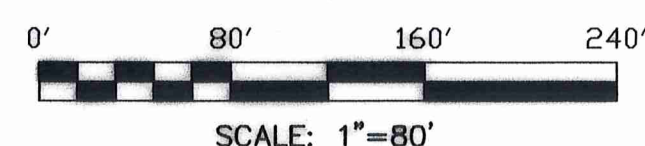
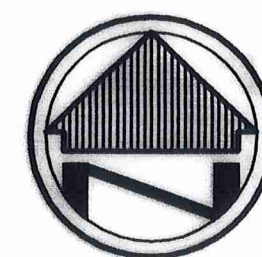


STATE OF OHIO, COUNTY OF GEAUGA, AND TOWNSHIP OF AUBURN  
KNOWN AS BEING PART OF ORIGINAL EAST CENTER LOT NO. 5 OF  
SECTION NO. 3, OF TRACT NO. 2, WITHIN SAID TOWNSHIP.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS  
N 89°08'38" W FOR THE CENTERLINE OF  
WASHINGTON STREET (60') PER PLAT (VOLUME  
21, PAGE 33-34) OF GEAUGA COUNTY RECORDS.



STATE OF OHIO  
VOLUME 307, PAGE 570  
P.P.N. 01-701000

STATE OF OHIO  
VOLUME 272, PAGE 418  
P.P.N. 01-701400

S/L 21

S/L 19

S/L 18

S/L 17

S/L 16

S/L 15

S/L 14

S/L 13

S/L 12

CARRIAGE HILL SUBDIVISION  
VOLUME 21, PAGE 33-34

NANCY R. DOUGLASS  
VOLUME 1010, PAGE 1279  
P.P.N. 01-032900

PARCEL "C"

16.4527 ACRES FROM P.P.N. 01-032900 VOLUME 1010, PAGE 1279  
0.1496 ACRES FROM P.P.N. 01-033000 VOLUME 1010, PAGE 1277  
16.6023 TOTAL ACRES

MARIO & RITA M. ALEMAGNO  
VOLUME 838, PAGE 1186  
P.P.N. 01-077300

APPROVALS

I, WE THE UNDERSIGNED OWNER(S) OF LAND SHOWN HEREON, DO HEREBY ACCEPT THIS PLAT AND BOUNDARY  
AND/OR CONSOLIDATION OF THE SAME.

OWNER'S NAME \_\_\_\_\_

NOTARY:

STATE OF OHIO  
COUNTY OF GEAUGA

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY  
APPEARED THE ABOVE NAME OWNER(S) WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT  
AND THAT IT WAS HIS OWN FREE ACT AND DEED.  
IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND OFFICIAL SEAL AT \_\_\_\_\_

OHIO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2003.

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

THIS PLAT COMPLICABLE REGULATIONS REGARDING  
LOT SIZE, FRONTAGE AND WIDTH CONTAINED IN THE  
AUBURN TOWNSHIP ZONING RESOLUTION THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_ 2003.

AUBURN TOWNSHIP ZONING INSPECTOR \_\_\_\_\_

APPROVED BY GEAUGA COUNTY PLANNING COMMISSION, THIS  
DAY OF \_\_\_\_\_ 2003.

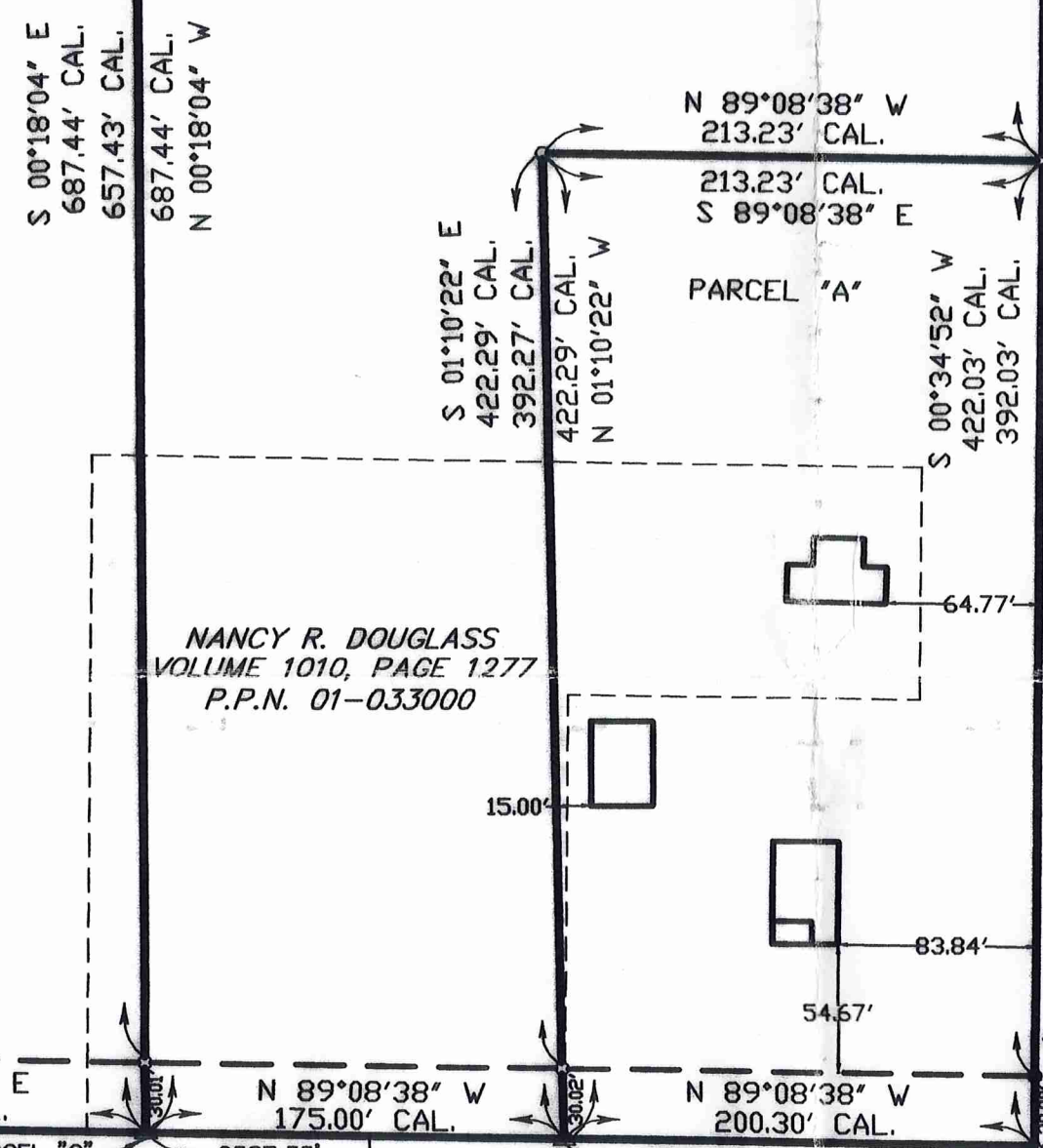
CHAIRMAN, GEAUGA COUNTY PLANNING COMMISSION \_\_\_\_\_

PARCEL "B"

2.8515 ACRES FROM P.P.N. 01-032900 VOLUME 1010, PAGE 1279  
1.1503 ACRES FROM P.P.N. 01-033000 VOLUME 1010, PAGE 1277  
4.0018 TOTAL ACRES

PARCEL "A"

1.6273 ACRES FROM P.P.N. 01-032900 VOLUME 1010, PAGE 1279  
0.3759 ACRES FROM P.P.N. 01-033000 VOLUME 1010, PAGE 1277  
2.0032 TOTAL ACRES



WASHINGTON STREET 60'

BRITANNY WOODS DRIVE

MESSINGER ROAD

NOTE: DIMENSIONS SHOWN HEREON ARE GIVEN  
IN FEET AND DECIMAL PARTS THEREOF.

NOTE: THIS SURVEY WAS PREPARED WITHOUT  
BENEFIT OF A TITLE REPORT AND NO  
SEARCH OF THE PUBLIC RECORDS  
WAS MADE FOR EASEMENTS, RIGHT-OF-  
WAYS & ETC.

I HEREBY DECLARE THAT I HAVE SURVEYED THE LAND  
SHOWN ON THIS PLAT, AND HAVE FOUND OR SET THE  
PINS AND MONUMENTS SHOWN ON THIS PLAT.

DANIEL J. COOK REG. NO. 7179  
CAMPBELL & ASSOCIATES, INC.



SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
PAK 12/19/03  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER

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to Campbell & Associates, Inc.

LEGEND

- REC. - RECORD DISTANCE OR ANGLE
- CAL. - CALCULATED DISTANCE OR ANGLE
- OBS. - OBSERVED DISTANCE OR ANGLE
- T.P.O.B. - TRUE PLACE OF BEGINNING
- P.O.B. - PLACE OF BEGINNING
- - MONUMENT BOX
- - MONUMENT FOUND, SIZE & TYPE AS INDICATED
- - 5/8" REBAR, 30 INCHES IN LENGTH, WITH I.D. CAP C&A SET
- △ - P.K.(MASONRY) NAIL SET

PARCEL SPLIT & CONSOLIDATION PLAT

MEL LALICH  
16141 PURITAS AVENUE  
CLEVELAND, OHIO 44132

Date: 11/14/03  
Drawn By: WRW  
Checked By: DJC  
Field Book: 08  
Scale: 1" = 80'

REVISIONS	DATE
REVISED PARCEL'S	11/19/03
REVISED FOR COUNTY ENGINEER	12/10/03

CAMPBELL & ASSOCIATES, INC.  
Surveying - Engineering  
4915 School Road, Suite 209  
Independence, Ohio 41131  
(614) 862-8888

AWB00070

Douglass  
Pick up date  
12-18-03



CAMPBELL & ASSOCIATES, INC.

Consulting Engineers and Land Surveyors

1923 Bailey Road, Suite A  
Cuyahoga Falls, OH 44221  
(330) 945-4117  
FAX (330) 945-4140

**LEGAL DESCRIPTION FOR  
PARCEL "A"  
2.0032 ACRES**

Situated in the Township of Auburn, County of Geauga and State of Ohio, and being a part of Original East Center Lot No. 5 of Section No. 3 of Tract No. 2 within said Township and bounded and described as follows;

Beginning at a 1" iron pin in a monument box found at the intersection of Messenger Road and Washington Street (60 feet wide); Thence North 89 degrees 08 minutes 38 seconds West along the center line of said Washington Street a distance of 2212.05 feet to a P.K. Nail set, at the Southwesterly corner of land now or formerly owned by Mario and Rita M. Alemagno (Volume 838, Page 1186) which marks the True Place of Beginning for the following described parcel of land;

Thence continuing North 89 degrees 08 minutes 38 seconds West along the center line of said Washington Street a distance of 200.30 feet to a P.K. Nail set;

Thence North 01 degrees 10 minutes 22 seconds West passing over a 5/8" capped rebar set 30.02 feet, a distance of 422.29 feet to a 5/8" capped rebar set;

Thence South 89 degrees 08 minutes 38 seconds East a distance of 213.23 feet to a 5/8" capped rebar set in the Westerly line of said Alemagno;

Thence South 00 degrees 34 minutes 52 seconds West along the Westerly line of said Alemagno, passing over a 3/4" iron pipe found at 392.03 feet, a distance of 422.03 feet to the True Place of Beginning, containing 0.3759 Acres from P.P.N. 01-033000 Volume 1010, Page 1277, 1.6273 Acres from P.P.N. 01-032900 Volume 1010, Page 1279 and 2.0032 Acres total of land, more or less, but subject to all legal highways, and easements of record, as surveyed by Daniel J. Cook, Registered Surveyor No. 7179, of Campbell & Associates, Inc. in November 2003.

The above described parcel of land is part of lands conveyed to Nancy R. Douglass (Volume 1010, Page 1277 and Volume 1010, Page 1279) in Geauga County Records.

The Basis of Bearings used in the description above is North 89 degrees 08 minutes 38 seconds West for the center line of Washington Street as shown on plat (Volume 21, Page 33-34) of Geauga County Records. The Bearings used are to an assumed Meridian and are to denote angles only. All Pins set are 5/8" rebar, 30 inches long with ID Cap No. 7179.

*Daniel J. Cook P.S.*  
DANIEL J. COOK

REGISTERED SURVEYOR NO. 7179

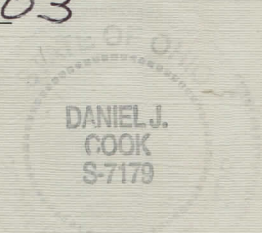
SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251

*PAK 12/18/03*

OFFICE OF THE  
GEAUGA COUNTY ENGINEER  
Canton • Independence • Medina • Niles • Toledo

*12/11/03*  
DATE

*CLOSER  
Good*





**LEGAL DESCRIPTION FOR  
PARCEL "B"  
4.0018 ACRES**

Situated in the Township of Auburn, County of Geauga and State of Ohio, and being a part of Original East Center Lot No. 5 of Section No. 3 of Tract No. 2 within said Township and bounded and described as follows;

Beginning at a 1" iron pin in a monument box found at the intersection of Messenger Road and Washington Street (60 feet wide); Thence North 89 degrees 08 minutes 38 seconds West along the center line of said Washington Street a distance of 2412.35 feet to a P.K. Nail set, which marks the True Place of Beginning for the following described parcel of land;

Thence continuing North 89 degrees 08 minutes 38 seconds West along the center line of said Washington Street a distance of 175.00 feet to a P.K. Nail set;

Thence North 00 degrees 18 minutes 04 seconds West passing over a 5/8" capped rebar set 30.01 feet, a distance of 687.44 feet to a 5/8" capped rebar set;

Thence South 89 degrees 08 minutes 38 seconds East a distance of 385.88 feet to a 5/8" capped rebar set in the Westerly line of lands now or formerly owned by Mario and Rita M. Alemagno (Volume 838, Page 1186);

Thence South 00 degrees 34 minutes 52 seconds West along the Westerly line of said Alemagno a distance of 265.28 feet to a 5/8" capped rebar set;

Thence North 89 degrees 08 minutes 38 seconds West a distance of 213.23 feet to a 5/8" capped rebar set;

Thence South 01 degrees 10 minutes 22 seconds East passing over a 5/8" capped rebar set 392.27 feet a distance of 422.29 feet to the True Place of Beginning, containing 1.1503 Acres from P.P.N. 01-033000 Volume 1010, Page 1277, 2.8515 Acres from P.P.N. 01-032900 Volume 1010, Page 1279 and 4.0018 total Acres of land, more or less, but subject to all legal highways, and easements of record, as surveyed by Daniel J. Cook, Registered Surveyor No. 7179, of Campbell & Associates, Inc. in November 2003.

HUB00070

The above described parcel of land is part of lands conveyed to Nancy R. Douglass (Volume 1010, Page 1277 and Volume 1010, Page 1279) in Geauga County Records.

The Basis of Bearings used in the description above is North 89 degrees 08 minutes 38 seconds West for the center line of Washington Street as shown on plat (Volume 21, Page 33-34) of Geauga County Records. The Bearings used are to an assumed Meridian and are to denote angles only. All Pins set are 5/8" rebar, 30 inches long with ID Cap No. 7179.

*Daniel J. Cook P.S.*

DANIEL J. COOK  
REGISTERED SURVEYOR NO. 7179

*12/17/03*  
DATE

*closed good*

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

*PAK 12/18/03*

OFFICE OF THE  
GEAUGA COUNTY ENGINEER



AWB00070



CAMPBELL & ASSOCIATES, INC.

Consulting Engineers and Land Surveyors

1923 Bailey Road, Suite A  
Cuyahoga Falls, OH 44221  
(330) 945-4117  
FAX (330) 945-4140

**LEGAL DESCRIPTION FOR  
PARCEL "C"  
16.6023 ACRES**

Situated in the Township of Auburn, County of Geauga and State of Ohio, and being a part of Original East Center Lot No. 5 of Section No. 3 of Tract No. 2 within said Township and bounded and described as follows;

Beginning at a 1" iron pin in a monument box found at the intersection of Messenger Road and Washington Street (60 feet wide); Thence North 89 degrees 08 minutes 38 seconds West along the center line of said Washington Street a distance of 2587.35 feet to a P.K. Nail set, which marks the True Place of Beginning for the following described parcel of land;

Thence continuing North 89 degrees 08 minutes 38 seconds West along the center line of said Washington Street a distance of 175.00 feet to a P.K. Nail set;

Thence North 00 degrees 34 minutes 52 seconds East passing over a 5/8" capped rebar set 30.00 feet, and along the Easterly line of the Carriage Hill Subdivision (Volume 21, Page 33-34) of Geauga County Records, a distance of 1789.74 feet to a 5/8" iron pin found in the Southerly line of lands now or formerly owned by The State of Ohio (Volume 307, Page 570) of Geauga County Records;

Thence South 89 degrees 06 minutes 16 seconds East along the Southerly line of said State of Ohio lands (Volume 272, Page 418) and (Volume 307, Pg. 570) a distance of 550.30 feet to a 5/8" capped rebar set at the Northwest corner of lands now or formerly owned by Mario and Rita M. Alemagno (Volume 838, Page 1186);

Thence South 00 degrees 34 minutes 52 seconds West along the Westerly line of said Alemagno a distance of 1102.05 feet to a 5/8" capped rebar set;

Thence North 89 degrees 08 minutes 38 seconds West a distance of 385.88 feet to a 5/8" capped rebar set;

Thence South 00 degrees 18 minutes 04 seconds East passing over a 5/8" capped rebar set 657.43 feet a distance of 687.44 feet to the True Place of Beginning, containing 0.1496 Acres from P.P.N. 01-033000 Volume 1010, Page 1277, 16.4527 Acres from Volume 1010, Page 1279 and 16.6023 total Acres of land, more or less, but subject to all legal highways, and easements of record, as surveyed by Daniel J. Cook, Registered Surveyor No. 7179, of Campbell & Associates, Inc. in November 2003.

The above described parcel of land is part of lands conveyed to Nancy R. Douglass (Volume 1010, Page 1277 and Volume 1010, Page 1279) in Geauga County Records.

The Basis of Bearings used in the description above is North 89 degrees 08 minutes 38 seconds West for the center line of Washington Street as shown on plat (Volume 21, Page 33-34) of Geauga County Records. The Bearings used are to an assumed Meridian and are to denote angles only. All Pins set are 5/8" rebar, 30 inches long with ID Cap No. 7179.

*Daniel J. Cook P.S.*  
DANIEL J. COOK  
REGISTERED SURVEYOR NO. 7179

*12/17/03*  
DATE

*closed record*

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

*PAK 12/18/03*  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER

