

# BARTHOLDMEW ROAD 60'R/W

N88°52'47"E  
1472.97'

**PARCEL "A"**  
22.0000 ACRE SPLIT  
1.4730 AC. IN RLWS

**PARCEL "B"**  
24.3808 ACRE SPLIT  
0.8520 AC. IN RLWS

**PARCEL "C"**  
26.5057 ACRE SPLIT  
0.1377 AC. IN RLWS

YAN PROPERTIES LLC.  
1993-1643  
01-091000

YAN PROPERTIES, LLC.  
1993-1643  
01-091000

JOHN L. BROWN  
930-187  
01-11725

BRAD & LAURA KIDD  
2020-1005  
01-009400

72.8865 ACRE SPT FROM P.N. 01-091000  
DEEDED TO YAN PROPERTIES, LLC. BY 1993-1643  
AND SUBSEQUENT THREE SPLITS-"A", "B", & "C"

**SURVEY PLAT & LEGAL DESCRIPTION**  
APPROVED PER R.C. 315.251  
03/02/2021  
*Clifford H. McGuire*  
**CLIFFORD H. MCGUIRE**  
7770  
REGISTERED PROFESSIONAL SURVEYOR  
**GEAUGA COUNTY ENGINEER**  
TAX MAP DEPT.

21-031

BEARING BASIS FROM PREVIOUS SURVEY BY THIS SURVEYOR FOR JOHN SIMAN TR. FEB. 2015  
DOCUMENTS USED: ALL DEEDS SHOWN AUBURN ROAD 1936 PLANS (COUNTY LINE TO C.H. 606)  
DEED OF RECORD: 1993-1643 TO YAN PROPERTIES, LLC. 01-091000

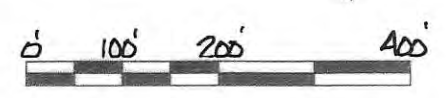


I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PARCELS SHOWN HEREON AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF THAT SURVEY AND THAT THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

*Clifford H. McGuire*  
CLIFFORD H. MCGUIRE, P.S. #7770

This division of land complies with the applicable Auburn Zoning Resolution.  
By: \_\_\_\_\_  
Auburn Township Zoning Inspector  
This \_\_\_\_\_ day of \_\_\_\_\_, 2021

- = 1" IRON PIN - "BOXLESS MONUMENT"
- = IRON PIPES OR PINS FOUND
- = 5/8" x 30" CAPPED REBAR SET: "C.H. MCGUIRE, P.S. 7770"



MAP OF SURVEY FOR  
**YAN PROPERTIES LLC.**

LOT 33 TRACT 3 AUBURN TWP.  
GEAUGA COUNTY, OHIO

SCALE 1" = 200' DATE FEB. 2021

SURVEYED BY: CLIFFORD H. MCGUIRE  
9487 SHANK RD.  
WINDHAM, OHIO 44288  
330-472-2029

**Clifford H. McGuire**  
Professional Surveyor No. 7770  
9487 Shank Rd.  
Windham, Oh. 44288  
330-472-2029

Description of Land  
for  
Yan Properties, LLC.

72.8865 Acre Split,

Situated in the Township of Auburn, County of Geauga, and State of Ohio and being known as part of Lot 33, Tract 3 of said township and further bounded and described as follows:

Beginning at 1" iron pin found at the centerline intersection of Bartholomew Road (60' R/W) and Auburn Road (60' R/W), said point being also being on the north line of said Lot 33;

thence North 88° 52' 47" East, along the centerline of said Bartholomew Road and north line of said Lot 33, a distance of 1672.97 feet to a point (found Feb., 2015 a Howells and Baird 5/8" capped rebar) and the common corners of Lots 32, 33, 37, and 38 of Tract 3;

thence South 0° 14' 21" West, along a new line and the dividing line between Lots 33 and 38 and passing over a 5/8" capped rebar set at 30.01 feet, a total distance of 1942.06 feet to a 5/8" capped "McGuire" rebar found at the common corners of Lots 33, 34, 38, and 39 of Tract 3 and the northeast corner of lands conveyed to Brad and Laura Kidd by deed 2020-1005 of Geauga County Record of Deeds (P.N. 01-009400);

thence South 89° 14' 23" West, along the north line of said Kidd and along the north line of lands conveyed to John L. Brown by deed 930-187 of Geauga County Record of Deeds (P.N. 01-117725) and south line of said Lot 33 and passing over a 5/8" capped rebar set at 770.00 feet, a 5/8" iron pin found at 1081.12 feet and a 5/8" capped "McGuire" rebar found at 1576.04 feet, a total distance of 1606.04 feet to a point on the centerline of said Auburn Road

thence North 1° 44' 57" West, along the centerline of said Auburn Road, a distance of 367.98 feet to a 1" iron pin found at an angle point;

thence North 1° 44' 15" West, continuing along said road centerline, a distance of 1563.56 feet to the point of beginning and containing 72.8865 acres of land (2.4627 acres are in the road right-of-ways) as surveyed in February, 2021 by Clifford H. McGuire, Professional Surveyor No. 7770. The basis of bearing was taken from a former survey by this surveyor for John Siman, Trustee dated February, 2015. The deed of record was 1993-1643 to Yan Properties, LLC, Trustee, (P.P.N. 01-091000). The intent of this description is to make a split from P.P.N. 01-091000 (72.8865 Ac. contained in Lot 33 of Tract 3). All rebars set were 5/8" x 30" with I. D. cap, marked C. H. McGuire, P.S. 7770.

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

*Steven R. Ross* 03/02/2021  
**GEAUGA COUNTY ENGINEER**  
**TAX MAP DEPT.**

21-031



**Clifford H. McGuire**  
 Professional Surveyor No. 7770  
 9487 Shank Rd.  
 Windham, Oh. 44288  
 330-472-2029

Description of Land  
 for  
 Yan Properties, LLC.

Parcel "A", 22.0000 Acre Split,

Situated in the Township of Auburn, County of Geauga, and State of Ohio and being known as part of Lot 33, Tract 3 of said township and further bounded and described as follows:

Beginning at 1" iron pin found at the centerline intersection of Bartholomew Road (60' R/W) and Auburn Road (60' R/W), said point being also being on the north line of said Lot 33;

thence North 88° 52' 47" East, along the centerline of said Bartholomew Road and north line of said Lot 33, a distance of 1472.97 feet to a point;

thence South 0° 14' 21" West, along a new line and passing over a 5/8" capped rebar set at 30.01 feet, a total distance of 480.00 feet to a 5/8" capped rebar set;

thence South 51° 06' 15" West, along a new line, a distance of 219.24 feet to 5/8" capped rebar set;

thence South 88° 52' 47" West, along a new line and passing over a 5/8" capped rebar set at 149.36 feet, a total distance of 400.00 feet to an inaccessible point in a large wetland;

thence South 0° 14' 21" West, along a new line, a distance of 81.38 feet to an inaccessible point in a large wetland;

thence South 88° 52' 47" West, along a new line and passing over a 5/8" capped rebar set at 848.87 feet, a total distance of 878.87 feet to a point on the centerline of said Auburn Road;

thence North 1° 44' 15" West, along the centerline of said Auburn Road, a distance of 695.56 feet to the point of beginning and containing 22.0000 acres of land (1.4730 acres are in the road right-of-ways) as surveyed in February, 2021 by Clifford H. McGuire, Professional Surveyor No. 7770. The basis of bearing was taken from a former survey by this surveyor for John Siman, Trustee dated February, 2015. The deed of record was 1993-1643 to Yan Properties, LLC, Trustee, (P.P.N. 01-091000). The intent of this description is to make a split form P.P.N. 01-091000 (72.8865 Ac. contained in Lot 33 of Tract 3). All rebars set were 5/8" x 30" with I. D. cap, marked C. H. McGuire, P.S. 7770.

**SURVEY PLAT & LEGAL DESCRIPTION**  
**APPROVED PER R.C. 315.251**  
*Steve Roessman* 03/02/2021  
**GEAUGA COUNTY ENGINEER**  
**TAX MAP DEPT.**

21-031



**Clifford H. McGuire**

Professional Surveyor No. 7770  
 9487 Shank Rd.  
 Windham, Oh. 44288  
 330-472-2029

Description of Land  
 for  
 Yan Properties, LLC.

Parcel "B", 24.3808 Acre Split,

Situated in the Township of Auburn, County of Geauga, and State of Ohio and being known as part of Lot 33, Tract 3 of said township and further bounded and described as follows:

Beginning at a point on the centerline of Bartholomew Road (60' R/W), said point being South 1° 44' 15" East, a distance of 695.56 feet from a 1" iron pin found at the centerline intersection of Bartholomew Road (60' R/W) and Auburn Road (60' R/W);

thence North 88° 52' 47" East, along a new line and passing over a 5/8" capped rebar set at 30.00 feet, a total distance of 878.87 feet to an inaccessible point in an large wetland;

thence South 0° 14' 21" West, along a new line and passing over a 5/8" capped rebar set at 546.42 feet, a total distance of 1241.50 feet to a 5/8" capped rebar set on the north line of lands conveyed to Brad and Laura Kidd by deed 2020-1005 of Geauga County Record of Deeds (P.N. 01-009400) and south line of said Lot 33;

thence South 89° 14' 23" West, along the north line of said Kidd and along the north line of lands conveyed to John L. Brown by deed 930-187 of Geauga County Record of Deeds (P.N. 01-117725) and south line of said Lot 33 and passing over a 5/8" iron pin found at 311.12 and a 5/8" capped "McGuire" rebar found at 806.04 feet, a total distance of 836.04 feet to a point on the centerline of said Auburn Road;

thence North 1° 44' 57" West, along the centerline of said Auburn Road, a distance of 367.98 feet to a 1" iron pin found at an angle point;

thence North 1° 44' 15" West, continuing along said road centerline, a distance of 868.00 feet to the point of beginning and containing 24.3808 acres of land (0.8520 acres are in the road right-of-ways) as surveyed in February, 2021 by Clifford H. McGuire, Professional Surveyor No. 7770. The basis of bearing was taken from a former survey by this surveyor for John Siman, Trustee dated February, 2015. The deed of record was 1993-1643 to Yan Properties, LLC, Trustee, (P.P.N. 01-091000). The intent of this description is to make a split from P.P.N. 01-091000 (72.8865 Ac. contained in Lot 33 of Tract 3). All rebars set were 5/8" x 30" with I. D. cap, marked C. H. McGuire, P.S. 7770.

**SURVEY PLAT & LEGAL DESCRIPTION**  
**APPROVED PER R.C. 315.251**  
*John R. ...* 03/02/2021  
**GEAUGA COUNTY ENGINEER**  
**TAX MAP DEPT.**

21-031



**Clifford H. McGuire**

Professional Surveyor No. 7770  
 9487 Shank Rd.  
 Windham, Oh. 44288  
 330-472-2029

Description of Land  
 for  
 Yan Properties, LLC.

Parcel "C", 26.5057 Acre Split,

Situated in the Township of Auburn, County of Geauga, and State of Ohio and being known as part of Lot 33, Tract 3 of said township and further bounded and described as follows:

Beginning at a point on the centerline of Bartholomew Road (60' R/W) and the common corners of Lots 32, 33, 37, and 38 of Tract 3 which was witnessed by a Howells and Baird 5/8" capped rebar found in February, 2015 (now paved over), said point being North 88° 52' 47" East, along the centerline of said Bartholomew Road, a distance of 1672.97 feet from a 1" iron pin found at the centerline intersection of Bartholomew Road (60' R/W) and Auburn Road (60' R/W), said point being also being on the north line of said Lot 33;

thence South 0° 14' 21" West, along a new line and the dividing line between Lots 33 and 38 and passing over a 5/8" capped rebar set at 30.01 feet, a total distance of 1942.06 feet to a 5/8" capped "McGuire" rebar found at the common corners of Lots 33, 34, 38, and 39 of Tract 3 and the northeast corner of lands conveyed to Brad and Laura Kidd by deed 2020-1005 of Geauga County Record of Deeds (P.N. 01-009400);

thence South 89° 14' 23" West, along the north line of said Kidd and south line of said Lot 33, a distance of 770.00 feet to a 5/8" capped rebar set;

thence North 0° 14' 21" East, along a new line and passing over a 5/8" capped rebar set at 695.08 feet, a total distance of 1322.89 feet to an inaccessible point in a large wetland;

thence North 88° 52' 47" East, along a new line and passing over a 5/8" capped rebar set at 250.64 feet, a total distance of 400.00 feet to a 5/8" capped rebar set;

thence North 51° 06' 15" East, a distance of 219.24 feet to a 5/8" capped rebar set;

thence North 0° 14' 21" East, along a new line and passing over a 5/8" capped rebar set at 450.00 feet, a total distance of 480.00 feet to a point on the centerline of said Bartholomew Road;

thence North 88° 52' 47" East, along said road centerline, a distance of 200.00 feet to the point of beginning and containing 26.5057 acres of land (0.1377 acres are in the road right-of-way) as surveyed in February, 2021 by Clifford H. McGuire, Professional Surveyor No. 7770. The basis of bearing was taken from a former survey by this surveyor for John Siman, Trustee dated February, 2015. The deed of record was 1993-1643 to Yan Properties, LLC, Trustee, (P.P.N. 01-091000). The intent of this description is to make a split from P.P.N. 01-091000 (72.8865 Ac. contained in Lot 33 of Tract 3). All rebars set were 5/8" x 30" with I. D. cap, marked C. H. McGuire, P.S. 7770.

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**APPROVED PER R.C. 315.251**  
*Steve Roessner* 03/02/2021  
**GEAUGA COUNTY ENGINEER**  
**TAX MAP DEPT.**

