

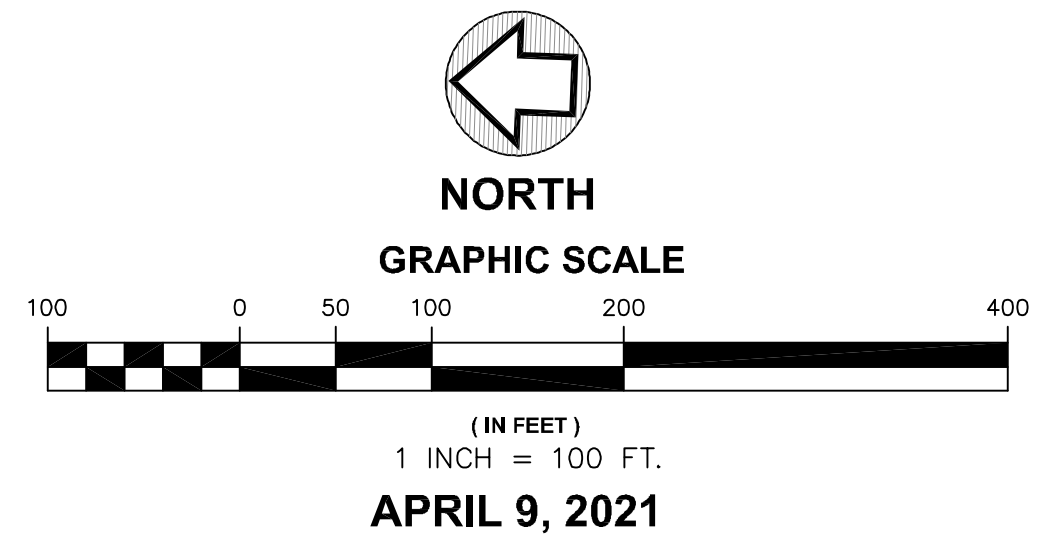
LOT SPLIT and CONSOLIDATION SURVEY

for BRAD KIDD & LAURA KIDD and JOHN L. BROWN

SITUATED IN THE TOWNSHIP OF AUBURN, COUNTY OF GEauga AND STATE OF OHIO AND KNOWN AS BEING PART OF LOT 34 AND 35, TRACT 3 OF SAID TOWNSHIP.

DEED REFERENCES:

P.N. 01-009400 BRAD & LAURA KIDD VOL. 2020, PG. 1005 18855 AUBURN RD.	P.N. 01-117725 JOHN L. BROWN VOL. 930, PG. 187 18821 AUBURN RD.
--	--

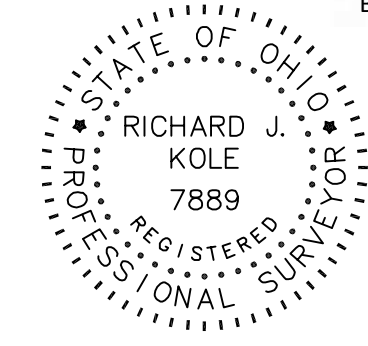


CERTIFICATION

I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THIS PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. DIMENSIONS SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. MONUMENTS WERE FOUND OR SET AS INDICATED HEREON. BEARINGS SHOWN ARE TO AN ASSUMED MERIDIAN AND ARE FOR THE SOLE PURPOSE OF DESCRIBING THE RELATIVE ANGULAR VALUE BETWEEN LINES. ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Richard J. Kole
RICHARD J. KOLE, REGISTERED SURVEYOR #7889 DATE 4/9/21

Survey Plot & Description
Approved Per O.R.C. 315.251
Geauga County Engineer
Steven N. Rosner, P.S. Ohio #7070
By: SNR Date: 04/09/2021
21-054

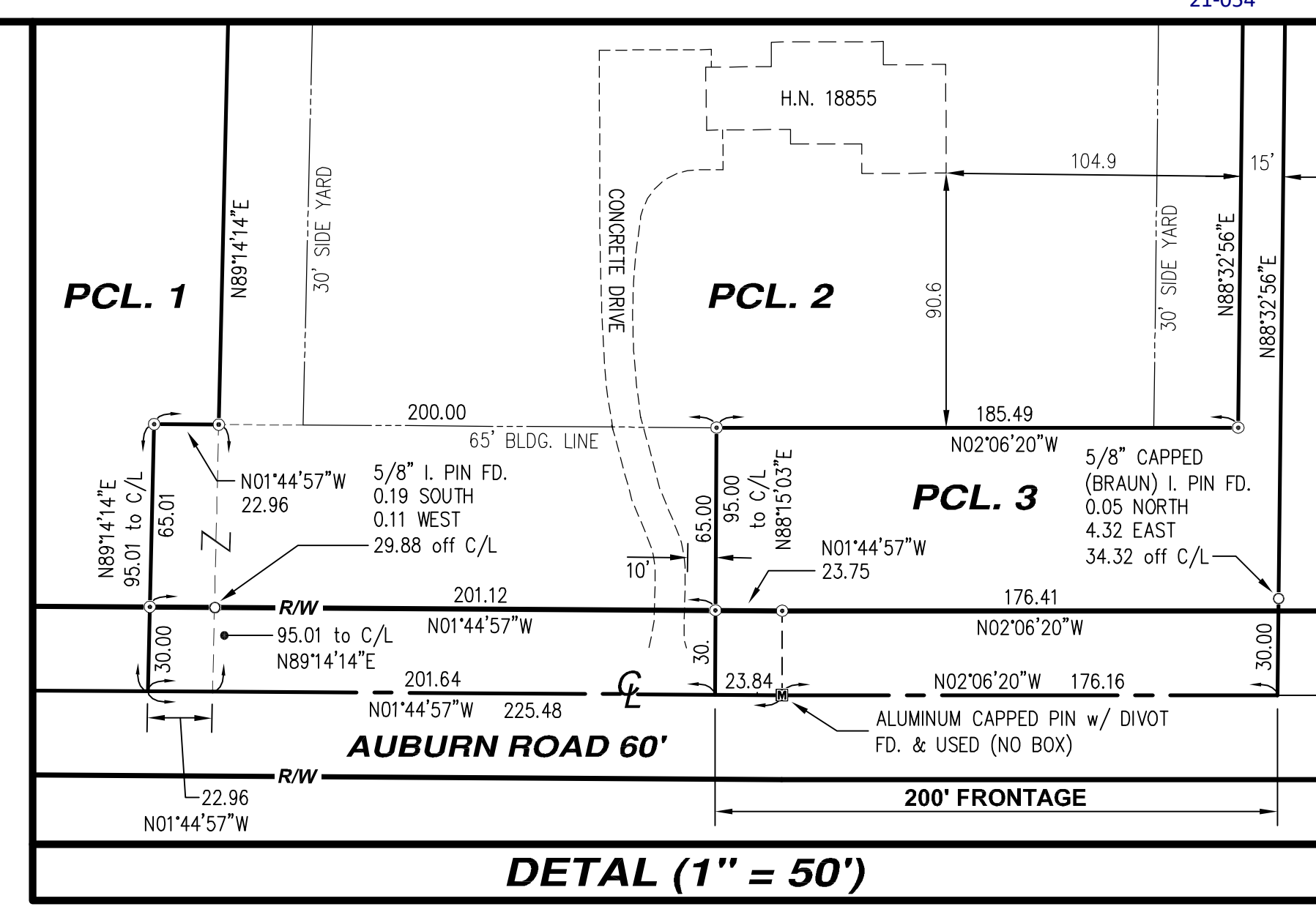


AREA BREAKDOWN				
PARCEL NO.	PARCEL 1	PARCEL 2	PARCEL 3	TOTAL
01-009400	0.2273 Ac.	5.0886 Ac.	59.1465 Ac.	64.4624 Ac.
01-117725	3.9262 Ac.	0.0501 Ac.	0.0 Ac.	3.9763 Ac.
TOTAL	4.1535 Ac.	5.1387 Ac.	59.1465 Ac.	

LEGEND:	
○	IRON PIN FOUND & USED.
⊗	IRON PIPE FOUND & USED.
⊙	5/8" CAPPED "KOLE #7889" IRON PIN SET (30" LONG)
■	ALUMINUM CAPPED PIN w/ DIVOT FD. & USED

P.N. 01-091000
YAN PROPERTIES, LLC
VOL. 1993, PG. 1643

P.N. 01-000600
IVY MARTINE ALMY
VOL. 1190, PG. 679



BASIS OF BEARING

THE BEARING FOR THE CENTERLINE OF AUBURN ROAD (NORTH 02°06'20" WEST), AS DESCRIBED IN THE DEED RECORDED IN VOLUME 2020, PAGE 1005 OF GEAGA COUNTY DEED RECORDS, IS THE REFERENCE MERIDIAN FOR THIS SURVEY.

REFERENCES

- 1.) AUBURN ROAD 1936 PLANS
- 2.) MAP OF SURVEY for GIZELLA BROWN by CLIFFORD H. MCGUIRE (DATED MAY 2016)
- 3.) ALL DEEDS SHOWN

APPROVAL

THIS DIVISION OF LOTS AND CONSOLIDATION COMPLIES WITH THE APPLICABLE AUBURN TOWNSHIP ZONING RESOLUTION. THIS DAY OF _____, 202__.

FRANK KITKO
AUBURN TOWNSHIP ZONING INSPECTOR

ZONING DISTRICT

R-1: RESIDENTIAL 3 ACRES

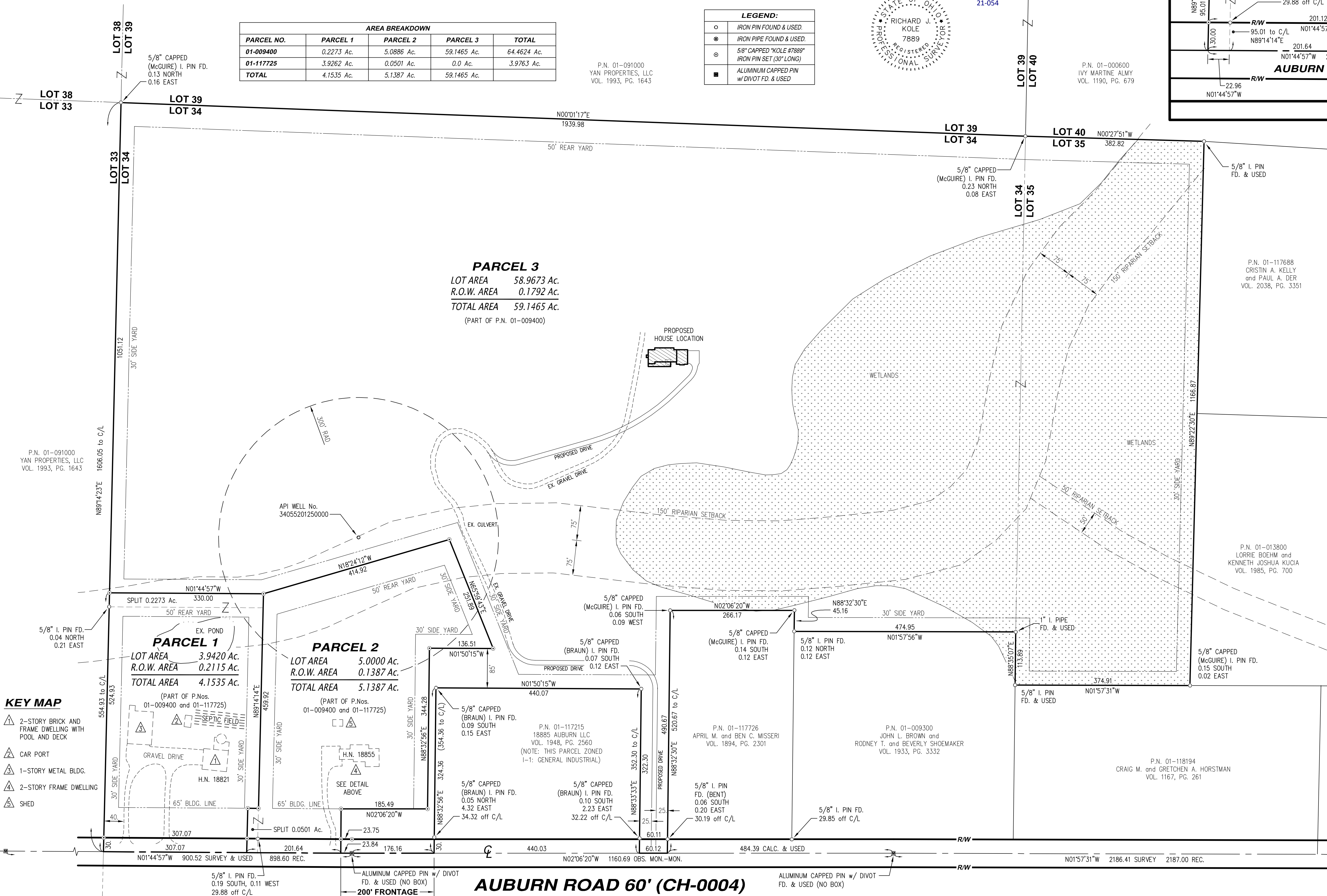
MINIMUM LOT AREA	3.00 ACRES
MINIMUM LOT WIDTH	200 FT.
MINIMUM FRONT YARD	65 FT.
MINIMUM SIDE YARD	30 FT.
MINIMUM REAR YARD	50 FT.

P.N. 01-117688
CRISTIN A. KELLY
and PAUL A. DER
VOL. 2038, PG. 3351

P.N. 01-013800
LORRIE BOEHM and
KENNETH JOSHUA KUJCA
VOL. 1985, PG. 700

P.N. 01-118194
CRAIG M. and GRETCHEN A. HORSTMAN
VOL. 1167, PG. 261

CRACKEL ROAD 60'
(TR-0269)
GEAGA COUNTY
PORTAGE COUNTY



- KEY MAP**
- △ 2-STORY BRICK AND FRAME DWELLING WITH POOL AND DECK
 - △ CAR PORT
 - △ 1-STORY METAL BLDG.
 - △ 2-STORY FRAME DWELLING
 - △ SHED

AUBURN ROAD 60' (CH-0004)



surveyors • consultants • planners • utilities • osp

5316 RIDGE ROAD • PARMA, OHIO 44129
 PHONE (440) 885-7137 • FAX (440) 885-7139
 www.kolesurvey.com

LEGAL DESCRIPTION – PARCEL 1 = 4.1535 Acres

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being part of Lot 34, Tract 3 of said Township.

Beginning at the intersection of the centerline of Auburn Road, 60.00 feet wide, and the north line of said Lot 34 also being a southwesterly corner of land conveyed to Yan Properties, LLC in deed recorded in Volume 1993, Page 1643 of Geauga County Deed Records (GCDR) (PN 01-091000) and referenced by an aluminum capped pin found in a monuments box in the centerline of Auburn Road, 60.00 feet wide, being South 01°44'57" East, 532.55 feet.

Thence North 89°14'23" East along said north line of Lot 34 and a southerly line of land so conveyed to Yan, and passing over a 5/8" x 30" capped iron pin (cap ID Kole & Assoc S-7889) set in the east line of said Auburn Road at 30.00 feet, a total distance of 554.93 feet to a 5/8" x 30" capped iron pin (cap ID Kole & Assoc S-7889) set;

Thence South 01°44'57" East and parallel with said centerline of Auburn Road, 330.00 feet to a 5/8" x 30" capped iron pin (cap ID Kole & Assoc S-7889) set;

Thence South 89°14'14" West along the easterly projection and a northerly line of land conveyed to Brad and Laura Kidd in deed recorded in Volume 2020, Page 1005 of GCD (PN 01-009400), 459.92 feet to a 5/8" x 30" capped iron pin (cap ID Kole & Assoc S-7889) set;

Thence North 01°44'57" West and parallel with said centerline, 22.96 feet to a 5/8" x 30" capped iron pin (cap ID Kole & Assoc S-7889) set;

Thence South 89°14'14" West and parallel with said northerly line of land so conveyed to Kidd, and passing over a 5/8" x 30" capped iron pin (cap ID Kole & Assoc S-7889) set in said east line of Auburn Road at 65.01 feet, a total distance of 95.01 feet to a point in said centerline;

Thence North 01°44'57" West along said centerline, 307.07 feet to the Point of Beginning and containing 4.1535 acres of land of which 0.2115 acres are in the r/w, and being part of PN 01-117725 (deed of record: Volume 930, Page 187) and PN 01-009400 (deed of record: Volume 2020, Page 1005) as surveyed in August of 2018 by Richard J. Kole, Ohio Surveyor # 7889, of R.M. Kole & Assoc., Corp., Professional Land Surveyors.

Lot Area Calculations:

Existing area of PN 01—117725	= 3.9763 Acres
Less split area given to Kidd	= -0.0501 Acres
Plus split area taken from Kidd	= +0.2273 Acres
Total area of Parcel 1	= 4.1535 Acres of which 0.2215 Acres are in the r/w



surveyors • consultants • planners • utilities • osp

5316 RIDGE ROAD • PARMA, OHIO 44129
PHONE (440) 885-7137 • FAX (440) 885-7139
www.kolesurvey.com

Subject, however, to all legal rights-of-way of previous record.

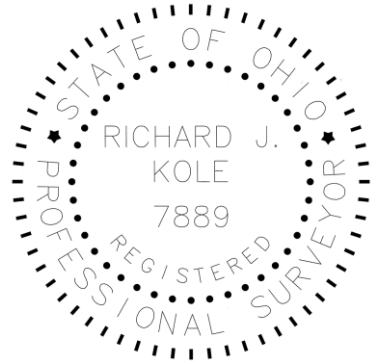
Basis of bearings: The bearing for the centerline line of Auburn Road (North 02°06'20" West), as described in the deed conveyed to Brad and Laura Kidd (PN 01-009400) and recorded in Volume 2020, Page 1005 of Geauga County Deed Records, is the reference meridian for this survey.

Richard J. Kole – 4/7/2021
Registered Surveyor No. 7889

Survey Plat & Description
Approved Per O.R.C. 315.251
Gauga County Engineer
Reviewed under the supervision of
Steven N. Roessner, P.S. Ohio #7070

By: SNR Date: 04/09/2021

21-054





surveyors • consultants • planners • utilities • osp

5316 RIDGE ROAD • PARMA, OHIO 44129
 PHONE (440) 885-7137 • FAX (440) 885-7139
 www.kolesurvey.com

LEGAL DESCRIPTION – PARCEL 2 = 5.1387 Acres

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being part of Lot 34, Tract 3 of said Township.

Beginning at the intersection of the centerline of Auburn Road, 60.00 feet wide, and the north line of said Lot 34 also being a southwesterly corner of land conveyed to Yan Properties, LLC in deed recorded in Volume 1993, Page 1643 of Geauga County Deed Records (GCDR) (PN 01-091000) and referenced by an aluminum capped pin found in a monuments box in the centerline of Auburn Road, 60.00 feet wide, being South 01°44'57" East, 532.55 feet. Thence South 01°44'57" East along said centerline, 307.07 feet to the **Principal Place of Beginning**;

Thence North 89°14'14" East and parallel with a north line of land conveyed to Brad and Laura Kidd in deed recorded in Volume 2020, Page 1005 of Geauga County Deed Records (GCDR)(PN 01-009400), and passing over a 5/8" x 30" capped iron pin (cap ID Kole & Assoc S-7889) set in the east line of said Auburn Road at 30.00 feet, a total distance of 95.01 feet to a 5/8" x 30" capped iron pin (cap ID Kole & Assoc S-7889) set;

Thence South 01°44'57" East and parallel with said centerline, 22.96 feet to a 5/8" x 30" capped iron pin (cap ID Kole & Assoc S-7889) set in said north line of land so conveyed to Kidd;

Thence North 89°14'14" East along said north line of land so conveyed to Kidd and the easterly projection thereof, 459.92 feet to a 5/8" x 30" capped iron pin (cap ID Kole & Assoc S-7889) set;

Thence South 18°24'12" East, 414.92 feet to a 5/8" x 30" capped iron pin (cap ID Kole & Assoc S-7889) set;

Thence South 65°59'43" West, 251.89 feet to a 5/8" x 30" capped iron pin (cap ID Kole & Assoc S-7889) set;

Thence North 01°50'15" West and parallel with the east line of land conveyed to 18885 Auburn LLC in deed recorded in Volume 1948, Page 2560 of GCDR (PN 01-117215), 136.51 feet to a 5/8" x 30" capped iron pin (cap ID Kole & Assoc S-7889) set;

Thence South 88°32'56" West and parallel with the north line of land so conveyed to 18885 Auburn LLC, 344.28 feet to a 5/8" x 30" capped iron pin (cap ID Kole & Assoc S-7889) set;

Thence North 02°06'20" West and parallel with said centerline, 185.49 feet to a 5/8" x 30" capped iron pin (cap ID Kole & Assoc S-7889) set;



surveyors • consultants • planners • utilities • osp

5316 RIDGE ROAD • PARMA, OHIO 44129
PHONE (440) 885-7137 • FAX (440) 885-7139
www.kolesurvey.com

Thence South 88°15'03" West and perpendicular to said centerline, and passing over a 5/8" x 30" capped iron pin (cap ID Kole & Assoc S-7889) set in said east line of Auburn Road at 65.00 feet, a total distance of 95.00 feet to a point in said centerline;

Thence North 01°44'57" West along said centerline, 201.64 feet to the **Principal Place of Beginning** and containing 5.1387 acres of land of which 0.1387 acres are in the r/w, and being part of PN 01-117725 (deed of record: Volume 930, Page 187) and PN 01-009400 (deed of record: Volume 2020, Page 1005) as surveyed in August of 2018 and May of 2020 by Richard J. Kole, Ohio Surveyor # 7889, of R.M. Kole & Assoc., Corp., Professional Land Surveyors.

Lot Area Calculations:

Area split from PN 01—009400	=	5.0886 Acres
Plus split taken from Brown	=	+0.0501 Acres
Total area of Parcel 2	=	5.1387 Acres of which 0.1387 Acres are in the r/w

Subject, however, to all legal rights-of-way of previous record.

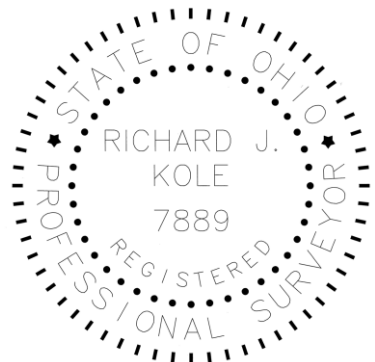
Basis of bearings: The bearing for the centerline line of Auburn Road (North 02°06'20" West), as described in the deed conveyed to Brad and Laura Kidd (PN 01-009400) and recorded in Volume 2020, Page 1005 of Geauga County Deed Records, is the reference meridian for this survey.

Richard J. Kole – 4/7/2021
Registered Surveyor No. 7889

Survey Plat & Description
Approved Per O.R.C. 315.251
Geauga County Engineer
Reviewed under the supervision of
Steven N. Roessner, P.S. Ohio #7070

By: SNR Date: 04/09/2021

21-054





surveyors • consultants • planners • utilities • osp

5316 RIDGE ROAD • PARMA, OHIO 44129
 PHONE (440) 885-7137 • FAX (440) 885-7139
 www.kolesurvey.com

LEGAL DESCRIPTION – PARCEL 3 = 59.1465 Acres

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being part of Lot 34 and 35, Tract 3 of said Township.

Beginning at the intersection of the centerline of Auburn Road, 60.00 feet wide, and the north line of said Lot 34 also being a southwesterly corner of land conveyed to Yan Properties, LLC in deed recorded in Volume 1993, Page 1643 of Geauga County Deed Records (GCDR) (PN 01-091000) and referenced by an aluminum capped pin found in a monuments box in the centerline of Auburn Road, 60.00 feet wide, being South 01°44'57" East, 532.55 feet. Thence North 89°14'23" East along said north line of Lot 34 and a south line of land so conveyed to Yan, a distance of 554.93 feet to a 5/8" x 30" capped iron pin (cap ID Kole & Assoc S-7889) set and being the **Principal Place of Beginning**;

Thence North 89°14'23" East and continuing along said north line of Lot 34 and said south line of land so conveyed to Yan, 1,051.12 feet to the northeast corner of said Lot 34 and the southeast corner of land so conveyed to Yan and finding a 5/8" iron pin (cap ID McGuire) found to be north 0.13 feet and east 0.16 feet;

Thence South 00°01'17" West along the east line of said Lot 34, a distance of 1,939.98 feet to the southeast corner of said Lot 34 and the northeast corner of said Lot 35 and finding a 5/8" iron pin (cap ID McGuire) found to be north 0.23 feet and east 0.08 feet;

Thence South 00°27'51" East along the east line of said Lot 35, a distance of 382.82 feet to a 5/8" iron pin found at the northeast corner of land conveyed to Cristin A. Kelly and Paul A. Der in deed recorded in Volume 2038, Page 3351 of GCDR (PN 01-117688);

Thence South 89°22'30" West along the north line of land so conveyed to Kelly and Der and the north line of land conveyed to Lorrie Boehm and Kenneth Joshua Kucia in deed recorded in Volume 1985, Page 700 of GCDR (PN 01-013800), 1,166.87 feet to a point in the east line of land conveyed to Craig M. and Gretchen A. Horstman in deed recorded in Volume 1167, Page 261 of GCDR (PN 01-118194) and also being at the northwest corner of land so conveyed to Boehm and Kucia and finding a 5/8" iron pin (cap ID McGuire) found to be north 0.15 feet and east 0.02 feet;

Thence North 01°57'31" West along said east line of land so conveyed to Horstman, 374.91 feet to a point in the south line of land conveyed to John L. Brown and Rodney T. and Beverly Showmaker in deed recorded in Volume 1933, Page 3332 of GCDR (PN 01-009300) and to a 5/8" iron pin found at the northeast corner of land so conveyed to Horstman;

Thence North 88°35'07" East along the south line of land so conveyed to Brown and Shoemaker, 113.89 feet to a 1" iron pipe found at the southeast corner of land so conveyed to Brown and Shoemaker;



surveyors • consultants • planners • utilities • osp

5316 RIDGE ROAD • PARMA, OHIO 44129
PHONE (440) 885-7137 • FAX (440) 885-7139
www.kolesurvey.com

Thence North $01^{\circ}57'56''$ West along the east line of land so conveyed to Brown and Shoemaker, 474.95 feet to a point in the south line of land conveyed to April M. and Ben C. Misseri in deed recorded in Volume 1894, Page 2301 of GCDR(PN 01-117726) and to the northeast corner of land so conveyed to Shoemaker and finding a $5/8''$ iron pin to be north 0.12 feet and east 0.12 feet;

Thence North $88^{\circ}32'30''$ East along said south line of land so conveyed to Misseri, 45.16 feet to the southeast corner of land so conveyed to Misseri and finding a $5/8''$ iron pin (cap ID McGuire) found to be south 0.14 feet and east 0.12 feet;

Thence North $02^{\circ}06'20''$ West along the east line of land so conveyed to Misseri, 266.17 feet to the northeast corner of land so conveyed to Misseri and finding a $5/8''$ iron pin (cap ID McGuire) found to be south 0.06 feet and west 0.09 feet;

Thence South $88^{\circ}32'30''$ West along the north line of land so conveyed to Misseri, and passing over said east line of Auburn Road at 490.67 feet and finding a bent $5/8''$ iron pin to be south 0.06 feet and east 0.20 feet, a total distance of 520.67 feet to a point in said centerline of Auburn Road;

Thence North $02^{\circ}06'20''$ West along said centerline of Auburn Road, 60.12 feet to the southwest corner of land conveyed to 18885 Auburn LLC in deed recorded in Volume 1948, Page 2560 of GCDR(PN 01-117215);

Thence North $88^{\circ}33'33''$ East along the south line of land so conveyed to 18885 Auburn LLC, and passing over said east line of Auburn Road at 30.00 feet and finding a $5/8''$ iron pin (cap ID Braun) found to be south 0.10 feet and east 2.23 feet, a total distance of 352.30 feet to the southeast corner of said land so conveyed to 18885 Auburn LLC and finding a $5/8''$ iron pin (cap ID Braun) found to be south 0.07 feet and east 0.12 feet;

Thence North $01^{\circ}50'15''$ West along the east line of land so conveyed to 18885 Auburn LLC, 440.07 feet to the northeast corner of land so conveyed to 18885 Auburn LLC and finding a $5/8''$ iron pin (cap ID Braun) found to be south 0.09 feet and east 0.15 feet;

Thence South $88^{\circ}32'56''$ West along the north line of said land so conveyed to 18885 Auburn LLC, and passing over said east line of Auburn Road at 324.36 feet and finding a $5/8''$ iron pin (cap ID Braun) found to be north 0.05 feet and east 4.32 feet, a total distance of 354.36 feet to said centerline of Auburn Road;

Thence North $02^{\circ}06'20''$ West along said centerline of Auburn Road, 176.16 feet to an aluminum capped pin with divot found at an angle point therein;

Thence North $01^{\circ}44'57''$ West along said centerline of Auburn Road, 23.84 feet;

Thence North $88^{\circ}15'03''$ East and perpendicular to said centerline, and passing over a $5/8''$ x $30''$ capped iron pin (cap ID Kole & Assoc S-7889) set in said east line of Auburn Road at 30.00 feet, a total distance of 95.00 feet to a $5/8''$ x $30''$ capped iron pin (cap ID Kole & Assoc S-7889) set;



surveyors • consultants • planners • utilities • osp

5316 RIDGE ROAD • PARMA, OHIO 44129
PHONE (440) 885-7137 • FAX (440) 885-7139
www.kolesurvey.com

Thence South 02°06'20" East and parallel with said centerline of Auburn Road, 185.49 feet to a 5/8" x 30" capped iron pin (cap ID Kole & Assoc S-7889) set;

Thence North 88°32'56" East and parallel with said north line of land so conveyed to 18885 Auburn LLC, 344.28 feet to a 5/8" x 30" capped iron pin (cap ID Kole & Assoc S-7889) set;

Thence South 01°50'15" East and parallel with said east line of land so conveyed to 18885 Auburn Road, 136.51 feet to a 5/8" x 30" capped iron pin (cap ID Kole & Assoc S-7889) set;

Thence North 65°59'43" East, 251.89 feet to a 5/8" x 30" capped iron pin (cap ID Kole & Assoc S-7889) set;

Thence North 18°24'12" West, 414.92 feet to a 5/8" x 30" capped iron pin (cap ID Kole & Assoc S-7889) set;

thence North 01°44'57" West and parallel with the east line of land conveyed to John L. Brown in deed recorded in Volume 930, Page 187 of GCDR(PN 01-117725), 330.00 feet to the **Principal Place of Beginning** and containing 59.1465 acres of land of which 0.1792 acres are in the r/w, and being part of PN 01-009400 (deed of record: Volume 2020, Page 1005) as surveyed in August of 2018 and May of 2020 by Richard J. Kole, Ohio Surveyor # 7889, of R.M. Kole & Assoc., Corp., Professional Land Surveyors.

Lot Area Calculations:

Existing area of PN 01—009400	= 64.4624 Acres
Less split area given to Brown	= -0.2273 Acres
Less Par 2 without area given to Brown	= -5.0886 Acres
Total area of Parcel 3	= 59.1465 Acres of which 0.1792 Acres are in the r/w

Subject, however, to all legal rights-of-way of previous record.

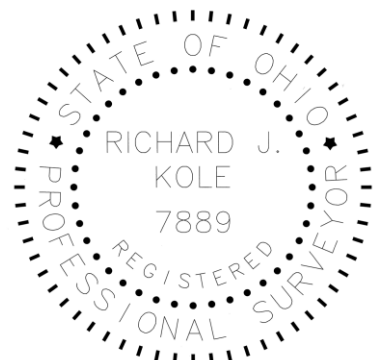
Basis of bearings: The bearing for the centerline line of Auburn Road (North 02°06'20" West), as described in the deed conveyed to Brad and Laura Kidd (PN 01-009400) and recorded in Volume 2020, Page 1005 of Geauga County Deed Records, is the reference meridian for this survey.

Richard J. Kole – 4/7/2021
Registered Surveyor No. 7889

Survey Plat & Description
Approved Per O.R.C. 315.251
Gauga County Engineer
Reviewed under the supervision of
Steven N. Roessner, P.S. Ohio #7070

By: SNR Date: 04/09/2021

21-054





surveyors • consultants • planners • utilities • osp

5316 RIDGE ROAD • PARMA, OHIO 44129
PHONE (440) 885-7137 • FAX (440) 885-7139
www.kolesurvey.com

LEGAL DESCRIPTION – SPLIT "A" - BROWN TO KIDD = 0.0501 Acres

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being part of Lot 34, Tract 3 of said Township.

Beginning at the intersection of the centerline of Auburn Road, 60.00 feet wide, and the north line of said Lot 34 also being a southwesterly corner of land conveyed to Yan Properties, LLC in deed recorded in Volume 1993, Page 1643 of Geauga County Deed Records (GCDR) (PN 01-091000) and referenced by an aluminum capped pin found in a monuments box in the centerline of Auburn Road, 60.00 feet wide, being South 01°44'57" East, 532.55 feet. Thence South 01°44'57" East along said centerline, 307.07 feet to the **Principal Place of Beginning**;

Thence North 89°14'14" East and parallel with a north line of land conveyed to Brad and Laura Kidd in deed recorded in Volume 2020, Page 1005 of Geauga County Deed Records (GCDR)(PN 01-009400), and passing over a 5/8" x 30" capped iron pin (cap ID Kole & Assoc S-7889) set in the east line of said Auburn Road at 30.00 feet, a total distance of 95.01 feet to a 5/8" x 30" capped iron pin (cap ID Kole & Assoc S-7889) set;

Thence South 01°44'57" East and parallel with said centerline, 22.96 feet to a 5/8" x 30" capped iron pin (cap ID Kole & Assoc S-7889) set in said north line of land so conveyed to Kidd;

Thence South 89°14'14" West along said north line of land so conveyed to Kidd, and passing over said east line of Auburn Road at 65.01 feet and finding a 5/8" iron pin to be south 0.19 feet and west 0.11 feet, a total distance of 95.01 feet to a point in said centerline of Auburn Road;

Thence North 01°44'57" West along said centerline of Auburn Road, 22.96 feet to the **Principal Place of Beginning** and containing 0.0501 acres of land of which 0.0158 acres are in the r/w, and being part of PN 01-117725 (deed of record: Volume 930, Page 187) as surveyed in August of 2018 by Richard J. Kole, Ohio Surveyor # 7889, of R.M. Kole & Assoc., Corp., Professional Land Surveyors.

Subject, however, to all legal rights-of-way of previous record.

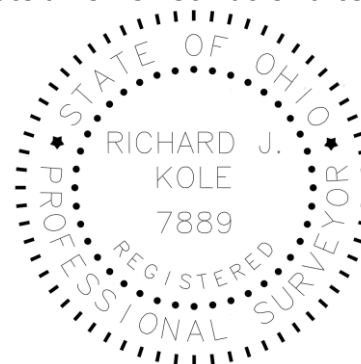
Basis of bearings: The bearing for the centerline line of Auburn Road (North 02°06'20" West), as described in the deed conveyed to Brad and Laura Kidd (PN 01-009400) and recorded in Volume 2020, Page 1005 of Geauga County Deed Records, is the reference meridian for this survey.

The intent is to split 0.0501 acres from PN 01-117725 and add it to create a new 5.1387 acre Parcel 2.

Richard J. Kole – 4/7/2021
Registered Surveyor No. 7889

Survey Plat & Description
Approved Per O.R.C. 315.251
Gauga County Engineer
Reviewed under the supervision of
Steven N. Roessner, P.S. Ohio #7070

By: _____ SNR Date: 04/09/2021





surveyors • consultants • planners • utilities • osp

5316 RIDGE ROAD • PARMA, OHIO 44129
PHONE (440) 885-7137 • FAX (440) 885-7139
www.kolesurvey.com

LEGAL DESCRIPTION – SPLIT "B" - KIDD TO BROWN = 0.2273 Acres

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being part of Lot 34, Tract 3 of said Township.

Beginning at the intersection of the centerline of Auburn Road, 60.00 feet wide, and the north line of said Lot 34 also being a southwesterly corner of land conveyed to Yan Properties, LLC in deed recorded in Volume 1993, Page 1643 of Geauga County Deed Records (GCDR) (PN 01-091000) and referenced by an aluminum capped pin found in a monuments box in the centerline of Auburn Road, 60.00 feet wide, being South 01°44'57" East, 532.55 feet. Thence North 89°14'23" East along said north line of Lot 34 and the south line of land so conveyed to Yan, and passing the east line of said Auburn Road at 30.00 feet, a total distance of 554.93 feet to a 5/8" x 30" capped iron pin (cap ID Kole & Assoc S-7889) set at the **Principal Place of Beginning**;

Thence South 01°44'57" East and parallel with the east line of land conveyed to John L. Brown in deed recorded in Volume 903, Page 187 of Geauga County Deed Records (GCDR)(PN 01-117725), 330.00 feet a 5/8" x 30" capped iron pin (cap ID Kole & Assoc S-7889) set;

Thence South 89°14'14" West along the easterly prolongation of the south line of land so conveyed to Brown, 30.00 feet to the southeast corner of land so conveyed to Brown;

Thence North 01°44'57" West along said east line of land so conveyed to Brown, 330.00 feet to a point in the north line of land so conveyed to Brown and being in said north line of Lot 34 and finding a 5/8" iron pin to be north 0.04 feet and east 0.21 feet;

Thence North 89°14'23" East along said north line of Lot 34, a distance of 30.00 feet to the **Principal Place of Beginning** and containing 0.2273 acres of land, and being part of PN 01-009400 (deed of record: Volume 2020, Page 1005) as surveyed in August of 2018 by Richard J. Kole, Ohio Surveyor # 7889, of R.M. Kole & Assoc., Corp., Professional Land Surveyors.

Subject, however, to all legal rights-of-way of previous record.

Basis of bearings: The bearing for the centerline line of Auburn Road (North 02°06'20" West), as described in the deed conveyed to Brad and Laura Kidd (PN 01-009400) and recorded in Volume 2020, Page 1005 of Geauga County Deed Records, is the reference meridian for this survey.

The intent is to split 0.2273 acres from PN 01-009400 and add it to create a new 4.1535 acre Parcel 1.

Richard J. Kole – 4/7/2021
Registered Surveyor No. 7889

Survey Plat & Description
Approved Per O.R.C. 315.251
Gauga County Engineer
Reviewed under the supervision of
Steven N. Roessner, P.S. Ohio #7070

By: SNR Date: 04/09/2021

21-054

