





AUB00012

Auburn Springs  
picked up 4-7-98  
01-105820

LEGAL DESCRIPTION  
OF A  
88.2953 ACRE PARCEL  
(COMBINATION LEGAL)

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 lands conveyed to Auburn Springs Ltd. by deeds recorded in Volume 1146, Page 609, Volume 1146, Page 611, Volume 1150, Page 677 and Volume 1150, Page 671 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Stafford Road, 60 feet wide, at the Southwesterly corner of land conveyed to R. and M. Lingro by deed recorded in Volume 491, Page 741 of Geauga County Deed Records, said point lying North 86° 25' 07" West along said centerline of Stafford Road a distance of 153.10 feet from a monument box with a one inch iron pin found at its intersection with the centerline of Munn Road, 60 feet wide;

- COURSE I            Thence North 86° 25' 07" West along said centerline of Stafford Road, a distance of 1369.55 feet to the Southeasterly corner of land conveyed to Metro Tool & Machine Company, Inc. by deed recorded in Volume 996, Page 1132 of Geauga County Deed Records;
  
- COURSE II           Thence North 4° 45' 06" East along the Easterly line of land so conveyed to Metro Tool & Machine Company, Inc. passing through a 5/8 inch iron pin found at 30.01 feet, a total distance of 400.00 feet to a 5/8 inch iron pin found at the Northeasterly corner thereof;
  
- COURSE III          Thence North 86° 25' 07" West along the Northerly line of land so conveyed to Metro Tool & Machine Company, Inc. a distance of 300.00 feet to a 5/8 inch iron pin found at the Northwesterly corner thereof, in the Easterly line of Auburn Springs Country Club Estates as shown by plat recorded in Volume 12, Pages 90-91 of Geauga County Plat Records;

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APR 02 1998  
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COURSE IV           Thence North 4° 45' 06" East along said Easterly line of land so conveyed to Auburn Springs Country Club Estates and along the Easterly line of land conveyed to Metro Machine & Tool Company, Inc. by deed recorded in Volume 443, Page 949 of Geauga County Deed Records a distance of 2402.10 feet to a 5/8 inch iron pin found at the base of an old wood fence post at the Southeasterly corner of Parcel No. 1 of lands conveyed to C.V. West, Inc., B.B. Beard Trustee by deed recorded in Volume 911, Page 794 of Geauga County Deed Records;

COURSE V           Thence South 86° 47' 52" East along the Southerly line of Parcel No. 2 of lands so conveyed to C.V. West Inc., B.B. Beard Trustee and along the Southerly line of land conveyed to B.K. Bergstrom Trustee by deed recorded in Volume 1029, Page 514 of Geauga County Deed Records, passing through a 5/8 inch iron pin found at 57.36 feet at the Southeasterly corner of said Parcel No. 2, a total distance of 1238.04 feet to a 5/8 inch iron pin found at the Northwesterly corner of land conveyed to Grace Homes, Inc. by deeds recorded in Volume 1136, Page 530 and Volume 1137, Page 1212 of Geauga County Deed Records;

COURSE VI           Thence South 4° 28' 32" West along the Westerly line of land so conveyed to Grace Homes, Inc. a distance of 464.61 feet to a 5/8 inch iron pin found at the Southwesterly corner thereof;

COURSE VII           Thence South 85° 31' 28" East along the Southerly line of land so conveyed to Grace Homes, Inc. a distance of 119.57 feet to a 5/8 inch iron pin found at the Northwesterly corner of land conveyed to Diane Lenn Buxton by deeds recorded in Volume 603, Page 392 and Volume 796, Page 325 of Geauga County Deed Records;

COURSE VIII           Thence South 4° 28' 32" West along the Westerly line of land so conveyed to Diane Lenn Buxton a distance of 200.00 feet to a 5/8 inch iron pin found in the Northerly line of land conveyed to Herbert Luxenberg by deeds recorded in Volume 1136, Page 533, and Volume 1137, Page 1215 of Geauga County Deed Records;

COURSE IX           Thence North 85° 31' 28" West along said Northerly line of land so conveyed to Herbert Luxenberg a distance of 150.03 feet to a 5/8 inch iron pin found at the Northwesterly corner thereof;



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- COURSE X Thence South 4° 28' 32" West along the Westerly line of land so conveyed to Herbert Luxenberg and along the Westerly line of land conveyed to Steven C. Srnka by deed recorded in Volume 1143, Page 823 of Geauga County Deed Records a distance of 669.56 feet to a 5/8 inch iron pin found at the Southwesterly corner of land conveyed to Steven C. Srnka;
  
- COURSE XI Thence South 3° 36' 52" West along the Westerly line of land so conveyed to Herbert Luxenberg, a distance of 225.64 feet to a 5/8 inch iron pin found at the Southwesterly corner thereof;
  
- COURSE XII 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 a point in said centerline of Munn Road;
  
- COURSE XIII Thence South 5° 00' 00" West along said centerline of Munn Road a distance of 222.84 feet to 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 XIV Thence North 86° 26' 00" West along the Northerly line of land so conveyed to Roger M. and Roseann Fugman passing through a 5/8 inch iron pin found at 30.01 feet a total distance of 390.00 feet to a 5/8 inch iron pin found at the Northwesterly corner thereof;
  
- COURSE XV Thence South 5° 00' 00" west along the Westerly line of land so conveyed to Roger M. and Roseann Fugman a distance of 363.12 feet to a 5/8 inch iron pin found at the Southwesterly corner thereof;
  
- COURSE XVI Thence South 86° 26' 00" East along the Southerly line of land so conveyed to Roger M. and Roseann Fugman a distance of 236.90 feet to a 5/8 inch iron pin found at the Northwesterly corner of land conveyed to R. and M. Lingro by deed recorded in Volume 491, Page 741 of Geauga County Deed Records;

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COURSE XVII

Thence South 5° 00' 00" West along the Westerly line of land so conveyed to R. and M. Lingro passing through a 5/8 inch iron pin found at 627.95 feet a total distance of 657.96 feet to the Place of Beginning and containing 88.2953 acres of land as surveyed, calculated and described on March 30, 1998 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 iron pins set are I.D. Schwartz 7193.

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

R.S. 41698 (as noted)

OFFICE OF THE  
GEAUGA COUNTY ENGINEER