

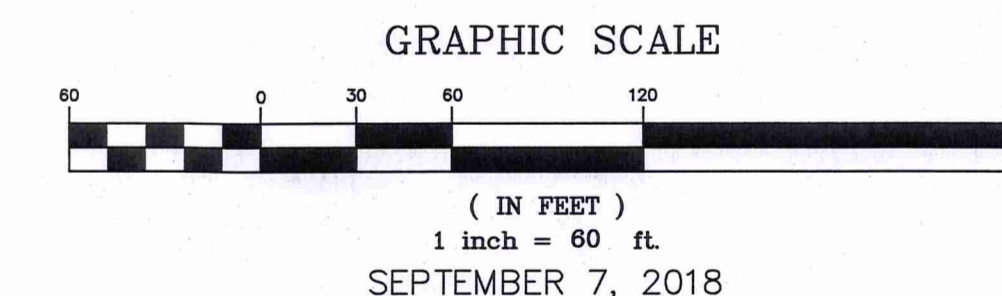
PLAT OF SURVEY, LOT SPLIT AND CONSOLIDATION

For
WILLIAM A. ARCURI, 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 1, SECTION 5, TRACT 1, IN SAID TOWNSHIP.

PREPARED FOR:
WILLIAM A. ARCURI
16515 AUBURN CENTER RD
CHAGRIN FALLS, OH 44023

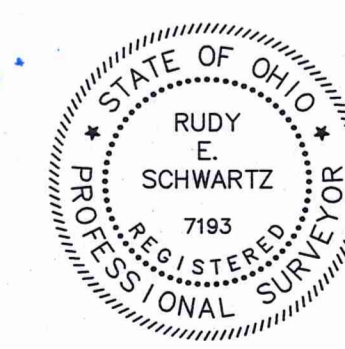
LEGEND

●	ips	5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
○	i.Pin	Iron Pin
○	i.Pipe	Iron Pipe
□	Mon.	Monument
□	Fe	Fence post
✕	Mag	Mag Nail Set
Fnd.	Fnd.	Found
D.	D.	Deed
R/Rec	R/Rec	Record
M/Msd	M/Msd	Measured
O/Obs	O/Obs	Observed
C/Calc	C/Calc	Calculated
U.	U.	Used
D.R.	D.R.	Deed Record
O.R.	O.R.	Official Record
C.L. C/L	C.L. C/L	Centerline
e/p	e/p	Edge of Pavement
P	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 MERIDAN 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 9.24.18



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

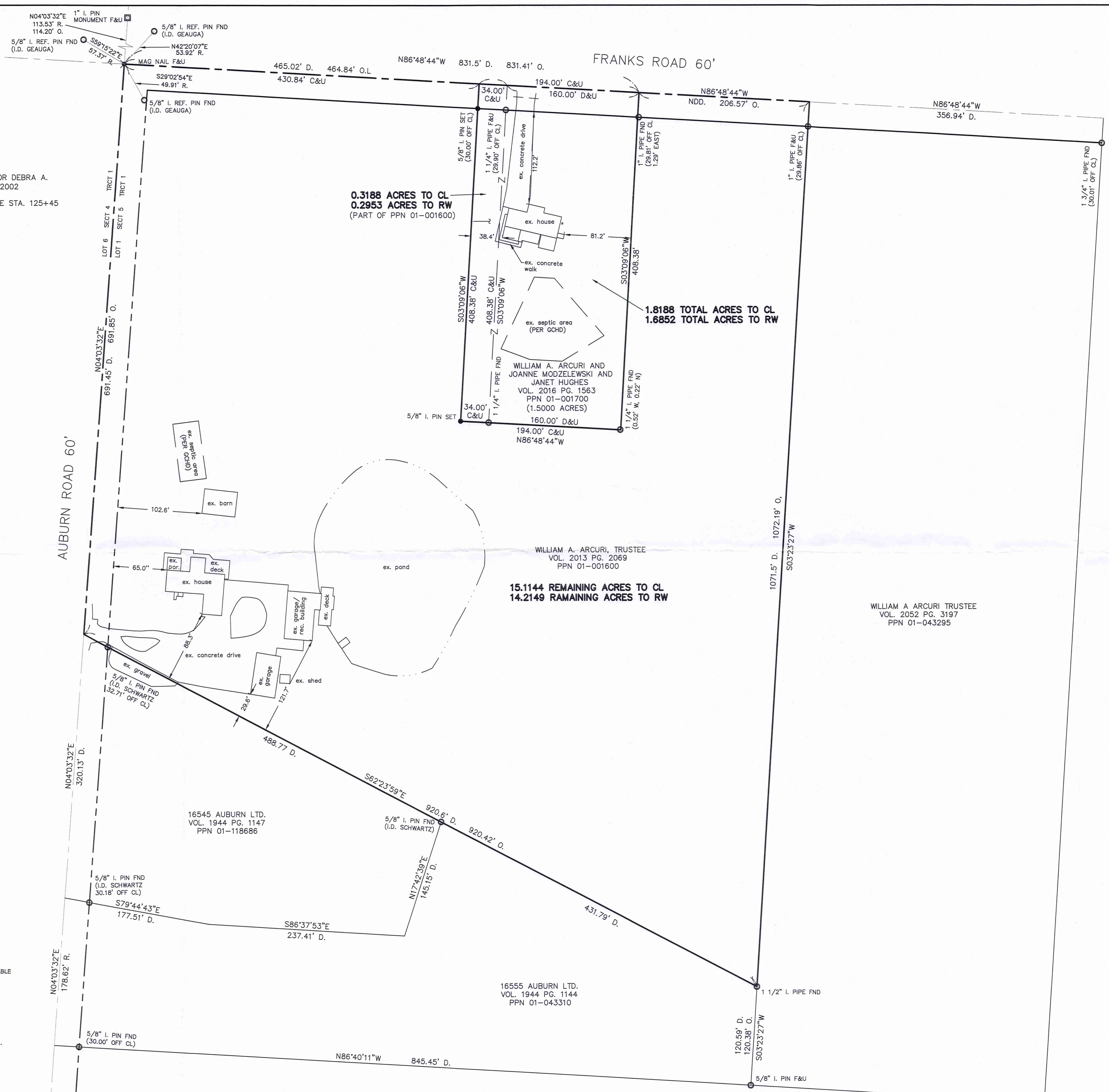
PREPARED BY:
SCHWARTZ LAND SURVEYING INC.

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

- REFERENCES USED:**
- DEEDS OF RECORD
 - PLAT OF SURVEY AND LOT SPLIT FOR DEBRA A. SWETEL BY RUDY SCHWARTZ 2/25/2002
 - CH-0004-D-E MONUMET REFERENCE STA. 125+45 FRANKS AND AUBURN

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

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



0.3188 ACRES TO CL
0.2953 ACRES TO RW
(PART OF PPN 01-001600)

1.8188 TOTAL ACRES TO CL
1.6852 TOTAL ACRES TO RW

15.1144 REMAINING ACRES TO CL
14.2149 REMAINING ACRES TO RW

WILLIAM A. ARCURI TRUSTEE
VOL. 2052 PG. 3197
PPN 01-043295

1655 AUBURN LTD.
VOL. 1944 PG. 1144
PPN 01-043310

16545 AUBURN LTD.
VOL. 1944 PG. 1147
PPN 01-118686

WILLIAM A. ARCURI, TRUSTEE
VOL. 2013 PG. 2069
PPN 01-001600

WILLIAM A. ARCURI AND
JOANNE MODZELEWSKI AND
JANET HUGHES
VOL. 2016 PG. 1563
PPN 01-001700
(1.5000 ACRES)

Aub 00344

Arcuri, William (18-105)
Picked Up 9/24/18

LEGAL DESCRIPTION
OF A
0.3188 ACRE PARCEL
FOR
WILLIAM A. ARCURI

Situated in the Township of Auburn, County of Geauga, and State of Ohio, and known as being a part of Original Lot No. 1, Section 5, Tract 1, and further known as being part of a parcel of land conveyed to William A. Arcuri, Trustee (PPN 01-001600) by deed recorded in Volume 2013, Page 2069 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a mag nail found in the centerline of Franks Road, 60 feet wide, at its intersection with the centerline of Auburn Road, 60 feet wide, said mag nail also being on the shared line between Lot No. 6, Section 4, Tract 1, and Lot 1, Section 5, Tract 1, said mag nail lying South 4° 03' 32" West, along said centerline of Auburn Road, a distance of 114.20 feet from a monument box with a 1 inch iron pin found;

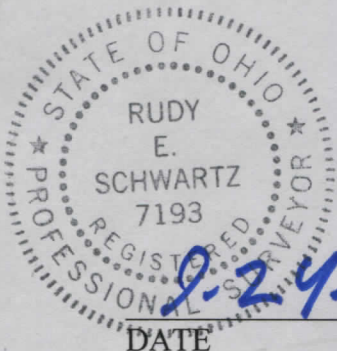
Thence South 86° 48' 44" East, along said centerline of Franks Road, a distance of 430.84 feet to a point at the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence South 86° 48' 44" East, continuing along said centerline of Franks Road, a distance of 34.00 feet to a point at the Northwesterly corner of land conveyed to William A. Arcuri and Joanne Modzelewski and Janet Hughes (PPN 01-001700) by deed recorded in Volume 2016, Page 1563 of Geauga County Deed Records;

COURSE II Thence South 3° 09' 06" West, along the Westerly line of land so conveyed to William A. Arcuri and Joanne Modzelewski and Janet Hughes, and passing through a 1 1/4 inch iron pipe found at 29.90 feet, a total distance of 408.38 feet to a 1 1/4 inch iron pipe found at the Southwesterly corner thereof;

COURSE III Thence North 86° 48' 44" West (creating a new line) a distance of 34.00 feet to a 5/8 inch iron pin set;

COURSE IV Thence North 3° 09' 06" East, (creating a new line) passing through a 5/8 inch iron pin set at 378.38 feet, a total distance of 408.38 feet to the Principal Place of Beginning and containing 0.3188 acres of land (0.2953 acres excepting the area within the right-of-ways of Franks Road) as surveyed, calculated and described, on September 6, 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.



DATE

RUDY E. SCHWARTZ, P.S. 7193

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

GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

09 25 18

CONSOLIDATION
LEGAL DESCRIPTION
OF A
1.8188 ACRE PARCEL
FOR
WILLIAM A. ARCURI

Situated in the Township of Auburn, County of Geauga, and State of Ohio, and known as being a part of Original Lot No. 1, Section 5, Tract 1, and further known as being part of a parcel of land conveyed to William A. Arcuri, Trustee (PPN 01-001600) by deed recorded in Volume 2013, Page 2069 of Geauga County Deed Records, also being all of a parcel of land conveyed to William A. Arcuri and Joanne Modzelewski and Janet Hughes (PPN 01-001700) by deed recorded in Volume 2016, page 1563 of Geauga County Deed Records and the intent of the following legal description is to consolidate a 0.3188 acre parcel (Part of PPN 01-001600, and a 1.5000 acre parcel (all of PPN 01-001700) further bounded and described as follows;

Beginning at a mag nail found in the centerline of Franks Road, 60 feet wide, at its intersection with the centerline of Auburn Road, 60 feet wide, said mag nail also being on the shared line between Lot No. 6, Section 4, Tract 1, and Lot 1, Section 5, Tract 1, said mag nail lying South 4° 03' 32" West, along said centerline of Auburn Road, a distance of 114.20 feet from a monument box with a 1 inch iron pin found;

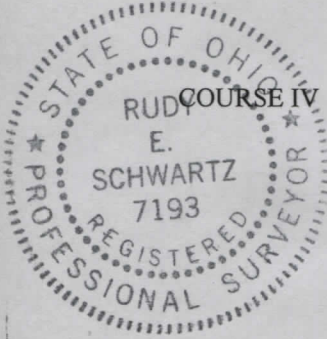
Thence South 86° 48' 44" East, along said centerline of Franks Road, a distance of 430.84 feet to a point at the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence South 86° 48' 44" East, continuing along said centerline of Franks Road, a distance of 194.00 feet to a point at a Northwesterly corner of land so conveyed to William A. Arcuri, Trustee (PPN 01-001600);

COURSE II Thence South 3° 09' 06" West, along a Westerly line of land so conveyed to William A. Arcuri, Trustee, and passing through a point on the Southerly right-of-way of Franks Road at 30.00 feet (witness a 1 inch iron pipe found 1.29 feet East), a total distance of 408.38 feet to a point at the Southwesterly corner thereof (witness a 1 1/4 inch iron pipe found 0.52 feet West, and 0.22' North);

COURSE III Thence North 86° 48' 44" West, long the Southerly line of land so conveyed to William A. Arcuri, Trustee, and the Westerly prolongation thereof, (creating a new line), a distance of 194.00 feet to a 5/8 inch iron pin set;

COURSE IV Thence North 3° 09' 06" East, (creating a new line) passing through a 5/8 inch iron pin set at 378.38 feet, a total distance of 408.38 feet to the Principal Place of Beginning and containing 1.8188 acres of land (1.6852 acres excepting the area within the right-of-ways of Franks Road, 1.5000 acres all of PPN 01-001700, and 0.3188 acres part of PPN 01-001600) as surveyed, calculated and described, on September 6, 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.



9.24.18
DATE

[Signature]
RUDY E. SCHWARTZ, P.S. 7193

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
[Signature] 09.25.18
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

Aub 00344

18-105

REMAINING LANDS
LEGAL DESCRIPTION
OF A
15.1144 ACRE PARCEL
FOR
WILLIAM A. ARCURI

Situated in the Township of Auburn, County of Geauga, and State of Ohio, and known as being a part of Original Lot No. 1, Section 5, Tract 1, and further known as being part of a parcel of land conveyed to William A. Arcuri, Trustee (PPN 01-001600) by deed recorded in Volume 2013, Page 2069 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a mag nail found in the centerline of Franks Road, 60 feet wide, at its intersection with the centerline of Auburn Road, 60 feet wide, said mag nail also being on the shared line between Lot No. 6, Section 4, Tract 1, and Lot 1, Section 5, Tract 1, said mag nail lying South 4° 03' 32" West, along said centerline of Auburn Road, a distance of 114.20 feet from a monument box with a 1 inch iron pin found;

- COURSE I Thence South 86° 48' 44" East, along said centerline of Franks Road, a distance of 430.84 feet to a point;
- COURSE II Thence South 3° 09' 06" West (creating a new line) and passing through a 5/8 inch iron pin set at 30.00 feet, a total distance of 408.38 feet to a 5/8 inch iron pin set;
- COURSE III Thence South 86° 48' 44" East (creating a new line) and along the Southerly line of land conveyed to William A. Arcuri and Joanne Modzelewski and Janet Hughes (PPN 01-001700) by deed recorded in Volume 2016, Page 1563 of Geauga County Deed Records, a distance of 194.00 feet to a point at the Southeasterly corner thereof (witness a 1 1/4 inch iron pipe found 0.52' West and 0.22' North);
- COURSE IV Thence North 3° 09' 06" East, along the Easterly line of land so conveyed to William A. Arcuri and Joanne Modzelewski and Janet Hughes, and passing through a point on the Southerly right-of-way of Auburn Road at 378.38 feet (witness a 1 inch iron pipe found 1.29 feet East) a total distance of 408.38 feet to a point in said centerline of Auburn Road at the Northeasterly corner thereof;
- COURSE V Thence South 86° 48' 44" East, along said centerline of Auburn Road, a distance of 206.57 feet to a point at the Northwesterly corner of land conveyed to William A. Arcuri, Trustee (PPN 01-043295) by deed recorded in Volume 2052, Page 3197 of Geauga County Deed Records;

Aub 00344

COURSE VI

Thence South 3° 23' 27" West, along the Westerly line of land so conveyed to William A. Arcuri, Trustee, and passing through a 1 inch iron pipe found at 29.86 feet, a total distance of 1072.19 feet to a 1 1/2 inch iron pipe found at the Northeasterly corner of land conveyed to 16555 Auburn Ltd. (PPN 01-043310) by deed recorded in Volume 1944, Page 1144 of Geauga County Deed Records;

COURSE VII

Thence North 62° 23' 59" West, along a Northerly line of land so conveyed to 16555 Auburn Ltd., and along the Northerly line of land conveyed to 16545 Auburn Ltd. (PPN 01-118686) by deed recorded in Volume 1944, Page 1147 of Geauga County Deed Records, and passing through a 5/8 inch iron pin found (I.D. Schwartz) at 887.71 feet, a total distance of 920.42 feet to a point in said centerline of Auburn Road, at the Northwesterly corner thereof, said point also being on said shared line between Lot No. 1, Section 5, Tract 1 and Lot No. 6, Section 4, Tract 1;

COURSE VIII

Thence North 4° 03' 32" East, along said centerline of Auburn Road a distance of 691.85 feet to the Place of Beginning and containing 15.1144 acres of land (14.2149 acres excepting the area within the right-of-ways of Auburn Road and Franks Road) as surveyed, calculated and described, on September 6, 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.



9.24.18

DATE

RUDY E. SCHWARTZ, P.S. 7193

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

09/25/18
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

**(18-105) Arcuri Lot Split, and Consolidation Survey
Auburn Road and Franks 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:

- CH-004-F AUBURN ROAD 1973 PLANS?
- GCE FIELD BOOK 158A?