

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 No. 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.

SCALE 1"=100' FEB. 27, 1999
0 100 200 500

SURVEY PLAT & LEGAL DESCRIPTION APPROVED PER R.C. 315.251
R.S. 3118/99
OFFICE OF THE GEAUGA COUNTY ENGINEER

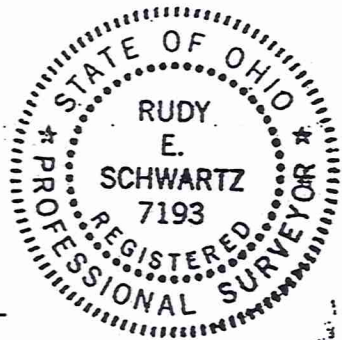
SURVEY PLAT & LEGAL DESCRIPTION APPROVED PER R.C. 315.251
OFFICE OF THE GEAUGA COUNTY ENGINEER
6/28/99

PREPARED BY:
RUDY E. SCHWARTZ
PROFESSIONAL SURVEYOR
15750 AUBURN ROAD
NEWBURY, OHIO 44065
(216)564-7528
FAX: (216)564-5675

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

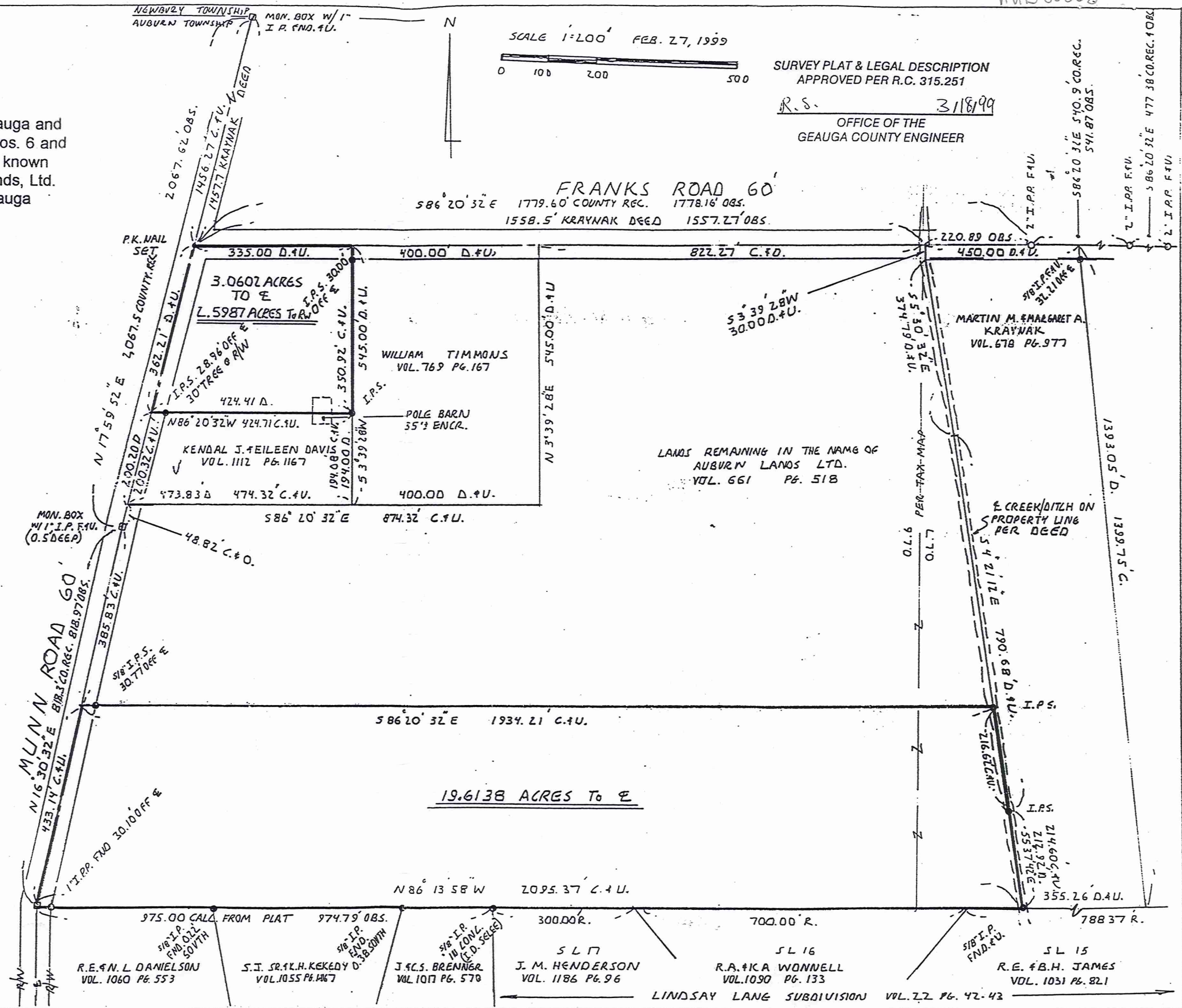
I hereby certify that this Plat was prepared from a field survey made under my direct supervision. Monuments were found or set as indicated. Dimensions are expressed in feet and decimal parts thereof. Bearings refer to an assumed meridian and are intended to indicate angles only. All of which are correct to the best of my knowledge and belief. This Plat was prepared in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code.

RUDY E. SCHWARTZ, P.S. NO. 7193



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
Encr.	Encroachment
C.L.	Centerline
R.W.	Right-Of-Way

ALL 5/8" IRON PIN SET (I.P.S.) ARE I.D. - SCHWARTZ P.S. 7193



AUBURN LANDS
Picked up 7-8-1999
01-118419

LIMITED WARRANTY DEED

(CORNER LOT)

AUBURN LANDS, LTD., an Ohio Limited Partnership, acting by and through GEORGE TIMMONS, its Sole General Partner (the "Grantor"), for valuable consideration paid, grants, with limited warranty covenants, to WILLIAM TIMMONS, aka WILLIAM C. TIMMONS, (the "Grantee"), whose tax mailing address is 16429 Munn Road, Chagrin Falls, Ohio 44023, the following described property situated in the Township of Auburn, County of Geauga and State of Ohio:

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

Beginning at a P.K. nail set in the centerline of Munn Road, 60 feet wide at its intersection with the centerline of Franks Road, 60 feet wide, said nail lying South 17° 59' 52" West along said centerline of Munn Road, a distance of 1456.27 feet from a monument box with a 1 inch iron pin found at its intersection with the Southerly line of Newbury Township.

COURSE I: Thence South 86° 20' 32" East along said centerline of Franks Road, a distance of 335.00 feet to the Northwesterly corner of land conveyed to William Timmons by deed recorded in Volume 769, Page 167 of Geauga County Deed Records;

COURSE II: Thence South 03° 39' 28" West along the Westerly line of land so conveyed to William Timmons, passing through a 5/8 inch iron pin set at 30.00 feet, a total distance of 350.92 feet to a 5/8 inch iron pin set at the Northeasterly corner of land conveyed to Kendal J. and Eileen Davis by deed recorded in Volume 112, Page 1167 of Geauga County deed Records;

COURSE III: Thence North 86° 20' 32" West, along the Northerly line of land so conveyed to Kendal J. and Eileen Davis passing through a 5/8 inch pin set at 395.75 feet, a total distance of 424.71 feet to a point in said centerline of Munn Road;

PHOTOSTATIC COPY OF
EXECUTED DOCUMENT

PETERSEN & IBOLD
ATTORNEYS AT LAW
VILLAGE STATION
401 SOUTH STREET
CHARDON, OHIO 44024-1495
440/285-3511

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

EXHIBIT "F"

JK 6/28/99
OFFICE OF THE
GEAUGA COUNTY ENGINEER

COURSE IV:

Thence North 17° 59' 52" East along said centerline of Munn Road, a distance of 362.21 feet to the Place of Beginning and containing 3.0602 acres of land (2.5987 acres excluding the area within the right-of-way of Franks Road and Munn Road) as surveyed, calculated and described in January, 1998 and February, 1999 by Rudy E. Schwartz, P.S. No. 7193 be the same more or less but subject to all legal highways and easements of record. Bearing used herein refer to an assumed meridian and are intended to indicate angles only. All 5/8 inch iron pins set are I.D. Schwartz, 7193.

as appears by said plat, be the same more or less, but subject to all legal highways (the "Premises").

The foregoing conveyance is subject, however, to the following which are excepted from the Grantor's limited warranty covenants; (a) taxes and assessments (both general and special), if any, not due and payable; (b) restrictions, conditions, reservations and easements of record; and (c) zoning ordinances and regulations.

Prior Instrument Reference Vol. 661, Page 518, et seq.

Permanent Parcel No. 01-106000

This Deed was executed by the Grantor's Sole General Partner as of the 15th day of March, 1999.

Executed and acknowledged in the presence of:

AUBURN LANDS, LTD.

Heidi J Medina
HEIDI J MEDINA
(Print Name)

By: George Timmons
GEORGE TIMMONS, General Partner

Laurie S. Lawson
Laurie S. Lawson
(Print Name)

AUB=00008

STATE OF OHIO : Arizona
: SS.
COUNTY OF ~~GEAUGA~~ : Maricopa

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above-named GEORGE TIMMONS, who acknowledged that such individual did sign the foregoing instrument in the name and on behalf of AUBURN LANDS, LTD., an Ohio Limited Partnership, and that the same was such individual's free act and deed, both individually and as the Sole General Partner of said Limited Partnership.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 15th day of March, 1999.

Roxanne D. Tommasino
NOTARY PUBLIC

This Instrument Prepared By:
JEFFREY T. ORNDORFF, #0021460
PETERSEN & IBOLD
401 South Street
Chardon, Ohio 44024
(440) 285-3511 942-7177



PETERSEN & IBOLD
ATTORNEYS AT LAW
VILLAGE STATION
401 SOUTH STREET
CHARDON, OHIO 44024-1495
440/285-3511

RECEIVED
JUN 22 1999
MARICOPA COUNTY