AUB 00040

Situated in the Township of Auburn, County of Geauga, State of Ohio, in Lot 19, Section 6, Tract 1, of Township 6, Range VIII of the Connectivut Western Reserve GRAPHIC SCALE

1" = 200'

Bearings as shown hereon are assumed and to denote angles only.

All 5/8" rebar set are 30" long capped Foresight Engineering.

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

OFFICE OF THE
GEAUGA COUNTY ENGINEER

This Plat was prepared without the benefit of an abstract of title and is subject to any state of facts revealed by an examination of the same.

This plat represents a survey which meets the minimum standards for a boundary survey in The State of Ohio as specified in the Administrative Code Chapter 4733–37. Surveyed in August 2003 & June 2004 by Foresight Engineering Group, Inc. under the supervision of Steven N. Roessner, P.S. #7070

ALVEN KOLSTIEN
Steven N. Roessner, P.S. #7070
Foresight Engineering Group, Inc.

recorded in Vol. 180, Pg 637 of Geauga County

Records of Deeds

6/17/04 Data

STEVEN OF STEVEN N. * ROESSNER S-7070 OF STEVEN S-7070 OF STEVEN S-7070 OF STEVEN S-7070 OF STEVEN S

5/8" rebar fd. 30' off cl 0 0 James E. and Clarice A. Rybicki Vol. 766, Pg. 568 Parcel #01-117340 Ó. ω Q. 5/8" rebar fd. 30' off cl ン の と 0 James & Clarice Rybicki Vol. 1289, Pg. 121 Parcel #01–118471 5/8" rebar fd. capped Braun 5/8" rebar fd. 30° off cl N89'20'51"E 1606.55' Obs. 1606.90' Rec. 5/8" rebar set 30' off cl 5/8" rebar set B. & C. Brockman N89°14'12"E 1036.52' Meas. Vol. 1729 Pg. 410 Rec. Parcel #01-087500 N00'14'47"W 216.40' Meas House ___ S00'09'25"E 52' Obs. 662.62' 5.1491 Ac Total -0.1490 Ac R/W 5.0001 Ac Residual Shed [] 5/8" rebar fd. 1036.52' Meas. capped "Foresight" N89"14'12"E 1607.20' Obs. capped "Foresight" 5/8" rebar set 108 POB located South 0°20'42' 10 Daniel & Patricia Cabot East a distance of 3959.94 Vol. 1715, Pg. 2336 Parcel #01-118795 feet from a 1" iron pin found at the intersection of Valley Rd. and Stafford Rd. Tract 1 5/8" rebar fd. capped Braun 3/4" iron pipe fd. N89°14'12"E 1607.62' Obs. 1607.87' Rec. Tract 2 34.86' off cl Southeasterly corner of Lot 19, Tract 1 as

Lot Split for Brockman Building Inc. Parcel # 01-087500 Valley Rd Auburn Twp. - Geauga County - Ohio Plat of Survey

Foresight Engineering Group

FILE NAME: Bro40401/Plot DATE:

Horz. Vert.

SHEET NO.

1/1

Picked up 6/18/04 01-087500 Vol. 1733-Pg. 2296

Survey Description for Brockman Building Inc.

Split "A"

June 9, 2004

Situated in the Township of Auburn, County of Geauga, State of Ohio and being a part of Lot No. 19. Tract 1 of Township 6, Range 8 of the Connecticut Western Reserve and being further bounded and described as follows:

Beginning on the centerline of Valley Road, 60 feet wide, at the northeasterly corner of land now or formerly owned by Daniel and Patricia Cabot as recorded in Volume 1715, Page 2336 of Geauga County Record of Deeds, said corner located South 0°20'42" East a distance of 3959.94 feet from a one inch iron pin found at the intersection of Valley Road and Stafford Road;

Course I Thence South 89°14'12" West, along the northerly line of said Daniel and

Patricia Cabot, passing through a 5/8 inch rebar found capped "Foresight Engineering" at 30.00 feet, a total distance of 1036.52 feet to a 5/8 inch rebar

set;

Thence North 00°14'47" West, along a new division line and parallel to the Course II

centerline of said Valley Road, a distance of 216.40 feet to a 5/8 inch rebar

set:

Thence North 89°14'12" East, along a new division line and parallel with the Course III

northerly line of said Daniel and Patricia Cabot, passing through a 5/8 inch rebar set at 1006.52 feet, a total distance of 1036.52 feet to the centerline of

said Valley Road;

Thence South 0°14'47" East, along said centerline of Valley Road, a distance Course IV

of 216.40 feet to the place of beginning and containing 5.1491 acres of land of

which 0.1490 of an acre is within the right of way of said Valley Road.

This description is based upon a survey performed in August 2003 and June 2004 by Foresight Engineering Group under the supervision of Steven N. Roessner, P.S. 7070. Bearing are based upon an assumed meridian and are used to denote angles only. All 5/8 inch rebar set are 30 inches long and capped "Foresight Engineering". The intent of this description is to describe a 5.1491 acre lot split out of land owned by B. & C. Brockman, parcel # 01-087500, as recorded in Volume 1729, Page 410 of Geauga County Record of Deeds.

TEVEN N. ROESSNER, P.S. #7070 FORESIGHT ENGINEERING GROUP, INC.

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

OFFICE OF THE GEAUGA COUNTY ENGINEER