

BOUNDARY SURVEY

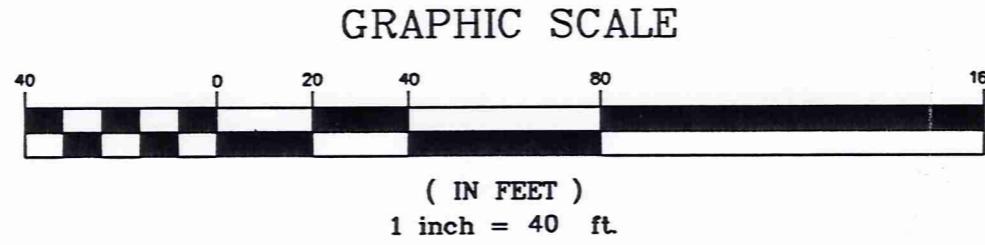
AUB 00069

FOR
RALPH & RACHEL DIMICK

JANUARY, 2002

SITUATED IN THE TOWNSHIP OF AUBURN, COUNTY OF GEAUGA,
STATE OF OHIO

AND KNOWN AS BEING PART OF ORIGINAL AUBURN TOWNSHIP
TRACT 2, SECTION 5



○ = IRON PIPE FOUND AS NOTED
(XX.XX) = RECORD DIMENSION PER DEED VOLUME 247, PAGE 28

01-087500
RYBICKI, GRACE A.
V. 1116, P. 906

1" IRON
PIPE FND.
AND USED

(N86°22'20"W 600.00')
(S86°22'20"E 599.71')

SOUTH LINE OF ORIGINAL
AUBURN TOWNSHIP LOT 19,
TRACT 1, SECTION 6

R/W
C/L

S.E. CORNER OF ORIGINAL
AUBURN TOWNSHIP LOT 19,
TRACT 1, SECTION 6, PER DEED
VOLUME 180, PAGE 637, GEAUGA
COUNTY DEED RECORDS.

1" IRON PIPE FND.
AND USED FOR
LINE @ 31.20'

31.49'

30'

01-118055
SILVERNAIL FARM, INC.
V. 1219, P. 539

(S03°37'40"W 289.48')
(N03°28'52"E 289.35')

01-090700
4.1297 ACRES
(INCLUDING R/W)

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

CEB 1/30/02

OFFICE OF THE
GEAUGA COUNTY ENGINEER

1" IRON
PIPE FND.
AND USED

(S77°09'32"E 488.19')
(S77°06'40"E 488.69')

01-118056
SILVERNAIL FARM, INC.
V. 1219, P. 539

1" IRON PIPE FND.
(BENT), BASE USED
FOR LINE @ 30.41'

30.33'

380.61'

VALLEY ROAD
60' R/W
(N21°21'20"E 386.49')

30'

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED
THIS MAP IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF
THE OHIO ADMINISTRATIVE CODE. DIMENSIONS ARE EXPRESSED IN FEET AND
DECIMAL PARTS THEREOF, BEARINGS ARE BASED ON AN ASSUMED MERIDIAN
AND ARE INTENDED TO INDICATE ANGLES ONLY, ALL OF WHICH I DECLARE TO
BE CORRECT TO THE BEST OF MY KNOWLEDGE.

Joseph Gutoskey P.S. 1/29/02
JOSEPH GUTOSKEY, P.S. No. 7567 DATE



GUTOSKEY & ASSOCIATES INC.

Civil Engineers and Surveyors

10205 Queens Way, Unit 6 TEL (440) 543-6900
CHAGRIN FALLS, OHIO 44023 FAX (440) 543-7176



CONTRACT NO.
02-1485

RECEIVED
JAN 31 2002
GEAUGA COUNTY
ENGINEERS



Gutoskey & Associates, Inc.

Civil Engineers & Surveyors

DIMICK
PICKUP
1-30-02

Joseph Gutoskey, P.E., P.S.

AUB
00069

Legal Description
Ralph & Rachel Dimick
4.1297 Acres

Situated in the Township of Auburn, County of Geauga, and State of Ohio, and known as being part of Original Auburn Township Tract 2, Section 5, further bounded and described as follows;

Beginning at a point in the centerline of Valley Road (60 feet wide), at the southeast corner of a parcel of land conveyed to Grace N. Rybicki by deed recorded in Volume 1116, Page 906 of Geauga County Deed Records said point also being the southeast corner of Original Auburn Township Lot 19, Tract 1, Section 6 per Deed Volume 180, Page 637 of Geauga County Deed Records;

Course I Thence **South 21° 17' 56" West**, along said centerline of Valley Road, **385.71 feet** to a point at the northeast corner of a parcel of land conveyed to Silvernail Farm Inc. by deed recorded in Volume 1219, Page 539 of Geauga County Deed Records;

Course II Thence **North 77° 09' 32" West**, along the north line of said Silvernail Farm parcel (passing through a 1" iron pipe found bent at 30.41 feet), **488.19 feet** to a 1" iron pipe found at an angle point in the north line of said Silvernail Farm;

Course III Thence **North 03° 28' 52" East**, along the east line of said Silvernail Farm, **289.35 feet** to a 1" iron pipe found on the southerly line of said Rybicki parcel and the southerly line of said Lot 19;

Course IV Thence **South 86° 22' 20" East**, along said southerly line of Rybicki and the southerly line of said Lot 19, (passing through a 1" iron pipe found at 568.51 feet) **599.71 feet** to the Place of Beginning and containing 4.1297 Acres of land, as surveyed and described in January 2002 by Joseph Gutoskey, P.S. 7567, be the same, more or less, but subject to all legal highways. Bearings used herein are to an assumed meridian and are intended to indicate angles only.

Previous Deed Volume 247, Page 28

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

CRB 1/30/02

OFFICE OF THE
GEAUGA COUNTY ENGINEER

RECEIVED
JAN 30 2002
GEAUGA COUNTY
ENGINEERS

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