

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

PAK 3/8/05
OFFICE OF THE *Rev*
GEAUGA COUNTY ENGINEER

LOT SPLIT FOR:
MICHAEL B. DAVET

AUB 00065

SITUATED IN THE TOWNSHIP OF AUBURN AND KNOWN AS BEING PART
OF ORIGINAL AUBURN TOWNSHIP LOTS NO. 9, SECTION 3, TRACT ONE,
COUNTY OF GEAUGA AND STATE OF OHIO AND CONTAINING 45.1189 ACRES
OF LAND.

DEED OF REFERENCE: M.B. & M.S. DAVET V. 1364, P. 1055

PREPARED BY:

BRAUN CONSULTANTS
SURVEYING—LAND PLANNING—ENGINEERING—WETLANDS—CONSULTING

17665 HASKINS RD.
CHAGRIN FALLS, OHIO 44023
440-543-5496

I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THIS
SURVEY MAP IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE
OHIO ADMINISTRATIVE CODE.

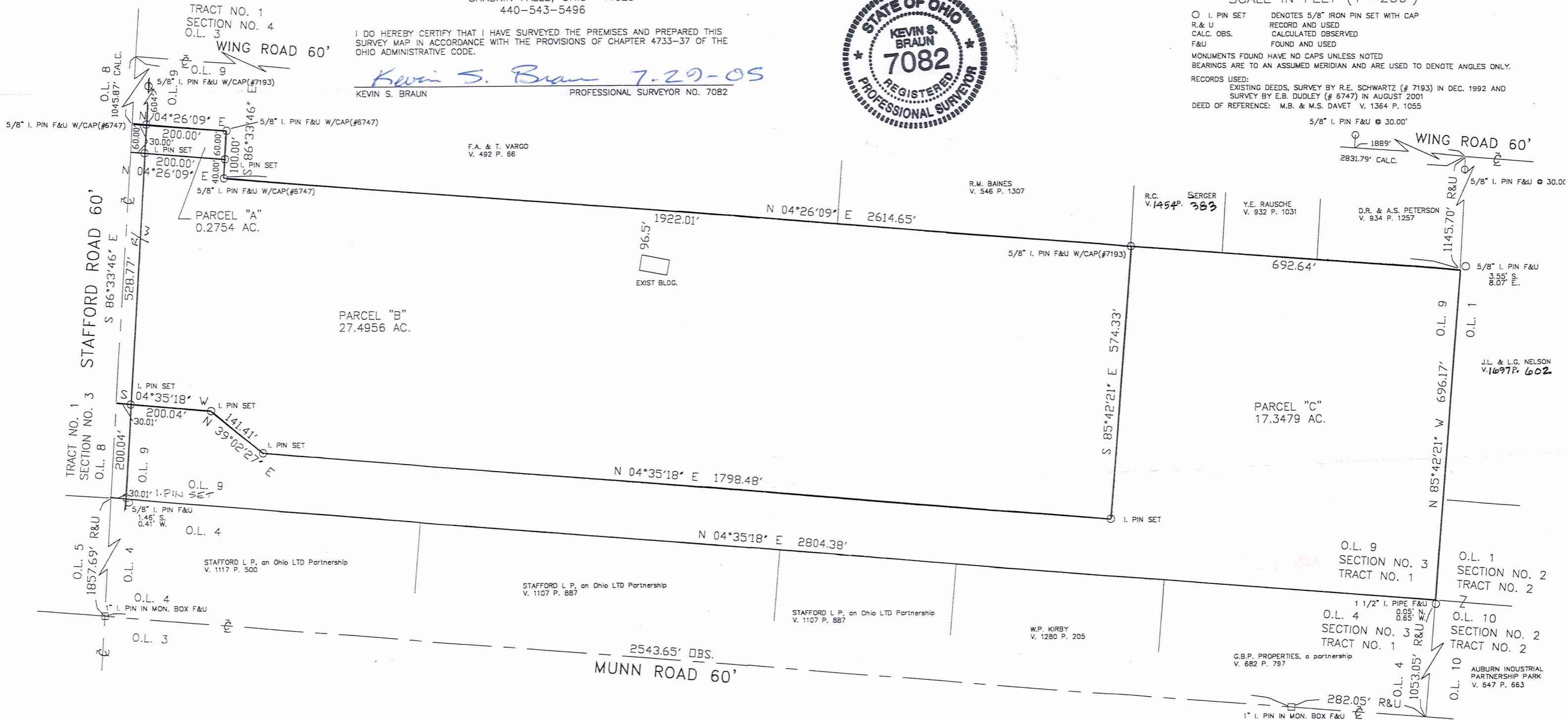
Kevin S. Braun 7-29-05
KEVIN S. BRAUN PROFESSIONAL SURVEYOR NO. 7082



APRIL 2005



○ I. PIN SET DENOTES 5/8" IRON PIN SET WITH CAP
R. & U RECORD AND USED
CALC. OBS. CALCULATED AND OBSERVED
F&U FOUND AND USED
MONUMENTS FOUND HAVE NO CAPS UNLESS NOTED
BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.
RECORDS USED:
EXISTING DEEDS, SURVEY BY R.E. SCHWARTZ (# 7193) IN DEC. 1992 AND
SURVEY BY E.B. DUDLEY (# 6747) IN AUGUST 2001
DEED OF REFERENCE: M.B. & M.S. DAVET V. 1364 P. 1055



(AUB)
00065

Davet
Pick up date
8-8-05
01-118981
Vol. 1778-Pg. 1532

LEGAL DESCRIPTION OF 0.2754 ACRE PARCEL ON SOUTH SIDE OF STAFFORD ROAD FOR MICHAEL B. DAVET - PARCEL "A"

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being part of Original Auburn Township Lot 9, Section 3, Tract One and further bounded and described as follows:

Beginning in the centerline of Stafford Road, distant South 86° 33' 46" East 2586.50 feet, as measured along said centerline from its intersection with the centerline of Munn Road and a 1" iron pin in monument box found and used;

Thence continuing South 86° 33' 46" East, along said centerline, 60.00 feet to a northwesterly corner of land described in deed to F.A. & T. Vargo recorded in Volume 492, Page 66 of Geauga County Records;

Thence South 4° 26' 09" West, along a westerly line of said F.A. & T. Vargo's land, passing through a capped 5/8" iron pin (#6747) found and used at 30.00 feet, 200.00 feet to a capped 5/8" iron pin (#6747) found and used at a northwest corner of said F.A. & T. Vargo land;

Thence North 86° 33' 46" West, along a northerly line of said F.A. & T. Vargo, 60.00 feet to a capped 5/8" iron pin set;

Thence North 4° 26' 09" East 200.00 feet to the place of beginning, passing through a capped 5/8" iron pin set 30.00 feet therefrom and containing 0.2754 acres of land according to the survey of April 2005 by Kevin S. Braun Professional Surveyor No. 7082.

Bearings are to an assumed meridian and are used to denote angles only.

Deed of Reference: M.B. & M.S. Davet V. 1364 P. 1055

Kevin S. Braun 7-29-05



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LEGAL DESCRIPTION OF 27.4956 ACRE PARCEL ON SOUTH SIDE OF STAFFORD ROAD FOR MICHAEL B. DAVET - PARCEL "B"

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being part of Original Auburn Township Lot 9, Section 3, Tract One and further bounded and described as follows:

Beginning in the centerline of Stafford Road, distant South 86° 33' 46" East 2057.73 feet, as measured along said centerline from its intersection with the centerline of Munn Road, and a 1" iron pin in monument box found and used;

Thence continuing South 86° 33' 46" East, along said centerline, 528.77 feet;

Thence South 4° 26' 09" West, passing through a capped 5/8" iron pin set at 30.00 feet, 200.00 feet to a capped 5/8" iron pin set in a northerly line of land described in deed to F.A. & T. Vargo recorded in Volume 492, Page 66 of Geauga County Records;

Thence North 86° 33' 46" West, along a northerly line of said F.A. & T. land, 40.00 feet to a capped 5/8" iron pin (#6747) found and used at a northwest corner of said F.A. & T. Vargo land;

Thence South 4° 26' 09" West, along a westerly line of said F.A. & T. Vargo land and the westerly lines of lands described in deeds to R.M. Baines in Volume 546, Page 1307 of Geauga County Records, and land described to R.C. Serger in Volume 1454, Page 383 as recorded in Geauga County Records, 1922.01 feet to a capped 5/8" iron pin (#7193) found and used;

Thence North 85° 42' 21" West 574.33 feet to a capped 5/8" iron pin set;

Thence North 4° 35' 18" East 1798.48 feet to a capped 5/8" iron pin set;

Thence North 39° 02' 27" East 141.41 feet to a capped 5/8" iron pin set;

Thence North 4° 35' 18" East 200.04 feet to the place of beginning, passing through a capped 5/8" iron pin set 30.01 feet therefrom and containing 27.4956 acres of land according to the survey of April 2005 by Kevin S. Braun Professional Surveyor No. 7082.

Bearings are to an assumed meridian and are used to denote angles only.

Deed of Reference: M.B. & M.S. Davet V. 1364 P. 1055

Kevin S. Braun 7-29-05

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LEGAL DESCRIPTION OF 17.3479 ACRE PARCEL ON SOUTH SIDE OF STAFFORD ROAD FOR MICHAEL B. DAVET - PARCEL "C"

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being part of Original Auburn Township Lot 9, Section 3, Tract One and further bounded and described as follows:

Beginning in the centerline of Stafford Road, distant South 86° 33' 46" East 1857.69 feet, as measured along said centerline from its intersection with the centerline of Munn Road, and a 1" iron pin in monument box found and used, also being the northwest corner of said Original Auburn Township Lot 9;

Thence continuing South 86° 33' 46" East, along said Stafford Road centerline, 200.04 feet;

Thence South 4° 35' 18" West, passing through a capped 5/8" iron pin set at 30.01 feet, 200.04 feet to a capped 5/8" iron pin set;

Thence South 39° 02' 27" West 141.41 feet to a capped 5/8" iron pin set;

Thence South 4° 35' 18" West 1798.48 feet to a capped 5/8" iron pin set;

Thence South 85° 42' 21" East 574.33 feet to a capped 5/8" iron pin (#7193) found and used in a westerly line of land described in deed to R.C. & T.M. Serger recorded in Volume 1082, Page 977 of Geauga County Records;

Thence South 4° 26' 09" West, along the westerly lines of lands of Y.E. Rausche and D.R. & A.S. Peterson recorded in Volume 932, Page 1031 and Volume 934, Page 1257 of Geauga County Records, respectively, 692.64 feet to a northerly line of land described in deed to J.L. & L.G. Nelson recorded in Volume 1697, Page 602 of Geauga County Records and a 5/8" iron pin found and used (3.55 feet south and 8.07 feet east therefrom), also being in the southerly line of said Original Auburn Township Lot 9;

Thence North 85° 42' 21" West, along the southerly line of said Original Auburn Township Lot 9, the northerly line of said J.L. & L.G. Nelson, and a northerly line of land described in deed to Auburn Industrial Partnership Park, recorded in Volume 647, Page 663 of Geauga County Records 696.17 feet to a southeast corner of land described to G.B.P. Properties, a partnership, recorded in Volume 682, Page 797 of Geauga County Records and a 1 1/2" iron pin found and used (0.05 feet north and 0.65 feet west) capped 5/8" iron pin set;

Thence North 4° 35' 18" East, along the easterly lines of lands described in deeds to G.B.P. PROPERTIES, a partnership, recorded in Volume 682, Page 797, W.P. Kirby, recorded in Volume 1280 Page 205, Stafford L.P. an Ohio LTD Partnership recorded in Volume 1107, Page 887 and Volume 1117, Page 500, all of Geauga County Records, 2804.38 feet to the place of beginning, passing through a capped 5/8" iron pin set 30.01 feet therefrom and containing 27.4956 acres of land according to the survey of April 2005 by Kevin S. Braun Professional Surveyor No. 7082.

Bearings are to an assumed meridian and are used to denote angles only.

Deed of Reference: M.B. & M.S. Davet V. 1364 P. 1055

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