

PLAT OF SURVEY, LOT SPLIT AND CONSOLIDATION
For
FRANCES A. BRADY

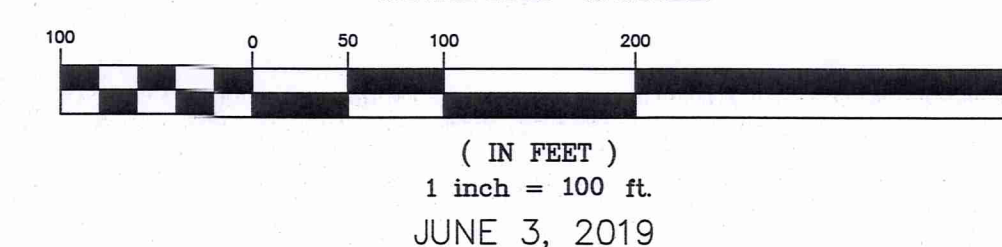
SITUATED IN THE TOWNSHIP OF AUBURN, COUNTY OF GEAGA AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL LOT NUMBERS 17 AND 18, SECTION 6, TRACT 1, IN SAID TOWNSHIP.

PREPARED FOR:
FRANCES A. BRADY
P.O. BOX 35
MIDDLEFIELD, OH 44062

LEGEND

- 5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
- Iron Pin
- ⊖ Iron Pipe
- ⊕ Monument
- ⊘ Fence post
- ⊙ Mag Nail Set
- ⊚ Found
- ⊛ Dead
- ⊜ R/Rec Record
- ⊝ M/Msd Measured
- ⊞ O/Obs Observed
- ⊟ C/Calc Calculated
- ⊠ Used
- ⊡ D.R. Deed Record
- ⊢ O.R. Official Record
- ⊣ C.L. Centerline
- ⊤ Edge of Pavement
- ⊥ P Plat record information

GRAPHIC SCALE



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 6-10-19
 RUDY E. SCHWARTZ, P.S. #7193 Date



SURVEY PLAT & LEGAL DESCRIPTION APPROVED PER R.C. 315.251
Rudy E. Schwartz
 GEAGA COUNTY ENGINEER TAX MAP DEPT.

PREPARED BY:
SCHWARTZ LAND SURVEYING INC.

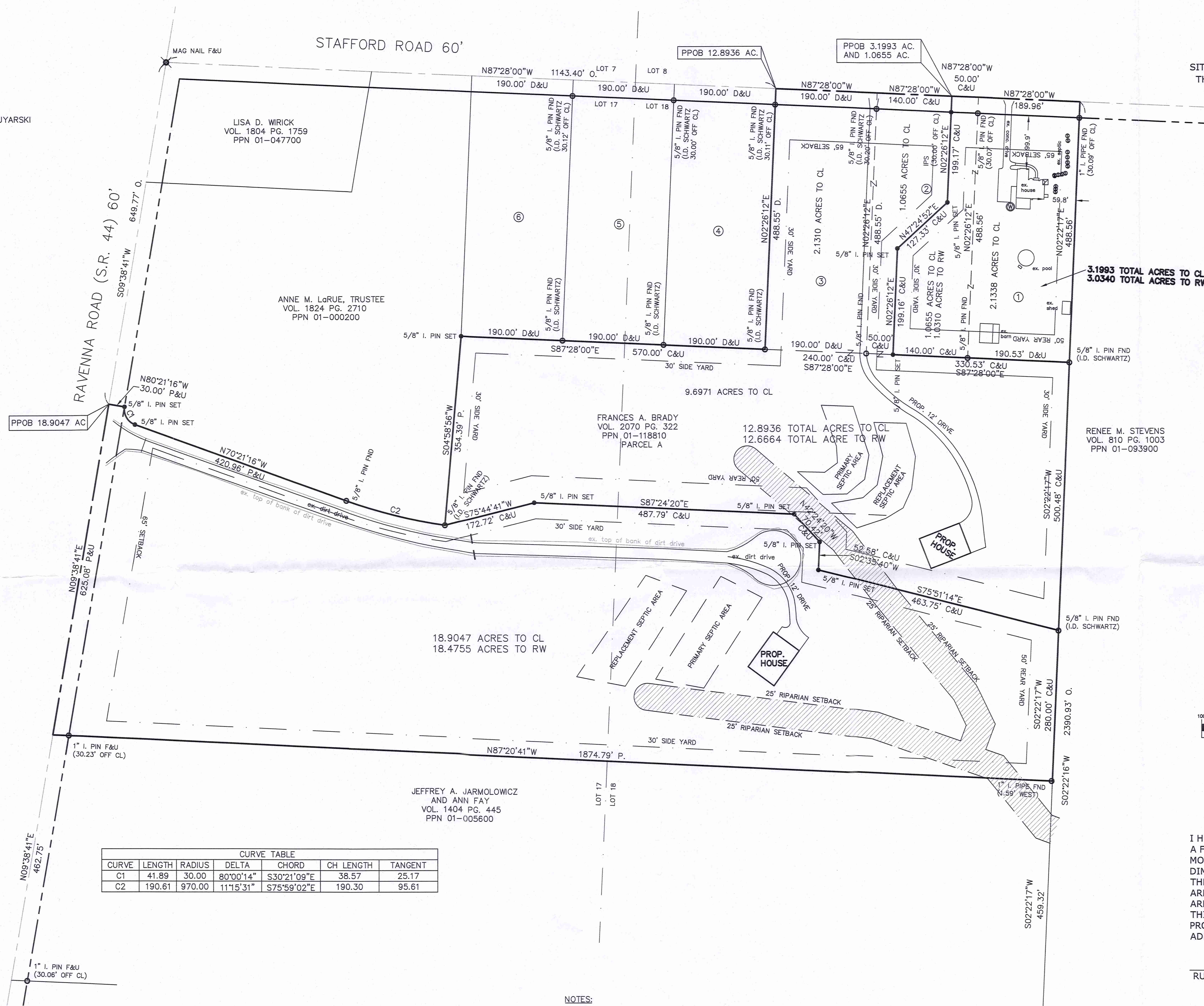
RUDY E. SCHWARTZ
 PROFESSIONAL SURVEYOR
 12121 KINSMAN ROAD
 NEWBURY, OHIO 44065
 440-564-8174 Fax: 440-564-8285

REFERENCES USED:

- DEEDS OF RECORD

PROPERTY DETAILS:

- MICHAEL BUYARSKI AND DIANE SMITH-BUYARSKI VOL. 1804 PG. 1072 PPN 01-118818 2.1338 ACRES TO CL
- FRANCES A. BRADY VOL. 2070 PG. 322 PPN 01-118819 PARCEL C
- FRANCES A. BRADY VOL. 2070 PG. 322 PPN 01-118820 PARCEL B
- JANET ACKLEY LLC VOL. 1739 PG. 702 PPN 01-118821
- JANET ACKLEY LLC VOL. 1739 PG. 711 PPN 01-118811
- KENNETH D. AND KIMBERLY M. LEONARDI VOL. 1813 PG. 427 PPN 01-118822



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CH LENGTH	TANGENT
C1	41.89	30.00	80°00'14"	S30°21'09"E	38.57	25.17
C2	190.61	970.00	11°15'31"	S75°59'02"E	190.30	95.61

- NOTES:**
- RIPARIAN SETBACKS PER GEAGA COUNTY GIS
 - PROPOSED HOUSE/DRIVES/AND SEPTICS PER ZEIGLER EARTHWORKS, INC. LOT EVALUATION NOS. 37246075 AND 37246076 OF GEAGA COUNTY HEALTH DEPT.

THIS DIVISION OF LAND COMPLIES WITH THE APPLICABLE AUBURN TOWNSHIP ZONING RESOLUTION.

THIS _____ DAY OF _____ 2019.
 BY _____
 AUBURN TOWNSHIP ZONING INSPECTOR

THIS CONSOLIDATION OF LAND COMPLIES WITH THE APPLICABLE AUBURN TOWNSHIP ZONING RESOLUTION.

THIS _____ DAY OF _____ 2019.
 BY _____
 AUBURN TOWNSHIP ZONING INSPECTOR

AUB 00349

BUYARSKI, BRADY

(19-063)

Picked up: 6/10/19

Vol. 2076 pg 754
pn# 01-119191

LEGAL DESCRIPTION
OF A
1.0655 ACRE SPLIT PARCEL
FOR
MICHAEL BUYARSKI AND DIANE SMITH-BUYARSKI

Situated in the Township of Auburn, County of Geauga, and State of Ohio, and known as being a part of Original Lot No. 18, Section 6, Tract 1, and further known as being part of parcel "C" of lands conveyed to Frances A. Brady (PPN 01-118819) by deed recorded in Volume 2070, Page 322 of Geauga County Deed Records, further bounded and described as follows;

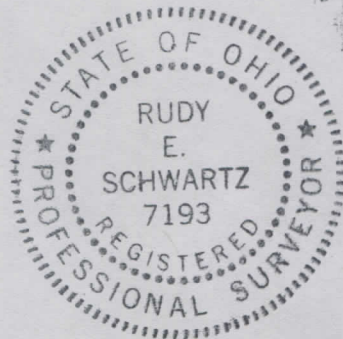
Beginning at a mag nail found in the centerline of Ravenna Road (S.R. 44), 60 feet wide, at its intersection with the centerline of Stafford Road, 60 feet wide, said mag nail also being on the shared line between Lot Nos. 7 and 17;

Thence South 87° 28' 00" East, along said centerline of Stafford Road, also being said shared line between Lot Nos. 7 and 17, and along the shared line between Lot Nos. 8 and 18, a distance of 1473.40 feet to the Principal Place of Beginning of the premises herein intended to be described;

- COURSE I Thence South 87° 28' 00" East, continuing along said centerline of Stafford Road, also being said shared line between Lot Nos. 8 and 18, a distance of 50.00 feet to a point at the Northwesterly corner of land conveyed to Michael Buyarski and Diane Smith-Buyarski (PPN 01-118818) by deed recorded in Volume 1804, Page 1072 of Geauga County Deed Records;
- COURSE II Thence South 2° 26' 12" West, along the Westerly line of land so conveyed to Michael Buyarski and Diane Smith-Buyarski, and passing through a 5/8 inch iron pin found at 30.07 feet, a total distance of 488.56 feet to a 5/8 inch iron pipe found at the Southwesterly corner thereof, said pin also being on a Northerly line of parcel "A" of lands conveyed to Frances A. Brady (PPN 01-118810) by deed recorded in Volume 2070, Page 322 of Geauga County Deed Records;
- COURSE III Thence North 87° 28' 00" West, along said Northerly line of said parcel "A" of lands so conveyed to Frances A. Brady, a distance of 140.00 feet to a 5/8 inch iron pin set;
- COURSE IV Thence North 2° 26' 12" East (creating a new line) a distance of 199.16 feet to a 5/8 inch iron pin set;
- COURSE V Thence North 47° 24' 52" East (creating a new line) a distance of 127.33 feet to a 5/8 inch iron pin set;

COURSE VI

Thence North 2° 26' 12" East (creating a new line) passing through a 5/8 inch iron pin set at 169.17 feet, a total distance of 199.17 feet to the Principal Place of Beginning and containing 1.0655 acres of land (1.0310 acres excepting the area within the right-of-way of Stafford Road) as surveyed, calculated and described, on June 3, 2019 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 split 1.0655 acres from PPN 01-118819.



RECEIVED
JUN 07 2019
Geauga County Engineer
Tax Map Dept.

6.7.19

DATE

RUDY E. SCHWARTZ, P.S. 7193

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

6/7/19
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

AUB 00349

(19263)

VOL. 2076 pg 758

pn# 01-118818

CONSOLIDATION
LEGAL DESCRIPTION
OF A
3.1993 ACRE PARCEL
FOR
MICHAEL BUYARSKI AND DIANE SMITH-BUYARSKI

Situated in the Township of Auburn, County of Geauga, and State of Ohio, and known as being a part of Original Lot No. 18, Section 6, Tract 1, and further known as being part of parcel "C" of lands conveyed to Frances A. Brady (PPN 01-118819) by deed recorded in Volume 2070, Page 322 of Geauga County Deed Records, and also being all of a parcel of land conveyed to Michael Buyarski and Diane Smith-Buyarski (PPN 01-118818) by deed recorded in Volume 1804, Page 1072 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a mag nail found in the centerline of Ravenna Road, 60 feet wide, at its intersection with the centerline of Stafford Road, 60 feet wide, said mag nail also being on the shared line between Lot Nos. 7 and 17;

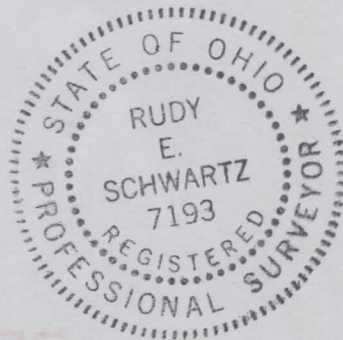
Thence South $87^{\circ} 28' 00''$ East, along said centerline of Stafford Road, also being said shared line between Lot Nos. 7 and 17, and along the shared line between Lot Nos. 8 and 18, a distance of 1473.40 feet to the Principal Place of Beginning of the premises herein intended to be described;

- COURSE I Thence South $87^{\circ} 28' 00''$ East, continuing along said centerline of Stafford Road, also being said shared line between Lot Nos. 8 and 18, a distance of 239.96 feet to a point at the Northwesterly corner of land conveyed to Renee M. Stevens (PPN 01-093900) by deed recorded in Volume 810, Page 1003 of Geauga County Deed Records;
- COURSE II Thence South $2^{\circ} 22' 17''$ West, along the Westerly line of land so conveyed to Renee M. Stevens, and passing through a 1 inch iron pipe found at 30.09 feet, a total distance of 488.56 feet to a $5/8$ inch iron pin found (I.D. Schwartz) at a Northeasterly corner of parcel "A" of lands conveyed to Frances A. Brady (PPN 01-118810) by deed recorded in Volume 2070, Page 322 of Geauga County Deed Records;
- COURSE III Thence North $87^{\circ} 28' 00''$ West, along said Northerly line of said Parcel "A" of lands so conveyed to Frances A. Brady, a distance of 330.53 feet to a $5/8$ inch iron pin set;
- COURSE IV Thence North $2^{\circ} 26' 12''$ East (creating a new line) a distance of 199.16 feet to a $5/8$ inch iron pin set;
- COURSE V Thence North $47^{\circ} 24' 52''$ East (creating a new line) a distance of 127.33 feet to a $5/8$ inch iron pin set;

AUB 00349

COURSE VI

Thence North 2° 26' 12" East (creating a new line) passing through a 5/8 inch iron pin set at 169.17 feet, a total distance of 199.17 feet to the Principal Place of Beginning and containing 3.1993 acres of land (3.0340 acres excepting the area within the right-of-way of Stafford Road, 1.0655 acres part of PPN 01-118819, 2.1338 acres all of PPN 01-118818) as surveyed, calculated and described, on June 3, 2019 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.



RECEIVED

June 11, 2019
Gauga County Engineer
Tax Map Dept.

6-7-19

DATE

RUDY E. SCHWARTZ, P.S. 7193

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

6/7/19

GEGAUGA COUNTY ENGINEER
TAX MAP DEPT.

CONSOLIDATION
LEGAL DESCRIPTION
OF A
12.8936 ACRE PARCEL
FOR
FRANCES A. BRADY

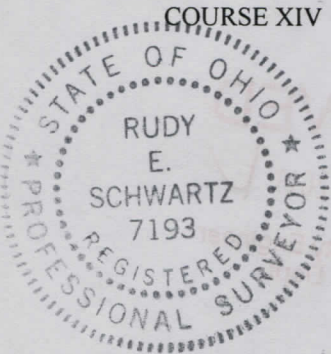
Situated in the Township of Auburn, County of Geauga, and State of Ohio, and known as being a part of Original Lot Nos. 17 and 18, Section 6, Tract 1, and further known as being part of parcel "A" of lands conveyed to Frances A. Brady (PPN 01-118819) by deed recorded in Volume 2070, Page 322 of Geauga County Deed Records, also being all of parcel "B" of lands conveyed to Frances A. Brady (PPN 01-118820) by deed recorded in Volume 2070, Page 322 of Geauga County Deed Records, and also being part of parcel "C" of lands conveyed to Frances A. Brady (PPN 01-118810) by deed recorded in Volume 2070, Page 322 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a mag nail found in the centerline of Ravenna Road, 60 feet wide, at its intersection with the centerline of Stafford Road, 60 feet wide, said mag nail also being on the shared line between Lot Nos. 7 and 17;

Thence South 87° 28' 00" East, along said centerline of Stafford Road, also being said shared line between Lot Nos. 7 and 17, and along the shared line between Lot Nos. 8 and 18, a distance of 1143.40 feet to a point at the Northeasterly corner of a parcel of land conveyed to Janet Ackley LLC. (PPN 01-118821) by deed recorded in Volume 1739, Page 702 of Geauga County Deed Records, and being the Principal Place of Beginning of the premises herein intended to be described;

- | | |
|------------|---|
| COURSE I | Thence South 87° 28' 00" East, continuing along said centerline of Stafford Road, also being said shared line between Lot Nos. 8 and 18, a distance of 330.00 feet to a point; |
| COURSE II | Thence South 2° 26' 12" West (creating a new line) passing through a 5/8 inch iron pin set at 30.00 feet, a total distance of 199.17 feet to a 5/8 inch iron pin set; |
| COURSE III | Thence South 47° 24' 52" West (creating a new line) a distance of 127.33 feet to a 5/8 inch iron pin set; |
| COURSE IV | Thence South 2° 26' 12" West (creating a new line) a distance of 199.16 feet to a 5/8 inch iron pin set on the Southerly line of said parcel "C" of lands conveyed to Frances A. Brady (PPN 01-118819); |
| COURSE V | Thence South 87° 28' 00" East, along said Southerly line of said parcel "C" of lands conveyed to Frances A. Brady (PPN 01-118819), and along the Southerly line of land conveyed to Michael Buyarski and Diane Smith-Buyarski (PPN 01-118818) by deed recorded in Volume 1804, Page 1072 of Geauga County Deed Records, a distance of 330.53 feet to a 5/8 inch iron pin found (I.D. Schwartz) on the Westerly line of land conveyed to Renee M. Stevens (PPN 01-093900) Volume 810, Page 1003 of Geauga County Deed Records; |

- COURSE VI Thence South 2° 22' 17" West, along said Westerly line of land so conveyed to Renee M. Stevens, a distance of 500.48 feet to a 5/8 inch iron pin found (I.D. Schwartz);
- COURSE VII Thence North 75° 51' 14" West (creating a new line) a distance of 463.75 feet to a 5/8 inch iron pin set;
- COURSE VIII Thence North 2° 35' 40" East (creating a new line) a distance of 52.58 feet to a 5/8 inch iron pin set;
- COURSE IX Thence North 42° 24' 20" West (creating a new line) a distance of 70.42 feet to a 5/8 inch iron pin set;
- COURSE X Thence North 87° 24' 20" West (creating a new line) a distance of 487.79 feet to a 5/8 inch iron pin set;
- COURSE XI Thence South 75° 44' 41" West (creating a new line) a distance of 172.72 feet to a 5/8 inch iron pin found (I.D. Schwartz) at the Southeasterly corner of land conveyed to Anne M. La Rue, Trustee (PPN 01-000200) by deed recorded in Volume 1824, Page 2710 of Geauga County Deed Records;
- COURSE XII Thence North 4° 58' 56" East, along an Easterly line of land so conveyed to Anne M. La Rue, Trustee, a distance of 354.39 feet to a 5/8 inch iron pin set at the Southwesterly corner of land conveyed to Kenneth D. and Kimberly M. Leonardi (PPN 01-118822) by deed recorded in Volume 1813, Page 427 of Geauga County Deed Records;
- COURSE XIII Thence South 87° 28' 00" East, along the Southerly line of land so conveyed to Kenneth D. and Kimberly M. Leonardi, and along the Southerly line of lands conveyed to Janet Ackley LLC. (PPN 01-118811) by deed recorded in Volume 1739, Page 711 of Geauga County Deed Records, and to Janet Ackley LLC. (PPN 01-118821) by deed recorded in Volume 1739, Page 702 of Geauga County Deed Records, a distance of 570.00 feet to a 5/8 inch iron pin found (I.D. Schwartz) at the Southeasterly corner thereof;
- COURSE XIV Thence North 2° 26' 12" East, along the Easterly line of land so conveyed to Janet Ackley LLC. (PPN 01-118821), passing through a 5/8 inch iron pin found (I.D. Schwartz) at 458.44 feet, a total distance of 488.55 feet to the Principal Place of Beginning and containing 12.8936 acres of land (12.6664 acres excepting the area within the right-of-way of Stafford Road, 1.0655 acres part of PPN 01-118819, 2.1310 acres all of PPN 01-118820, and 9.6971 acres part of PPN 01-118810) as surveyed, calculated and described, on June 3, 2019 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.



6.7.19
DATE

[Signature]
RUDY E. SCHWARTZ, P.S. 7193
SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
[Signature] 7193
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

LEGAL DESCRIPTION
OF A RESIDUAL
18.9047 ACRE PARCEL
FOR
FRANCES A. BRADY

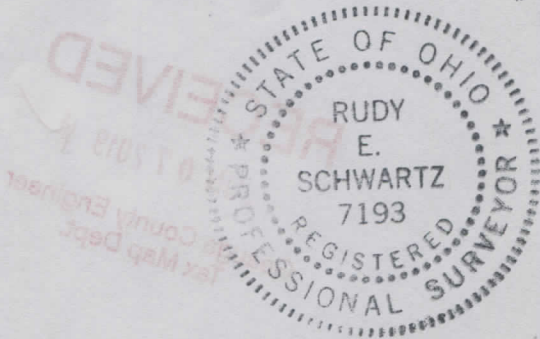
Situated in the Township of Auburn, County of Geauga, and State of Ohio, and known as being a part of Original Lot Nos. 17 and 18, Section 6, Tract 1, and further known as being part of parcel "A" of lands conveyed to Frances A. Brady (PPN 01-118810) by deed recorded in Volume 2070, Page 322 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a mag nail found in the centerline of Ravenna Road (S.R. 44), 60 feet wide, at its intersection with the centerline of Stafford Road, 60 feet wide, said mag nail also being on the shared line between Lot Nos. 7 and 17;

Thence South $9^{\circ} 38' 41''$ West, along the centerline of Ravenna Road (S.R. 44), 60 feet wide, a distance of 649.77 feet to a point at the Southwesterly corner of a parcel of land conveyed to Anne M. La Rue, Trustee (PPN 01-000200) by deed recorded in Volume 1824, Page 2710 of Geauga County Deed Records, and being the Principal Place of Beginning of the premises herein intended to be described;

- COURSE I Thence South $80^{\circ} 21' 16''$ East, along a Southerly line of land so conveyed to Anne M. La Rue, Trustee, a distance of 30.00 feet to a 5/8 inch iron pin set on the Easterly right-of-way of said Ravenna Road;
- COURSE II Thence Southeasterly along the arc of a curve deflecting to the left, also being a Southerly line of land so conveyed to Anne M. La Rue, Trustee, a distance of 41.89 feet, said curve having a radius of 30.00 feet, a delta of $80^{\circ} 00' 14''$, and a chord which bears South $30^{\circ} 21' 09''$ East, 38.57 feet to a 5/8 inch iron pin set;
- COURSE III Thence South $70^{\circ} 21' 16''$ East, continuing along a Southerly line of land so conveyed to Anne M. La Rue, Trustee, a distance of 420.96 feet to a 5/8 inch iron pin found at a point of curvature;
- COURSE IV Thence Southeasterly along the arc of a curve deflecting to the left, also being a Southerly line of land so conveyed to Anne M. La Rue, Trustee, a distance of 190.61 feet, said curve having a radius of 970.00 feet, a delta of $11^{\circ} 15' 31''$, and a chord which bears South $75^{\circ} 59' 02''$ East, 190.30 feet to a 5/8 inch iron pin found (I.D. Schwartz) at the Southeasterly corner thereof;
- COURSE V Thence North $75^{\circ} 44' 41''$ East (creating a new line) a distance of 172.72 feet to a 5/8 inch iron pin set;
- COURSE VI Thence South $87^{\circ} 24' 20''$ East (creating a new line) a distance of 487.79 feet to a 5/8 inch iron pin set;
- COURSE VII Thence South $42^{\circ} 24' 20''$ East (creating a new line) a distance of 70.42 feet to a 5/8 inch iron pin set;

- COURSE VIII Thence South 2° 35' 40" West (creating a new line) a distance of 52.58 feet to a 5/8 inch iron pin set;
- COURSE IX Thence South 75° 51' 14" East (creating a new line) a distance of 463.75 feet to a 5/8 inch iron pin set;
- COURSE X Thence South 2° 22' 17" West, along said Westerly line of land so conveyed to Renee M. Stevens, a distance of 280.00 feet to point at the Northeasterly corner of land conveyed to Jeffrey A. Jarmolowicz and Ann Fay (PPN 01-005600) by deed recorded in Volume 1404, Page 445 of Geauga County Deed Records (witness a 1 inch iron pipe found 1.59 feet West);
- COURSE XI Thence North 87° 20' 41" West, along said Northerly line of land so conveyed to Jeffrey A. Jarmolowica and Anne Fey, and passing through a 1 inch iron pipe found at 1844.56 feet, a total distance of 1874.79 feet to a point in said centerline of Ravenna Road at the Northwesterly corner thereof;
- COURSE XII Thence North 9° 38' 41" East, along said centerline of Ravenna Road, a distance of 625.08 feet to the Principal Place of Beginning and containing 18.9047 acres of land (18.4755 acres excepting the area within the right-of-way of Ravenna Road) as surveyed, calculated and described, on June 3, 2019 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 the residual acreage of PPN 01-118810 after a 9.9671 acre split.



6-7-19

DATE

[Handwritten Signature]

RUDY E. SCHWARTZ, P.S. 7193

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

[Handwritten Signature] 8/7/19

GEAUGA COUNTY ENGINEER
TAX MAP DEPT.