

PLAT OF SURVEY AND LOT SPLIT For GEORGE S. LANESKY, TRUSTEE AND KIM T. KUHNLE

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 4, TRACT 1, AUBURN TOWNSHIP.

PREPARED FOR:
GEORGE S. LANESKY TRUSTEE
AND KIM THOMAS KUHNLE
10870 FRANKS 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
- × Ssk Stake Set
- × 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

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.
NOVEMBER 13, 2019

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.

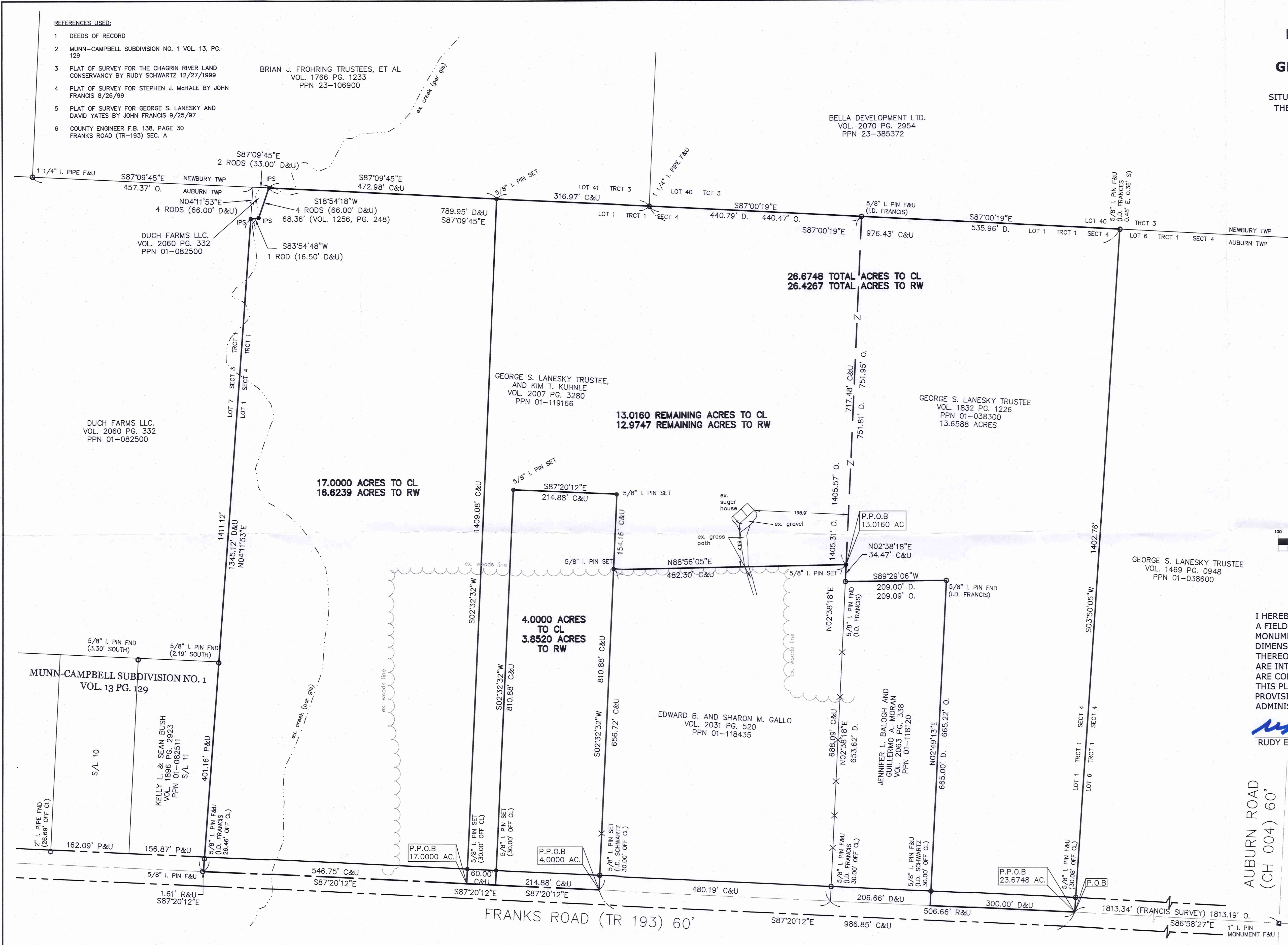
Rudy E. Schwartz
RUDY E. SCHWARTZ, P.S. #7193 Date *11-13-19*



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

REFERENCES USED:

- 1 DEEDS OF RECORD
- 2 MUNN-CAMPBELL SUBDIVISION NO. 1 VOL. 13, PG. 129
- 3 PLAT OF SURVEY FOR THE CHAGRIN RIVER LAND CONSERVANCY BY RUDY SCHWARTZ 12/27/1999
- 4 PLAT OF SURVEY FOR STEPHEN J. McHALE BY JOHN FRANCIS 8/26/99
- 5 PLAT OF SURVEY FOR GEORGE S. LANESKY AND DAVID YATES BY JOHN FRANCIS 9/25/97
- 6 COUNTY ENGINEER F.B. 138, PAGE 30 FRANKS ROAD (TR-193) SEC. A



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

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

AUB 00351

Lanesky + Kuhnle

12-126

picked up 11/20/19

Vol. 2084 pg 3076

pn# 01-119166

REMAINING LANDS
 LEGAL DESCRIPTION
 OF A
 4.0000 ACRE PARCEL
 FOR
 GEORGE S. LANESKY, TRUSTEE
 AND KIM T. KUHNLE

Situated in the Township of Auburn, County of Geauga, and State of Ohio and known as being a part of Lot No. 1, Section 4, Tract 1, and further known as being part of a parcel of land conveyed to George S. Lanesky, Trustee and Kim T. Kuhnle (PPN 01-119166) by deed recorded in Volume 2007, Page 3280 of Geauga County Deed Records, further bounded and described as follows;

Beginning at an angle point in the centerline of Franks Road, 60 feet wide, at the Southwesterly corner of land conveyed to George S. Lanesky Trustee (PPN 01-038600) by deed recorded in Volume 1469, Page 948 of Geauga County Deed Records, said point lying **North 86° 58' 27" West** along said centerline of Franks Road, a distance of **1813.19 feet** from a monument box with a 1 inch iron pin found at its intersection with the centerline of Auburn Road, 60 feet wide;

Thence **North 87° 20' 12" West**, continuing along said centerline of Franks Road, a distance of **986.85 feet** to a point at the Southwesterly corner of land conveyed to Edward B. and Sharon M. Gallo (PPN 01-118435) by deed recorded in Volume 2031, Page 520 of Geauga County Deed Records, and being the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence **North 87° 20' 12" West**, continuing along said centerline of Franks Road, a distance of **214.88 feet** to a point

COURSE II Thence **North 2° 32' 32" East** (creating a new line) passing through a 5/8 inch iron pin set at 30.00 feet, a total distance of **810.88 feet** to a 5/8 inch iron pin set;

COURSE III Thence **South 87° 20' 12" East** (creating a new line) a distance of **214.88 feet** to a 5/8 inch iron pin set;

COURSE IV Thence **South 2° 32' 32" West** (creating a new line) and along the Westerly line of land so conveyed to Edward B. and Sharon M. Gallo, and the Northerly extension thereof, passing through a 5/8 inch iron pin set at 780.88 feet, a total distance of **810.88 feet** to the Principal Place of Beginning and containing **4.0000 acres** of land (3.8520 acres

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19-126

excepting the area within the right-of-way of Franks Road) as surveyed, calculated and described, on February 25, 2016, and November 13, 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.



11-19-19

DATE

RUDY E. SCHWARTZ, P.S. 7193

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

11/19/19

**GEAUGA COUNTY ENGINEER
TAX MAP DEPT.**

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Vol. 2084 pg 3065

PN# 01-119192

LEGAL DESCRIPTION
OF A
17.0000 ACRE PARCEL
FOR
GEORGE S. LANESKY, TRUSTEE
AND KIM T. KUHNLE

Situated in the Township of Auburn, County of Geauga, and State of Ohio and known as being a part of Lot No. 1, Section 4, Tract 1, and further known as being part of a parcel of land conveyed to George S. Lanesky, Trustee and Kim T. Kuhnle (PPN 01-119166) by deed recorded in Volume 2007, Page 3280 of Geauga County Deed Records, further bounded and described as follows;

Beginning at an angle point in the centerline of Franks Road, 60 feet wide, at the Southeasterly corner of land conveyed to George S. Lanesky Trustee (PPN 01-038300) by deed recorded in Volume 1832, Page 1226 of Geauga County Deed Records, said point lying **North 86° 58' 27" West** along said centerline of Franks Road, a distance of **1813.19 feet** from a monument box with a 1 inch iron pin found at its intersection with the centerline of Auburn Road, 60 feet wide;

Thence **North 87° 20' 12" West**, continuing along said centerline of Franks Road, a distance of **1261.73 feet** to the Principal Place of Beginning of the premises herein intended to be described;

- COURSE I Thence **North 87° 20' 12" West**, continuing along said centerline of Franks Road, a distance of **546.75 feet** to a point on the shared line between Lot 7, Section 3, Tract 1, and Lot 1, Section 4, Tract 1, said point lying South 87° 20' 12" East along said centerline of Franks Road, a distance of 1.61 feet from a 5/8 inch iron pin found at an angle point;
- COURSE II Thence **North 4° 11' 53" East**, passing through a 5/8 inch iron pin (I.D. Francis) at 26.46 feet, and along the Easterly line of the Munn-Campbell Subdivision No. 1 as shown by plat recorded in Volume 13, Page 129 of Geauga County Plat Records, and along an Easterly line of land conveyed to Duch Farms LLC. (PPN 01-082500) by deed recorded in Volume 2060, Page 332 of Geauga County Deed Records, also being said shared line between Lot 7, Section 3, Tract 1, and Lot 1, Section 4, Tract 1, a total distance of **1345.12 feet** to a 5/8 inch iron pin set;
- COURSE III Thence **North 83° 54' 48" East**, along an interior line of land conveyed to Duch Farms LLC., a distance of **16.50 feet** to a 5/8 inch iron pin set;
- COURSE IV Thence **North 18° 54' 18" East**, along an interior line of land conveyed to Duch Farms LLC. , a distance of **66.00 feet** to a 5/8 inch iron pin set, said pin also being on the Southerly line of land conveyed to Brian J. Frohring Trustees, et al (PPN 23-106900) by deed recorded in Volume 1766, Page 1233 of Geauga County Deed Records, said point also being on the shared line between Lot 41,

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Tract 3 and Lot 1, Section 4, Tract 1, also being the shared line between Auburn Township and Newbury Township;

COURSE V

Thence **South 87° 09' 45" East**, continuing along said Southerly line of land so conveyed to Brian J. Frohring Trustees, et al, also being said shared line between Lot 41, Tract 3 and Lot 1, Section 4, Tract 1, also being the shared line between Auburn Township and Newbury Township, a distance of **472.98 feet** to a 5/8 inch iron pin set;

COURSE VI

Thence **South 2° 32' 32" West**, and passing through a 5/8 inch iron pin set at 1379.08 feet, a total distance of **1409.08 feet** to the Principal Place of Beginning and containing **17.0000 acres** of land (16.6239 acres excepting the area within the right-of-way of Franks Road) as surveyed, calculated and described, on February 25, 2016, and November 13, 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.



11.19.19

DATE

[Handwritten Signature]

RUDY E. SCHWARTZ, P.S. 7193

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

[Handwritten Signature] 11/19/19

**GEAUGA COUNTY ENGINEER
TAX MAP DEPT.**

AUB 00351

19-126
Vol. 2084 pg 3073
pn # 01-119193

CONSOLIDATION
LEGAL DESCRIPTION
OF A
26.6748 ACRE PARCEL
FOR
GEORGE S. LANESKY, TRUSTEE

Situated in the Township of Auburn, County of Geauga, and State of Ohio and known as being a part of Lot No. 1, Section 4, Tract 1, and further known as being part of a parcel of land conveyed to George S. Lanesky, Trustee and Kim T. Kuhnle (PPN 01-119166) by deed recorded in Volume 2007, Page 3280 of Geauga County Deed Records, and also being all of a parcel of land conveyed to George S. Lanesky, Trustee (PPN 01-038300) by deed recorded in Volume 1832, Page 1226 of Geauga County Deed Records, further bounded and described as follows;

Beginning at an angle point in the centerline of Franks Road, 60 feet wide, at the Southwesterly corner of land conveyed to George S. Lanesky Trustee (PPN 01-038600) by deed recorded in Volume 1469, Page 948 of Geauga County Deed Records, said point lying **North 86° 58' 27" West** along said centerline of Franks Road, a distance of **1813.19 feet** from a monument box with a 1 inch iron pin found at its intersection with the centerline of Auburn Road, 60 feet wide;

- COURSE I Thence **North 87° 20' 12" West**, along said centerline of Franks Road, a distance of **300.00 feet** to a point at the Southeasterly corner of land conveyed to Jennifer L. Balogh and Guillermo A. Moran (PPN 01-118120) by deed recorded in Volume 2063, Page 338 of Geauga County Deed Records;
- COURSE II Thence **North 2° 49' 13" East**, along the Easterly line of land so conveyed to Jennifer L. Balogh and Guillermo A. Moran, passing through a 5/8 inch iron pin found (I.D. Schwartz) at 30.00 feet, a total distance of **665.22 feet** to a 5/8 inch iron pin found (I.D. Francis) at the Northeasterly corner thereof;
- COURSE III Thence **South 89° 29' 06" West**, along the Northerly line of land so conveyed to Jennifer L. Balogh and Guillermo A. Moran, a distance of **209.09 feet** to a 5/8 inch iron pin found (I.D. Francis) at the Northwesterly corner thereof, said pin also being on the Easterly line of land conveyed to Edward B. and Sharon M. Gallo (PPN 01-118435) by deed recorded in Volume 2031, Page 520 of Geauga County Deed Records;
- COURSE IV Thence **North 2° 38' 18" East**, along said Westerly line of land so conveyed to Edward B. and Sharon M. Gallo, a distance of **34.47 feet** to a 5/8 inch iron pin set at the Northeasterly corner thereof;
- COURSE V Thence **South 88° 56' 05" West**, along the Northerly line of land so conveyed to Edward B. and Sharon M. Gallo, a distance of **482.30 feet** to a 5/8 inch iron pin set at the Northwesterly corner thereof;
- COURSE VI Thence **North 2° 32' 32" East** (creating a new line) a distance of **154.16 feet** to a 5/8 inch iron pin set;

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- COURSE VII Thence **North 87° 20' 12" West** (creating a new line) a distance of **214.88 feet** to a 5/8 inch iron pin set;

- COURSE VII Thence **South 2° 32' 32" West**, (creating a new line) passing through a 5/8 inch iron pin set at 780.88 feet, a total distance of **810.88 feet** to a point on said centerline of Franks Road;

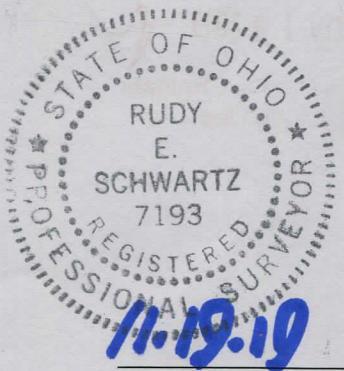
- COURSE IX Thence **North 87° 20' 12" West**, along said centerline of Franks Road, a distance of **60.00 feet** to a point;

- COURSE X Thence **North 2° 32' 32" East** (creating a new line) passing through a 5/8 inch iron pin set at 30.00 feet, a total distance of **1409.08 feet** to a 5/8 inch iron pin set on the Southerly line of land conveyed to Brain J. Frohring, Trustees ET AL (PPN 23-106900) by deed recorded in Volume 1766, Page 1233 of Geauga County Deed Records, said pin also being on the shared line between Lot No. 41, Tract 3 (Newbury Twp), and Lot No. 1, Tract 1, Section 4 (Auburn Twp);

- COURSE XI Thence **South 87° 09' 45" East**, along said Southerly line of land so conveyed to Brain J. Frohring, Trustees ET AL, also being said shared line between Lot No. 41, Tract 3 (Newbury Twp), and Lot No. 1, Tract 1, Section 4 (Auburn Twp), a distance of **316.97 feet** to a 1 1/4 inch iron pipe found at the Southwesterly corner of land conveyed to Bella Development Ltd. (PPN 23-385372) by deed recorded in Volume 2070, Page 2954 of Geauga County Deed Records, said pipe also being at the shared corner of lot Nos, 40 and 41, Tract 3 (Newbury Twp) on the Northerly line of said Lot No. 1, Tract 1, Section 4 (Auburn Twp);

- COURSE XII Thence **South 87° 00' 19" East**, along the Southerly line of land so conveyed to Bella Development Ltd., also being the shared line between Lot No. 40, Tract 3 (Newbury Twp) and Lot No. 1, Tract 1, Section 4 (Auburn Twp) a distance of **976.43 feet** to a point at the Northwesterly corner of land so conveyed to George S. Lanesky Trustee (PPN 01-038600), said point also being at the shared corner of Lot No1, Tract 1, Section 4 and Lot No. 6, Tract 1, Section 4 (Auburn Twp) on the Southerly line of said Lot No. 40, Tract 3 (Newbury Twp);

- COURSE XIII Thence **South 3° 50' 05" West**, along the Westerly line of land so conveyed to George S. Lanesky, Trustee, also being said shared line of Lot No1, Tract 1, Section 4 and Lot No. 6, Tract 1, Section 4 (Auburn Twp) and passing through a 5/8 inch iron pin found at 1372.68 feet, a total distance of **1402.76 feet** to the Place of Beginning and containing **26.6748 acres** of land (26.4267 acres excepting the area within the right-of-way of Franks Road, 13.6588 acres all of PPN 01-038300, and 13.0160 acres part of PPN 01-119166) as surveyed, calculated and described, on February 25, 2016, and November 13, 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.



DATE

RUDY E. SCHWARTZ, P.S. 7193

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

**GEAUGA COUNTY ENGINEER
TAX MAP DEPT.**

[Handwritten signature] 11/19/19

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REMAINING LANDS
LEGAL DESCRIPTION
OF A
13.0160 ACRE PARCEL
FOR
GEORGE S. LANESKY, TRUSTEE
AND KIM T. KUHNLE

Situated in the Township of Auburn, County of Geauga, and State of Ohio and known as being a part of Lot No. 1, Section 4, Tract 1, and further known as being part of a parcel of land conveyed to George S. Lanesky, Trustee and Kim T. Kuhnle (PPN 01-119166) by deed recorded in Volume 2007, Page 3280 of Geauga County Deed Records, further bounded and described as follows;

Beginning at an angle point in the centerline of Franks Road, 60 feet wide, at the Southwesterly corner of land conveyed to George S. Lanesky Trustee (PPN 01-038600) by deed recorded in Volume 1469, Page 948 of Geauga County Deed Records, said point lying **North 86° 58' 27" West** along said centerline of Franks Road, a distance of **1813.19 feet** from a monument box with a 1 inch iron pin found at its intersection with the centerline of Auburn Road, 60 feet wide;

Thence **North 87° 20' 12" West**, along said centerline of Franks Road, a distance of **300.00 feet** to a point at the Southeasterly corner of land conveyed to Jennifer L. Balogh and Guillermo A. Moran (PPN 01-118120) by deed recorded in Volume 2063, Page 338 of Geauga County Deed Records;

Thence **North 2° 49' 13" East**, along the Easterly line of land so conveyed to Jennifer L. Balogh and Guillermo A. Moran, passing through a 5/8 inch iron pin found (I.D. Schwartz) at 30.00 feet, a total distance of **665.22 feet** to a 5/8 inch iron pin found (I.D. Francis) at the Northeasterly corner thereof;

Thence **South 89° 29' 06" West**, along the Northerly line of land so conveyed to Jennifer L. Balogh and Guillermo A. Moran, a distance of **209.09 feet** to a 5/8 inch iron pin found (I.D. Francis) at the Northwesterly corner thereof, said pin also being on the Easterly line of land conveyed to Edward B. and Sharon M. Gallo (PPN 01-118435) by deed recorded in Volume 2031, Page 520 of Geauga County Deed Records;

Thence **North 2° 38' 18" East**, along said Westerly line of land so conveyed to Edward B. and Sharon M. Gallo, a distance of **34.47 feet** to a 5/8 inch iron pin set at the Northeasterly corner thereof, and being the Principal Place of Beginning of the premises herein intended to be described;

- | | |
|------------|--|
| COURSE I | Thence South 88° 56' 05" West , along the Northerly line of land so conveyed to Edward B. and Sharon M. Gallo, a distance of 482.30 feet to a 5/8 inch iron pin set at the Northwesterly corner thereof; |
| COURSE II | Thence North 2° 32' 32" East (creating a new line) a distance of 154.16 feet to a 5/8 inch iron pin set; |
| COURSE III | Thence North 87° 20' 12" West (creating a new line) a distance of 214.88 feet to a 5/8 inch iron pin set; |

COURSE IV Thence **South 2° 32' 32" West**, (creating a new line) passing through a 5/8 inch iron pin set at 780.88 feet, a total distance of **810.88 feet** to a point on said centerline of Franks Road;

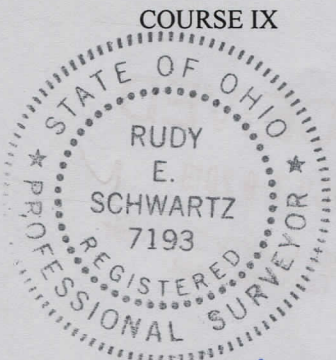
COURSE V Thence **North 87° 20' 12" West**, along said centerline of Franks Road, a distance of **60.00 feet** to a point;

COURSE VI Thence **North 2° 32' 32" East** (creating a new line) passing through a 5/8 inch iron pin set at 30.00 feet, a total distance of **1409.08 feet** to a 5/8 inch iron pin set on the Southerly line of land conveyed to Brain J. Frohring, Trustee ET AL (PPN 23-106900) by deed recorded in Volume 1766, Page 1233 of Geauga County Deed Records, said pin also being on the shared line between Lot No. 41, Tract 3 (Newbury Twp), and Lot No. 1, Tract 1, Section 4 (Auburn Twp);

COURSE VII Thence **South 87° 09' 45" East**, along said Southerly line of land so conveyed to Brain J. Frohring, Trustee ET AL, also being said shared line between Lot No. 41, Tract 3 (Newbury Twp), and Lot No. 1, Tract 1, Section 4 (Auburn Twp), a distance of **316.97 feet** to a 1 1/4 inch iron pipe found at the Southwesterly corner of land conveyed to Bella Development Ltd. (PPN 23-385372) by deed recorded in Volume 2070, Page 2954 of Geauga County Deed Records, said pipe also being at the shared corner of lot Nos, 40 and 41, Tract 3 (Newbury Twp) on the Northerly line of said Lot No. 1, Tract 1, Section 4 (Auburn Twp);

COURSE VIII Thence **South 87° 00' 19" East**, along the Southerly line of land so conveyed to Bella Development Ltd., also being the shared line between Lot No. 40, Tract 3 (Newbury Twp) and Lot No. 1, Tract 1, Section 4 (Auburn Twp) a distance of **440.47 feet** to a point at the Northwesterly corner of land conveyed to George S. Lanesky Trustee (PPN 01-038300), by deed recorded in Volume 1832, Page 1226 of Geauga County Deed Records;

COURSE IX Thence **South 2° 38' 18" West**, along the Westerly line of land so conveyed to George S. Lanesky, Trustee(PPN 01-038300), a distance of **717.48 feet** to the Principal Place of Beginning and containing **13.0160 acres** of land (12.9747 acres excepting the area within the right-of-way of Franks Road) as surveyed, calculated and described, on February 25, 2016, and November 13, 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.



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RUDY E. SCHWARTZ, P.S. 7193

**SURVEY PLAT & LEGAL DESCRIPTION
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