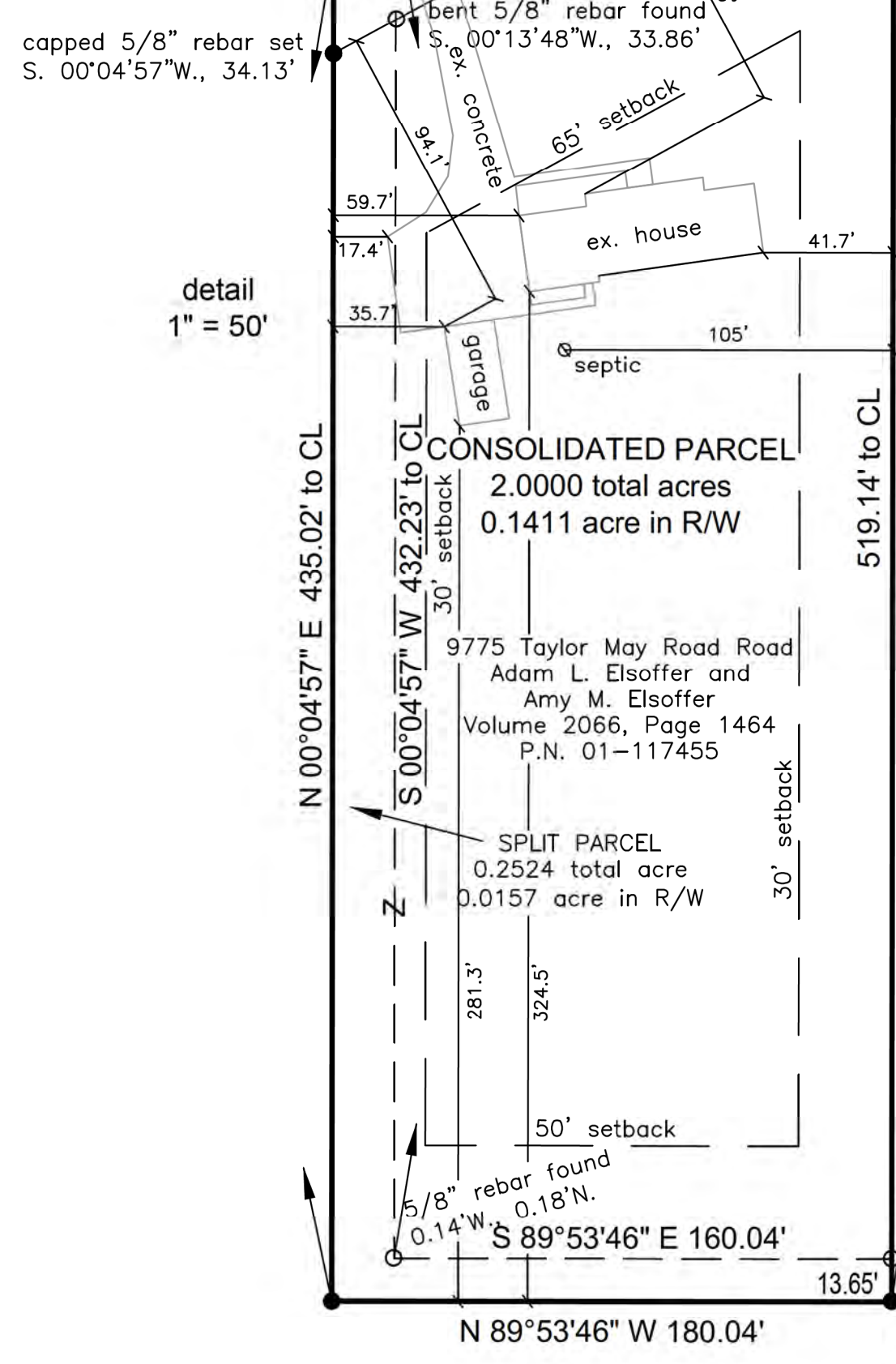
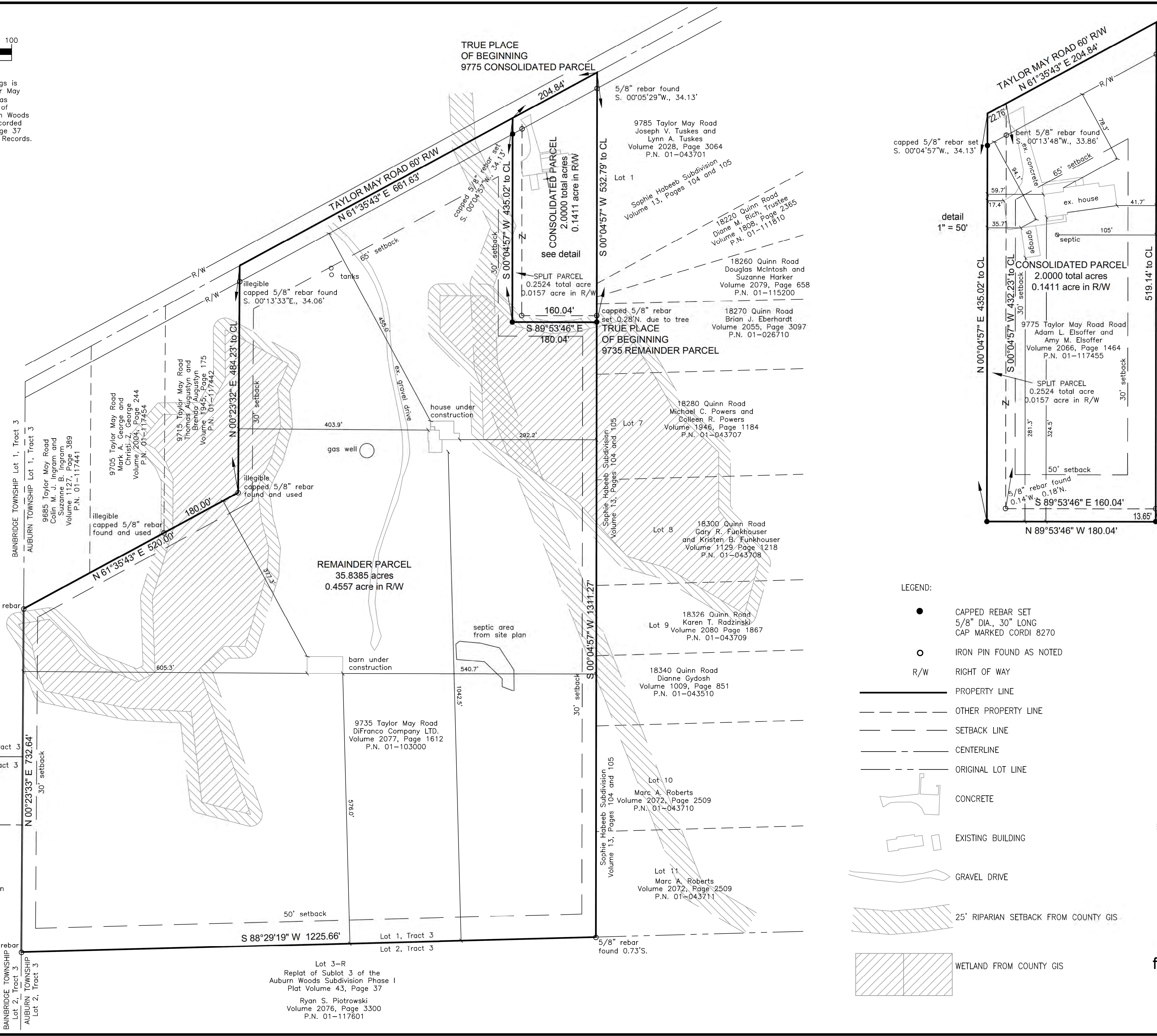


BASIS OF BEARINGS: The Basis of Bearings is the centerline of Taylor May Road, N. 61°35'43"E., as defined on the Replat of Sublot 3 of the Auburn Woods Subdivision Phase 1 recorded in Plat Volume 43, Page 37 of the Geauga County Records.



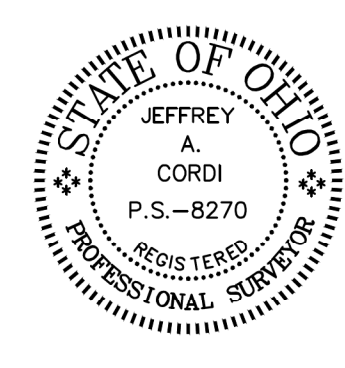
- LEGEND:
- CAPPED REBAR SET 5/8" DIA., 30" LONG CAP MARKED CORDI 8270
 - IRON PIN FOUND AS NOTED
 - R/W RIGHT OF WAY
 - PROPERTY LINE
 - - - OTHER PROPERTY LINE
 - - - SETBACK LINE
 - - - CENTERLINE
 - - - ORIGINAL LOT LINE
 - ▭ CONCRETE
 - ▭ EXISTING BUILDING
 - ▭ GRAVEL DRIVE
 - ▭ 25' RIPARIAN SETBACK FROM COUNTY GIS
 - ▭ WETLAND FROM COUNTY GIS

TRUE PLACE OF BEGINNING 9775 CONSOLIDATED PARCEL

TRUE PLACE OF BEGINNING SPLIT PARCEL

This division and consolidation of land complies with the applicable Auburn Township Zoning Resolution.

By: _____ Date: _____



I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SHOWN, THAT I HAVE FOUND OR SET PINS OR MONUMENTS AS SHOWN HEREON AND THAT THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. Jeffrey A. Cordi, P.S. #8270 DATE 3-27-2020 1052 INDEPENDENCE AVENUE AKRON, OHIO 44310 330-388-8146 CordiSurvey@gmail.com

SURVEY PLAT & LEGAL DESCRIPTION APPROVED PER R.C. 315.251 3/27/2020 GEAGA COUNTY ENGINEER TAX MAP DEPT.

LOT SPLIT and CONSOLIDATION for 9735 and 9755 TAYLOR MAY ROAD SITUATED IN THE AUBURN TOWNSHIP, GEAGA COUNTY, OHIO AND KNOWN AS BEING PART OF ORIGINAL LOT 1, TRACT 3 OF SAID TOWNSHIP SCALE: 1" = 100' DATE: MARCH 27, 2020

9735 Taylor May Road
Remainder Parcel
35.8385 acres
0.4557 acre in right of way

Situated in Auburn Township, Geauga County, Ohio and known as being part of Original Lot 1, Tract 3 of said Township, also being part of land conveyed to DiFranco Company, LTD. by deed recorded in Volume 2077, Page 1612 (P.N. 01-103000) of the Geauga County Records and more fully described as follows:

Commencing on the centerline of Taylor May Road (60 foot right of way) at the northwesterly corner of the Sophie Habeeb Subdivision as recorded in Volume 13, Pages 104 and 105 of the Geauga County Records, witness a 5/8 inch diameter rebar found South $00^{\circ}05'29''$ West, 34.13 feet; thence South $00^{\circ}04'57''$ West, 532.79 feet along the westerly line of said Sophie Habeeb subdivision and the westerly line of parcels now or formerly owned by Diane M. Rich, Trustee as recorded in Volume 1808, Page 2365 of the Geauga County Records (P.N. 01-111810), Douglas McIntosh and Suzanne Harker as recorded in Volume 2079, Page 658 of the Geauga County Records (P.N. 01-115200) and Brian J. Eberhardt as recorded in Volume 2055, Page 3097 of the Geauga County Records (P.N. 01-026710) to the **TRUE PLACE OF BEGINNING** for the land herein described; witness a capped rebar set (5/8 inch diameter, 30 inches long, cap marked "CORDI 8270", typical) 0.28 feet north;

1) Thence **South $00^{\circ}04'57''$ West, 1311.27 feet** along the westerly line of said Eberhardt parcel and said Sophie Habeeb subdivision and the westerly line of a parcel now or formerly owned by Dianne Gydosch as recorded in Volume 1009, Page 851 of the Geauga County Records (P.N. 01-043510) to the southwest corner of said Sophie Habeeb subdivision on the southerly line of said Lot 1, Tract 3, the northerly line of Auburn Township Lot 2, Tract 3 and the northerly line of Sublot 3R of the Replat of Sublot 3 of the Auburn Woods Subdivision Phase I as recorded in Plat Volume 43, Page 37 of the Geauga County Records, witness a 5/8 inch diameter rebar found 0.73 feet south;

2) Thence **South $88^{\circ}29'19''$ West, 1225.66 feet** along the southerly line of said Lot 1, Tract 3, the northerly line of said Lot 2, Tract 3 and the northerly line of said Sublot 3R to the northwesterly corner of said Sublot 3R and the westerly line of Auburn Township, the easterly line of Bainbridge Township and the easterly line of Block A of the Amber Trails Subdivision Phase 2 as recorded in Plat Volume 38, Page 113 to 114 of the Geauga County Records, witness a capped (illegible) 5/8 inch diameter rebar found 0.69 feet south;

3) Thence **North 00°23'33"East, 732.64 feet** along the Township line, the easterly line of said Block A and the easterly line of a parcel now or formerly owned by Harry L. Peets and Marqurite K. Peets as recorded in Volume 444, Page 323 of the Geauga County Records (P.N. 02-276500) to the southwesterly corner of a parcel now or formerly owned by Colin M. J. Ingram and Suzanne B. Ingram as recorded in Volume 1127, Page 389 of the Geauga County Records (P.N. 01-117441), witness a capped (illegible) 5/8 inch diameter rebar found 0.52 feet south;

4) Thence **North 61°35'43"East, 520.00 feet** along the southerly line of said Ingram parcel and the southerly line of parcels now or formerly owned by Mark A. George and Christi Z. George as recorded in Volume 2004, Page 244 of the Geauga County Records (P.N. 01-117454) and Thomas Augustyn and Brenda Augustyn as recorded in Volume 1945, Page 175 of the Geauga County Records (P.N. 01-117442) to a capped (illegible) 5/8 inch rebar found at the southeasterly corner of said Augustyn parcel;

5) Thence **North 00°23'33"East, 484.23 feet** along the easterly line of said Augustyn parcel to the centerline of said Taylor May Road, witness a capped (illegible) 5/8 inch diameter rebar found South 00°13'33"East., 34.06 feet

6) Thence **North 61°35'43"East, 661.63 feet** along the centerline of said Taylor May Road to a point, witness a capped rebar set South 00°04'57"West, 34.13 feet;

7) Thence **South 00°04'57"West, 435.02 feet** to a capped rebar set;

8) Thence **South 89°53'46"East, 180.04 feet** to the **TRUE PLACE OF BEGINNING** and containing **35.8385 acres** of land of which 0.4557 acre is within the right of way limits of said Taylor May Road as surveyed by Jeffrey A. Cordi (Ohio Professional Surveyor Number 8270) in March of 2020 and subject to all legal highways, easements and restrictions of record.

The Basis of Bearings is the centerline of Taylor May Road, N. 61°35'43"E., as defined on the Replat of Sublot 3 of the Auburn Woods Subdivision Phase I recorded in Plat Volume 43, Page 37 of the Geauga County Records.

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
Jeffrey A. Cordi 3/27/2020
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

Jeffrey A. Cordi
STATE OF OHIO
JEFFREY A. CORDI
S-8270
REGISTERED PROFESSIONAL SURVEYOR
3-26-2020

9735 Taylor May Road
Split Parcel
0.2524 acres
0.0157 acre in right of way

Situated in Auburn Township, Geauga County, Ohio and known as being part of Original Lot 1, Tract 3 of said Township, also being part of land conveyed to DiFranco Company, LTD. by deed recorded in Volume 2077, Page 1612 (P.N. 01-103000) of the Geauga County Records and more fully described as follows:

Commencing on the centerline of Taylor May Road (60 foot right of way) at the northwesterly corner of the Sophie Habeeb Subdivision as recorded in Volume 13, Pages 104 and 105 of the Geauga County Records, also being the northeasterly corner of a parcel conveyed to Adam L. Elsoffer and Amy M. Elsoffer by deed recorded in Volume 2066, Page 1464 of the Geauga County Records (P.N. 01-117455), witness a 5/8 inch diameter rebar found South 00°05'29"West, 34.13 feet; thence South 00°04'57"West, 519.14 feet along the easterly line of said Elsoffer parcel and the westerly line of said Sophie Habeeb subdivision and the westerly line of parcels now or formerly owned by Diane M. Rich, Trustee as recorded in Volume 1808, Page 2365 of the Geauga County Records (P.N. 01-111810), Douglas McIntosh and Suzanne Harker as recorded in Volume 2079, Page 658 of the Geauga County Records (P.N. 01-115200) and Brian J. Eberhardt as recorded in Volume 2055, Page 3097 of the Geauga County Records (P.N. 01-026710) to the southeasterly corner of said Elsoffer parcel and the **TRUE PLACE OF BEGINNING** for the land herein described, witness a 5/8 inch diameter rebar found 0.24 feet north;

- 1) Thence **South 00°04'57"West, 13.65 feet** along the westerly line of said Eberhardt to a point, witness a capped rebar set (5/8 inch diameter 30 inches long, cap marked "CORDI 8270", typical) 0.28 feet north due to a tree;
- 2) Thence **North 89°53'46"West, 180.04 feet** to a capped rebar set;
- 3) Thence **North 00°04'57"East, 435.02 feet** to the centerline of said Taylor May Road, witness a capped rebar set South 00°04'57"West, 34.13 feet;
- 4) Thence **North 61°35'43"East, 22.76 feet** along the centerline of said Taylor May Road to the northwesterly corner of said Elsoffer parcel, witness a bent 5/8 inch diameter rebar found South 00°13'48"West, 33.86 feet;

5) Thence **South 00°04'57"West, 432.23 feet** along the westerly line of said Elsoffer parcel to the southwesterly corner of said Elsoffer parcel, witness a 5/8 inch diameter rebar found 0.14 feet west and 0.18 feet north;

6) Thence **South 89°53'46"East, 160.04 feet** along the southerly line of said Elsoffer parcel to the **TRUE PLACE OF BEGINNING** and containing **0.2524 acre** of land of which 0.0157 acre is within the right of way limits of said Taylor May Road as surveyed by Jeffrey A. Cordi (Ohio Professional Surveyor Number 8270) in March of 2020 and subject to all legal highways, easements and restrictions of record.

The Basis of Bearings is the centerline of Taylor May Road, N. 61°35'43"E., as defined on the Replat of Sublot 3 of the Auburn Woods Subdivision Phase I recorded in Plat Volume 43, Page 37 of the Geauga County Records.

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
Steven Roesman
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

3/27/2020



3-26-2020

9775 Taylor May Road
 Consolidated Parcel
 2.0000 acres
 0.1411 acre in right of way



Situated in Auburn Township, Geauga County, Ohio and known as being part of Original Lot 1, Tract 3 of said Township, also being all of land conveyed to Adam L. Elsoffer and Amy M. Elsoffer by deed recorded in Volume 2066, Page 1464 of the Geauga County Records (P.N. 01-117455) and part of land conveyed to DiFranco Company, LTD. by deed recorded in Volume 2077, Page 1612 (P.N. 01-103000) of the Geauga County Records and more fully described as follows:

Commencing on the centerline of Taylor May Road (60 foot right of way) at the northwesterly corner of the Sophie Habeeb Subdivision as recorded in Volume 13, Pages 104 and 105 of the Geauga County Records, also being the northeasterly corner of said Elsoffer parcel and the **TRUE PLACE OF BEGINNING** for the land herein described, witness a 5/8 inch diameter rebar found South 00°05'29"West, 34.13 feet;

1) Thence **South 00°04'57"West, 532.79 feet** along the westerly line of said Sophie Habeeb subdivision and the westerly line of parcels now or formerly owned by Diane M. Rich, Trustee as recorded in Volume 1808, Page 2365 of the Geauga County Records (P.N. 01-111810), Douglas McIntosh and Suzanne Harker as recorded in Volume 2079, Page 658 of the Geauga County Records (P.N. 01-115200) and Brian J. Eberhardt as recorded in Volume 2055, Page 3097 of the Geauga County Records (P.N. 01-026710) to a point, witness a capped rebar set (5/8 inch diameter 30 inches long, cap marked "CORDI 8270", typical) 0.28 feet north due to a tree;

2) Thence **North 89°53'46"West, 180.04 feet** to a capped rebar set;

3) Thence **North 00°04'57"East, 435.02 feet** to the centerline of said Taylor May Road, witness a capped rebar set South 00°04'57"West, 34.13 feet;

4) Thence **North 61°35'43"East, 204.84 feet** along the centerline of said Taylor May Road to the **TRUE PLACE OF BEGINNING** and containing **2.0000 acre** of land of which 0.1411 acre is within the right of way limits of said Taylor May Road as surveyed by Jeffrey A. Cordi (Ohio Professional Surveyor Number 8270) in March of 2020 and subject to all legal highways, easements and restrictions of record.

The Basis of Bearings is the centerline of Taylor May Road, N. 61°35'43"E., as defined on the Replat of Sublot 3 of the Auburn Woods Subdivision Phase I recorded in Plat Volume 43, Page 37 of the Geauga County Records.

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
Jeffrey A. Cordi 3/27/2020
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.