

# PLAT OF SURVEY AND PROPERTY LINE ADJUSTMENT

## 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  
REVISED DECEMBER, 2020

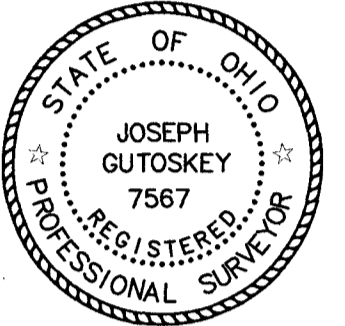
JOSEPH P. & DARYL A. MAJOR  
VOL. 851, PAGE 427  
PPN 01-082000  
PARCEL 2

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*  
JOSEPH GUTOSKEY, P.S. No. 7567 DATE 12/16/20

RICK J. & CARMEN E. DEUBEL  
VOL. 1090, PAGE 289  
PPN 01-117711

**SURVEY PLAT & LEGAL DESCRIPTION**  
APPROVED PER R.C. 315.251  
*Joseph Gutoskey*  
GEAUGA COUNTY ENGINEER  
TAX MAP DEPT.  
20-135



JAMES E ZYDYK, TRUSTEE  
VOL. 2093, PAGE 2416  
PPN 01-118886  
PARCEL 3

CHARLES D. & ELIZABETH A. FRANEK  
VOL. 1537, PAGE 1023  
PPN 01-038000

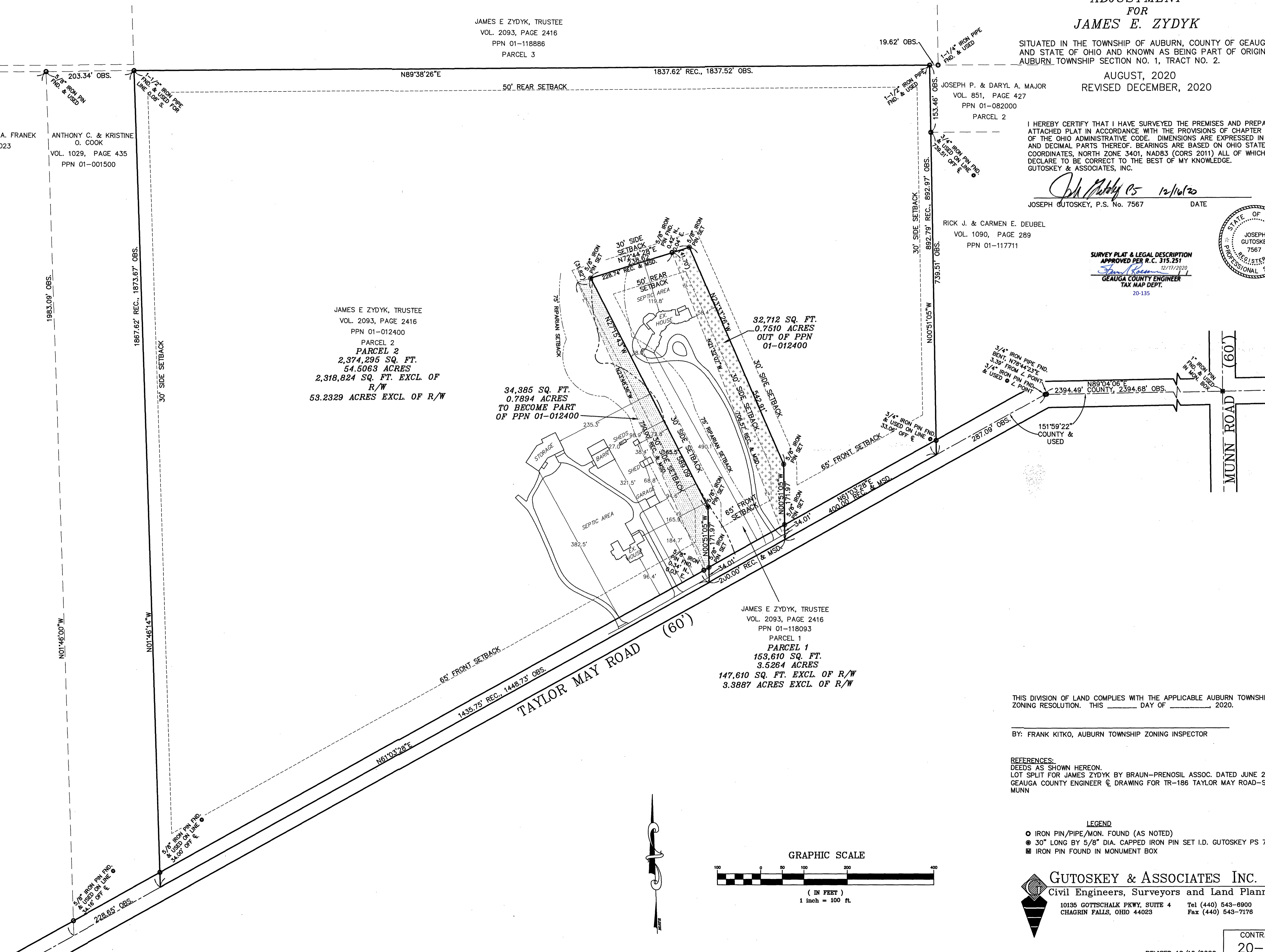
ANTHONY C. & KRISTINE O. COOK  
VOL. 1029, PAGE 435  
PPN 01-001500

JAMES E ZYDYK, TRUSTEE  
VOL. 2093, PAGE 2416  
PPN 01-012400  
PARCEL 2  
PARCEL 2  
2,374,295 SQ. FT.  
54.5063 ACRES  
2,318,824 SQ. FT. EXCL. OF R/W  
R/W  
53.2329 ACRES EXCL. OF R/W

34,385 SQ. FT.  
0.7894 ACRES  
TO BECOME PART  
OF PPN 01-012400

32,712 SQ. FT.  
0.7510 ACRES  
OUT OF PPN  
01-012400

JAMES E ZYDYK, TRUSTEE  
VOL. 2093, PAGE 2416  
PPN 01-118093  
PARCEL 1  
PARCEL 1  
153,610 SQ. FT.  
3.5264 ACRES  
147,610 SQ. FT. EXCL. OF R/W  
3.3887 ACRES EXCL. OF R/W

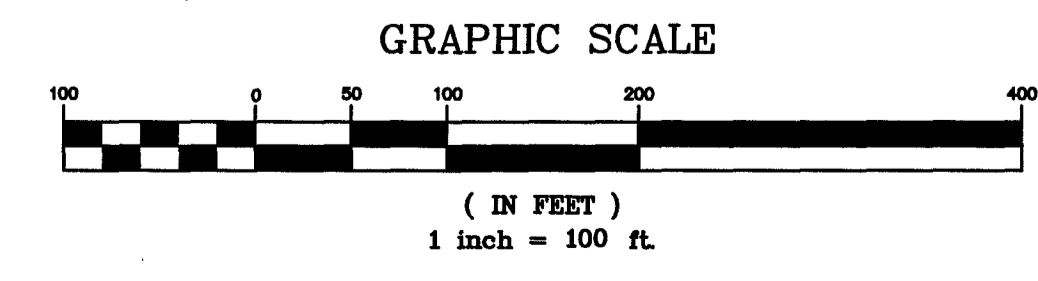


THIS DIVISION OF LAND COMPLIES WITH THE APPLICABLE AUBURN TOWNSHIP ZONING RESOLUTION. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

BY: FRANK KITKO, AUBURN TOWNSHIP ZONING INSPECTOR

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

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 in the centerline of said Taylor May Road 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".

*Joseph Gutoskey*  
12/14/20



**SURVEY PLAT & LEGAL DESCRIPTION**  
**APPROVED PER R.C. 315.251**  
*Steve Roemer* 12/17/2020  
**GEAUGA COUNTY ENGINEER**  
**TAX MAP DEPT.**

## Legal Description

*54.5063 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, **287.09 feet** to a point at the southwest corner of a parcel of land conveyed to Rick J. & Carmen E. Deubel by deed recorded in Volume 1090, Page 289 (PPN 01-117711) 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, **400.00 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;

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 23° 33' 26" West**, creating a new line, **542.91 feet** to a 5/8" iron pin set;

Course IV Thence **South 72° 44' 28" West**, along the northeasterly projection of said Zydyk, Trustee's parcel (Parcel 1) (PPN 01-118093) northwesterly line and along part of the original northwesterly line of said Zydyk, Trustee's parcel (Parcel 1), **238.62 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 in the centerline of said Taylor May Road at the southwest corner of said Zydyk, Trustee's parcel (Parcel 1) (PPN 01-118093);
- Course VII Thence continuing **South 61° 03' 28" West**, along said Taylor May Road centerline, **1448.73 feet** to a point at the southeast corner of a parcel of land conveyed to Anthony C. & Kristine O. Cook by deed recorded in Volume 1029, Page 435 (PPN 01-001500) of Geauga County Records;
- Course VIII Thence **North 01° 46' 14" West**, along the east line of said Cook, (and passing over a 5/8" iron pin found at 34.00 feet and passing over a 1-1/2" iron pipe found at 1873.59 feet), a total distance of **1873.67 feet** to a point at the northeast corner of said Cook and in the south line of a parcel of land conveyed to James E. Zydyk, Trustee by deed recorded in Volume 2093, Page 2416 (Parcel 3) (PPN 01-118886) of Geauga County Records;
- Course IX Thence **North 89° 38' 26" East**, along the south line of said Zydyk, Trustee's parcel (Parcel 3) (PPN 01-118886), **1837.52 feet** to a 1-1/2" iron pipe found at the northwest corner of a parcel of land conveyed to Joseph P. & Daryl A. Major by deed recorded in Volume 851, Page 427 (Parcel 2) (PPN 01-082000) of Geauga County Records;
- Course X Thence **South 00° 51' 05" East**, along the west lines of said Major and Deubel (and passing over 3/4" iron pins found at 153.46 feet and 859.91 feet), **892.97 feet** to a point in the centerline of said Taylor May Road at the Principal Place of Beginning, and containing 54.5063 Acres (2,374,295 square feet) (53.2329 Acres (2,318,824 square feet) exclusive of right-of-way) of land as surveyed and described in December, 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 and combine with part of PPN 01-012400 (53.7169 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**  
*Steven R. ...* 12/17/2020  
**GEAUGA COUNTY ENGINEER**  
**TAX MAP DEPT.**

*Joseph Gutoskey PS*  
12/16/20

