

REFERENCES USED:

- DEEDS OF RECORD
- PLAT OF SURVEY AND LOT SPLIT FOR KIM THOMAS KUHNLE BY SCHWARTZ LAND SURVEYING 8/19/14
- CONSOLIDATION PLAT FOR KIM THOMAS KUHNLE BY SCHWARTZ LAND SURVEYING 4/15/11
- PLAT OF SURVEY AND LOT SPLIT FOR KIM THOMAS KUHNLE BY SCHWARTZ LAND SURVEYING 5/20/09
- LAND SPLIT FOR THOMAS A. AND LISA LESNER BY ANTHONY PICONE 10/16/03
- LAND SPLIT FOR R. & R. NELSON BY KEVIN BRAUN 5/04/09
- PLAT OF SURVEY AND LOT SPLIT FOR ROSE BAINES BY SCHWARTZ LAND SURVEYING 7/13/2000-AUB 00029
- PLAT OF SURVEY AND LOT SPLIT FOR ROBERT TOUZALIN BY GUTOSKEY AND ASSOC. 9/24/07-AUB 00260

CURVE	LENGTH	RADIUS	DELTA	CHORD	CH LENGTH	TANGENT
C1	78.31	220.00	202°33'45"	511.28000'E	77.90	39.58
C2	91.46	280.00	18°42'56"	N89°31'38"W	91.06	46.14
C3	63.04	40.00	90°17'53"	S45°19'06"E	56.72	40.21

PLAT OF SURVEY, LOT SPLIT AND CONSOLIDATION

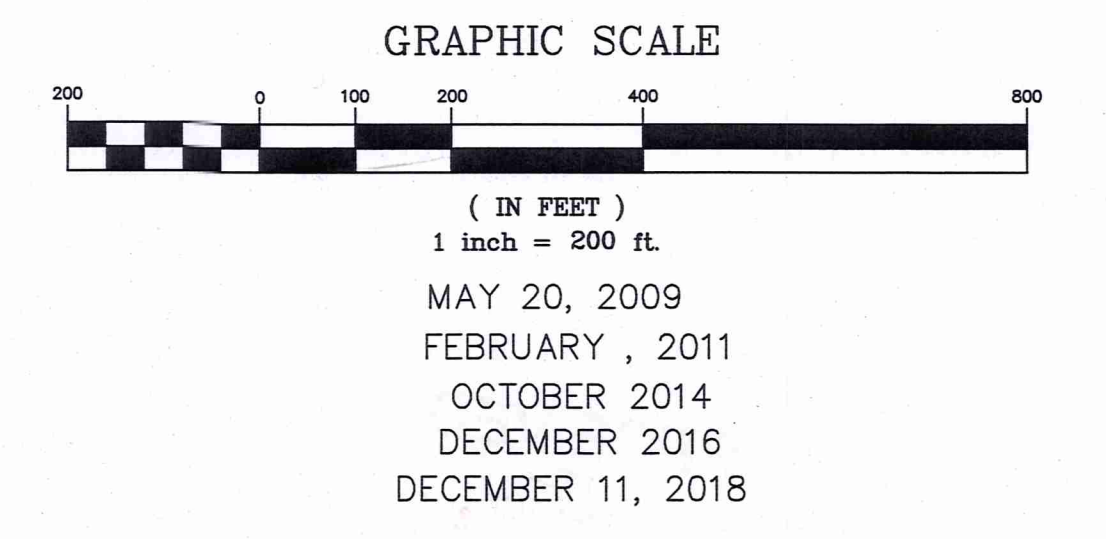
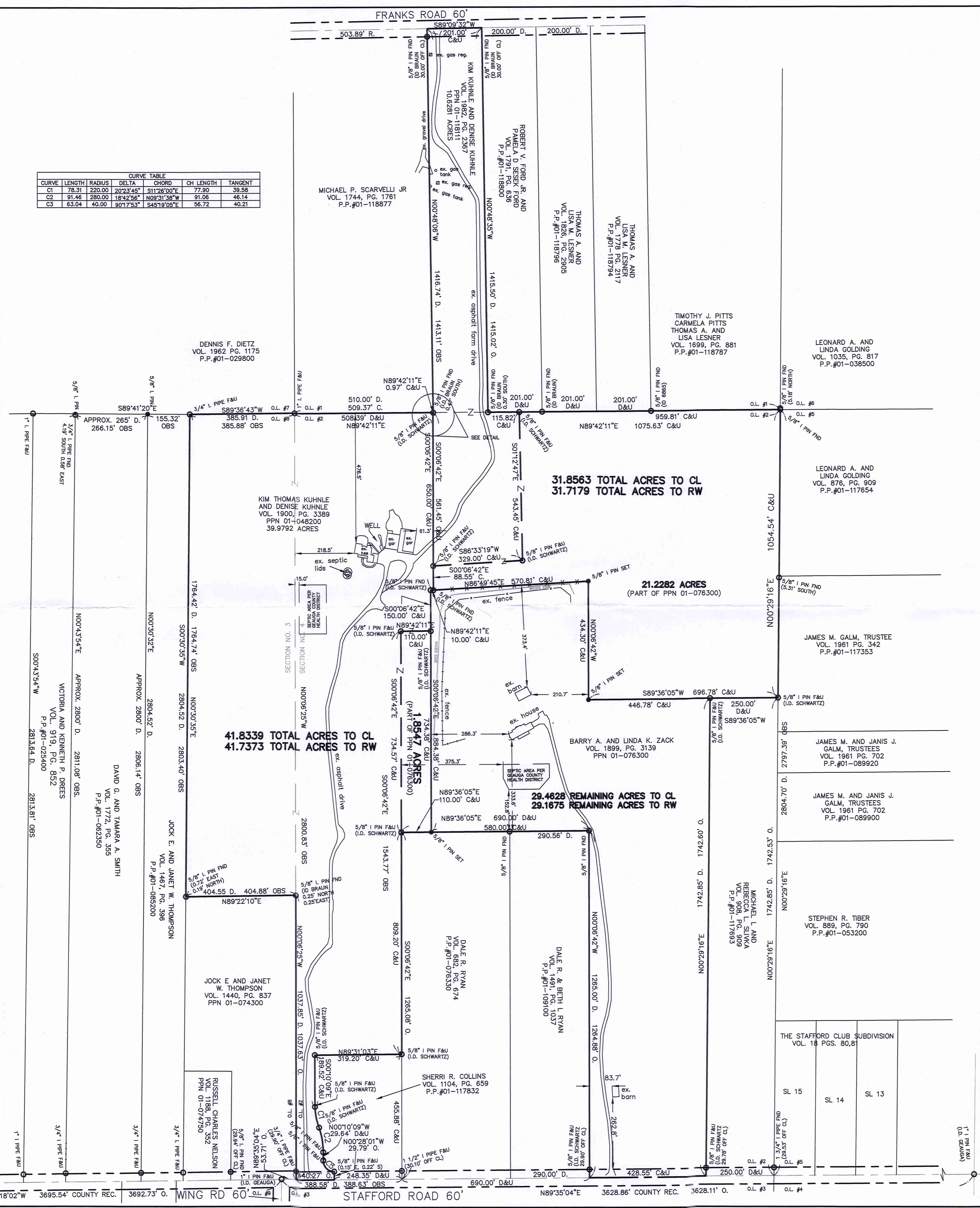
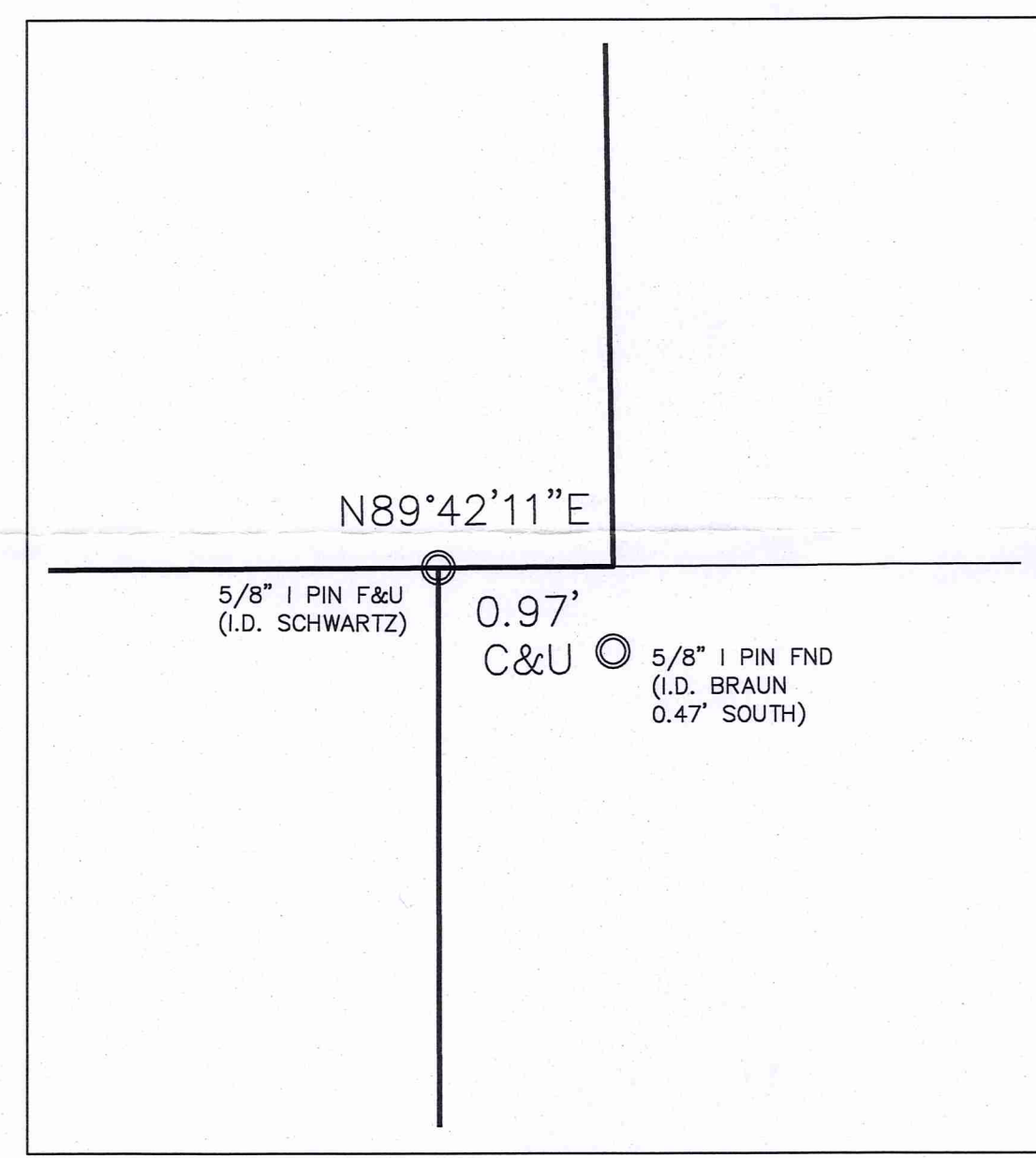
For
KIM THOMAS KUHNLE
SITUATED IN THE TOWNSHIP OF AUBURN, COUNTY OF GEauga AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL LOT NO. 8, SECTION 3 AND PAST OF ORIGINAL LOT NO. 1 AND ORIGINAL LOT NUMBER 2, SECTION 4, TRACT 1 IN SAID TOWNSHIP.

PREPARED FOR:
KIM THOMAS KUHNLE
10640 STAFFORD ROAD
CHAGRIN FALLS, OHIO 44023

LEGEND

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

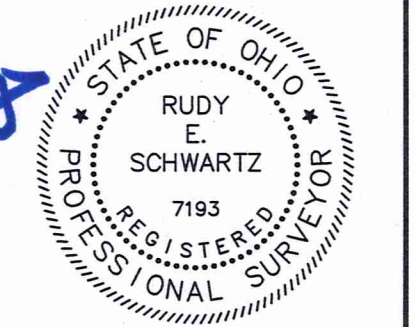
DETAIL
(IN FEET)
1 inch = 1 ft.



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 12.12.18
RUDY E. SCHWARTZ, P.S. #7193 Date

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

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

Aub 00345

Kuhnle-Zack (18-139)
Pickel-LLP 12/14/18

VOL. 2066 pg 3064

PN# 01-119188

LEGAL DESCRIPTION
OF A
1.8547 ACRE PARCEL
FOR
KIM THOMAS KUHNLE AND DENISE KUHNLE

Situated in the Township of Auburn, County of Geauga, and State of Ohio and known as being a part of Original Lot No. 2, Section 4, Tract No. 1, and further being known as being part of a parcel of land conveyed to Barry A. and Linda K. Zack (PPN 01-076300) by deed recorded in Volume 1899, Page 3139 of Geauga County Deed Records further bounded and described as follows;

Beginning at a 1 inch iron pin found (I.D. Geauga) in the centerline of Stafford Road, 60 feet wide, at its intersection with the centerline of Wing Road, said pin also being at the shared corner of Lot No. 3, Section 4, Tract 1 and Lot 9, Section 3, Tract 1, and being on the Southerly line of Lot No. 8, Section 3, Tract 1, said pin lying North 89° 18' 02" East, along said centerline of Stafford Road, a distance of 3692.73 feet from a 1 inch iron pin found (I.D. Geauga) at its intersection with the centerline of Munn Road, said pin also lying South 89° 35' 04" West along said centerline of Stafford Road, a distance of 3628.11 feet from a 1 inch iron pin found (I.D. Geauga) at its intersection with the centerline of Auburn Road;

Thence North 89° 35' 04" East, along said centerline of Stafford Road, also being the shared line between Lot No. 8, Section 3, Tract 1, and Lot No. 3, Section 4, Tract 1, and along the shared line between Lot Nos. 2 and 3, Section 4, Tract 1, a distance of 442.34 feet to a point at the Southwesterly corner of land conveyed to Dale R. Ryan (PPN 01-076330) by deed recorded in Volume 682, Page 674 of Geauga County Deed Records;

Thence North 0° 06' 42" West, along the Westerly line of land so conveyed to Dale R. Ryan, and along an Easterly line of land conveyed to Kim Thomas Kuhnle and Denise Kuhnle (PPN 01-048200) by deed recorded in Volume 1900, Page 3389 of Geauga County Deed Records, and passing through a 1 1/2 inch iron pipe found at 30.10 feet, a total distance of 1265.08 feet to a 5/8 inch iron pin found (I.D. Schwartz) at the Northwesterly corner of land so conveyed to Dale R. Ryan, said pin also being at the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence North 0° 06' 42" West, along said Easterly line of land so conveyed to Kim Thomas Kuhnle and Denise Kuhnle, a distance of 734.57 feet to a 5/8 inch iron pin found (I.D. Schwartz) at an interior corner thereof;

COURSE II Thence North 89° 42' 11" East, along a Southerly line of land so conveyed to Kim Thomas Kuhnle and Denise Kuhnle, a distance of

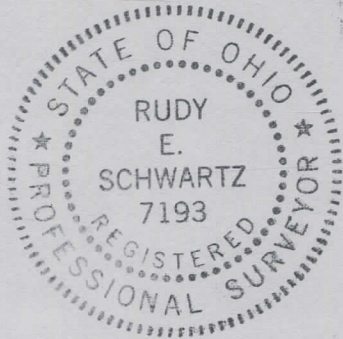
110.00 feet to a 5/8 inch iron pin found (I.D. Schwartz) at a Southeasterly corner thereof;

COURSE III

Thence South 0° 06' 42" East (creating a new line) a distance of 734.38 feet to a 5/8 inch iron pin set on the Northerly line of land so conveyed to Dale R. Ryan;

COURSE IV

Thence South 89° 36' 05" West, along said Northerly line of land so conveyed to Dale R. Ryan, a distance of 110.00 feet to the Principal Place of Beginning and containing 1.8547 acres of land as surveyed (May 2009, February 2011, October 2014, December 2016 and December 11, 2018), calculated and described, on November 5, 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 survey is to describe a created parcel of land (part of PPN 01-076300).



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

[Signature] 12/13/18
GEAUGA COUNTY AUDITOR
TAX MAP DEPT. *[Signature]*

12.12.18

DATE

[Signature]

RUDY E. SCHWARTZ, P.S. 7193

CONSOLIDATION
LEGAL DESCRIPTION
OF A
41.8339 ACRE PARCEL
FOR
KIM THOMAS KUHNLE AND DENISE KUHNLE

Situated in the Township of Auburn, County of Geauga, and State of Ohio and known as being a part of Original Lot No. 2, Section 4, and Lot No. 8, Section 3, Tract No. 1, and further being known as being all of a parcel of lands conveyed to the Kim Thomas Kuhnle (PPN 01-048200) by deed recorded in Volume 1900, Page 3389 of Geauga County Deed Records, and also being part of a parcel of land conveyed to Barry A. and Linda K. Zack (PPN 01-076300) by deed recorded in Volume 1899, Page 3139 of Geauga County Deed Records further bounded and described as follows;

Beginning at a 1 inch iron pin found (I.D. Geauga) in the centerline of Stafford Road, 60 feet wide, at its intersection with the centerline of Wing Road, said pin also being at the shared corner of Lot No. 3, Section 4, Tract 1 and Lot 9, Section 3, Tract 1, and being on the Southerly line of Lot No. 8, Section 3, Tract 1, said pin lying North 89° 18' 02" East, along said centerline of Stafford Road, a distance of 3692.73 feet from a 1 inch iron pin found (I.D. Geauga) at its intersection with the centerline of Munn Road, said pin also lying South 89° 35' 04" West along said centerline of Stafford Road, a distance of 3628.11 feet from a 1 inch iron pin found (I.D. Geauga) at its intersection with the centerline of Auburn Road;

Thence North 89° 35' 04" East, along said centerline of Stafford Road, also being the shared line between Lot No. 8, Section 3, Tract 1, and Lot No. 3, Section 4, Tract 1, a distance of 53.71 feet to a point at the Southeasterly corner of land conveyed to Jock E. and Janet W. Thompson (PPN 01-074300) by deed recorded in Volume 1440, Page 837 of Geauga County Deed Records, said point also being at the shared corner of Lot No. 8, Section 3, Tract 1 and Lot No. 2, Section 4, Tract 1, and being the Principal Place of Beginning of the premises herein intended to be described;

- COURSE I Thence North 0° 06' 25" West, along the Easterly line of land so conveyed to Jock E. and Janet W. Thompson, also being the shared line of Lot No. 8, Section 3, Tract 1 and Lot No. 2, Section 4, Tract 1, and passing through a 3/4 inch iron pipe found at 29.90 feet, a total distance of 1037.63 feet to a point at the Northeasterly corner thereof, (witness a 5/8 inch iron pin found ID Braun 0.25 feet North, and 0.25 feet East);
- COURSE II Thence South 89° 22' 10" West, along the Northerly line of land so conveyed to Jock E. and Janet W. Thompson, a distance of 404.88 feet to a point at the Northwesterly corner thereof (witness a 5/8 inch iron pin found 0.72' East, and 0.19' North), said point also being on the Easterly line of land conveyed to Jock E. and Janet W. Thompson (PPN 01-085200) by deed recorded in Volume 1467, Page 396 of Geauga County Deed Records;
- COURSE III Thence North 0° 30' 35" East, along the Easterly line of land so conveyed to Jock E. and Janet W. Thompson, a distance of 1764.74 feet to a 3/4 inch iron

pipe found on the Southerly line of land conveyed to Dennis F. Dietz (PPN 01-029800) by deed recorded in Volume 1962, Page 1175 of Geauga County Deed Records, said pipe also being on the Southerly line of Lot No. 7, Section 3;

- COURSE IV Thence North 89° 36' 43" East, along said Southerly line of land so conveyed to Dennis F. Dietz, also being said Southerly line of Lot No. 7, a distance of 385.88 feet to a 1 inch iron pipe found at the Southeasterly corner thereof, said pipe also being the Southwesterly corner of Lot No. 1, Section 4 also being the Southwesterly corner of land conveyed to Michael P. Scarvelli (PPN 01-118877) by deed recorded in Volume 1744, Page 1761 of Geauga County Deed Records, said pipe also being at the corner of Original Lot Nos. 7 and 8, Section 3, and Original Lot Nos. 1 and 2, Section 4;
- COURSE V Thence North 89° 42' 11" East, along the Southerly line of land so conveyed to Michael P. Scarvelli, also being said Southerly line of Lot No. 1, a distance of 508.39 feet to a 5/8 inch iron pin found (I.D. Schwartz) on the Southeasterly corner thereof, said pin also being the Westerly line of land conveyed to Kim and Denise Kuhnle (PPN 01-118111) by deed recorded in Volume 1982, Page 2367 of Geauga County Deed Records;
- COURSE VI Thence South 0° 06' 42" East, along a Westerly line of land so conveyed to Kim and Denise Kuhnle, a distance of 650.00 feet to a 5/8 inch iron pin found (I.D. Schwartz) on the Northerly line of land conveyed to Barry A. and Linda K. Zack (PPN 01-076300) by deed recorded in Volume 1899, Page 3139 of Geauga County Deed Records;
- COURSE VII Thence South 89° 42' 11" West, along a Northerly line of land so conveyed to Barry A. and Linda K. Zack, a distance of 10.00 feet to a 5/8 inch iron pin found (I.D. Schwartz);
- COURSE VIII Thence South 0° 06' 42" East, along a Westerly line of land so conveyed to Barry A. and Linda K. Zack, and an extension thereof a distance of 884.38 feet to a 5/8 inch iron pin set, on the Northerly line of land conveyed to Dale R. Ryan (PPN 01-076330) by deed recorded in Volume 682, Page 674 of Geauga County Deed Records;
- COURSE IX Thence South 89° 36' 05" West, along a Northerly line of land so conveyed to Dale R. Ryan, a distance of 110.00 feet to a 5/8 inch iron pin found (I.D. Schwartz) at the Northwesterly corner thereof;
- COURSE X Thence South 0° 06' 42" East, along a Westerly line of land so conveyed to Dale R. Ryan, a distance of 809.20 feet to a 5/8 inch iron pin found (I.D. Schwartz) at the Northeasterly corner of land conveyed to Sherri R. Collins (PPN 01-117832) by deed recorded in Volume 1104, Page 659 of Geauga County Deed Records;
- COURSE XI Thence South 89° 31' 03" West, along the Northerly line of land so conveyed to Sherri R. Collins, a distance of 319.20 feet to a 5/8 inch iron pin found (I.D. Schwartz) at the Northwesterly corner thereof;
- COURSE XII Thence South 0° 10' 09" East, along a Westerly line of land so conveyed to Sherri R. Collins, a distance of 189.52 feet to a 5/8 inch iron pin found (I.D. Schwartz);

- COURSE XIII Thence continuing along the arc of a curve deflecting to the left, also being said Westerly line of land so conveyed to Sherri R. Collins, a distance of 78.31 feet, said curve having a radius of 220.00 feet, a delta of 20° 23' 45", and a chord which bears South 11° 26' 00" East a distance of 77.90 feet to a 5/8 inch iron pin found (I.D. Schwartz);

- COURSE XIV Thence continuing along the arc of a curve deflecting to the right, also being said Westerly line of land so conveyed to Sherri R. Collins, a distance of 91.46 feet, said curve having a radius of 280.00 feet, a delta of 18° 42' 56", and a chord which bears South 9° 31' 38" East a distance of 91.06 feet to a 5/8 inch iron pin found at a point;

- COURSE XV Thence, South 0° 10' 09" East continuing along said Westerly line of land so conveyed to Sherri R. Collins, a distance of 29.64 feet to a 5/8 inch iron pin found;

- COURSE XVI Thence continuing along the arc of a curve deflecting to the left, also being said Westerly line of land so conveyed to Sherri R. Collins, a distance of 63.04 feet, said curve having a radius of 40.00 feet, a delta of 90° 17' 53", and a chord which bears South 45° 19' 05" East a distance of 56.72 feet to a point (witness a 5/8 inch iron pin found 0.15 feet East and 0.22 feet South);

- COURSE XVII Thence South 0° 28' 01" East, continuing along said Westerly line of land so conveyed to Sherri R. Collin, a distance of 29.79 feet to a point in said centerline of Stafford Road;

- COURSE XVIII Thence South 89° 35' 04" West, along said centerline of Stafford Road, a distance of 140.27 feet to the Place of Beginning and containing 41.8339 acres of land (41.7373 acres excepting the area within the right-of-way of Stafford Road, (39.9792 acres all of PPN 01-048200, and 1.8547 acres part of PPN 01-076300) as surveyed (May 2009, February 2011, October 2014, December 2016 and December 11, 2018), calculated and described, on November 5, 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 survey is to consolidate two parcels of land (all of PPN 01-048200 and part of PPN 01-076300)



12.12.18

DATE

Rudy E. Schwartz

RUDY E. SCHWARTZ, P.S. 7193

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

[Signature] 12/13/18
GEOUGA COUNTY AUDITOR
TAX MAP DEPT.

LEGAL DESCRIPTION
OF A
21.2282 ACRE PARCEL
FOR
KIM AND DENISE KUHNLE

Situated in the Township of Auburn, County of Geauga, and State of Ohio and known as being a part of Original Lot No. 2, Section 4, Tract No. 1, and further being known as being part of a parcel of land conveyed to Barry A. and Linda K. Zack (PPN 01-076300) by deed recorded in Volume 1899, Page 3139 of Geauga County Deed Records further bounded and described as follows;

Beginning at a 1 inch iron pin found (I.D. Geauga) in the centerline of Stafford Road, 60 feet wide, at its intersection with the centerline of Wing Road, said pin also being at the shared corner of Lot No. 3, Section 4, Tract 1 and Lot 9, Section 3, Tract 1, and being on the Southerly line of Lot No. 8, Section 3, Tract 1, said pin lying North 89° 18' 02" East, along said centerline of Stafford Road, a distance of 3692.73 feet from a 1 inch iron pin found (I.D. Geauga) at its intersection with the centerline of Munn Road, said pin also lying South 89° 35' 04" West along said centerline of Stafford Road, a distance of 3628.11 feet from a 1 inch iron pin found (I.D. Geauga) at its intersection with the centerline of Auburn Road;

Thence North 89° 35' 04" East, along said centerline of Stafford Road, also being the shared line between Lot No. 8, Section 3, Tract 1, and Lot No. 3, Section 4, Tract 1, and along the shared line between Lot Nos. 2 and 3, Section 4, Tract 1, a distance of 442.34 feet to a point at the Southwesterly corner of land conveyed to Dale R. Ryan (PPN 01-076330) by deed recorded in Volume 682, Page 674 of Geauga County Deed Records;

Thence North 0° 06' 42" West, along the Westerly line of land so conveyed to Dale R. Ryan, and along an Easterly line of land conveyed to Kim Thomas Kuhnle and Denise Kuhnle (PPN 01-048200) by deed recorded in Volume 1900, Page 3389 of Geauga County Deed Records, and passing through a 1 1/2 inch iron pipe found at 30.10 feet, a total distance of 1999.65 feet to a 5/8 inch iron pin found (I.D. Schwartz) at an interior thereof;

Thence North 89° 42' 11" East, along a Southerly line of land so conveyed to Kim Thomas Kuhnle and Denise Kuhnle, a distance of 110.00 feet to a 5/8 inch iron pin found (I.D. Schwartz) at a Southeasterly corner thereof;

Thence North 0° 06' 42" West, along an Easterly line of land so conveyed to Kim Thomas Kuhnle and Denise Kuhnle, a distance of 150.00 feet to a 5/8 inch iron pin found (I.D. Schwartz) at an interior corner thereof;

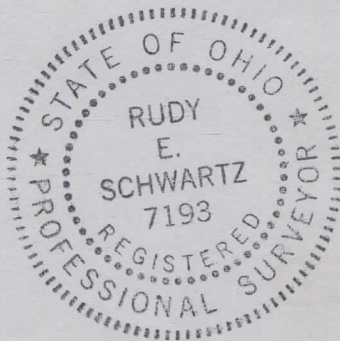
Thence North 89° 42' 11" East, along a Southerly line of land so conveyed to Kim Thomas Kuhnle and Denise Kuhnle, a distance of 10.00 feet to a 5/8 inch iron pin found (I.D. Schwartz) at the Principal Place of Beginning of the premises herein intended to be described;

- COURSE I Thence North 0° 06' 42" West, and along an Easterly line of land so conveyed to Kim Thomas Kuhnle and Denise Kuhnle, a distance of 88.55 feet to a 5/8 inch iron pin found (I.D. Schwartz) at a Southwesterly corner of land conveyed to Kim Thomas Kuhnle and Denise Kuhnle (PPN 01-118111) by deed recorded in Volume 1982, Page 2367 of Geauga County Deed Records;
- COURSE II Thence North 86° 33' 19" East, along the Southerly line of land so conveyed to Kim Thomas Kuhnle and Denise Kuhnle (PPN 01-118111), a distance of 329.00 feet to a 5/8 inch iron pin found (I.D. Schwartz) at the Southeasterly thereof;
- COURSE III Thence North 1° 12' 47" West, along an Easterly line of land so conveyed to Kim Thomas Kuhnle and Denise Kuhnle (PPN 01-118111), a distance of 543.45 feet to a 5/8 inch iron pin found (I.D. Schwartz) on the Southerly line of land conveyed to Robert V. Ford Jr. and Pamela D. Sesek-Ford (PPN 01-118800) by deed recorded in Volume 1791, Page 636 of Geauga County Deed Records, said pin also being on the shared line between Lot Nos. 1, and 2;
- COURSE IV Thence North 89° 42' 11" East, along said Southerly line of land so conveyed to Robert V. Ford Jr. and Pamela D. Sesek-Ford, and along the Southerly lines of lands conveyed to Thomas A. and Lisa M. Lesner (PPN 01-118796 & PPN 01-118794) by deeds recorded in Volume 1826, Page 2905 and 1778 Page 2117 of Geauga County Deed Records, and Thomas A. and Lisa M. Lesner (PPN 01-118794) by deed recorded in Volume 1778, Page 2117 of Geauga County Deed Records, and Timothy J. and Carmela Pitts and Thomas A. and Lisa Lesner (PPN 01-118787) by deed recorded in Volume 1699, Page 881 of Geauga County Deed Records, also being said shared line between Lot Nos. 1, and 2, a distance of 959.81 feet to a 5/8 inch iron pin found at the Northwestern corner of land conveyed to Leonard A. and Linda Golding (PPN 01-117654) by deed recorded in Volume 876, Page 909 of Geauga County Deed Records, said pin also being at the shared corner of Lot Nos. 1, 2, 5, and 6;
- COURSE V Thence South 0° 29' 16" West, along the Westerly line of land so conveyed to Leonard A. and Linda Golding, and along the Westerly line of land conveyed to James M. Galm, Trustee (PPN 01-117353) by deed recorded in Volume 1961, Page 342 of Geauga County Deed Records, also being the shared line between Lot Nos. 2 and 5, a distance of 1054.54 feet to a 5/8 inch iron pin found (I.D. Schwartz) at the Northeastly corner of land conveyed to Michael L. and Rebecca L. Slivka (PPN 01-117693) by deed recorded in Volume 908, Page 909 of Geauga County Deed Records;

- COURSE VI Thence South 89° 36' 05" West, along the Northerly line of land so conveyed to Michael L. and Rebecca L. Slivka, and creating a new line, along the Westerly prolongation thereof, a distance of 696.78 feet to a 5/8 inch iron pin set;

- COURSE VII Thence North 0° 06' 42" West (creating a new line) a distance of 434.30 feet to a 5/8 inch iron pin set;

- COURSE VIII Thence South 86° 49' 45" West (creating a new line) a distance of 570.81 feet to the Principal Place of Beginning and containing 21.2282 acres of land as surveyed (May 2009, February 2011, October 2014, December 2016 and November 5, 2018), calculated and described, on December 11, 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 survey is to describe a created parcel of land (part of PPN 01-076300).



12.12.18

DATE

RUDY E. SCHWARTZ, P.S. 7193

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

Gauga County Auditor
Tax Map Dept.

12.13.18
R

CONSOLIDATION
LEGAL DESCRIPTION
OF A
31.8563 ACRE PARCEL
FOR
KIM KUHNLE AND DENISE KUHNLE

Situated in the Township of Auburn, County of Geauga, and State of Ohio and known as being a part of Original Lot Nos. 1 and 2, Section 4, Tract No. 1, and further being known as being part of a parcel of land conveyed to Barry A. and Linda K. Zack (PPN 01-076300) by deed recorded in Volume 1899, Page 3139 of Geauga County Deed Records, and all of a parcel of land conveyed to Kim Kuhnle and Denise Kuhnle (PPN 01-118111) by deed recorded in Volume 1982, Page 2367 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a 1 inch iron pin found (I.D. Geauga) in the centerline of Stafford Road, 60 feet wide, at its intersection with the centerline of Wing Road, said pin also being at the shared corner of Lot No. 3, Section 4, Tract 1 and Lot 9, Section 3, Tract 1, and being on the Southerly line of Lot No. 8, Section 3, Tract 1, said pin lying North $89^{\circ} 18' 02''$ East, along said centerline of Stafford Road, a distance of 3692.73 feet from a 1 inch iron pin found (I.D. Geauga) at its intersection with the centerline of Munn Road, said pin also lying South $89^{\circ} 35' 04''$ West along said centerline of Stafford Road, a distance of 3628.11 feet from a 1 inch iron pin found (I.D. Geauga) at its intersection with the centerline of Auburn Road;

Thence North $89^{\circ} 35' 04''$ East, along said centerline of Stafford Road, also being the shared line between Lot No. 8, Section 3, Tract 1, and Lot No. 3, Section 4, Tract 1, and along the shared line between Lot Nos. 2 and 3, Section 4, Tract 1, a distance of 442.34 feet to a point at the Southwesterly corner of land conveyed to Dale R. Ryan (PPN 01-076330) by deed recorded in Volume 682, Page 674 of Geauga County Deed Records;

Thence North $0^{\circ} 06' 42''$ West, along the Westerly line of land so conveyed to Dale R. Ryan, and along an Easterly line of land conveyed to Kim Thomas Kuhnle and Denise Kuhnle (PPN 01-048200) by deed recorded in Volume 1900, Page 3389 of Geauga County Deed Records, and passing through a 1 1/2 inch iron pipe found at 30.10 feet, a total distance of 1999.65 feet to a 5/8 inch iron pin found (I.D. Schwartz) at an interior thereof;

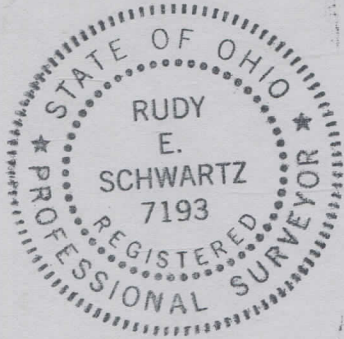
Thence North $89^{\circ} 42' 11''$ East, along a Southerly line of land so conveyed to Kim Thomas Kuhnle and Denise Kuhnle, a distance of 110.00 feet to a 5/8 inch iron pin found (I.D. Schwartz) at a Southeasterly corner thereof;

Thence North $0^{\circ} 06' 42''$ West, along an Easterly line of land so conveyed to Kim Thomas Kuhnle and Denise Kuhnle, a distance of 150.00 feet to a 5/8 inch iron pin found (I.D. Schwartz) at an interior corner thereof;

Thence North $89^{\circ} 42' 11''$ East, along a Southerly line of land so conveyed to Kim Thomas Kuhnle and Denise Kuhnle, a distance of 10.00 feet to a 5/8 inch iron pin found (I.D. Schwartz) at the Principal Place of Beginning of the premises herein intended to be described;

- COURSE I Thence North $0^{\circ} 06' 42''$ West, and along an Easterly line of land so conveyed to Kim Thomas Kuhnle and Denise Kuhnle, a distance of 650.00 feet to a 5/8 inch iron pin found (I.D. Schwartz) on the Southerly line of land conveyed to Michael P. Scarvelli Jr. (PPN 01-118877) by deed recorded in Volume 1744, Page 1761 of Geauga County Deed Records, said pin also being on the shared line between Lot Nos. 1 and 2;
- COURSE II Thence North $89^{\circ} 42' 11''$ East, along said Southerly line of land conveyed to Michael P. Scarvelli Jr., also being said shared line between Lot Nos. 1 and 2, a distance of 0.97 feet to point at the Southeasterly thereof (witness a 5/8 inch iron pin found, I.D. Braun, 0.47 feet South);
- COURSE III Thence North $0^{\circ} 48' 06''$ West, along the Easterly line of land so conveyed to Michael P. Scarvelli Jr., and passing through a 5/8 inch iron pin found at 1383.11 feet, a total distance of 1413.11 feet to a point in the centerline of Franks Road, 60 feet wide at the Northeasterly corner thereof;
- COURSE IV Thence North $89^{\circ} 09' 32''$ East, along said centerline of Franks Road, a distance of 201.00 feet to a point at the Northwesterly corner of land conveyed to Robert V. Ford and Pamela D. Sesek-Ford (PPN 01-118800) by deed recorded in Volume 1791, Page 636 of Geauga County Deed Records;
- COURSE V Thence South $0^{\circ} 48' 35''$ East, along the Westerly line of land so conveyed to Robert V. Ford and Pamela D. Sesek-Ford, and passing through a 5/8 inch iron pin found (I.D. Braun) at 30.00 feet, a total distance of 1415.02 feet to a point at the Southwesterly corner thereof (witness a 5/8 inch iron pin found (I.D. Braun) 0.30 feet South), said point also being on said shared line between Lot Nos. 1 and 2;
- COURSE VI Thence North $89^{\circ} 42' 11''$ East, along the Southerly lines of land so conveyed to Robert V. Ford and Pamela D. Sesek-Ford, and Thomas A. and Lisa M. Lesner (PPN 01-118796) by deed recorded in Volume 1826, Page 2905 of Geauga County Deed Records, and Thomas A. and Lisa M. Lesner (PPN 01-118794) by deed recorded in Volume 1778, Page 2117 of Geauga County Deed Records, and Timothy J. and Carmela Pitts, and Thomas A. and Lisa M. Lesner (PPN 01-118787) by deed recorded in Volume 1699, Page 881 of Geauga County Deed Records, also being said shared line between Lot Nos. 1 and 2, a distance of 1075.63 feet to a 5/8 inch iron pin found at the Southeasterly corner thereof (witness a 5/8 inch iron pin found 5.18 feet North), also being the Northwesterly corner of land conveyed to Leonard A. and Linda Golding (PPN 01-117654) by deed recorded in Volume 876, Page 909 of Geauga County Deed Records, said point also being on said shared corner of Lot Nos. 1, 2, 5, and 6;
- COURSE VII Thence South $0^{\circ} 29' 16''$ West, along the Westerly line of land so conveyed to Leonard A. and Linda Golding, and along the Westerly line of land conveyed to James M. Galm Trustee (PPN 01-117353) by deed recorded in Volume 1961, Page 342 of Geauga County Deed Records, also being the shared line between Lot Nos. 2 and 5, a distance of 1054.54 feet to a 5/8 inch iron pin found (I.D. Schwartz) at the Northeasterly corner of land conveyed to Michael L. and Rebecca L. Slivka (PPN 01-117693) by deed recorded in Volume 908, Page 909 of Geauga County Deed Records;

- COURSE VIII Thence South 89° 36' 05" West, along the Northerly line of land so conveyed to Michael L. and Rebecca L. Slivka, and(creating a new line) along the Westerly prolongation of said Northerly line, a distance of 696.78 feet to a 5/8 inch iron pin set;
- COURSE IX Thence North 0° 06' 42" West (creating a new line) a distance of 434.30 feet to a 5/8 inch iron pin set;
- COURSE X Thence South 86° 49' 45" West (creating a new line) a distance of 570.81 feet to the Principal Place of Beginning and containing 31.8563 acres of land (31.7179 acres excepting the area within the right-of-way of Franks Road) as surveyed (May 2009, February 2011, October 2014, December 2016 and November 5, 2018), calculated and described, on December 11, 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 consolidate a 10.6281 acre parcel (all of PPN 01-118111) and a 21.2282 acres parcel (part of PPN 01-076300).



12.12.18

DATE

[Handwritten Signature]

RUDY E. SCHWARTZ, P.S. 7193

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

[Handwritten Signature]
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

12.13.18

REMAINING LANDS
LEGAL DESCRIPTION
OF A
29.4628 ACRE PARCEL
FOR
BARRY A. AND LINDA K. ZACK

Situated in the Township of Auburn, County of Geauga, and State of Ohio and known as being a part of Original Lot No. 2, Section 4, Tract No. 1, and further being known as being part of a parcel of land conveyed to Barry A. and Linda K. Zack (PPN 01-076300) by deed recorded in Volume 1899, Page 3139 of Geauga County Deed Records further bounded and described as follows;

Beginning at a 1 inch iron pin found (I.D. Geauga) in the centerline of Stafford Road, 60 feet wide, at its intersection with the centerline of Wing Road, said pin also being at the shared corner of Lot No. 3, Section 4, Tract 1 and Lot 9, Section 3, Tract 1, and being on the Southerly line of Lot No. 8, Section 3, Tract 1, said pin lying North 89° 18' 02" East, along said centerline of Stafford Road, a distance of 3692.73 feet from a 1 inch iron pin found (I.D. Geauga) at its intersection with the centerline of Munn Road, said pin also lying South 89° 35' 04" West along said centerline of Stafford Road, a distance of 3628.11 feet from a 1 inch iron pin found (I.D. Geauga) at its intersection with the centerline of Auburn Road;

Thence North 89° 35' 04" East, along said centerline of Stafford Road, also being the shared line between Lot No. 8, Section 3, Tract 1, and Lot No. 3, Section 4, Tract 1, and along the shared line between Lot Nos. 2 and 3, Section 4, Tract 1, a distance of 442.34 feet to a point at the Southwesterly corner of land conveyed to Dale R. Ryan (PPN 01-076330) by deed recorded in Volume 682, Page 674 of Geauga County Deed Records;

Thence North 0° 06' 42" West, along the Westerly line of land so conveyed to Dale R. Ryan, and along an Easterly line of land conveyed to Kim Thomas Kuhnle and Denise Kuhnle (PPN 01-048200) by deed recorded in Volume 1900, Page 3389 of Geauga County Deed Records, and passing through a 1 1/2 inch iron pipe found at 30.10 feet, a total distance of 1265.08 feet to a 5/8 inch iron pin found (I.D. Schwartz) at an interior thereof;

Thence North 89° 36' 05" East, along the Northerly line of land so conveyed to Dale R. Ryan, a distance of 110.00 feet to a 5/8 inch iron pin set at the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence North 0° 06' 42" West, creating a new line, and along an Easterly line of land so conveyed to Kim Thomas Kuhnle and Denise Kuhnle, a distance of 884.38 feet to a 5/8 inch iron pin found (I.D. Schwartz) at a interior corner thereof;

COURSE II Thence North 89° 42' 11" East, along a Southerly line of land so conveyed to Kim Thomas Kuhnle and Denise Kuhnle, a distance of 10.00 feet to a 5/8 inch iron pin found (I.D. Schwartz) at a Southwesterly corner thereof;

COURSE III Thence North 86° 49' 45" East (creating a new line) a distance of 570.81 feet to a 5/8 inch iron pin set;

