

LOT SPLIT AND CONSOLIDATION

For JOSEPH P. AND DARYL A. MAJOR

SITUATED IN THE TOWNSHIP OF AUBURN, COUNTY OF GEauga AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF SECTION 1, TRACT 2.

REFERENCES USED:

- 1 DEEDS OF RECORD
- 2 GROUSE POINT ESTATES SUBDIVISION VOL. 18 PGS. 99-100
- 3 SURVEY 20-135

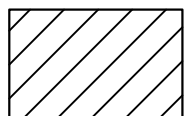
NOTES:

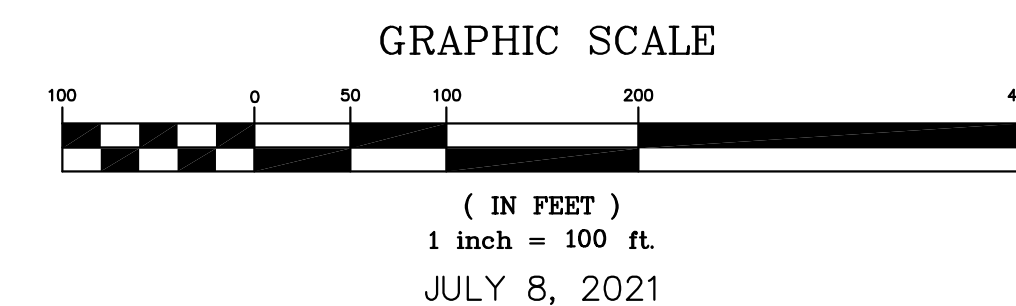
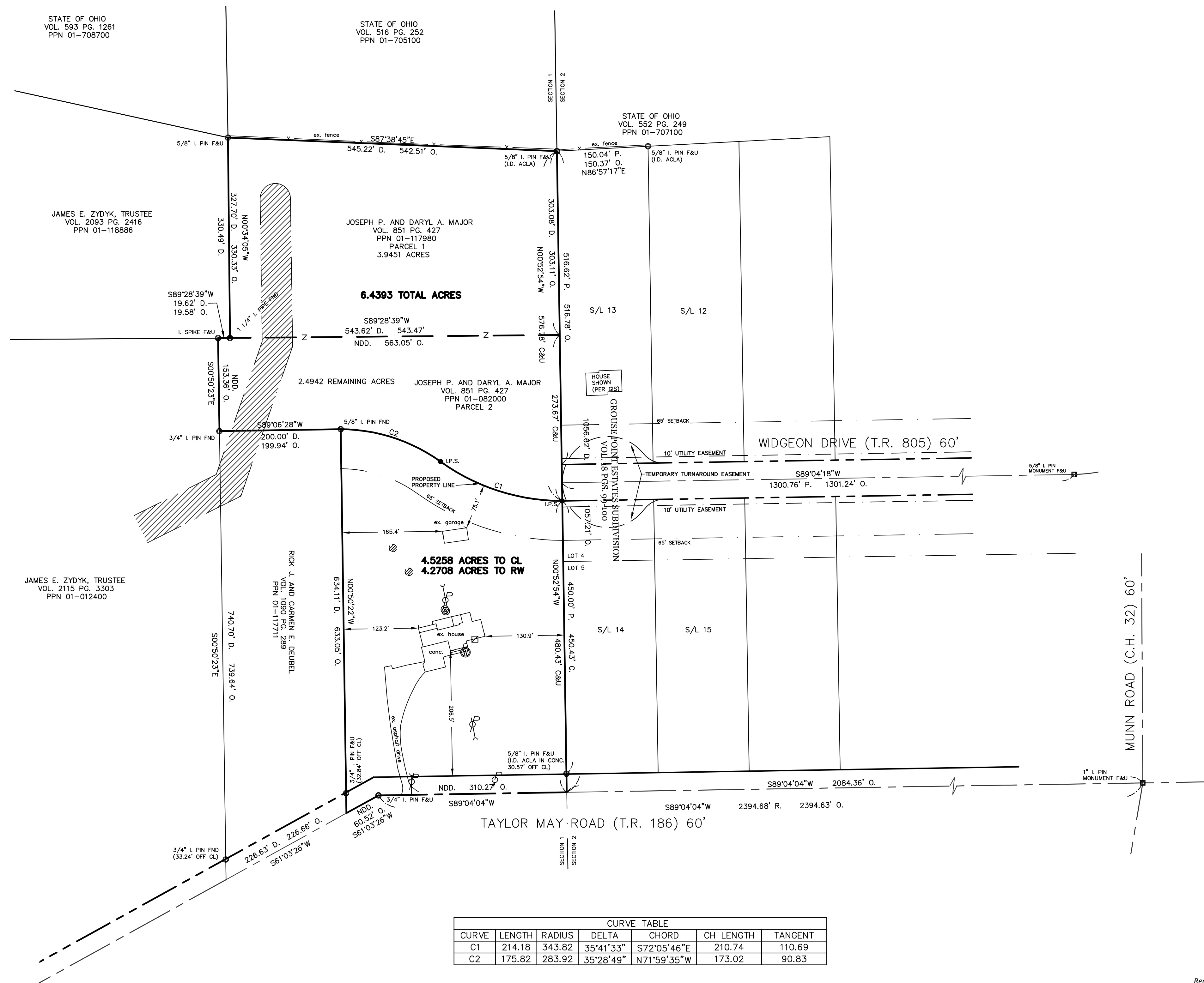
- 1 NO TITLE COMMITMENT SUPPLIED
- 2 TEMPORARY TURNAROUND EASEMENT EASEMENT TO BE ABANDONED AND AREA WITHIN TO REVERT TO ADJACENT PROPERTY OWNERS UPON THE EXTENSION OF ROAD DEDICATION
- 3 TOPOGRAPHY LINE SHOWN (PER GEAGA COUNTY GIS)

PREPARED FOR:
JOSEPH P. AND DARYL A. MAJOR
10062 TAYLOR MAY RD
CHAGRIN FALLS, OH 44023


LEGEND

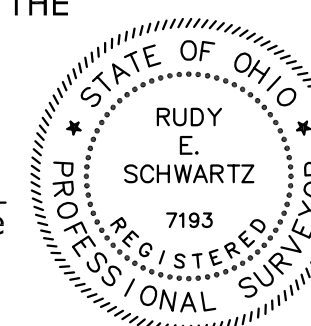
- ips 5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
- i.Pin Iron Pin
- i.Pipe Iron Pipe
- Mon. Monument
- Fe Fence post
- ✕ Mag Mag Nail Set
- Fnd. Found
- D. Deed
- R/Rec Record
- M/Msd Measured
- O/Obs Observed
- C/Calc Calculated
- U. Used
- D.R. Deed Record
- O.R. Official Record
- C.L. C/L Centerline
- e/p Edge of Pavement
- P Plat record information

 25' RIPARIAN ETBACK (PER GEAGA COUNTY GIS)



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.

 7-08-21
RUDY E. SCHWARTZ, P.S. #7193 Date



Record Description Reviewed
Geauga County Engineer
Reviewed under the supervision of
Steven N. Rousseau, P.S. Ohio #7070
By: SJM Date: 07/23/2021

21-106

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. (BASED UPON VARIANCE NUMBER BZA-18-07v GRANTED BY THE AUBURN BOARD OF ZONING APPEALS ON _____ 2021)

THIS _____ DAY OF _____ 2021.

BY _____
AUBURN TOWNSHIP ZONING INSPECTOR

LEGAL DESCRIPTION
OF A
4.5258 ACRE PARCEL
FOR
JOSEPH P. AND DARYL A. MAJOR

21-106

Situated in the Township of Auburn, County of Geauga, and State of Ohio, and known as being a part of Section 1, Tract 2, and further known as being part of parcel 2 of lands conveyed to Joseph P. and Daryl A. Major (PPN 01-082000) by deed recorded in Volume 851, Page 427 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a monument box with a 1 inch iron pin found at the intersection of Taylor May Road (60 feet wide), and Munn Road (60 feet wide);

Thence **South 89° 04' 04" West**, along said centerline of Taylor May Road, a distance of **2084.36 feet** to a point at the Southerly prolongation of the Westerly line of the Grouse Point Estates Subdivision as shown by plat recorded in Volume 18, Pages 99-100 of Geauga County Deed Records, said point also being on the shared line between Section Nos. 1 and 2, and being the Principal Place of Beginning of the premises herein intended to be described;

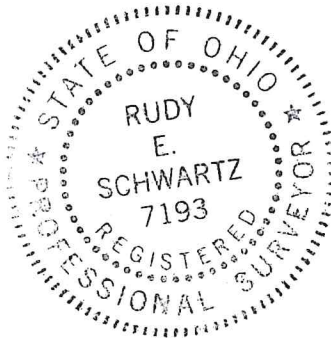
- COURSE I Thence **South 89° 04' 04" West**, continuing along said centerline of Taylor May Road, a distance of **310.27 feet** to a 3/4 inch iron pin found at an angle point;
- COURSE II Thence **South 61° 03' 26" West**, continuing along said centerline of Taylor May Road, a distance of **60.52 feet** to a point at the Southeasterly corner of land conveyed to Rick J. and Carmen E. Deubel (PPN 01-117711) by deed recorded in Volume 1090, Page 289 of Geauga County Deed Records;
- COURSE III Thence **North 0° 50' 22" West**, along the Easterly line of land so conveyed to Rick J. and Carmen E. Deubel, passing through a 3/4 inch iron pin found at 32.84 feet, a total distance of **633.05 feet** to a 5/8 inch iron pin found at the Northeasterly corner thereof;
- COURSE IV Thence Southeasterly (creating a new line) along the arc of a curve deflecting to the right, a distance of 175.82 feet, said curve having a radius of 283.92 feet, a delta of 35° 28' 49", and a chord which bears **South 71° 59' 35" East** a distance of **173.02 feet** to a 5/8 inch iron pin set;
- COURSE V Thence Southeasterly (creating a new line) along the arc of a curve deflecting to the left, a distance of 214.18 feet, said curve having a radius of 343.82 feet, a delta of 35° 41' 33", and a chord which bears **South 72° 05' 46" East** a distance of **210.74 feet** to a 5/8 inch iron pin set on the

21-106

Northwesterly corner of subplot 14 of said Grouse Point Estates Subdivision, said point also being on the shared line between Section Nos. 1 and 2;

COURSE VI

Thence **South 0° 52' 54" East**, along the Westerly line of said subplot 14, and the Southerly extension thereof, and passing through a 5/8 inch iron pin found (I.D. ACLA) at 449.86 feet, a total distance of **480.43 feet** to the Principal Place of Beginning and containing **4.5258 acres** of land (4.2708 acres excepting the area within the right-of-way of Taylor May Road) as surveyed, calculated and described, on July 8, 2021 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. The intent of this survey is to describe a created 4.5258 acre parcel of land (part of PPN 01-082000).



Record Description Reviewed

Geauga County Engineer

Reviewed under the supervision of
Steven N. Roessner, P.S. Ohio #7070

By: SJM Date: 07/13/2021

21-106

7.12.21
DATE


RUDY E. SCHWARTZ, P.S. 7193

CONSOLIDATION
LEGAL DESCRIPTION
OF A
6.4393 ACRE PARCEL
FOR
JOSEPH P. AND DARYL A. MAJOR

21-106

Situated in the Township of Auburn, County of Geauga, and State of Ohio, and known as being a part of Section 1, Tract 2, and further known as being part of parcel 2 of lands conveyed to Joseph P. and Daryl A. Major (PPN 01-082000) by deed recorded in Volume 851, Page 427 of Geauga County Deed Records, and also being all of parcel 1 of lands conveyed to Joseph P. and Daryl A. Major (PPN 01-117980) by deed recorded in Volume 851, Page 427 of Geauga County Deed Records further bounded and described as follows;

Beginning at a monument box with a 1 inch iron pin found at the intersection of Taylor May Road (60 feet wide), and Munn Road (60 feet wide);

Thence **South 89° 04' 04" West**, along said centerline of Taylor May Road, a distance of **2084.36 feet** to a point at the Southerly prolongation of the Westerly line of the Grouse Point Estates Subdivision as shown by plat recorded in Volume 18, Pages 99-100 of Geauga County Deed Records, said point also being on the shared line between Section Nos. 1 and 2;

Thence **North 0° 52' 54" West**, along the Westerly line of subplot no. 14 of said Grouse Point Estates Subdivision, passing through a 5/8 inch iron pin found at 30.57 feet, a total distance of **480.43 feet** to a 5/8 inch iron pin set at the Northwesterly corner thereof, and being the Principal Place of Beginning of the premises herein intended to be described;

- COURSE I Thence Northwesterly (creating a new line) along the arc of a curve deflecting to the right, a distance of 214.18 feet, said curve having a radius of 343.82 feet, a delta of 35° 41' 33", and a chord which bears **North 72° 05' 46" West** a distance of **210.74 feet** to a 5/8 inch iron pin set;
- COURSE II Thence Northwesterly (creating a new line) along the arc of a curve deflecting to the left, a distance of 175.82 feet, said curve having a radius of 283.92 feet, a delta of 35° 28' 49", and a chord which bears **North 71° 59' 35" West** a distance of **173.02 feet** to a 5/8 inch iron pin found at the Northeasterly corner of land conveyed to Rick J. and Carmen E. Deubel (PPN 01-117711) by deed recorded in Volume 1090, Page 289 of Geauga County Deed Records;
- COURSE III Thence **South 89° 06' 28" West**, along the Northerly line of land so conveyed to Rick J. and Carmen E. Deubel, a distance of **199.94 feet** to

a 3/4 inch iron pin found on the Easterly line of land conveyed to James E. Zydyk, Trustee (PPN 01-012400) by deed recorded in Volume 2115, Page 3303 of Geauga County Deed Records;

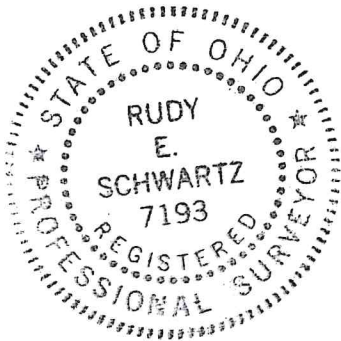
COURSE IV Thence **North 0° 50' 23" West**, along said Easterly line of land so conveyed to James E. Zydyk, Trustee, a distance of **153.36 feet** to an iron spike found on the Southerly line of land conveyed to James E. Zydyk, Trustee (PPN 01-118886) by deed recorded in Volume 2093, Page 2416 of Geauga County Deed Records;

COURSE V Thence **North 89° 28' 39" East**, along said Southerly line of land so conveyed to James E. Zydyk, Trustee, a distance of **19.58 feet** to a 1 1/4 inch iron pipe found at the Southeasterly corner thereof;

COURSE VI Thence **North 0° 34' 05" West**, along the Easterly line of land so conveyed to James E. Zydyk, Trustee, a distance of **330.33 feet** to a 5/8 inch iron pin found at the Southwesterly corner of land conveyed to The State of Ohio (PPN 01-705100) by deed recorded in Volume 516, Page 252 of Geauga County Deed Records;

COURSE VII Thence **South 87° 38' 45" East**, along the Southerly line of land so conveyed to The State of Ohio (PPN 01-705100), a distance of **542.51 feet** to a 5/8 inch iron pin found (I.D. ACLA) at the Northwesterly corner of subplot No. 13 of said Grouse Point Estates Subdivision;

COURSE VIII Thence **South 0° 52' 54" East**, along the Westerly line of said Grouse Point Estates Subdivision, a distance of **576.78 feet** to the Principal Place of Beginning and containing **6.4393 acres** of land as surveyed, calculated and described, on July 8, 2021 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. The intent of this survey is to describe a consolidated parcel of land, 3.9451 acres all of PPN 01-117980, and 2.4942 acres part of PPN 01-082000.



7-12-21

DATE

RUDY E. SCHWARTZ, P.S. 7193

Record Description Reviewed

Gauga County Engineer

Reviewed under the supervision of

Steven N. Roessner, P.S. Ohio #7070

By: SJM Date: 07/13/2021