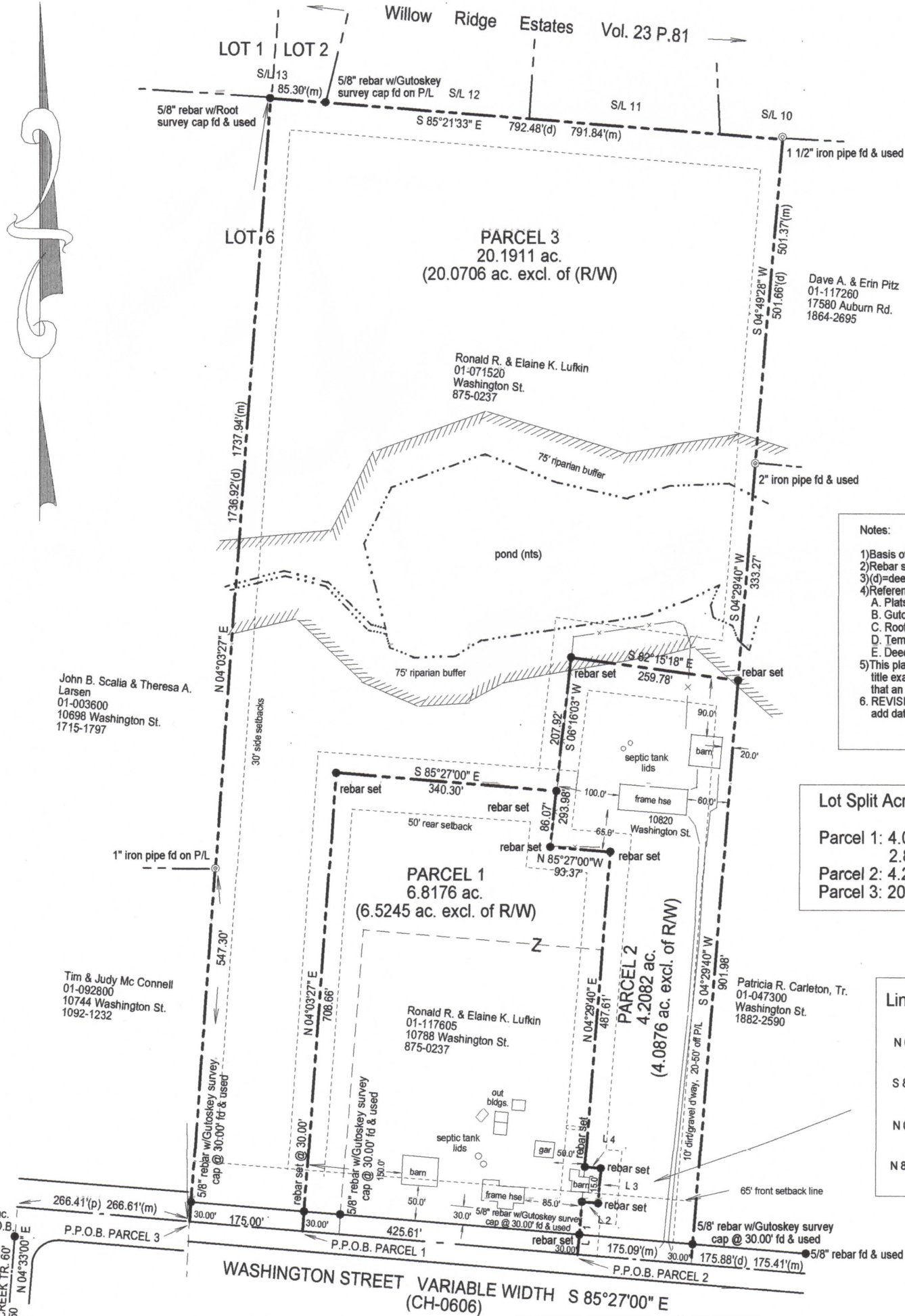


# PLAT OF SURVEY FOR RONALD R. AND ELAINE K. LUFKIN CONSOLIDATION AND LOT SPLITS OUT OF PPN'S 01-071520 AND 01-117605

Situated in the Township of Auburn, County of Geauga and State of Ohio  
and known as being part of Original Auburn Township Lot 6, Tract 2, Section 2



**Notes:**

- 1) Basis of bearings = C/L Washington St. S 85°27'00"E.
- 2) Rebar set = 5/8" x 30" rebar w/HARRISON 7002" cap.
- 3) (d)=deed call, (m)=measured, (p)=plat
- 4) References used:
  - A. Plats 23-81, 14-50
  - B. Guloskey Survey dated November 5, 2007
  - C. Root Survey dated September 25, 2003
  - D. Temple Survey dated October 6, 2009
  - E. Deeds of record
- 5) This plat was prepared without benefit of a title examination and is subject to the results that an independent title examination may reveal.
6. REVISION #1 May 27, 2021: Adjust property lines, add data per Planning Commission.

**Lot Split Acreage table**

Parcel 1: 4.000 ac. out of ppn. 01-117605 and 2.8176 ac. out of ppn. 01-071520.  
Parcel 2: 4.2082 ac. out of ppn. 01-071520.  
Parcel 3: 20.1911 ac. out of ppn. 01-071520.

**Line table**

L 1	N 04°29'40"E	80.00'
L 2	S 85°30'20"E	25.00'
L 3	N 04°29'40"E	55.00'
L 4	N 85°30'20"W	25.00'

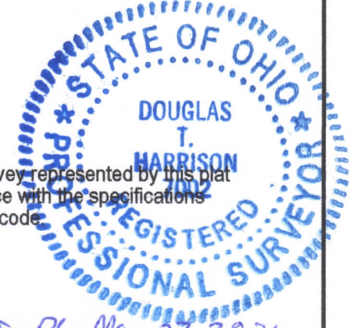
Auburn Township Signature block

This division and consolidation of land complies with the applicable Auburn Township Zoning Resolution this \_\_\_\_\_ day of \_\_\_\_\_ 2021. By: \_\_\_\_\_, Zoning Inspector. Based upon Appeal number \_\_\_\_\_ granted by the Board of Zoning Appeals on May 11, 2021.

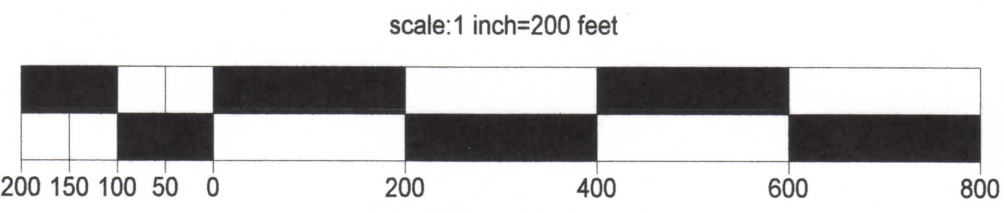
**Survey Plat & Description**  
Approved Per O.R.C. 315.251  
**Geauga County Engineer**  
Reviewed under the supervision of  
Steven N. Roessner, P.S. Ohio #7070

By: SNR Date: 06/01/2021

21-101 I, the undersigned, hereby certify that the boundary survey represented by this plat and all monumentation set was conducted in accordance with the specifications set forth in Chapter 4733-37 of the Ohio Administrative code. Surveyed April, 2021.



*Douglas T. Harrison*  
Douglas T. Harrison, P.S. Date: May 27, 2021  
Registered Surveyor No. 7002, State of Ohio, for  
HARRISON SURVEYS, LLC  
236 Burton St., Fairport Harbor, Ohio 44077  
Ph / text 440.477.9525  
Email Harrisonsurveysllc@gmail.com



## PARCEL 1

## LEGAL DESCRIPTION FOR RONALD R. AND ELAINE K. LUFKIN

## CONSOLIDATION OF PARCEL 01-117605 AND PARCEL 01-071520, AUBURN TOWNSHIP, OHIO

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being a part of Original Lot 6, Tract 2, Section 2 in said township and further bounded and described and follows:

**Beginning** at a found 5/8 inch rebar in concrete marking the intersection of the centerline of Bridge Creek Trail, 60' wide, with the southerly line of Washington St. (CH 606, variable width) (ref. Plat 14-50):

thence N 04°33'00"E, 44.69 feet along the centerline of Bridge Creek Trail to the centerline of Washington Street;

thence S 85°27'00"E, 441.61 feet along the centerline of Washington Street to the **Principal Place of Beginning** of the lands to be described herein;

thence N 04°03'27"E and passing through a rebar set at 30.00 feet, a total distance of 708.66 feet to a rebar set;

thence S 85°27'00"E, 340.30 feet to a rebar set;

thence S 06°16'03"W, 86.07 feet to a rebar set;

thence S 85°27'00"E, 93.37 feet to a rebar set;

thence S 04°29'40"W, 487.61 feet along an easterly line and it's northerly extension of parcel 01-117605 now or formerly owned by Ronald R. and Elaine K. Lufkin by deed recorded in volume 875, page 237 of the Geauga County Records to a rebar set;

PARCEL 1 (CONTINUED)

thence S 85°30'20"E, 25.00 feet to a rebar set;

thence S 04°29'40"W, 55.00 feet to a rebar set;

thence N 85°30'20"W, 25.00 feet to a rebar set;

thence S 04°29'40"W and passing through a found 5/8 inch rebar with Gutoskey survey cap at 50.00 feet, a total distance of 80.00 feet along an easterly line of said parcel 01-117605 to the centerline of Washington Street;

thence N 85°27'00"W, 425.61 feet along the centerline of Washington Street to the **Principal Place of Beginning** and containing 6.8176 acres of land (6.5245 acres excluding R/W) according to a survey made in April, 2021 by Douglas T. Harrison, Ohio P.S. #7002 for Harrison Surveys, LLC, based on a survey performed in April, 2021, be the same more or less but subject to all legal highways.

The intent is to describe a consolidation of 2.8176 acres out of parcel 01-071520 and 4.0000 acres out of parcel 01-117605.

All rebar set are 5/8 inch x 30 inch rebar with "HARRISON/7002" survey cap.

Prior deed reference: V. 875 P. 0237

Basis of Bearings C/L Washington Street S 85°27'00"E.

Legal Description based on a survey performed in April, 2021 prepared by: Douglas T. Harrison  
P.S. #7002, State of Ohio, for Harrison Surveys, LLC

236 Burton St., Fairport Harbor, OH 44077

Ph 440.477.9525 Email Harrisonsurveysllc@gmail.com

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: 06/01/2021

21-101



## PARCEL 2

## LEGAL DESCRIPTION FOR RONALD R. AND ELAINE K. LUFKIN

## LOT SPLIT OUT OF PARCEL 01-071520, AUBURN TOWNSHIP, OHIO

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being a part of Original Lot 6, Tract 2, Section 2 in said township and further bounded and described and follows:

**Beginning** at a found 5/8 inch rebar in concrete marking the intersection of the centerline of Bridge Creek Trail, 60' wide, with the southerly line of Washington St. (CH 606, variable width) (ref. Plat 14-50):

thence N 04°33'00"E, 44.69 feet along the centerline of Bridge Creek Trail to the centerline of Washington Street;

thence S 85°27'00"E, 867.61 feet along the centerline of Washington Street to the **Principal Place of Beginning** of the lands to be described herein;

thence N 04°29'40"E and passing through a 5/8 inch rebar with Gutoskey survey cap at 30.00 feet, a total distance of 80.00 feet along an easterly line of parcel 01-117605, now or formerly owned by Ronald R. and Elaine K. Lufkin by deed recorded in volume 875, page 237 of the Geauga County Records, to a rebar set;

thence S 85°30'20"E, 25.00 feet to a rebar set;

thence N 04°29'40"E, 55.00 feet to a rebar set;

thence N 85°30'20"W, 25.00 feet to a rebar set;

thence N 04°29'40"E, 487.61 feet along an easterly line of said parcel 01-117605 and its northerly extension to a rebar set;

thence N 85°27'00"W, 93.37 feet to a rebar set;

thence N 06°16'03"E and passing through a rebar set at 86.07 feet, a total distance of 293.98 feet to a rebar set;

thence S 82°15'18"E, 259.78 feet to a rebar set on the westerly line of parcel 01-047300 now or formerly owned by Patricia R. Carleton, Tr. by deed recorded in volume 1882, page 2590 of the Geauga County Records;

PARCEL 2 (CONTINUED)

thence S 04°29'40"W, and passing through a rebar set at 871.98 feet, a total distance of 901.98 feet along Carleton's westerly line to the centerline of Washington Street;

thence N 85°27'00"W, 175.09 feet along the centerline of Washington Street to the **Principal Place of Beginning** and containing 4.2082 acres of land (4.0876 acres excluding R/W) according to a survey made in April, 2021 by Douglas T. Harrison, Ohio P.S. #7002 for Harrison Surveys, LLC, be the same more or less but subject to all legal highways.

The intent is to describe a lot split consisting of 4.2082 acres out of parcel 01-071520.

All rebar set are 5/8 inch x 30 inch rebar with "HARRISON/7002" survey cap.

Prior deed reference: V. 875 P. 0237

Basis of Bearings C/L Washington Street S 85°27'00"E.

Legal Description prepared by: Douglas T. Harrison, P.S. #7002, State of Ohio, for Harrison Surveys, LLC

based on a survey performed in April, 2021

236 Burton St., Fairport Harbor, OH 44077

Ph 440.477.9525 Email Harrisonsurveysllc@gmail.com

*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: 06/01/2021

21-101



*Douglas T. Harrison*  
*Revised May 27, 2021*

## PARCEL 3

## LEGAL DESCRIPTION FOR RONALD R. AND ELAINE K. LUFKIN

## LOT SPLIT OUT OF P.P.N. 01-071520, AUBURN TOWNSHIP, OHIO

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being a part of Original Lot 6, Tract 2, Section 2 in said township and further bounded and described and follows:

**Beginning** at a found 5/8 inch rebar in concrete marking the intersection of the centerline of Bridge Creek Trail, 60' wide, with the southerly line of Washington St. (CH 606, variable width) (ref. Plat 14-50):

thence N 04°33'00"E, 44.69 feet along the centerline of Bridge Creek Trail to the centerline of Washington Street;

thence S 85°27'00"E, 266.61 feet along the centerline of Washington Street to the southeasterly corner of parcel 01-092800 now or formerly owned by Tim and Judy Mc Connell by deed recorded in volume 1092, page 1232 of the Geauga County Records and the **Principal Place of Beginning** of the lands to be described herein;

thence N 04°03'27"E and passing through a 5/8 inch rebar with Gutoskey survey cap found at 30.00 feet and through a 1 inch iron pipe found at 547.30 feet, a total distance of 1737.94 feet along the easterly line of parcel 01-092800 and along the easterly line of parcel 01-003600 now or formerly owned by John B. Scalia and Theresa A. Larsen by deed recorded in volume 1715, page 1797 of the Geauga County Records to a 5/8 inch rebar with Root survey cap found on the southeast corner of Original Lot 1 also being on the south line of Sublot 13 of Willow Ridge Estates as recorded in Vol. 23 P. 82 of Geauga County Plat Records;

thence S 85°21'33"E and passing through a 5/8 inch rebar with Gutoskey survey cap found at 85.30 feet, a total distance of 791.84 feet along said south line of Willow Ridge Estates Sublots 13, 12, 11 and 10 to a 1 1/2 inch iron pipe found on the northwesterly corner of parcel 01-117260 now or formerly owned by Dave A. and Erin Pitz by deed recorded in volume 1864, page 2695 of the Geauga County Records;

thence S 04°49'28"W, 501.37 feet along the westerly line of Pitz to a 2 inch iron pipe found on the northwesterly corner of parcel 01-047300 now or formerly owned by Patricia R. Carleton, Tr. by deed recorded in volume 1882, page 2590 of the Geauga County Records;

thence S 04°29'40"W, 333.27 feet along the westerly line of Carleton to a rebar set;

PARCEL 3 (CONTINUED)

thence N 82°15'18"W, 259.78 feet to a rebar set;

thence S 06°16'03"W, 207.92 feet to a rebar set;

thence N 85°27'00"W, 340.30 feet to a rebar set;

thence S 04°03'27"W, and passing through a rebar set at 678.66 feet, a total distance of 708.66 feet to the centerline of Washington Street;

thence N 85°27'00"W, 175.00 feet along the centerline of Washington Street to the **Principal Place of Beginning** and containing 20.1911 acres of land (20.0706 acres excluding R/W) according to a survey made in April, 2021 by Douglas T. Harrison, Ohio P.S. #7002 for Harrison Surveys, LLC, be the same more or less but subject to all legal highways.

The intent is to describe a lot split out of PPN 01-071520.

Prior deed reference: V. 875 P. 0237.

All rebar set are 5/8 inch x 30 inch rebar with "HARRISON/7002" survey cap.

Basis of Bearings C/L Washington Street S 85°27'00"E.

Legal Description based on a survey performed in April, 2021 prepared by: Douglas T. Harrison, P.S. #7002, State of Ohio, for Harrison Surveys, LLC.

236 Burton St., Fairport Harbor, OH 44077

Ph 440.477.9525 Email Harrisonsurveysllc@gmail.com

*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: 06/01/2021

21-101



*Douglas T. Harrison, P.S.*  
*Revised May 27, 2021*