

PLAT OF SURVEY AND LOT SPLIT FOR AUBURN LANDS, LTD.

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being a part of Lots Nos. 6 and 7 in Section 3 in Tract No. 1 and further being known as part of a parcel of land conveyed to Auburn Lands, Ltd. by deed recorded in Volume 661, Page 518 of Geauga County Deed Records.

PREPARED BY:
RUDY E. SCHWARTZ
PROFESSIONAL SURVEYOR
15750 AUBURN ROAD
NEWBURY, OHIO 44065
(440)564-7528
FAX: (440)564-5675

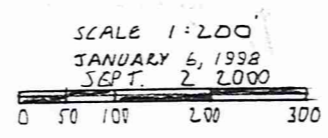
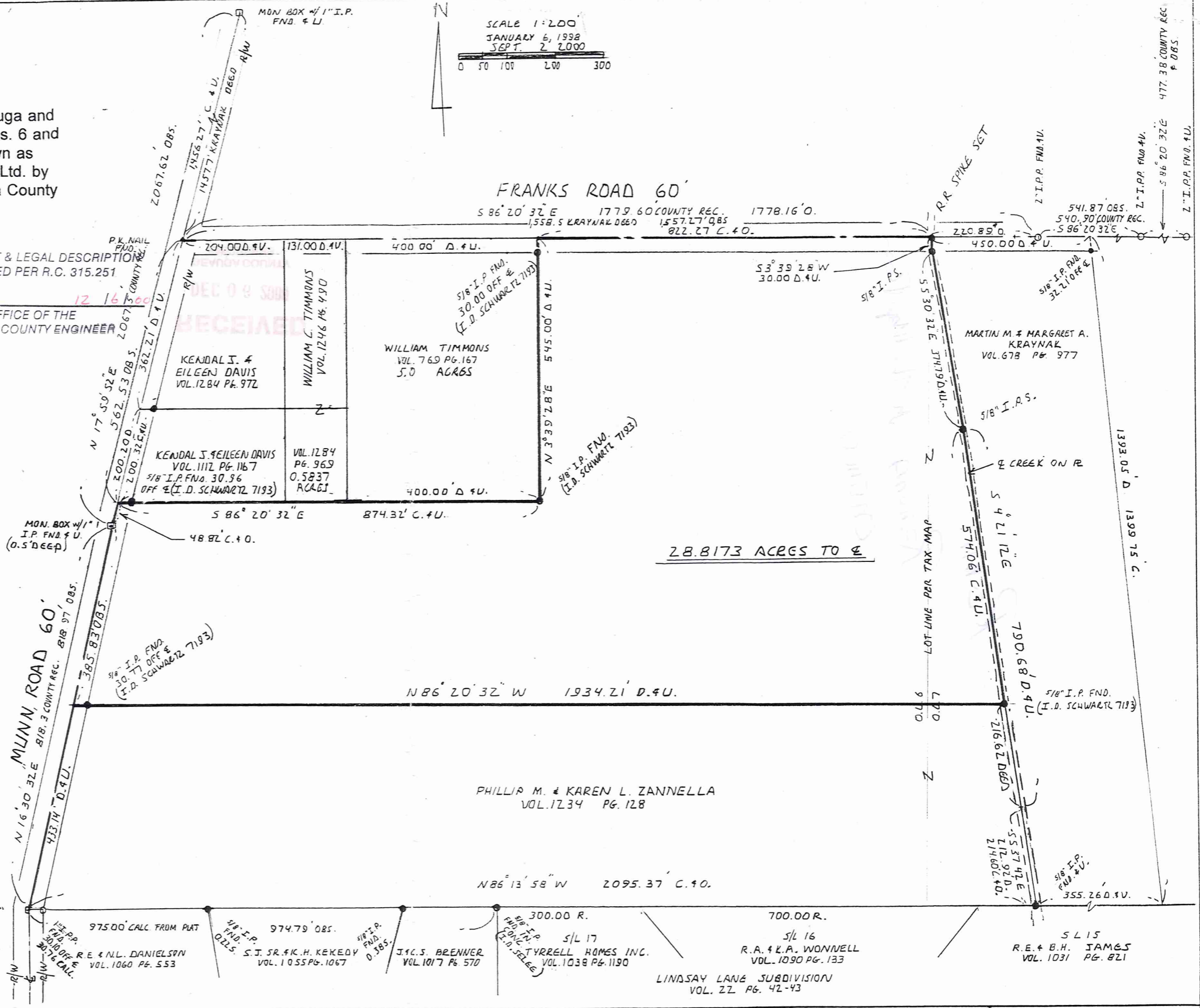
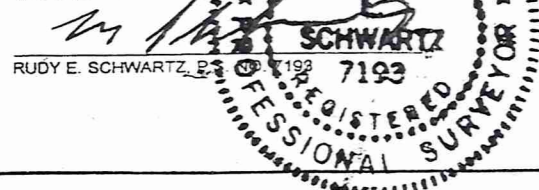
PREPARED FOR:
AUBURN LANDS, LTD.
16644 MUNN ROAD
CHAGRIN FALLS, OHIO 44023

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
C2B 12 16 2000
OFFICE OF THE
GEAUGA COUNTY ENGINEER

LEGEND

- I.P. Iron Pin
- I.P.P. Iron Pipe
- Mon. Monument
- Fnd. Found
- D. Deed
- P. Plat
- R/Rec. Record
- M/Msd. Measured
- O/Obs. Observed
- C/Calc. Calculated
- U. Used
- Encl. Encroachment
- C.L. Centerline
- R.W. Right-Of-Way

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 315 OF THE OHIO ADMINISTRATIVE CODE.



477.38 COUNTY REC. & OBS.

1399.05' D. 1399.75' C.

970.0

970.0

970.0

970.0

970.0

AUB 00006

P. Auburn Lands
picked up 12-11-2000

(AUB
00006)

LEGAL DESCRIPTION
OF A
28.8173 ACRE PARCEL
FOR
AUBURN LANDS, LTD.

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being a part of Lots Nos. 6 and 7 in Section 3 in Tract No. 1 and further being known as part of a parcel of land conveyed to Auburn Lands, Ltd. by deed recorded in Volume 661, Page 518 of Geauga County Deed Records, further bounded and described;

Beginning at a point in the centerline of Munn Road, 60 feet wide, at the Southwesterly corner of land conveyed to Kendal J. and Eileen Davis by deed recorded in Volume 1112, Page 1167 of Geauga County Deed Records, said point lying South 17° 59' 52" West along said centerline of Munn Road a distance of 562.53 feet from a P.K. nail found at its intersection with the centerline of Franks Road, 60 feet wide;

COURSE I Thence South 86° 20' 32" East along the Southerly line of land so conveyed to Kendal J. and Eileen Davis and the Southerly line of a 0.5837 acre parcel of land conveyed to William C. Timmons by deed recorded in Volume 1284, Page 969 of Geauga County Deed Records and along the Southerly line of a 5.0 acre parcel of land conveyed to William Timmons by deed recorded in Volume 769, Page 167 of Geauga County Deed Records passing through a 5/8 inch iron pin found at 30.96 feet (I.D. Schwartz 7193) a total distance of 874.32 feet to a 5/8 inch iron pin found (I.D. Schwartz 7193) at the Southeasterly corner of said 5.0 acre parcel;

COURSE II Thence North 3° 39' 28" East along the Easterly line of said 5.0 acre parcel so conveyed to William Timmons passing through a 5/8 inch iron pin found (I.D. Schwartz 7193) at 515.00 feet a total distance of 545.00 feet to a point in said centerline of Franks Road;

COURSE III Thence South 86° 20' 32" East along said centerline of Franks Road a distance of 822.27 feet to a railroad spike set at the Northwesterly corner of land conveyed to Martin M. and Margaret A. Kraynak by deed recorded in Volume 678, Page 977 of Geauga County Deed Records;

COURSE IV Thence South 3° 39' 28" West along the Westerly line of land so conveyed to Martin M. and Margaret A. Kraynak a distance of 30.00 feet to a 5/8 inch iron pin set in the centerline of a creek;

AUB 00006-

LEGAL DESCRIPTION

28.8173 Acre Parcel

Auburn Lands, Ltd.

Page Two

COURSE V Thence South 5° 30' 32" East along said Westerly line of land so conveyed to Martin M. and Margaret A. Kraynak, also being the centerline of a creek, a distance of 374.79 feet to a 5/8 inch iron pin set;

COURSE VI Thence South 4° 21' 12" East along said Westerly line of land so conveyed to Martin M. and Margaret A. Kraynak, also being the centerline of a creek, a distance of 574.06 feet to a 5/8 inch iron pin found (I.D. Schwartz 7193) at the Northeasterly corner of land conveyed to Philip M. and Karen L. Zannella by deed recorded in Volume 1234, Page 128 of Geauga County Deed Records;

COURSE VII Thence North 86° 20' 32" West along the Northerly line of land so conveyed to Philip M. and Karen L. Zannella passing through a 5/8 inch iron pin found (I.D. Schwartz 7193) at 1903.44 feet a total distance of 1934.21 feet to a point in said centerline of Munn Road;

COURSE VIII Thence North 16° 30' 32" East along said centerline of Munn Road a distance of 385.83 feet to a monument box with a 1 inch iron pin found;

COURSE IX Thence North 17° 59' 52" East along said centerline of Munn Road a distance of 48.82 feet to the Place of Beginning and containing 28.8173 acres of land as calculated and described in September, 2000 based on a survey in January, 1998, February, 1999 and February, 2000 by Rudy E. Schwartz, P.S. No. 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 pins set are I.D. Schwartz 7193.

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

CRB 12/6/00

OFFICE OF THE
GEAUGA COUNTY ENGINEER