

LOT SPLIT FOR:  
**WEATHERVANE ESTATES**

SITUATED IN THE TOWNSHIP OF AUBURN AND KNOWN AS BEING PART  
 OF ~~ORIGINAL AUBURN TOWNSHIP LOT NO. 1~~, SECTION ~~2~~ 1, TRACT 2  
 COUNTY OF GEauga AND STATE OF OHIO AND CONTAINING 20.333 ACRES  
 OF LAND.

DEED OF REFERENCE: WEATHERVANE ESTATES V. 843, P. 479

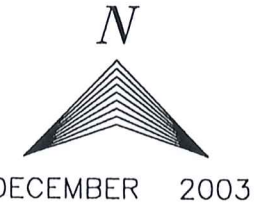
PREPARED BY:

**BRAUN CONSULTANTS**  
 SURVEYING—LAND PLANNING—ENGINEERING—WETLANDS—CONSULTING

17665 HASKINS RD.  
 CHAGRIN FALLS, OHIO 44023  
 440-543-5496

I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THIS  
 SURVEY MAP IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE  
 OHIO ADMINISTRATIVE CODE.

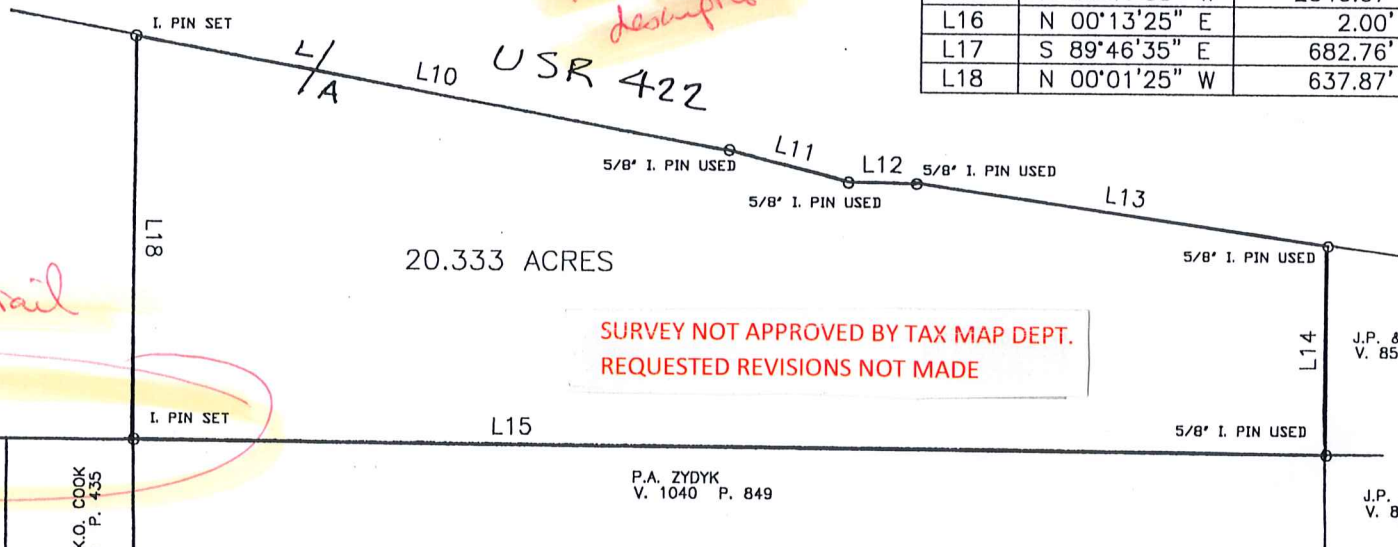
*Kevin S. Braun* 12-17-03  
 KEVIN S. BRAUN PROFESSIONAL SURVEYOR NO. 7082



○ I. PIN SET DENOTES 5/8" IRON PIN SET WITH CAP  
 MONUMENTS FOUND HAVE NO CAPS UNLESS NOTED  
 BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

L10	S 79°34'20" E	939.25'
L11	S 74°57'35" E	192.50'
L12	S 89°08'24" E	106.30'
L13	S 81°33'47" E	648.74'
L14	S 00°01'00" W	330.39'
L15	N 89°46'35" W	2540.07'
L16	N 00°13'25" E	2.00'
L17	S 89°46'35" E	682.76'
L18	N 00°01'25" W	637.87'

*P.O.B.*  
 Please tie to  
 road intersection  
 or township line.  
 Add to plat and  
 description



*need to show a detail  
 ↓ of this area*

**SURVEY NOT APPROVED BY TAX MAP DEPT.  
 REQUESTED REVISIONS NOT MADE**

P.A. ZYDYK  
 V. 1040 P. 849

J.P. & D.A. MAJOR  
 V. 851 P. 427

LEGAL DESCRIPTION OF 20.333 ACRE PARCEL ON SOUTH SIDE OF USR 422 FOR WEATHERVANE ESTATES

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being part of Original Auburn Township Lot 1, Section 2, and further bounded and described as follows:

*northwesterly*

*TRACT 2,*

Beginning in the southerly limited access line of USR 422 at a 5/8" iron pin used at northeasterly corner of land described in deed to J.P. & D.A. Major recorded in Volume 851, Page 427 of Geauga County Records;

Thence South 0° 01' 00" West 330.39 feet to a 5/8" iron pin used at the southwesterly corner of said J.P & D.A Major land;

Thence North 89° 46' 35" West, 2540.07 feet along the northerly lines of lands described in deeds to P.A Zydyk, A.C. & K.O. Cook, C.D. & E.A. Franek, L.D.Wagenknecht & A.S. Polacek, recorded in Volumes and Pages (1040, 849) (1029, 435) (1537, 1023) (705, 643) , respectively to a 5/8 iron pin used;

*OK plat*

Thence North 0° 13' 25" East, 2.00 feet to the a capped 5/8" iron pin set;

Thence South 89° 46' 35" East, 682.76 feet to the southerly limited access line of said USR 422 and a capped 5/8" iron set;

*OK.*

*Thence North 00° 01' 25" West, 637.87 feet to the southerly limited access line of 422 ad a 5/8" I.P.S.*

Thence along the said limited access line of USR 422 the following courses and distances:

- South 79° 34' 20" East 939.25 feet;
- South 74° 57' 35" East 192.50 feet;
- South 89° 08' 24" East 106.30 feet;

All to 5/8" iron pins used;

*continuing along said southerly access,*

Thence South 81° 33' 47" East 648.74 feet to the of place of beginning and containing 20.333 acres of land according to the survey of December 2003 by Kevin S. Braun Professional Surveyor No. 7082.

Bearings are to an assumed meridian and are used to denote angles only.

Deed of Reference: Weathervane Estates V. 843 P. 479

*Kevin S. Braun*

*12-17-03*



*Bad closure (good done with added line)*

SURVEY NOT APPROVED BY TAX MAP DEPT. REQUESTED REVISIONS NOT MADE