

PLAT OF SURVEY  
AND PROPERTY LINE  
ADJUSTMENT

20-092

FOR  
JAMES E. ZYDYK

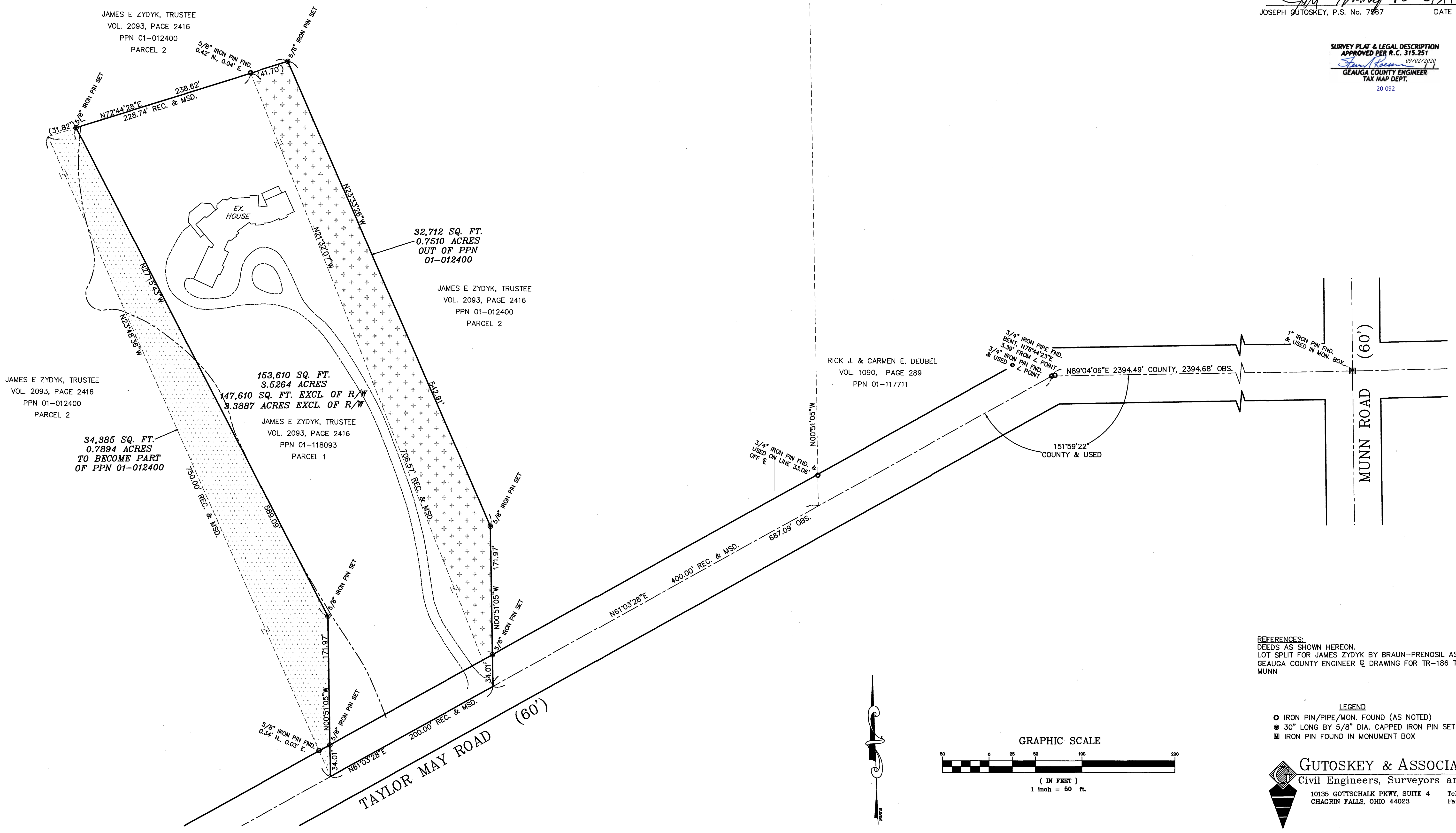
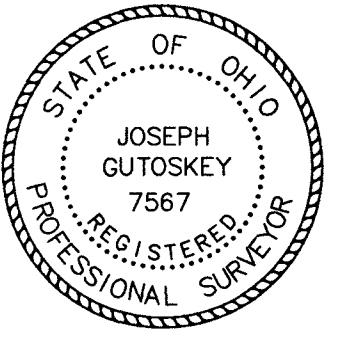
SITUATED IN THE TOWNSHIP OF AUBURN, COUNTY OF GEauga  
AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL  
AUBURN TOWNSHIP SECTION NO. 1, TRACT NO. 2.

AUGUST, 2020

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE  
ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733.37  
OF THE OHIO ADMINISTRATIVE CODE. DIMENSIONS ARE EXPRESSED IN FEET  
AND DECIMAL PARTS THEREOF. BEARINGS ARE BASED ON OHIO STATE PLANE  
COORDINATES, NORTH ZONE 3401, NAD83 (CORS 2011) ALL OF WHICH I  
DECLARE TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.  
GUTOSKEY & ASSOCIATES, INC.

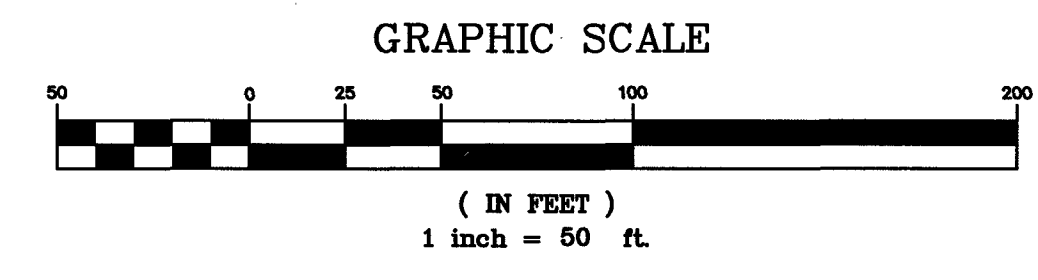
*Joseph Gutoskey PS* 8/31/20  
JOSEPH GUTOSKEY, P.S. No. 7567 DATE

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
*Joseph Gutoskey* 09/02/2020  
GEAUGA COUNTY ENGINEER  
TAX MAP DEPT.  
20-092



REFERENCES:  
DEEDS AS SHOWN HEREON.  
LOT SPLIT FOR JAMES ZYDYK BY BRAUN-PRENOSIL ASSOC. DATED JUNE 26, 1995.  
GEAUGA COUNTY ENGINEER & DRAWING FOR TR-186 TAYLOR MAY ROAD-SNYDER TO MUNN

- LEGEND
- IRON PIN/PIPE/MON. FOUND (AS NOTED)
  - 30" LONG BY 5/8" DIA. CAPPED IRON PIN SET I.D. GUTOSKEY PS 7567
  - IRON PIN FOUND IN MONUMENT BOX



**GUTOSKEY & ASSOCIATES INC.**  
Civil Engineers, Surveyors and Land Planners  
10135 GOTTSCHALK PKWY, SUITE 4 Tel (440) 543-6900  
CHAGRIN FALLS, OHIO 44023 Fax (440) 543-7176

CONTRACT No.  
20-3378

**Legal Description**  
*0.7894 Acres*  
*Out of PPN 01-118093*

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being part of Original Auburn Township Section No. 1, Tract No. 2 and is further bounded and described as follows;

Beginning at a 1" iron pin found in a monument box in the centerline of Munn Road (60 feet wide) at its intersection with the centerline of Taylor May Road (60 feet wide);

Thence **South 89° 04' 06" West**, along said Taylor May Road centerline, **2394.68 feet** to a 3/4" iron pin found at an angle point therein;

Thence **South 61° 03' 28" West**, along said Taylor May Road centerline, **887.09 feet** to a point at the southwest corner of a parcel of land conveyed to James E. Zydyk, Trustee by deed recorded in Volume 2093, Page 2416 (Parcel 1) (PPN 01-118093) of Geauga County Records and the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence **North 23° 48' 36" West**, along the west line of said Zydyk, Trustee parcel (Parcel 1) (PPN 01-118093), **750.00 feet** to a point at the northwest corner thereof;

Course IV Thence **North 72° 44' 28" East**, along the north line of said Zydyk, Trustee parcel (Parcel 1) (PPN 01-118093), **31.82 feet** to a 5/8" iron pin set;

Course V Thence **South 27° 15' 43" East**, creating a new line **589.09 feet** to a 5/8" iron pin set;

Course VI Thence **South 00° 51' 05" East**, creating a new line (and passing over a 5/8" iron pin set at 137.96 feet in the northwesterly right-of-way line of said Taylor May Road), **171.97 feet** to a point at the Principal Place of Beginning, and containing 0.7894 Acres (34,385 square feet) (0.7848 Acres (34,185 square feet) exclusive of right-of-way) of land as surveyed and described in August, 2020 by Joseph Gutoskey, PS 7567, be the same more or less, but subject to all legal highways. Bearings used herein are based on State Plane Coordinates, Ohio North Zone 3401, NAD 83 (CORS 2011).

The intent is to split 0.7894 Acres from PPN 01-118093

Prior deed of record  
Volume 2093, Page 2416

Iron pins set are 30" long, 5/8" diameter with ID "Gutoskey, PS 7567".

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

*Jan Rossman* 09/02/2020

**GEAUGA COUNTY ENGINEER  
TAX MAP DEPT.**

20-092



*John Gutoskey PS  
8/31/30*

**Legal Description**  
*0.7510 Acres*  
*Out of PPN 01-012400*

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being part of Original Auburn Township Section No. 1, Tract No. 2 and is further bounded and described as follows;

Beginning at a 1" iron pin found in a monument box in the centerline of Munn Road (60 feet wide) at its intersection with the centerline of Taylor May Road (60 feet wide);

Thence **South 89° 04' 06" West**, along said Taylor May Road centerline, **2394.68 feet** to a 3/4" iron pin found at an angle point therein;

Thence **South 61° 03' 28" West**, along said Taylor May Road centerline, **687.09 feet** to a point at the southeast corner of a parcel of land conveyed to James E. Zydyk, Trustee by deed recorded in Volume 2093, Page 2416 (Parcel 1) (PPN 01-118093) of Geauga County Records and the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence **North 21° 32' 07" West**, along the east line of said Zydyk, Trustee parcel (Parcel 1) (PPN 01-118093), **706.57 feet** to a point at the northeast corner thereof (witness a 5/8" iron pin found 0.42 feet North, 0.04 feet East);

Course IV Thence **North 72° 44' 28" East**, along the northeasterly projection of the north line of said Zydyk, Trustee parcel (Parcel 1) (PPN 01-118093), **41.70 feet** to a 5/8" iron pin set;

Course V Thence **South 23° 33' 26" East**, creating a new line **542.91 feet** to a 5/8" iron pin set;

Course VI Thence **South 00° 51' 05" East**, creating a new line (and passing over a 5/8" iron pin set at 137.96 feet in the northwesterly right-of-way line of said Taylor May Road), **171.97 feet** to a point at the Principal Place of Beginning, and containing 0.7510 Acres (32,712 square feet) (0.7468 Acres (32,530 square feet) exclusive of right-of-way) of land as surveyed and described in August, 2020 by Joseph Gutoskey, PS 7567, be the same more or less, but subject to all legal highways. Bearings used herein are based on State Plane Coordinates, Ohio North Zone 3401, NAD 83 (CORS 2011).

The intent is to split 0.7510 Acres from PPN 01-012400 and combine with part of PPN 01-118093 (2.7754 Acres)

Prior deed of record  
Volume 2093, Page 2416

Iron pins set are 30" long, 5/8" diameter with ID "Gutoskey, PS 7567".

**SURVEY PLAT & LEGAL DESCRIPTION**  
**APPROVED PER R.C. 315.251**  
*Sam Roessner* 09/02/2020  
**GAUGA COUNTY ENGINEER**  
**TAX MAP DEPT.**

20-092



*John Gutoskey PS*  
*8/31/20*

### Legal Description

*3.5264 Acres*

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being part of Original Auburn Township Section No. 1, Tract No. 2 and is further bounded and described as follows;

Beginning at a 1" iron pin found in a monument box in the centerline of Munn Road (60 feet wide) at its intersection with the centerline of Taylor May Road (60 feet wide);

Thence **South 89° 04' 06" West**, along said Taylor May Road centerline, **2394.68 feet** to a 3/4" iron pin found at an angle point therein;

Thence **South 61° 03' 28" West**, along said Taylor May Road centerline, **687.09 feet** to a point at the southeast corner of a parcel of land conveyed to James E. Zydyk, Trustee by deed recorded in Volume 2093, Page 2416 (Parcel 1) (PPN 01-118093) of Geauga County Records and the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence continuing **South 61° 03' 28" West**, along said Taylor May Road centerline, **200.00 feet** to a point at the southwest corner of said Zydyk, Trustee parcel (Parcel 1) (PPN 01-118093);

Course II Thence **North 00° 51' 05" West**, creating a new line (and passing over a 5/8" iron pin set at 34.01 feet in the northwesterly right-of-way line of said Taylor May Road), **171.97 feet** to a 5/8" iron pin set;

Course III Thence **North 27° 15' 43" West**, creating a new line, **589.09 feet** to a 5/8" iron pin set in the north line of said Zydyk, Trustee parcel (Parcel 1) (PPN 01-118093);

Course IV Thence **North 72° 44' 28" East**, along the north line of said Zydyk, Trustee parcel (Parcel 1) (PPN 01-118093) and its northeasterly projection, **238.62 feet** to a 5/8" iron pin set;

Course V Thence **South 23° 33' 26" East**, creating a new line **542.91 feet** to a 5/8" iron pin set;

Course VI Thence **South 00° 51' 05" East**, creating a new line (and passing over a 5/8" iron pin set at 137.96 feet in the northwesterly right-of-way line of said Taylor May Road), **171.97 feet** to a point at the Principal Place of Beginning, and containing 3.5264 Acres (153,610 square feet) (3.3887 Acres (147,610 square feet) exclusive of right-of-way) of land as surveyed and described in August, 2020 by Joseph Gutoskey, PS 7567, be the same more or less, but subject to all legal highways. Bearings used herein are based on State Plane Coordinates, Ohio North Zone 3401, NAD 83 (CORS 2011).

The intent is to split 0.7510 Acres from PPN 01-012400 and combine with part of PPN 01-118093 (2.7754 Acres)

Prior deed of record  
Volume 2093, Page 2416

Iron pins set are 30" long, 5/8" diameter with ID "Gutoskey, PS 7567".



*John Gutoskey PS*  
*8/31/20*

**SURVEY PLAT & LEGAL DESCRIPTION**  
**APPROVED PER R.C. 315.251**  
*Steve Roessman* 09/02/2020  
**GEAUGA COUNTY ENGINEER**  
**TAX MAP DEPT.**

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