

REFERENCES USED:

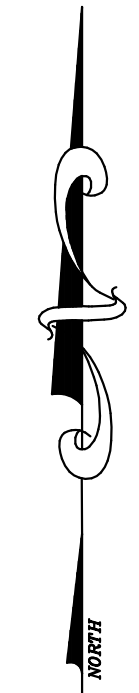
- 1 DEEDS OF RECORD
- 2 SURVEY (AUB00214)

PLAT OF SURVEY
For
JAMES D. MINOR AND MICHELLE
AND KEVIN MATTY
 SITUATED IN THE TOWNSHIP OF AUBURN, COUNTY OF GEauga AND
 THE STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL
 LOT NUMBER 2, SECTION 5, TRACT 1.

PREPARED FOR:
 JAMES MINOR, MICHELLE AND KEVIN MATTY
11156 FRANKS RD
 CHAGRIN FALLS, OH 44023

LEGEND

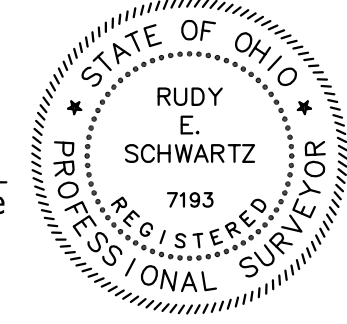
- ips 5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
- i.Pin Iron Pin
- ◻ i.Pipe Iron Pipe
- Mon. Monument
- Fe Fence post
- ✕ Mag Mag Nail Set
- Fnd. Found
- D. Deed
- R/Rec Record
- M/Msd Measured
- O/Obs Observed
- C/Calc Calculated
- U. Used
- D.R. Deed Record
- O.R. Official Record
- C.L. C/L Centerline
- e/p Edge of Pavement
- P Plat record information



AUGUST 10, 2020

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.

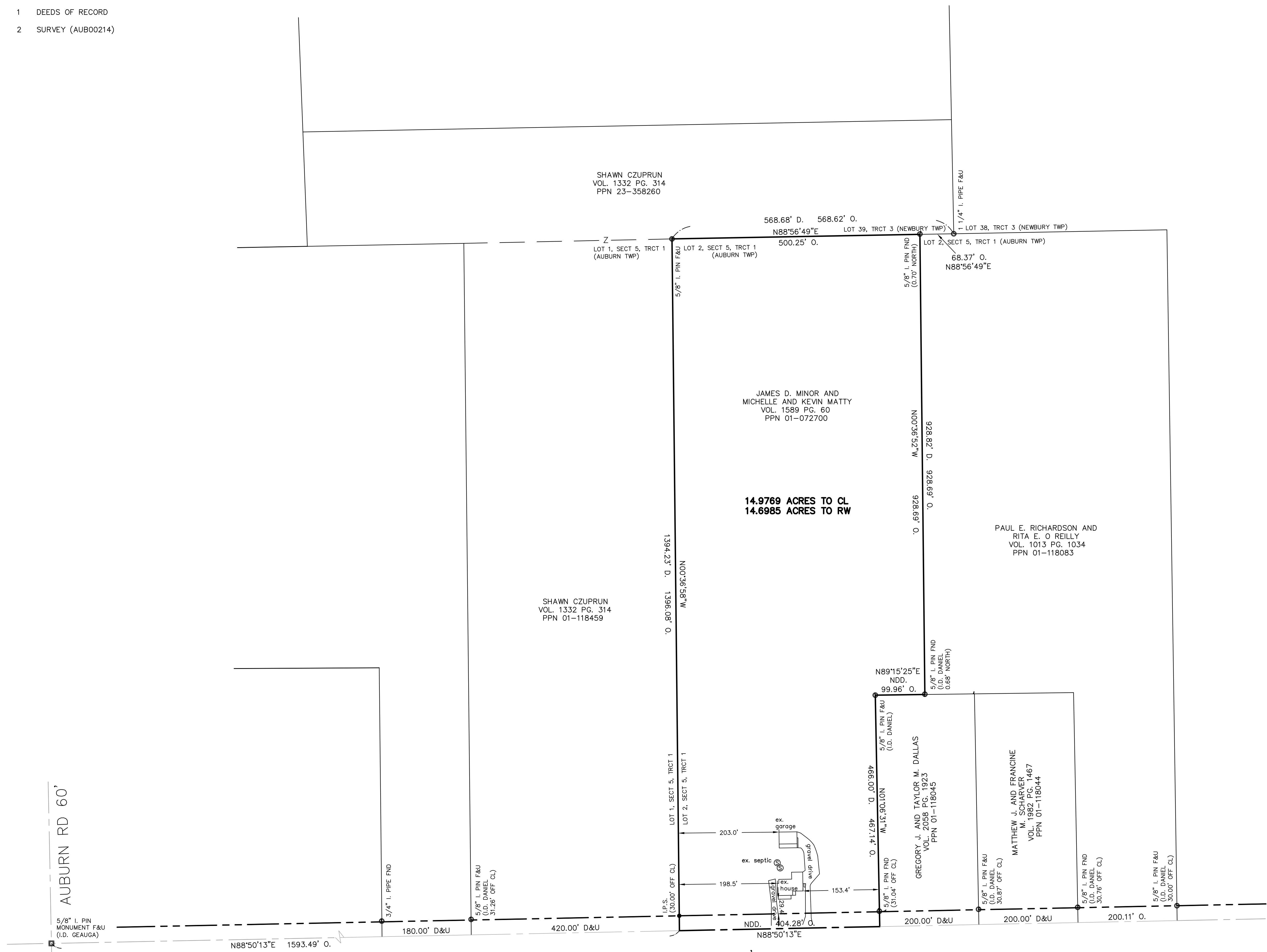
Rudy E. Schwartz 8-14-20
 RUDY E. SCHWARTZ, P.S. #7193 Date



PREPARED BY:
SCHWARTZ LAND SURVEYING INC.

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

SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 315.251
Rudy E. Schwartz Aug 14 2020
 GEauga COUNTY ENGINEER
 TAX MAP DEPT.
 20-090



FRANKS ROAD 60'

AUBURN RD 60'

LEGAL DESCRIPTION
OF A
14.9769 ACRE PARCEL
FOR
JAMES D. MINOR AND
MICHELLE AND KEVIN MATTY

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 5, Tract 1, and further known as being all of a parcel of land conveyed to James D. Minor and Michelle and Kevin Matty (PPN 01-072700) by deed recorded in Volume 1589, Page 60 of Geauga County Deed Records;

Beginning at a point in the centerline of Franks Road, 60 feet wide, at the Southeasterly corner of land conveyed to Shawn Czuprun (PPN 01-118459) by deed recorded in Volume 1332, Page 314 of Geauga County Deed Records, said point lying North 88° 50' 13" East, along said centerline of Franks Road, a distance of 1593.49 feet from a monument box with a 5/8 inch iron pin found (I.D. Geauga) at the intersection with the centerline of Auburn Road said point also being on the shared line between Lot Nos. 1 and 2, Section 5, Tract 1;

- COURSE I Thence **North 0° 36' 58" West**, along the Easterly line of land so conveyed to Shawn Czuprun, also being said shared line between Lot Nos. 1 and 2, Section 5, Tract 1, passing through a 5/8 inch iron pin set at 30.00 feet, a total distance of **1396.08 feet** to a 5/8 inch iron pin found at the Northeasterly corner thereof, said pin also being on a Southerly line of land conveyed to Shawn Czuprun (PPN 23-358260) by deed recorded in Volume 1332, Page 314 of Geauga County Deed Records, said point also being on the Southerly line of Lot 39, Tract 3 (Newbury Twp);
- COURSE II Thence **North 88° 56' 49" East**, along said Southerly line of land so conveyed to Shawn Czuprun, also being the shared line between Lot 39, Tract 3 (Newbury Twp) and Lot No. 2, Section 5, Tract 1 (Auburn Twp) a distance of **500.25 feet** to a point at the Northwesterly corner of land conveyed to Paul E. Richardson and Rita E. O Reilly (PPN 01-118083) by deed recorded in Volume 1013, Page 1034 of Geauga County Deed Records (witness a 5/8 inch iron pin found, I.D. Daniels, 0.70 feet North;

- COURSE III Thence **South 0° 36' 52" East**, along a Westerly line of land so conveyed to Paul E. Richardson and Rita E. O Reilly, a distance of **928.69 feet** to a point on the Northerly line of land conveyed to Gregory J. and Taylor M. Dallas (PPN 01-118045) by deed recorded in Volume 2058, Page 1923 of Geauga County Deed Records (witness a 5/8 inch iron pin found, I.D. Daniel, 0.68 feet North);
- COURSE IV Thence **South 89° 15' 25" West**, along said Northerly line of land so conveyed to Gregory J. and Taylor M. Dallas, a distance of **99.96 feet** to a 5/8 inch iron pin found (I.D. Daniel) at the Northwesterly corner thereof;
- COURSE V Thence **South 1° 06' 31" East**, along the Westerly line of land so conveyed to Gregory J. and Taylor M. Dallas, passing through a 5/8 inch iron pin found at 436.10 feet, a total distance of **467.14 feet** to a point in said centerline of Franks Road;
- COURSE VI Thence **South 88° 50' 13" West**, along said centerline of Franks Road, a distance of **404.28 feet** to the Principal Place of Beginning and containing 14.9769 acres of land (14.6985 acres excepting the area within the right-of-way of Franks Road) as surveyed, calculated and described, on August 11, 2020 by Rudy E. Schwartz, P.S. 7193 be the same more or less but subject to all legal highways and all other 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.



8-14-20

DATE

RUDY E. SCHWARTZ, P.S. 7193

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

Susan L. Martin Aug 14 2020
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

20-090