

REFERENCES USED:

- 1 DEEDS OF RECORD
- 2 TABOR SUBDIVISION VOL. 3 PGS. 7-8
- 3 AUBURN WOODS SUBDIVISION PHASE 1 PG. 19 PG. 66
- 4 PLAT OF SURVEY FOR DISTRICT COUNCIL OF WORKERS GYMNASIAC UNION BY JOSEPH GUTOSKEY 4/14/16

**LOT SPLIT AND REMAINING LANDS SURVEY**  
For  
**PAUL PHILLIPS**

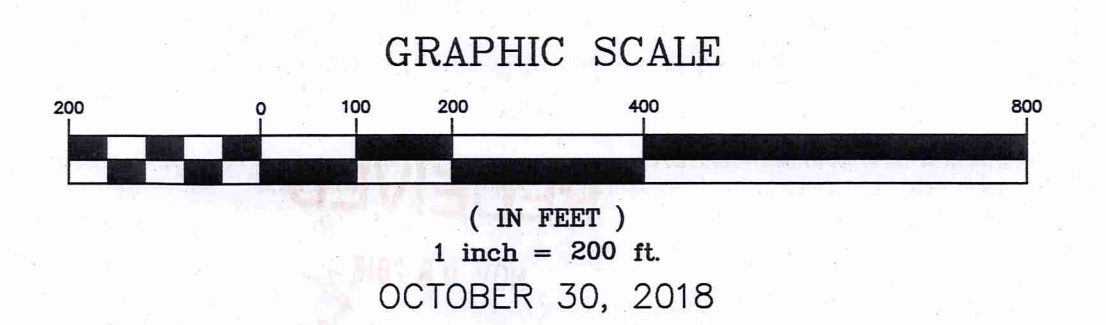
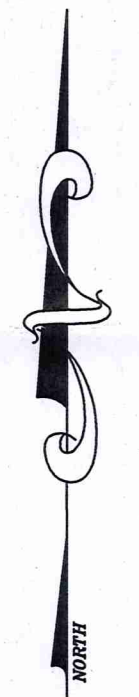
SITUATED IN THE TOWNSHIP OF AUBURN, COUNTY OF GEauga AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL AUBURN TOWNSHIP LOT NUMBER 1, TRACT 3, AND PART OF ORIGINAL AUBURN TOWNSHIP LOT NO. 2, TRACT 3 IN SAID TOWNSHIP.

PREPARED FOR:  
**PAUL PHILLIPS**  
17290 MUNN RD  
CHAGRIN FALLS, OH 44023

NOTES:  
NO TITLE COMMITMENT SUPPLIED

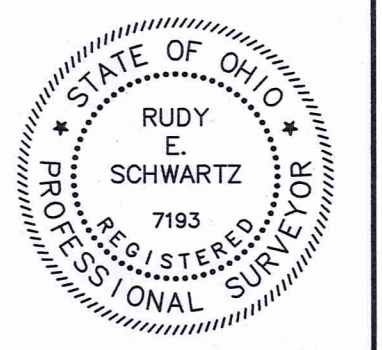
LEGEND

- 5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
- Iron Pin
- Iron Pipe
- Mon. 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 Plot record information



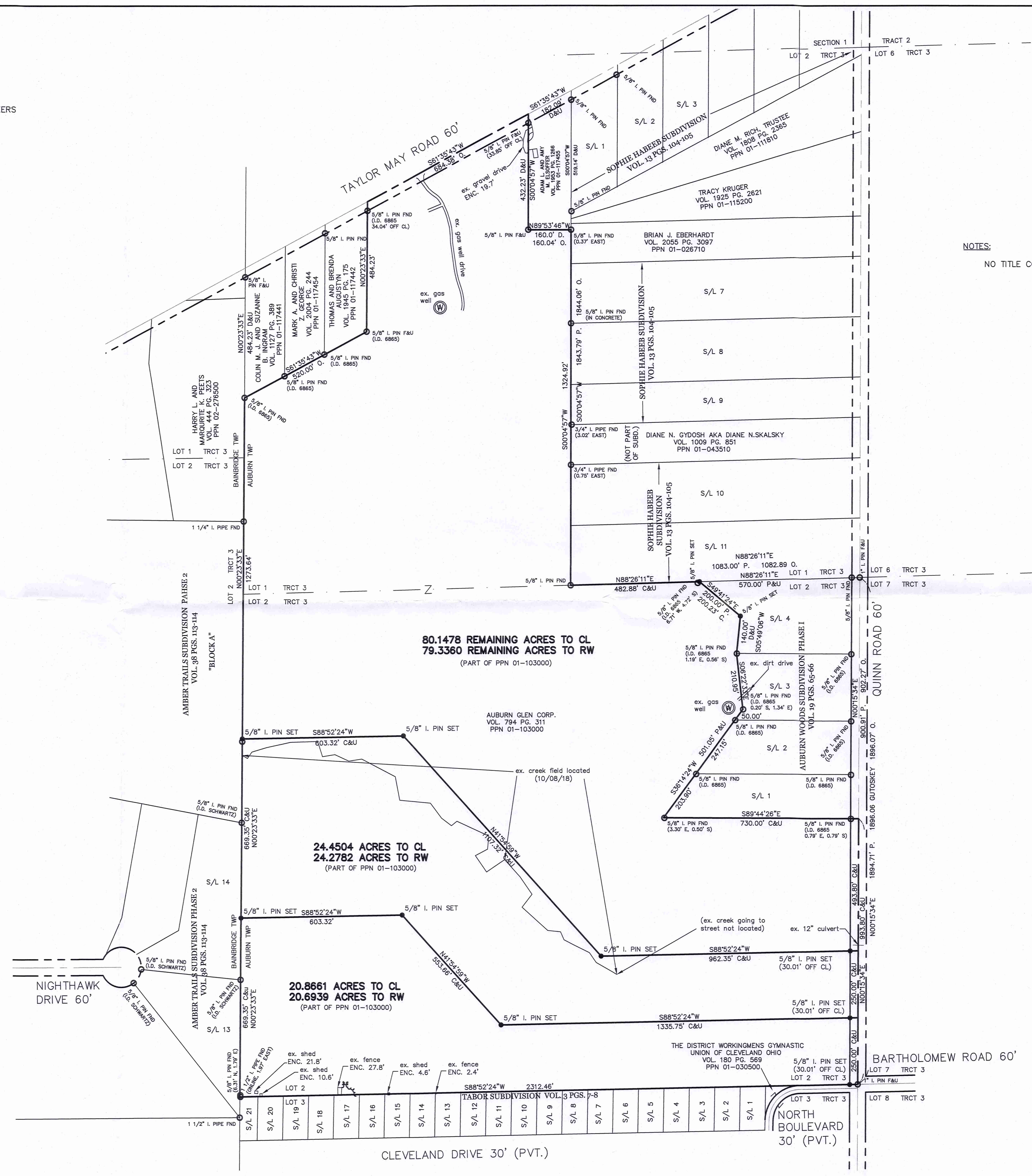
I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION. MONUMENTS WERE FOUND OR SET AS INDICATED. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS REFER TO AN ASSUMED MERIDIAN AND ARE INTENDED TO INDICATE ANGLES ONLY. ALL OF WHICH ARE CORRECT 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*  
RUDY E. SCHWARTZ, P.S. #7193 Date 11-8-18



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



THIS DIVISION OF LAND COMPLIES WITH THE APPLICABLE AUBURN TOWNSHIP ZONING RESOLUTION.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2018.  
BY \_\_\_\_\_  
AUBURN TOWNSHIP ZONING INSPECTOR

Auburn Glen Corp. (18-128)

Picked-Up 11/09/18

V. 2063 pg 1784  
pn# 01-119184

Aub 00343

LEGAL DESCRIPTION  
OF A  
20.8661 ACRE PARCEL  
FOR  
PAUL PHILLIPS

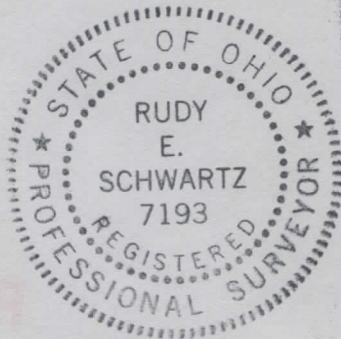
Situated in the Township of Auburn, County of Geauga, and State of Ohio, and known as being a part of Original Lot No. 2, Tract 3, and further known as being part of a parcel of land conveyed to Auburn Glen Corp. (PPN 01-103000) by deed recorded in Volume 794, Page 311 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a 1 inch iron pin found in the centerline of Quinn Road, 60 feet wide, at its intersection with the centerline of Bartholomew Road, 60 feet wide, said pin also being on the shared corner between Lot Nos. 2, 3, 7, and 8, Tract 3, said pin being at the Northeasterly corner of the Tabor Subdivision as shown by plat recorded in Volume 3, Pages 7-8 of Geauga County Deed Records, said pin also lying South 0° 15' 34" West, along said centerline of Quinn Road, a distance of 1896.07 feet from a 1 inch iron pin found at the shared corner of lot Nos. 1, 2, 6, and 7, Tract 3;

- COURSE I Thence South 88° 52' 24" West, along the North Boulevard, 30 feet wide, park, and subplot Nos. 1-21 in said Tabor Subdivision, and passing through a 5/8 inch iron pin set at 30.01 feet, and a 1 1/2 inch iron pipe found at 2310.49 feet, a total distance of 2312.46 feet to a point at the Northwesterly corner thereof, said point also being on the Easterly line of subplot No. 13 in the Amber Trails Subdivision Phase 2 as shown by plat recorded in Volume 38, Pages 113-114 of Geauga County Deed Records, said point also being on the shared line between Lot No. 2, Tract 3 (Auburn Township) and Lot No. 2 Tract 3 (Bainbridge Township);
- COURSE II Thence North 0° 23' 33" East, along the Easterly line of subplot Nos. 13 and 14, also being said shared line between Lot No. 2, Tract 3 (Auburn Township) and Lot No. 2, Tract 3 (Bainbridge Township), a distance of 669.35 feet to a 5/8 inch iron pin set;
- COURSE III Thence North 88° 52' 24" East (creating a new line) a distance of 603.32 feet to a 5/8 inch iron pin set;
- COURSE IV Thence South 41° 54' 59" East (creating a new line) a distance of 553.66 feet to a 5/8 inch iron pin set;
- COURSE V Thence North 88° 52' 24" East (creating a new line) passing through a 5/8 inch iron pin set at 1305.74 feet, a total distance of 1335.75 feet to a point in said centerline of Quinn Road, said point also being on the shared line between Lot Nos. Lot 2 and Lot 7;
- COURSE VI Thence South 0° 15' 34" West, along said centerline of Quinn Road, also being said shared line between Lot Nos. Lot 2 and Lot 7, a distance of

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250.00 feet to the Place of Beginning and containing 20.8661 acres of land (20.6939 acres excepting the area within the right-of-way of Quinn Road) as surveyed, calculated and described, on October 29, 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. The intent of this description is to describe a 20.8661 acre parcel from part of PPN 01-103000.



RECEIVED

NOV 14 2018  
GEOGA COUNTY AUDITOR  
TAX MAP DEPT.

11.8.18

DATE

RUDY E. SCHWARTZ, P.S. 7193

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

11/08/18

GEOGA COUNTY AUDITOR  
TAX MAP DEPT.

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18-128

V, 2063 pg 1784

pn# 01-119185

LEGAL DESCRIPTION  
OF A  
24.4504 ACRE PARCEL  
FOR  
PAUL PHILLIPS

Situated in the Township of Auburn, County of Geauga, and State of Ohio, and known as being a part of Original Lot No. 2, Tract 3, and further known as being part of a parcel of land conveyed to Auburn Glen Corp. (PPN 01-103000) by deed recorded in Volume 794, Page 311 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a 1 inch iron pin found in the centerline of Quinn Road, 60 feet wide, at its intersection with the centerline of Bartholomew Road, 60 feet wide, said pin also being on the shared corner between Lot Nos. 2, 3, 7, and 8, Tract 3, said pin being at the Northeasterly corner of the Tabor Subdivision as shown by plat recorded in Volume 3, Pages 7-8 of Geauga County Deed Records, said pin also lying South 0° 15' 34" West, along said centerline of Quinn Road, a distance of 1896.07 feet from a 1 inch iron pin found at the shared corner of lot Nos. 1, 2, 6, and 7, Tract 3;

Thence North 0° 15' 34" East, along said centerline of Quinn Road, a distance of 250.00 feet to the Principal Place of Beginning of the premises herein intended to be described;

- COURSE I Thence South 88° 52' 24" West (creating a new line) passing through a 5/8 inch iron pin set at 30.01 feet, a total distance of 1335.75 feet to a 5/8 inch iron pin set;
- COURSE II Thence North 41° 54' 59" West (creating a new line) a distance of 553.66 feet to a 5/8 inch iron pin set;
- COURSE III Thence South 88° 52' 24" West (creating a new line) a distance of 603.32 feet to a point on the Easterly line of subplot No. 14 in the Amber Trails Subdivision Phase 2 as shown by plat recorded in Volume 38, Pages 113-114 of Geauga County Deed Records, said point also being on the shared line between Lot No. 2, Tract 3 (Auburn Township) and Lot No. 2, Tract 3 (Bainbridge Township);
- COURSE IV Thence North 0° 23' 33" East, along said Easterly line of subplot No. 14, and along the Easterly line of Block "A" in the Amber Trails Subdivision Phase 2, as shown by plat recorded in Volume 38, Pages 113-114 of Geauga County Plat Records, also being said shared line between Lot No. 2, Tract 3 (Auburn Township) and Lot No. 2, Tract 3 (Bainbridge Township), a distance of 669.35 feet to a 5/8 inch iron pin set;

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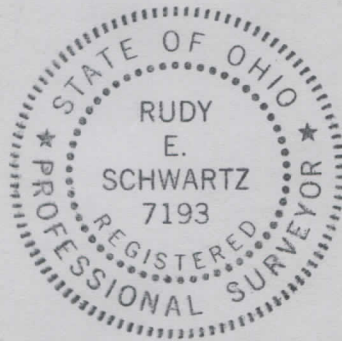
COURSE V Thence North 88° 52' 24" East (creating a new line) a distance of 603.32 feet to a 5/8 inch iron pin set;

COURSE VI Thence South 41° 54' 59" East (creating a new line) a distance of 1107.32 feet to a 5/8 inch iron pin set;

COURSE VII Thence North 88° 52' 24" East (creating a new line) passing through a 5/8 inch iron pin set at 932.34 feet, a total distance of 962.35 feet to a point in said centerline of Quinn Road, said point also being on the shared line between Lot Nos. Lot 2 and Lot 7;

COURSE VIII South 0° 15' 34" West, along said centerline of Quinn Road, also being said shared line between Lot Nos. Lot 2 and Lot 7, a distance of 250.00 feet to the Place of Beginning and containing 24.4504 acres of land (24.2782 acres excepting the area within the right-of-way of Quinn Road) as surveyed, calculated and described, on October 29, 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. The intent of this description is to describe a 24.4504 acre parcel from part of PPN 01-103000.

RECEIVED  
NOV 14 2018  
Geauga County Auditor  
TAX MAP DEPT.



11.8.18

DATE

RUDY E. SCHWARTZ, P.S. 7193

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

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R  
GEGAUGA COUNTY AUDITOR  
TAX MAP DEPT.

Aub 00343

18-128

V. 2003 pg 1790  
pn# 01-103000

REMAINING LANDS  
LEGAL DESCRIPTION  
OF A  
80.1478 ACRE PARCEL  
FOR  
AUBURN GLEN CORP.

Situated in the Township of Auburn, County of Geauga, and State of Ohio, and known as being a part of Original Lot No. 2 and 3, Tract 3, and further known as being part of a parcel of land conveyed to Auburn Glen Corp. (PPN 01-103000) by deed recorded in Volume 794, Page 311 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a 1 inch iron pin found in the centerline of Quinn Road, 60 feet wide, at its intersection with the centerline of Bartholomew Road, 60 feet wide, said pin also being on the shared corner between Lot Nos. 2, 3, 7, and 8, Tract 3, said pin being at the Northeasterly corner of the Tabor Subdivision as shown by plat recorded in Volume 3, Pages 7-8 of Geauga County Deed Records, said pin also lying South  $0^{\circ} 15' 34''$  West, along said centerline of Quinn Road, a distance of 1896.07 feet from a 1 inch iron pin found at the shared corner of lot Nos. 1, 2, 6, and 7, Tract 3;

Thence North  $0^{\circ} 15' 34''$  East, along said centerline of Quinn Road, a distance of 500.00 feet to the Principal Place of Beginning of the premises herein intended to be described;

- COURSE I Thence South  $88^{\circ} 52' 24''$  West (creating a new line) passing through a 5/8 inch iron pin set at 30.01 feet, a total distance of 962.35 feet to a 5/8 inch iron pin set;
- COURSE II Thence North  $41^{\circ} 54' 59''$  West (creating a new line) a distance of 1107.32 feet to a 5/8 inch iron pin set;
- COURSE III Thence South  $88^{\circ} 52' 24''$  West (creating a new line) a distance of 603.32 feet to a point on the Easterly line of Block "A" in the Amber Trails Subdivision Phase 2, as shown by plat recorded in Volume 38, Pages 113-114 of Geauga County Plat Records, said point also being on the shared line between Lot No. 2, Tract 3 (Auburn Township) and Lot No. 2, Tract 3 (Bainbridge Township);
- COURSE IV Thence North  $0^{\circ} 23' 33''$  East, along said Easterly line of Block "A", also being said shared line between Lot No. 2, Tract 3 (Auburn Township) and Lot No. 2, Tract 3 (Bainbridge Township), and along the Easterly line of land conveyed to Harry L. and Marqurite K. Peets (PPN 02-276500) by deed recorded in Volume 444, Page 323 of Geauga County Deed Records, and along the shared line between lot Nos. 1, Tract 3 (Bainbridge Township) and Lot No. 1, Tract 3 (Auburn Township) a distance of 1273.64 feet to a 5/8 inch iron pin found (I.D. 6865) at the Southwesterly corner of land conveyed to Colin M. and Suzanne B. Ingram (PPN 01-117441) by deed recorded in Volume 1127, Page 389 of Geauga County Deed Records;
- COURSE V Thence North  $61^{\circ} 35' 43''$  East, along the Southerly line of land so conveyed to Colin M. and Suzanne B. Ingram, and along the Southerly line of lands conveyed to Mark A. and Christi Z. George (PPN 01-117454) by deed recorded in Volume 2004, Page 244 of Geauga County Deed Records, and Thomas and Brenda Augustyn (PPN 01-117442) by deed recorded in Volume 1945, Page

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175 of Geauga County Deed Records, a distance of 520.00 feet to a 5/8 inch iron pin found (I.D. 6865) at the Southeasterly corner thereof;

COURSE VI Thence North  $0^{\circ} 23' 33''$  East, along the Easterly line of land so conveyed to Thomas and Brenda Augustyn, and passing through a 5/8 inch iron pin found (I.D. 6865) at 450.19 feet, a total distance of 484.23 feet to a point in the centerline of Taylor May Road, 60 feet wide, at the Northeasterly corner thereof;

COURSE VII Thence North  $61^{\circ} 35' 43''$  East, along said centerline of Taylor May Road, a distance of 684.38 feet to a point at the Northwesterly corner of land conveyed to Adam L. and Amy M. Elsoffer (PPN 01-117455) by deed recorded in Volume 1953, Page 1266 of Geauga County Deed Records;

COURSE VIII Thence South  $0^{\circ} 04' 57''$  West, along the Westerly line of land so conveyed to Adam L. and Amy M. Elsoffer, and passing through a 5/8 inch iron pin found at 33.85 feet, a total distance of 432.23 feet to a 5/8 inch iron pin found at the Southwesterly corner thereof;

COURSE IX Thence South  $89^{\circ} 53' 46''$  East, along the Southerly line of land so conveyed to Adam L. and Amy M. Elsoffer, a distance of 160.04 feet to a point on the Westerly line of land conveyed to Brian J. Eberhardt (PPN 01-026710) by deed recorded in Volume 2055, Page 3097 of Geauga County Deed Records (witness a 5/8 inch iron pin found 0.37 feet East);

COURSE X Thence South  $0^{\circ} 04' 57''$  West, along the Westerly line of land so conveyed to Brian J. Eberhardt, and along the Westerly line sublots 7-9 of the Sophie Habeeb Subdivision as shown by plat recorded in Volume 13, Pages 104-105 of Geauga County Plat Records, and along the Westerly line of land conveyed to Dianne Gydosh aka Dianne Skalsky (PPN 01-043510) by deed recorded in Volume 1009, Page 851 of Geauga County Deed Records, and along subplot Nos. 10 and 11 in said Sophie Habeeb Subdivision, a distance of 1324.92 feet to a 5/8 inch iron pin found at the Southwesterly corner of subplot No. 11 in said Subdivision, said pin also being on the shared line between Lot Nos. 1 and 2, Tract 3;

COURSE XI Thence North  $88^{\circ} 26' 11''$  East, along the Southerly line of said subplot No. 11, and said shared line between Lot Nos. 1 and 2, Tract 3, a distance of 482.88 feet to a 5/8 inch iron pin set at the Northwesterly corner of subplot No. 4 in the Auburn Woods Subdivision Phase 1 as shown by plat recorded in Volume 19, Pages 65-66 of Geauga County Plat Records (witness a 5/8 inch iron pin found, I.D. 6865, 6.71 feet West and 4.72 feet South);

COURSE XII Thence South  $49^{\circ} 41' 24''$  East, along a Westerly line of said subplot No. 4, a distance of 200.23 feet to a 5/8 inch iron pin set at an angle point;

COURSE XIII Thence South  $5^{\circ} 49' 06''$  West, along a Westerly line of said subplot No. 4, a distance of 140.00 feet to a point at the Northwesterly corner of subplot No. 3 (witness a 5/8 inch iron pin found, I.D. 6865, 1.19 feet East and 0.56 feet South);

COURSE XIV Thence South  $6^{\circ} 22' 33''$  East, along a Westerly line of said subplot No. 3, a distance of 210.95 feet to an angle point (witness a 5/8 inch iron pin found, I.D. 6865, 0.20 feet South and 1.34 feet East);

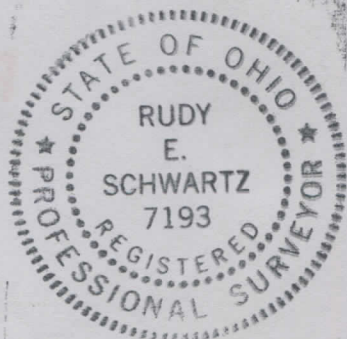
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COURSE XV Thence South 36° 14' 24" West, along said a Westerly line of said subplot No. 3, and along the Westerly lines of subplot Nos. 2 and 1, a distance of 501.05 feet to a 5/8 inch iron pin set at the Southwesterly corner of said subplot No. 1 (witness a 5/8 inch iron pin found, I.D. 6865, 3.30 feet East and 0.50 feet South);

COURSE XVI Thence South 89° 44' 26" East, along the Southerly line of said subplot No. 1, and passing through a point at on the Westerly right-of-way of said Quinn Road at 700.00 feet, (witness a 5/8 inch iron pin found, I.D. 6865, 0.79 feet East and 0.79 feet South) a total distance of 730.00 feet to a point in said centerline of Quinn Road, said point also being on the shared line between Lot Nos. 2 and 7, Tract 3;

COURSE XVII Thence South 0° 15' 34" West, along said centerline of Quinn Road, also being said shared line between Lot Nos. 2 and 7, Tract 3, a distance of 493.80 feet to the Principal Place of Beginning and containing 80.1478 acres of land (79.3360 acres excepting the area within the right-of-ways of Quinn Road, and Taylor May Road) as surveyed, calculated and described, on October 29, 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. The intent if this description is to describe a 80.1478 acre remainder parcel from part of PPN 01-103000, after 24.4504 acre and 20.8661 acre splits.

RECEIVED  
NOV 08 2018  
DEPT OF REVENUE  
TAX MAP DEPT.



11.8.18

DATE

RUDY E. SCHWARTZ, P.S. 7193

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

*[Signature]* 11.08.18  
GEAUGA COUNTY AUDITOR  
TAX MAP DEPT. *R*

**(18-128) Auburn Glen Corp. Lot Split(s) and Remainder Survey  
Quinn Road (and Taylor May Road), Auburn Twp.**

**NO RECORDS REQUEST TO ENGINEER. MAP ROOM SUGGESTED CONTACTING THE COUNTY ENGINEER  
FOR AVAILABLE ROAD RECORDS, FIELD BOOKS, AND HISTORIC SURVEYS. SUGGESTED REFERENCES BY  
TAX MAP DEPARTMENT – NOT CITED ON SURVEY:**

- G.C.E. FIELD BOOK 083
- Sophia Habeeb Subdivision Vol. 13, Pgs. 104-105