

REFERENCES USED:

1 LA DUE HIGHLANDS SUBDIVISION VOL. 26 PGS. 42-43

CONSOLIDATION PLAT

For
KRISTA LEE ENSIGN, TRUSTEE

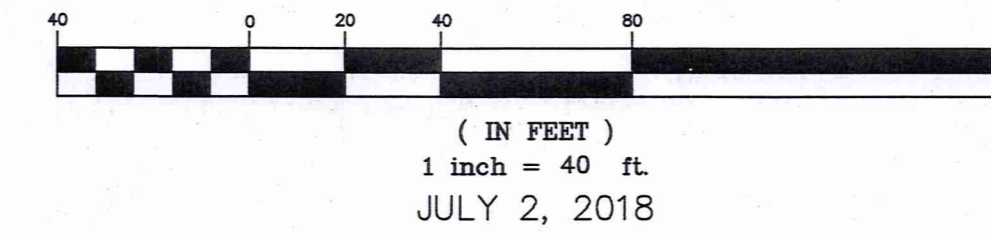
SITUATED IN THE TOWNSHIP OF AUBURN, COUNTY OF
GEAUGA AND THE STATE OF OHIO AND KNOWN AS BEING
PARTS OF LOT NOS. 36 AND 37 IN TRACT 3 IN SAID
TOWNSHIP, FURTHER KNOWN AS SUBLT NO. 12 AND 13
(NOW VACATED) IN THE LA DUE HIGHLANDS SUBDIVISION
AS RECORDED IN VOLUME 26 PAGES 42-43 OF GEAUGA
COUNTY RECORDS.

PREPARED FOR:
KRISTA LEE ENSIGN, TRUSTEE
7630 COTTONWOOD TRL
CHAGRIN FALLS, OHIO 44023

AND:

OTERO SIGNATURE HOMES
8559 E. WASHINGTON ST
CHAGRIN FALLS, OHIO 44023
PH:216-346-7301 FX:440-543-2222

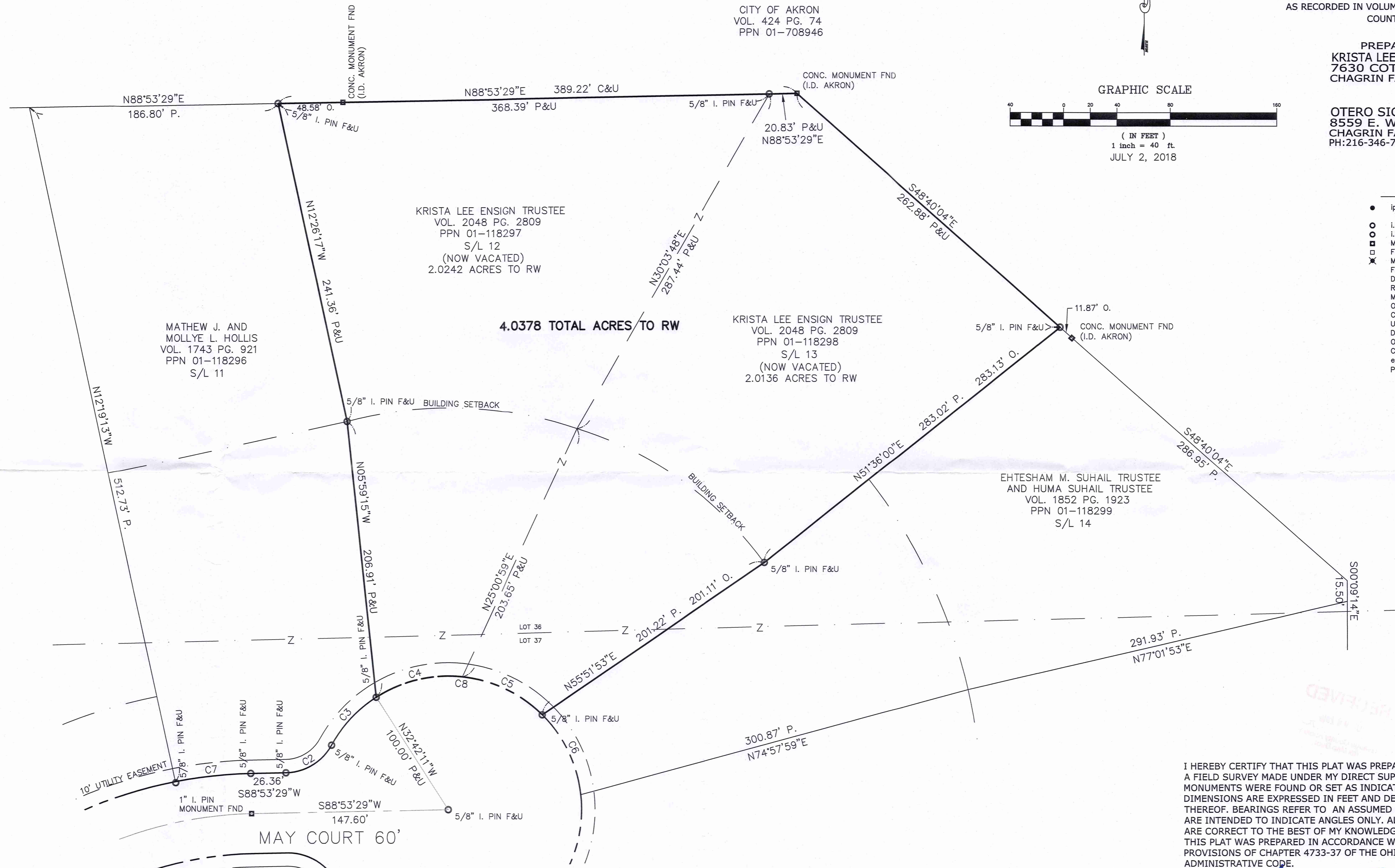
GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.
JULY 2, 2018

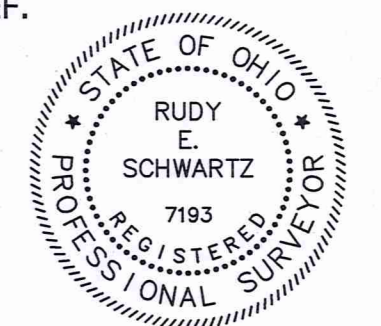
LEGEND

- ips 5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
- iPin Iron Pin
- iPipe Iron Pipe
- Mon. Monument Box
- Fe Fence post
- ✕ Mag Mag Nail Set
- Fnd. 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



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 7-6-18
RUDY E. SCHWARTZ, P.S. #7193 Date



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

PREPARED BY:
SCHWARTZ LAND SURVEYING INC.

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

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH LENGTH	TANGENT
C1	222.11	300.00	42°25'11"	S67°40'53"W	217.07	116.42
C2	41.89	39.99	60°00'57"	N58°53'17"E	40.00	23.09
C3	49.58	100.00	28°24'17"	S43°05'40"W	49.07	25.31
C4	67.70	100.00	38°47'21"	S76°41'29"W	66.41	35.20
C5	67.75	100.00	38°49'04"	N64°30'18"W	66.46	35.23
C6	67.70	100.00	38°47'21"	N25°42'06"W	66.41	35.20
C7	57.20	330.00	9°55'54"	S83°55'32"W	57.13	28.67
C8	135.45	100.00	77°36'25"	N83°53'59"W	125.33	80.41

THIS CONSOLIDATION OF LAND COMPLIES WITH THE APPLICABLE AUBURN TOWNSHIP ZONING RESOLUTION.
THIS _____ DAY OF _____ 2018.
BY _____
AUBURN TOWNSHIP ZONING INSPECTOR

CONSOLIDATION
LEGAL DESCRIPTION
OF A
4.0378 ACRE PARCEL
FOR
KRISTA LEE ENSIGN TRUSTEE

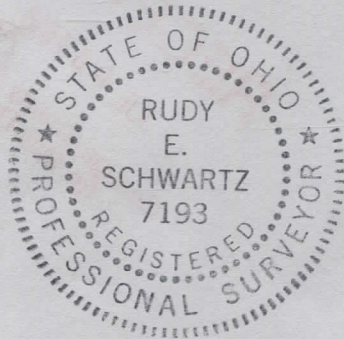
Situated in the Township of Auburn, County of Geauga, and State of Ohio and known as being a part of Lot Nos. 36 and 37, Tract 3, and further known as being all of subplot No. 12 (now vacated) as conveyed to Krista Lee Ensign Trustee (PPN 01-118297) by deed recorded in Volume 2048, Page 2809 of Geauga County Deed Records, also being all of subplot No. 13 (now vacated) as conveyed to Krista Lee Ensign Trustee (PPN 01-118298) by deed recorded in Volume 2048, Page 2809 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a 5/8 inch iron pin found at the Southeasterly corner of subplot No. 11 in the La Due Highlands Subdivision as shown by plat recorded in Volume 26, Pages 42-43 of Geauga County Plat Records, said pin also being on the Northerly right-of-way of May Court, 60 feet wide, said pin lying North 32° 42' 11" West from a 5/8 inch iron pin found in the centerline of said May Court at the center of the cul-de-sac;

- COURSE I Thence North 5° 59' 15" West, along an Easterly line of said subplot No. 11, a distance of 206.91 feet to a 5/8 inch iron pin found at an angle point;
- COURSE II Thence North 12° 26' 17" West, along an Easterly line of said subplot No. 11, a distance of 241.36 feet to a 5/8 inch iron pin found at the Northeasterly corner thereof, said pin also being on a Southerly line of land conveyed to the City of Akron (PPN 01-708946) by deed recorded in Volume 424, Page 74 of Geauga County Deed Records;
- COURSE III Thence North 88° 53' 29" East, along said Southerly line of land so conveyed to the City of Akron, and passing through a concrete Akron monument at 48.58 feet and a 5/8 inch iron pin found at 368.39 feet, a total distance of 389.22 feet to a concrete Akron monument found at an angle point;
- COURSE IV Thence South 48° 40' 04" East, along a Southerly line of land so conveyed to the City of Akron, a distance of 262.88 feet to a 5/8 inch iron pin found at the Northwesterly corner of subplot No. 14 in said La Due Highlands subdivision;
- COURSE V Thence South 51° 36' 00" West, along a Northerly line of said subplot No. 14, a distance of 283.13 feet to a 5/8 inch iron pin found at an angle point;

COURSE VI Thence South 55° 51' 53" West, along a Northerly line of said subplot No. 14, a distance of 201.11 feet to a 5/8 inch iron pin found at the Southwesterly corner thereof, also being on the Northerly right-of-way of said May Court;

COURSE VII Thence Northwesterly along the arc of a curve deflecting to the left, also being said Northerly right-of-way of May Court, a distance of 135.45, said curve having a radius of 100.00 feet, a delta of 77° 36' 25", and a chord which bears North 83° 53' 59" West a distance of 125.33 feet to the Principal Place of Beginning and containing 4.0378 acres of land (2.0242 acres all of PPN 01-118297, and 2.0136 acres all of PPN 01-118298) as surveyed, calculated and described, on June 27, 2018 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.



7.6.18

DATE

[Handwritten Signature]

RUDY E. SCHWARTZ, P.S. 7193

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

[Handwritten Signature] 07/06/18

GEAUGA COUNTY AUDITOR
TAX MAP DEPT.