

# PLAT OF SURVEY AND LOT SPLIT FOR AUBURN SPRINGS, LTD.

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

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

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being a part of Original Lot No. 2 in Section No. 3 in Tract No. 1 and further being known as land conveyed to Auburn Springs, Ltd. by deed recorded in Volume \_\_\_\_\_, Page \_\_\_\_\_ of Geauga County Deed Records.

PREPARED FOR:  
**AUBURN SPRINGS LIMITED**  
P.O. BOX 368  
BURTON, OHIO 44021

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

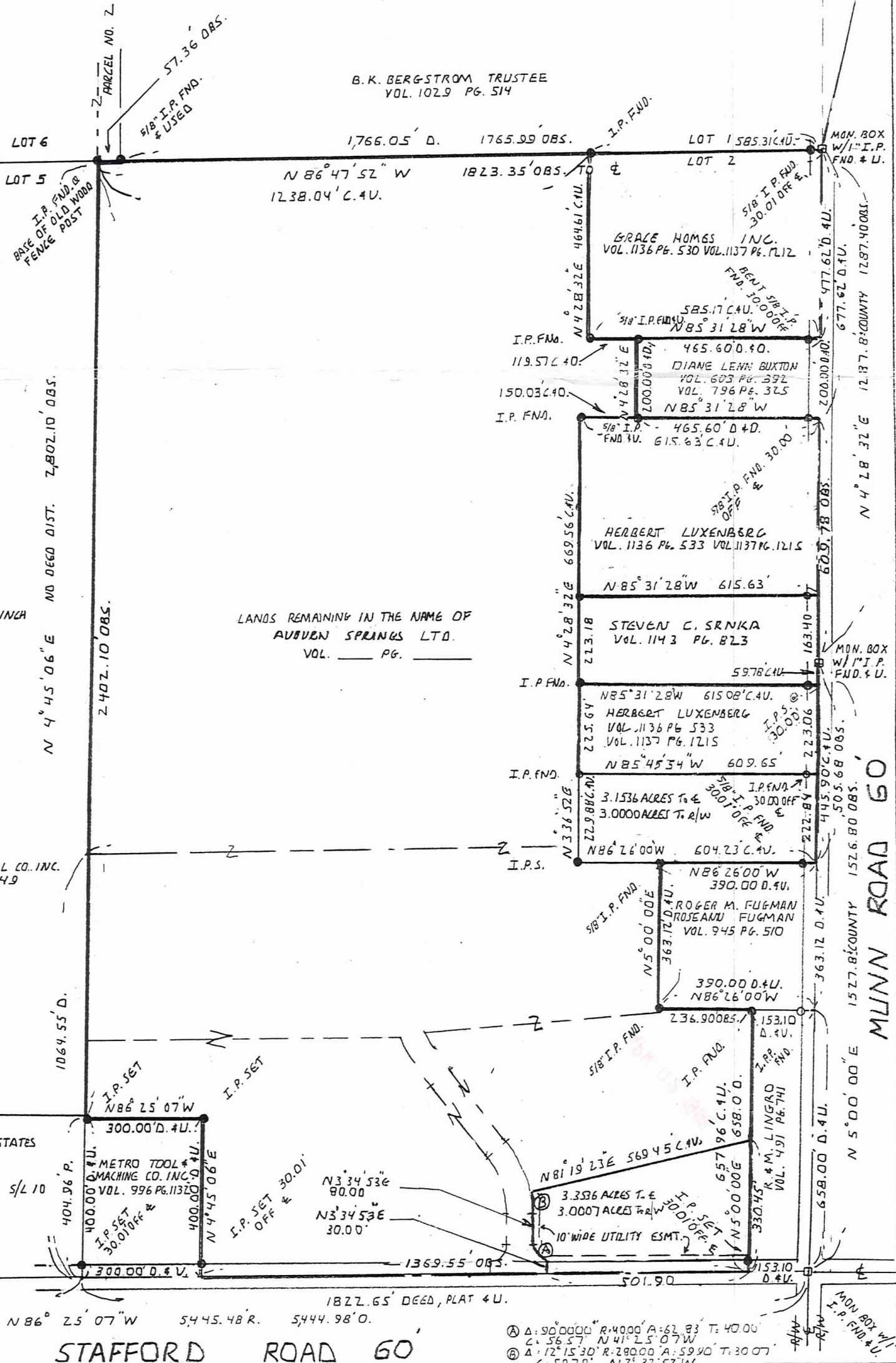
*R.S. 41698 (as noted)*

OFFICE OF THE  
GEAUGA COUNTY ENGINEER



C.V. WEST INC.  
B.B. BEARD TRUSTEE  
VOL. 911 PG. 794  
PARCEL NO. 1

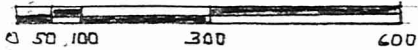
B.K. BERG-STROM TRUSTEE  
VOL. 1029 PG. 514



### LEGEND

- I. PIN IRON PIN
- MON. MONUMENT
- FND. FOUND
- D. DEED
- R/REC RECORD
- M/MSD MEASURED
- O/OBS OBSERVED
- C./CALC CALCULATED
- U. USED
- D.R. DEED RECORD
- O.R. OFFICIAL RECORD
- C.L./C CENTERLINE
- I.P.S. : 5/8" IRON PIN SET

SCALE 1" = 300' JULY 19, 1997



ADD'D BLOCKS - 8-24-97  
 OUTLOTS - 8-26-97  
 REVISED - 2-11-98  
 REVISED - 3-31-98  
 REVISED - 4-1-98

NOTE: ALL IRON PINS SET ARE 5/8 INCH I.D. SCHWARTZ 7193.



METRO MACHINE & TOOL CO. INC.  
VOL. 443 PG. 949

AUBURN SPRINGS COUNTRY CLUB ESTATES  
VOL. 17 PG. 90 & 91

1/2" I.P.P. FND.  
4" U. @ ANGLES PT.

STAFFORD ROAD 60'

MLUNN ROAD 60'

① Δ: 90°00'00" R: 4000' A: 62.83' T: 40.00'  
 C: 56.57' N: 41°25'07" W  
 ② Δ: 12°15'30" R: 28000' A: 59.40' T: 30.07'  
 C: 159.79' N: 2°32'52" W



LEGAL DESCRIPTION  
OF A  
3.1536 ACRE PARCEL  
(OUTLOT NORTH OF FUGMAN)

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being a part of Original Lot No. 2 in Section No. 3 in Tract No. 1 and further being known as part of a 88.2953 acre parcel of land conveyed to Auburn Springs, Ltd. by deed recorded in Volume 1150, Page 677 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a monument box with a one inch iron pin found in the centerline of Munn Road, 60 feet wide at the Northeasterly corner of said Original Lot No. 2 also being the Southeasterly corner of land conveyed to B.K. Bergstrom, Trustee, by deed recorded in Volume 1029, Page 514 of Geauga County Deed Records;

Thence South 4° 28' 32" West along said centerline of Munn Road, a distance of 1287.40 feet to a monument box with a one inch iron pin found at an angle point therein;

Thence South 5° 00' 00" West continuing along said centerline of Munn Road, a distance of 282.84 feet to a point at the Southeasterly corner of land conveyed to Herbert Luxenberg by deeds recorded in Volume 1136, Page 533 and Volume 1137, Page 1215 of Geauga County Deed Records and the Principal Place of Beginning of the premises herein intended to be described;

COURSE I                      Thence South 5° 00' 00" West continuing along said centerline of Munn Road, a distance of 222.84 feet to a point at the Northeasterly corner of land conveyed to Roger M. and Roseann Fugman by deed recorded in Volume 945, Page 510 of Geauga County Deed Records;

COURSE II                      Thence North 86° 26' 00" West along the Northerly line of land so conveyed to Roger M. and Roseann Fugman and its Westerlye prolongation, passing through a 5/8 inch iron pin found at 30.01 feet and passing through a 5/8 inch iron pin found at the Northwesterly corner thereof at 390.00 feet, a total distance of 604.23 feet to a 5/8 inch iron pin set;

LEGAL DESCRIPTION  
3.1536 Acre Parcel  
Page Two

COURSE III Thence North 3° 36' 52" East, a distance of 229.88 feet to a 5/8 inch iron pin found at the Southwesterly corner of land so conveyed to Herbert Luxenberg;

COURSE IV Thence South 85° 45' 54" East along the Southerly line of land so conveyed to Herbert Luxenberg, passing through a 5/8 inch iron pin found at 579.65 feet, a total distance of 609.65 feet to the Principal Place of Beginning and containing 3.1536 acres of land (3.0000 acres of land excluding the area within the right of way of Munn Road) as surveyed, calculated and described in March, 1998 by Rudy E. Schwartz, 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 iron pins set are I.D. Schwartz 7193.

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

R.E.S. 4/6/98 (as noted)  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER