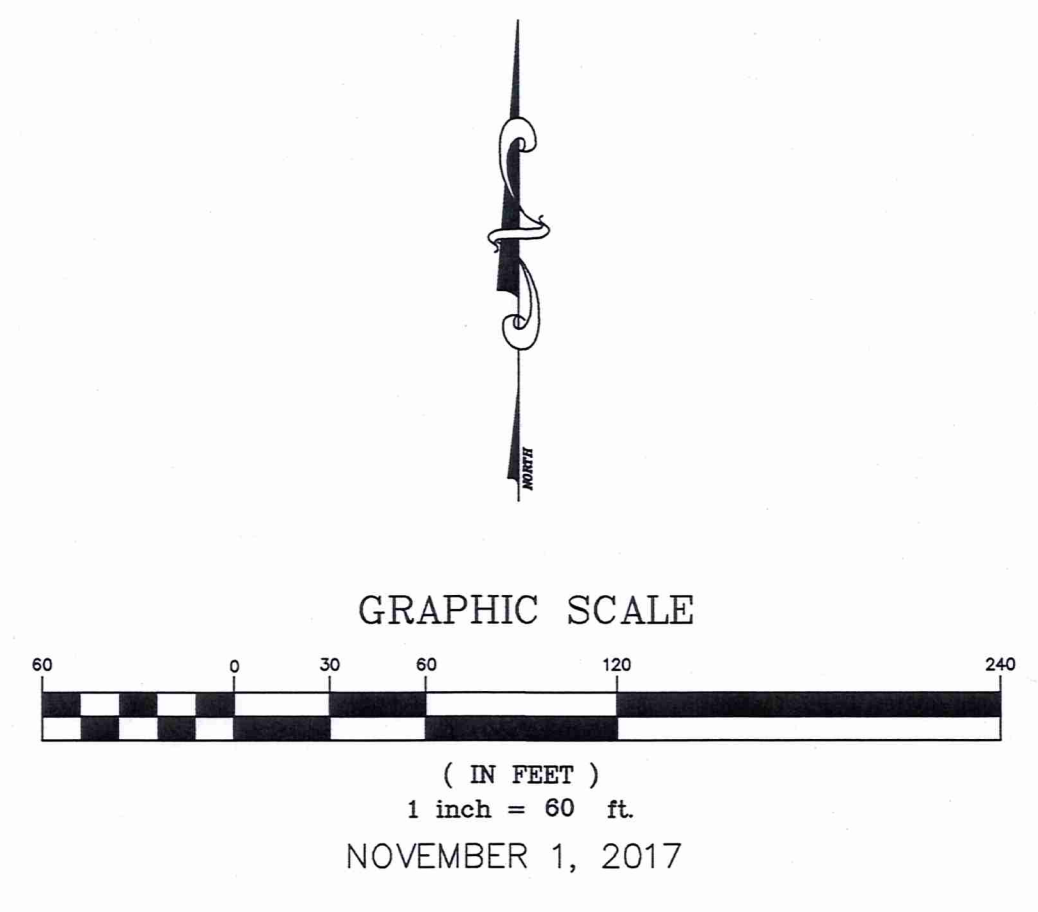
REFERENCES USED:

- DEEDS OF RECORD
- MAP OF SURVEY FOR J.A. AND R.L. CATHAN BY JERRY W. DANIEL 6/03/05
- CH-606-C-J-WASHINGTON ST 1931 PLANS

**CONSOLIDATION PLAT**  
**For**  
**ANNE M. LARUE, TRUSTEE**  
 SITUATED IN THE TOWNSHIP OF AUBURN, COUNTY OF GEauga AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL LOT NUMBER 3, SECTION 2, TRACT 2, AUBURN TOWNSHIP.

**LEGEND**

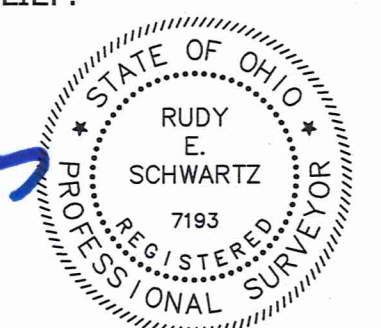
- 5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
- Iron Pin
- Iron Pipe
- Monument
- Fence post
- Mag Nail Set
- Found
- D. Deed
- R/Rec Record
- M/Msd Measured
- O/Obs Observed
- C/Calc Calculated
- U. Used
- D.R. Deed Record
- O.R. Official Record
- C.L. C/L Centerline
- e/p Edge of Pavement
- P Plat record information



SURVEY PLAT & LEGAL DESCRIPTION  
 APPROVED PER R.C. 315.251  
*[Signature]* 11/21/17  
 GEauga COUNTY AUDITOR  
 TAX MAP DEPT.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	TANGENT
C1	212.86	1402.39	8°41'48"	S89°11'20"E	212.86
C2	150.23	1402.39	8°08'16"	S76°36'22"E	150.16

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.



*[Signature]* 11/21/17  
 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

PREPARED FOR:  
 ANNE M. LARUE TRUSTEE  
 11749 WASHINGTON ST  
 CHAGRIN FALLS, OH 44023

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

CONSOLIDATION  
LEGAL DESCRIPTION  
OF A  
1.9992 ACRE PARCEL  
FOR  
ANNE M. LARUE, TRUSTEE

Situated in the Township of Auburn, County of Geauga, and State of Ohio and known as part of Lot No. 3, Section 2, Tract 2, and being all of a parcel of land conveyed to Anne M. LaRue, Trustee (PPN 01-000100), by deed recorded in Volume 1815, Page 3366 of Geauga County Deed Records, and also being all of a parcel of land conveyed to Mardi E. and Jeffrey A. Burr (PPN 01-010500) by deed recorded in Volume 1220, Page 1059 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point at the intersection of the centerlines of Bainbridge Road, 60 feet wide, and Washington Street, said point lying South 89° 23' 32" West, along said centerline of Bainbridge Road, a distance of 1217.44 feet from the intersection of said Bainbridge Road, and Munn Road, 60 feet wide (witness a monument box with a 1 inch iron pin found 2.96 feet North);

Thence North 59° 09' 31" West, along said centerline of Washington Street, a distance of 241.74 feet to the Principal Place of Beginning of the Premises herein intended to be described;

COURSE I Thence North 59° 09' 31" West, continuing along said centerline of Washington Street, a distance of 99.25 feet to a point at the Southeasterly corner of land conveyed to Diane R. Skalsky (PPN 01-066900) by deed recorded in Volume 2009, Page 2491 of Geauga County Deed Records;

COURSE II Thence North 0° 33' 45" East, along the Easterly line of land so conveyed to Diane R. Skalsky, and passing through a 5/8 inch iron pin set at 34.75 feet, a total distance of 480.72 feet to a point at the Northeasterly corner thereof (witness a 1 inch iron pipe found 0.53 feet South), said point also being on a Southerly line of land conveyed to Auburn Township Board of Trustees (PPN 01-119002) by deed recorded in Volume 1814, Page 88 of Geauga County Deed Records;

COURSE III Thence North 87° 26' 18" East, along said Southerly line of land so conveyed to Auburn Township Board of Trustees, a distance of 85.90 feet to a 1 inch iron pipe found at an interior corner thereof;

COURSE IV Thence South 0° 34' 06" West, along a Westerly line of land so conveyed to Auburn Township Board of Trustees, a distance of 313.87 feet to a 5/8 inch iron pin found at an interior corner thereof;

COURSE V Thence South 89° 23' 28" East, along a Southerly line of land so

conveyed to Auburn Township Board of Trustees, a distance of 199.94 feet to a 5/8 inch iron pin found at an interior corner thereof;

COURSE VI Thence South 0° 39' 48" West, along a Westerly line of land so conveyed to Auburn Township Board of Trustees, a distance of 251.69 feet to a 5/8 inch iron pin set on the Northerly right-of-way of said Washington Street;

COURSE VII Thence Northwesterly along the arc of a curve deflecting to the right, also being said Northerly right-of-way of said Washington Street, said curve having a radius of 1402.39 feet, a delta of 8° 41' 48", and a chord which bears North 69° 11' 20" West a distance of 212.66 feet to a 1 inch iron pipe found;

COURSE VIII Thence South 0° 34' 06" West a distance of 43.33 feet to the Principal Place of Beginning and containing 1.9992 acres of land (1.9226 acres excluding the area within the right-of-way of Washington Street, 1.0005 acres all of PPN 01-000100, and 0.9987 acres all of PPN 01-010500) as calculated and described on November 9, 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.

RECEIVED  
NOV 21 2017  
AUBURN TOWNSHIP



11.21.17

DATE

RUDY E. SCHWARTZ, P.S. 7193

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

*[Handwritten signature]* 11/21/17

GEAUGA COUNTY AUDITOR  
TAX MAP DEPT.