

REFERENCES USED:

- 1 DEEDS OF RECORD
- 2 PLAT OF SURVEY FOR MICHAEL AND GAYLE TODD BY SCHWARTZ LAND SURVEYING 6/16/14
- 3 PLAT OF SURVEY, LOT SPLIT, AND CONSOLIDATION FOR FRANCES A. BRADY BY SCHWARTZ LAND SURVEYING 6/10/19

LINE TABLE		
LINE	LENGTH	BEARING
L1	75.00	S87°27'52"E
L2	172.00	S02°21'24"W
L3	75.00	N87°27'52"W
L4	172.00	N02°21'24"E
L5	475.78	N87°11'57"W
L6	1045.62	N02°21'24"E
L7	1047.86	S03°01'49"W
L8	873.62	N02°21'24"E
L9	29.10	N03°01'49"E

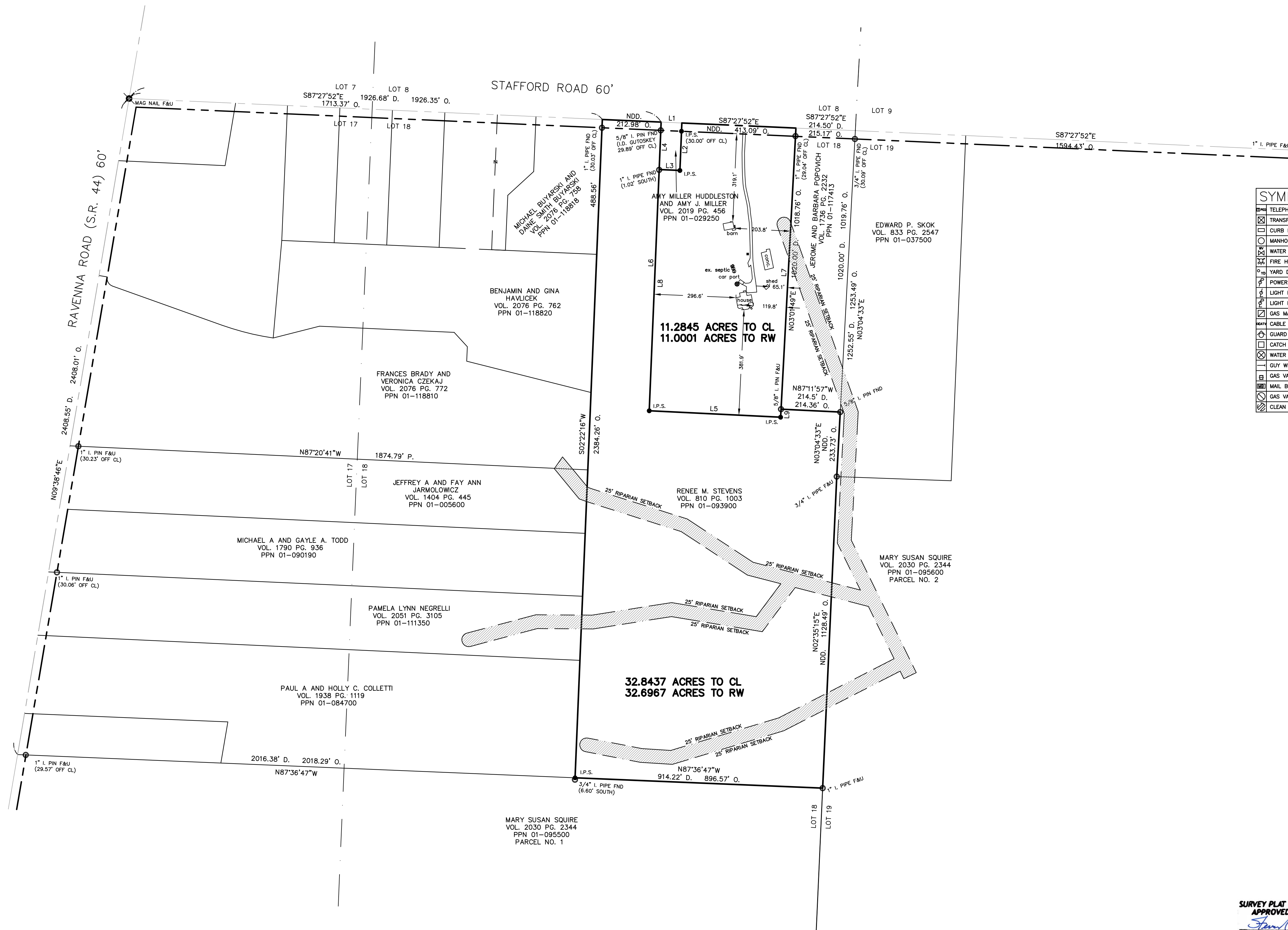
NOTES:

- 1 RIPARIAN SETBACKS AND TOPOGRAPHY SHOWN PER GEauga COUNTY GIS
- 2 NO TITLE COMMITMENT SUPPLIED

PLAT OF SURVEY AND LOT SPLIT
For
RENEE M. STEVENS

SITUATED IN THE TOWNSHIP OF AUBURN, COUNTY OF GEAGA AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL LOT NUMBER 18, SECTION 6, TRACT 1.

PREPARED FOR:
RENEE M. STEVENS
 12155 STAFFORD 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

SYMBOL LEGEND

- ☐ TELEPHONE PEDISTAL
- ☐ TRANSFORMER
- ☐ CURB INLET
- MANHOLE
- ☐ WATER VALVE
- ☐ FIRE HYDRANT
- ☐ YARD DRAIN
- ☐ POWER POLE
- ☐ LIGHT POLE
- ☐ LIGHT POWER POLE
- ☐ GAS MARKER
- ☐ CABLE TV BOX
- ☐ GUARD POST
- ☐ CATCH BASIN
- ☐ WATER VALVE
- ☐ GUY WIRE
- ☐ GAS VALVE
- ☐ MAIL BOX
- ☐ GAS VALVE
- ☐ CLEAN OUT



GRAPHIC SCALE

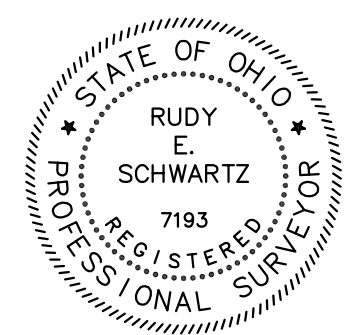


(IN FEET)
 1 inch = 200 ft.

NOVEMBER 6, 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 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 11-06-20
 RUDY E. SCHWARTZ, P.S.#7193 Date



SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 315.251
Rudy E. Schwartz 11/06/2020
 GEAGA COUNTY ENGINEER
 TAX MAP DEPT.
 20-119

PREPARED BY:
SCHWARTZ LAND SURVEYING INC.

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

THIS DIVISION OF LAND COMPLIES WITH THE APPLICABLE AUBURN TOWNSHIP ZONING RESOLUTION.

THIS _____ DAY OF _____ 2020.

BY _____
 AUBURN TOWNSHIP ZONING INSPECTOR

LEGAL DESCRIPTION
OF A
11.2845 ACRE PARCEL
FOR
RENEE M. STEVENS

Situated in the Township of Auburn, County of Geauga, and State of Ohio, and known as being a part of Original Lot No. 18, Section 6, Tract 1, and further known as being part of a parcel of land conveyed to Renee M. Stevens (PPN 01-093900) by deed recorded in Volume 810, Page 1003 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Stafford Road, 60 feet wide, at the Northwesterly corner of land conveyed to Amy Miller Huddleston and Mary J. Miller (PPN 01-029250) by deed recorded in Volume 2019, Page 456 of Geauga County Deed Records, said point also being on the shared line between Lot Nos. 8 and 18, said point lying **South 87° 27' 52" East**, along said centerline of Stafford Road, a distance of **1926.35 feet** from a mag nail found at its intersection with the centerline of Ravenna Road (S.R. 44) 60 feet wide;

Thence **South 2° 21' 24" West**, along the Westerly line of land so conveyed to Amy Miller Huddleston and Mary J. Miller, passing through a 5/8 inch iron pin found (I.D. Gutoskey) at 29.89 feet, a total distance of **172.00 feet** to a point at the Southwesterly corner thereof (witness a 1 inch iron pipe found 1.02 feet South, said point also being the Principal Place of Beginning of the premises herein intended to be described;

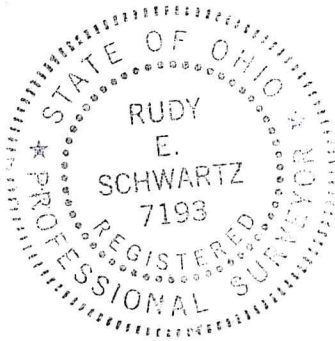
- COURSE I Thence **South 87° 27' 52" East**, along the Southerly line of land so conveyed to Amy Miller Huddleston and Mary J. Miller, a distance of **75.00 feet** to a 5/8 inch iron pin set;
- COURSE II Thence **North 2° 21' 24" East**, along the Easterly line of land so conveyed to Amy Miller Huddleston and Mary J. Miller, and passing through a 5/8 inch iron pin set at 30.00 feet, a total distance of **172.00 feet** to a point in said centerline of Stafford Road, said point also being on said shared line between Lot Nos. 8 and 18;
- COURSE III Thence **South 87° 27' 52" East**, along said centerline of Stafford Road, also being said shared line between Lot Nos. 8 and 18, a distance of **413.09 feet** to a point at the Northwesterly corner of land conveyed to Jerome and Barbara Popovich (PPN 01-117413) by deed recorded in Volume 1736, Page 2232 of Geauga County Deed Records;
- COURSE IV Thence **South 3° 01' 49" West**, along the Westerly line of land so conveyed to Jerome and Barbara Popovich, and the Southerly prolongation thereof (creating a new line) and passing through a 1 inch iron pipe found at 29.04 feet, and a 5/8 inch iron pin found at 1018.76 feet a total distance of **1047.86 feet** to a 5/8 inch iron pin set;

COURSE V

Thence **North 87° 11' 57" West** (creating a new line) a distance of **475.78 feet** to a 5/8 inch iron pin set;

COURSE VI

Thence **North 2° 21' 24" East** (creating a new line) a distance of **873.62 feet** to the Principal Place of Beginning and containing **11.2845 acres** of land (11.0001 acres excepting the area within the right-of-way of Stafford Road) as surveyed, calculated and described, on November 4, 2020 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.



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
Jan Roesman 11/09/2020
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

20-119

11-9-20
DATE



RUDY E. SCHWARTZ, P.S. 7193

REMAINING LANDS
LEGAL DESCRIPTION
OF A
32.8437 ACRE PARCEL
FOR
RENEE M. STEVENS

Situated in the Township of Auburn, County of Geauga, and State of Ohio, and known as being a part of Original Lot No. 18, Section 6, Tract 1, and further known as being part of a parcel of land conveyed to Renee M. Stevens (PPN 01-093900) by deed recorded in Volume 810, Page 1003 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Stafford Road, 60 feet wide, at the Northeasterly corner of land conveyed to Michael Buyarski and Diane Smith Buyarski (PPN 01-118818) by deed recorded in Volume 2076, Page 758 of Geauga County Deed Records, said point also being on the shared line between Lot Nos 8 and 18, said point lying **South 87° 27' 52" East**, along said centerline of Stafford Road, a distance of **1713.37 feet** from a mag nail found at its intersection with the centerline of Ravenna Road (S.R. 44) 60 feet wide;

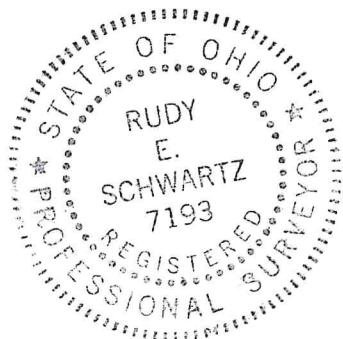
- COURSE I Thence **South 87° 27' 52" East**, continuing along said centerline of Stafford Road, also being said shared line between Lot Nos. 8 and 18, a distance of **212.98 feet** to a point at the Northwesterly corner of land conveyed to Amy Miller Huddleston and Mary J. Miller (PPN 01-029250) by deed recorded in Volume 2019, Page 456 of Geauga County Deed Records;
- COURSE II Thence **South 2° 21' 24" West**, along the Westerly line of land so conveyed to Amy Miller Huddleston and Mary J. Miller, and the Southerly prolongation thereof (creating a new line) and passing through a 5/8 inch iron pin found (I.D. Gutoskey) at 29.89 feet, a total distance of **1045.62 feet** to a 5/8 inch iron pin set;
- COURSE III Thence **South 87° 11' 57" East** (creating a new line) a distance of **475.78 feet** to a 5/8 inch iron pin set;
- COURSE IV Thence **North 3° 01' 49" East** (creating a new line) a distance of **29.10 feet** to a 5/8 inch iron pin found at the Southwesterly corner of land conveyed to Jerome and Barbara Popovich (PPN 01-117413) by deed recorded in Volume 1736, Page 2232 of Geauga County Deed Records;
- COURSE V Thence **South 87° 11' 57" East**, along said Southerly line of land so conveyed to Jerome and Barbara Popovich, a distance of **214.36 feet** to a 5/8 inch iron pin found (I.D. Schwartz) on the Westerly line of land conveyed to Edward P. Skok (PPN 01-037500) by deed recorded in Volume 833, Page 2547 of Geauga County Deed Records, said pin also being on the shared line between Lot Nos. 18 and 19;

COURSE VI Thence **South 3° 04' 33" West**, along said Westerly line of land so conveyed to Edward P. Skok, also being said shared line between Lot Nos. 18 and 19; a distance of **233.73 feet** to a 3/4 inch iron pipe found at the Northwesterly corner of parcel No. 2 of lands conveyed to Mary Susan Squire (PPN 01-095600) by deed recorded in Volume 2030, Page 2344 of Geauga County Deed Records;

COURSE VII Thence **South 2° 35' 15" West**, along the Westerly line of said parcel No. 2 of lands so conveyed to Mary Susan Squire, a distance of **1128.49 feet** to a 1 inch iron pipe found at the Northeasterly corner of parcel No. 1 of lands conveyed to Mary Susan Squire (PPN 01-095500) by deed recorded in Volume 2030, Page 2344 of Geauga County Deed Records;


COURSE VIII Thence **North 87° 36' 47" West**, along the Northerly line of said parcel No. 1 of lands conveyed to Mary Susan Squire, a distance of **896.57 feet** to a 5/8 inch iron pin set at the Southeasterly corner of land conveyed to Paul A. and Holly C. Colletti (PPN 01-084700) by deed recorded in Volume 1938, Page 1119 of Geauga County Deed Records (witness a 3/4 inch iron pipe 6.60 feet south);

COURSE IX Thence **North 2° 22' 16" East**, along the Easterly line of land so conveyed to Paul A. and Holly C. Colletti, and along the Easterly line of lands conveyed to Pamela Lynn Negrelli (PPN 01-111350) by deed recorded in Volume 2051, Page 3105, and Michael A. and Gayle A. Todd (PPN 01-090190) by deed recorded in Volume 1790, Page 936, and Jeffrey A. and Fay Ann Jarmolowicz (PPN 01-05600) by deed recorded in Volume 1404, Page 445, and Frances Brady and Veronica Czekaj (PPN 01-118810) by deed recorded in Volume 2076, Page 772, and Benjamin and Gina Havlicek (PPN 01-118820) by deed recorded in Volume 2076, Page 762, and land so conveyed to Michael Buyarski and Diane Smith Buyarski (PPN 01-118818), passing through a 1 inch iron pipe found at 2354.23 feet, a total distance of **2384.26 feet** to the Place of Beginning and containing **32.8437 acres** of land (32.6967 acres excepting the area within the right-of-way of Stafford Road) as surveyed, calculated and described, on November 4, 2020 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.



11-9-20
DATE


RUDY E. SCHWARTZ, P.S. 7193

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 11/09/2020
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.