

PLAT OF SURVEY AND LOT SPLIT FOR AUBURN SPRINGS LIMITED

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
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

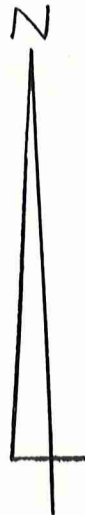
Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being a part of Original Lot No. 2 in Section No. 3 in Tract No. 1 and further being known as lands conveyed to Grace Homes, Inc. by deeds recorded in Volume 1136, Page 530 and Volume 1137, Page 1212 of Geauga County Deed Records and conveyed to Herberg Luxenberg by deeds recorded in Volume 1136, Page 533 and Volume 1137, Page 1215 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. 2/18/98 (as noted)

OFFICE OF THE
GEAUGA COUNTY ENGINEER



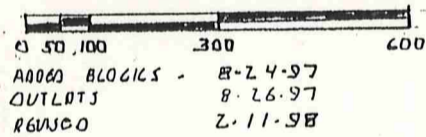
C.V. WEST INC.
B.B. BEARD TRUSTEE
VOL. 911 PG. 794
PARCEL NO. 1

B.K. BERGSTROM 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/GALC. | 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



ADDED BLOCKS - 8-24-97
OUTLOTS - 8-26-97
REVISIONS - 2-11-98

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



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

* Iron pins found in a later survey

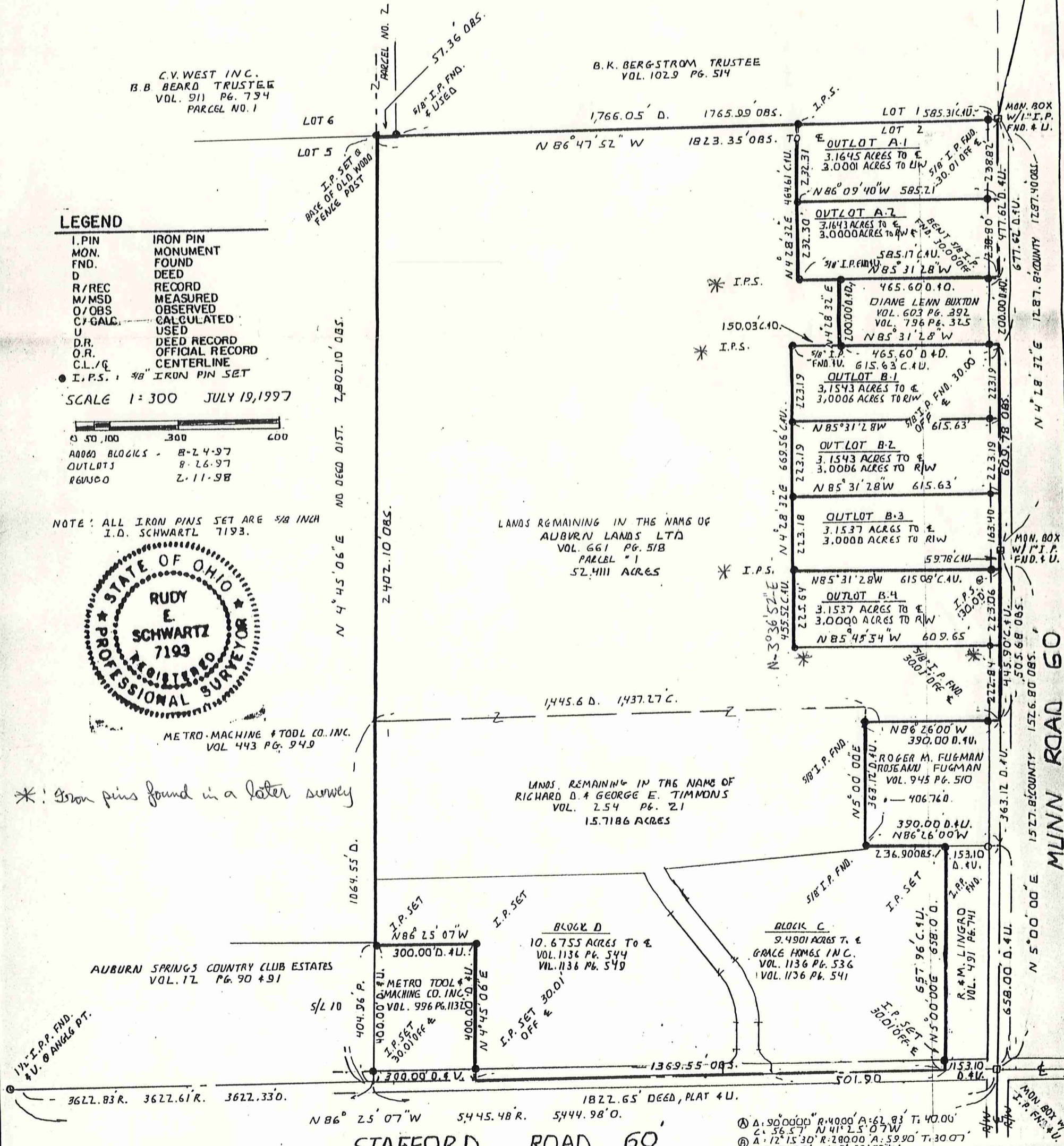
LANDS REMAINING IN THE NAME OF
AUBURN LANDS LTD
VOL. 661 PG. 518
PARCEL #1
52.4111 ACRES

LANDS REMAINING IN THE NAME OF
RICHARD D. & GEORGE E. TIMMONS
VOL. 254 PG. 21
15.7186 ACRES

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

BLOCK D
10.6755 ACRES TO &
VOL. 1136 PG. 544
VOL. 1136 PG. 549

BLOCK C
9.4901 ACRES TO &
GRACE HOMES INC.
VOL. 1136 PG. 536
VOL. 1136 PG. 541



STAFFORD ROAD 60

MILN 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. 17°15'30" R. 2800' A. 59.90' T. 30.07'
C. 59.79' N. 2°32'52"W

LEGAL DESCRIPTION OF
A-1
3.1645 ACRES

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 6.3288 acre parcel 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, 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.

COURSE I Thence South 4° 28' 32" West along said centerline of Munn Road, a distance of 238.82 feet to a point;

COURSE II Thence North 86° 09' 40" West, passing through a 5/8 inch iron pin set at 30.00 feet, a total distance of 585.21 feet to a 5/8 inch iron pin set in the Westerly line of said 6.3288 acre parcel;

COURSE III Thence North 4° 28' 32" East along said Westerly line a distance of 232.31 feet to a 5/8 inch iron pin found in the Southerly line of land so conveyed to B.K. Bergstrom, Trustee at the Northwesterly corner of said 6.3288 acre parcel;

COURSE IV Thence South 86° 47' 52" East along the Southerly line of land so conveyed to B.K. Bergstrom, Trustee, passing through a 5/8 inch iron pin found at 555.30 feet, a total distance of 585.31 feet to the Place of Beginning and containing 3.1645 acres of land (3.0001 acres of land excluding the area within the right-of-way of Munn Road) as surveyed, calculated and described in August, 1997, 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.

RECEIVED
FEB 19 1998

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.S. 2/18/98
OFFICE OF THE
GEAUGA COUNTY ENGINEER

LEGAL DESCRIPTION OF
A-2
3.1643 ACRES

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 6.3288 acre parcel 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, 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 238.82 feet to a point and the Principal Place of Beginning herein intended to be described;

- COURSE I Thence South 4° 28' 32" West continuing along said centerline of Munn Road, a distance of 238.80 feet to the Northeasterly corner of land conveyed to Diane Lenn Buxton by deed recorded in Volume 603, Page 392 of Geauga County Deed Records;
- COURSE II Thence North 85° 31' 28" West, along the Northerly line of land so conveyed to Diane Lenn Buxton and its Westerly prolongation passing through a bent 5/8 inch iron pin found at 30.00 feet and passing through a 5/8 inch iron pin found at the Northwesterly corner thereof at 465.60 feet, a total distance of 585.17 feet to a 5/8 inch iron pin found at the Southwesterly corner of said 6.3288 acre parcel; *
- COURSE III Thence North 4° 28' 32" East, along the Westerly line of said 6.3288 acre parcel a distance of 232.30 feet to a 5/8 inch iron pin set;
- COURSE IV Thence South 86° 09' 40" East passing through a 5/8 inch iron pin set at 555.21 feet, a total distance of 585.21 feet to the Principal Place of Beginning and containing 3.1643 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 August, 1997, 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.

RECORDED
FEB 17 1998

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

R.S. 2/18/98

OFFICE OF THE
GEAUGA COUNTY ENGINEER

AUB00013

Auburn Springs

01-118353

LEGAL DESCRIPTION OF
B-1
3.1543 ACRES

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 12.6161 acre parcel of land conveyed to Herbert Luxenberg by deeds recorded in Volume 1136, Page 533 and Volume 1137, Page 1215 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 677.62 feet to the Southeasterly corner of land conveyed to Diane Lenn Buxton by deed recorded in Volume 603, Page 392 of Geauga County Deed Records, and the Principal Place of Beginning of the premises herein intended to be described

- COURSE I Thence South 4° 28' 32" West continuing along said centerline of Munn Road, a distance of 223.19 feet to a point;
- COURSE II Thence North 85° 31' 28" West, passing through a 5/8 inch iron pin set at 30.00 feet, a total distance of 615.63 feet to a 5/8 inch iron pin set in the Westerly line of said 12.6161 acre parcel;
- COURSE III Thence North 4° 28' 32" East along said Westerly line, a distance of 223.19 feet to a 5/8 inch iron pin found at the Northwesterly corner of said 12.6161 acre parcel in the Westerly prolongation of the Southerly line of land so conveyed to Diane Lenn Buxton;
- COURSE IV Thence South 85° 31' 28" East along said Westerly prolongation and along said Southerly line of land so conveyed to Diane Lenn Buxton, passing through a 5/8 inch iron pin found at 150.03 feet at the Southwesterly corner thereof, and passing through a 5/8 inch iron pin found at 585.63 feet, a total distance of 615.63 feet to the Principal Place of Beginning and containing 3.1543 acres of land (3.0006 acres of land excluding the area within the right-of-way of Munn Road) as surveyed, calculated and described in August, 1997, 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.

0081 51 031

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

R.S. 2/18/98

OFFICE OF THE
GEAUGA COUNTY ENGINEER

LEGAL DESCRIPTION OF
B-2
3.1543 ACRES

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 12.6161 acre parcel of land conveyed to Herbert Luxenberg by deeds recorded in Volume 1136, Page 533 and Volume 1137, Page 1215 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 900.81 feet to the Principal Place of Beginning of the premises herein intended to be described;

- COURSE I Thence South 4° 28' 32" West continuing along said centerline of Munn Road, a distance of 223.19 feet to a point;
- COURSE II Thence North 85° 31' 28" West, passing through a 5/8 inch iron pin set at 30.00 feet, a total distance of 615.63 feet to a 5/8 inch iron pin set in the Westerly line of said 12.6161 acre parcel;
- COURSE III Thence North 4° 28' 32" East along said Westerly line, a distance of 223.19 feet to a 5/8 inch iron pin set;
- COURSE IV Thence South 85° 31' 28" East passing through a 5/8 inch iron pin set at 585.63 feet, a total distance of 615.63 feet to the Principal Place of Beginning and containing 3.1543 acres of land (3.0006 acres of land excluding the area within the right-of-way of Munn Road) as surveyed, calculated and described in August, 1997, 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.S.

2/18/98

OFFICE OF THE
GEAUGA COUNTY ENGINEER

LEGAL DESCRIPTION OF
B-3
3.1537 ACRES

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 12.6161 acre parcel of land conveyed to Herbert Luxenberg by deeds recorded in Volume 1136, Page 533 and Volume 1137, Page 1215 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 1124.00 feet to the Principal Place of Beginning of the premises herein intended to be described;

- COURSE I Thence South 4° 28' 32" West continuing along said centerline of Munn Road, a distance of 163.40 feet to a monument box with a one inch iron pin found at an angle point therein;
- COURSE II Thence South 5° 00' 00" West continuing along said centerline of Munn Road, a distance of 59.78 feet to a point;
- COURSE III Thence North 85° 31' 28" West passing through a 5/8 inch iron pin set at 30.00 feet, a total distance of 615.08 feet to a 5/8 inch iron pin set in the Westerly line of said 12.6161 acre parcel;
- COURSE IV Thence North 4° 28' 32" East along said Westerly line of said 12.6161 acre parcel, a distance of 223.18 feet to a 5/8 inch iron pin set;
- COURSE V Thence South 85° 31' 28" East passing through a 5/8 inch iron pin set at 585.63 feet, a total distance of 615.63 feet to the Principal Place of Beginning and containing 3.1537 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 August, 1997, 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.

APR 11 1998

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

R.S. 2/18/98

OFFICE OF THE
GEAUGA COUNTY ENGINEER

LEGAL DESCRIPTION OF
B-4
3.1537 ACRES

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 12.6161 acre parcel of land conveyed to Herbert Luxenberg by deeds recorded in Volume 1136, Page 533 and Volume 1137, Page 1215 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 59.78 feet to a point 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 223.06 feet to a point at the Southeasterly corner of said 12.6161 acre parcel;

COURSE II Thence North 85° 45' 54" West along the Southerly line of said 12.6161 acre parcel passing through a 5/8 inch iron pin found at 30.00 feet a total distance of 609.65 feet to a 5/8 inch iron pin found at the Southwesterly corner of said 12.6161 acre parcel;

COURSE III Thence North 3° 36' 52" East along the Westerly line of the 12.6161 acre parcel, a distance of 225.64 feet to a 5/8 inch iron pin found at an angle point therein;

COURSE IV Thence South 85° 31' 28" East passing through a 5/8 inch iron pin set at 585.08 feet, a total distance of 615.08 feet to the Principal Place of Beginning and containing 3.1537 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 August, 1997 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.

680 71 937

SURVEY PLAT & LEGAL DESCRIPTION
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