

PLAT OF SURVEY AND LOT SPLIT FOR AUBURN SPRINGS LIMITED

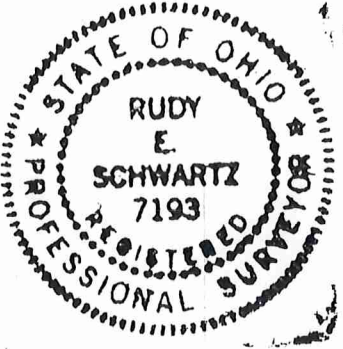
I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION. MONUMENTS WERE FOUND OR SET AS INDICATED. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS REFER TO AN ASSUMED MERIDIAN AND ARE INTENDED TO INDICATE ANGLES ONLY. ALL OF WHICH ARE CORRECT 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)564-5875

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 lands conveyed to Auburn Springs LTD. by deeds recorded in Volume _____, Page _____ and Volume _____, Page _____ of Geauga County Deed Records and part of lands conveyed to Grace Homes, Inc. by deeds recorded in Volume 1136, Page 536 and Volume 1136, Page 541 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. 3/2/98

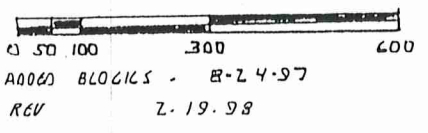
OFFICE OF THE
GEOUGA COUNTY ENGINEER

3-1536

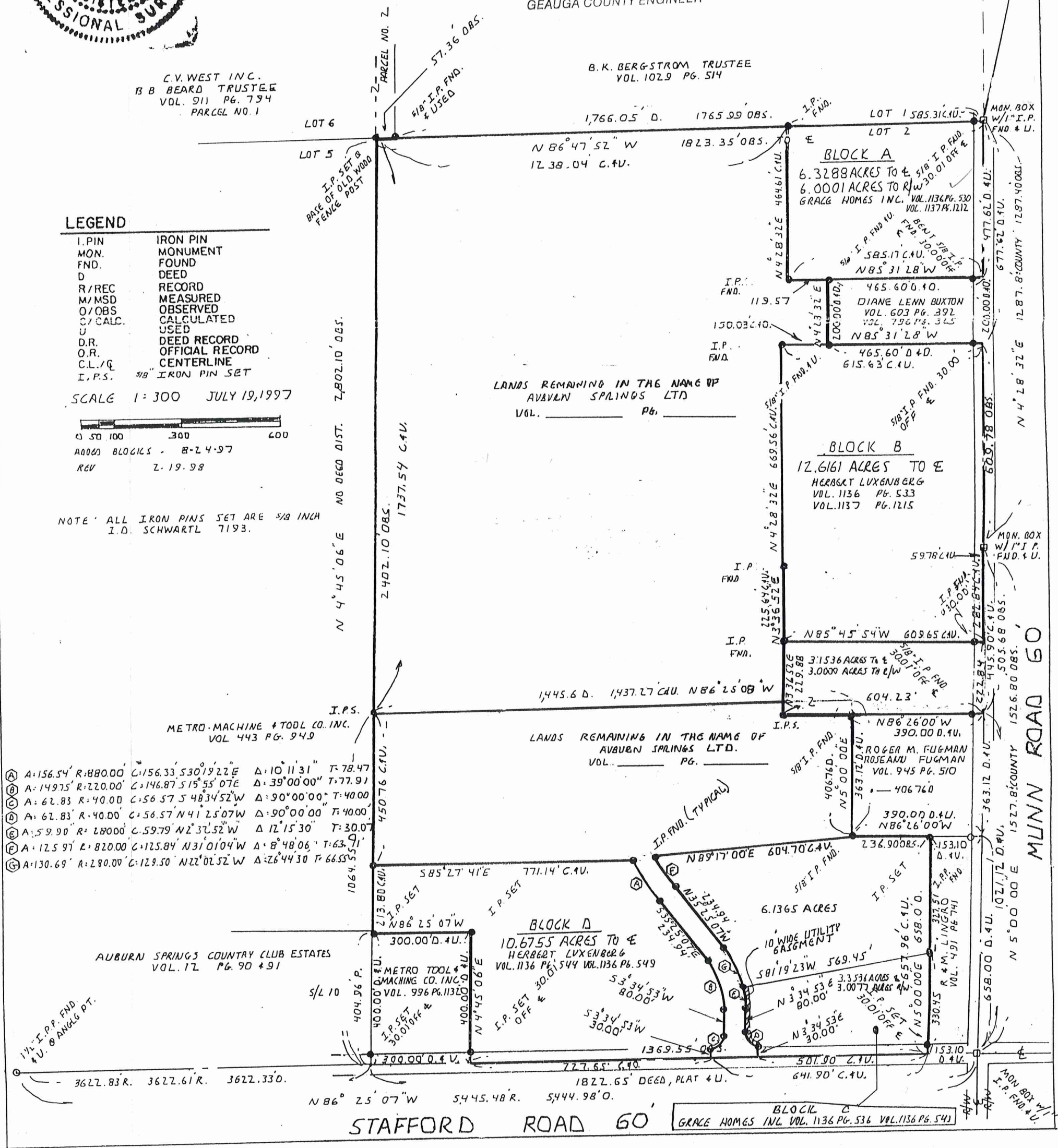
LEGEND

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.	1/8" IRON PIN SET

SCALE 1:300 JULY 19, 1997



NOTE: ALL IRON PINS SET ARE 1/8 INCH I.D. SCHWARTZ 7193.



(A)	A: 156.54' R: 880.00' C: 156.33' S30°19'22"E	Δ: 10°11'31"	T: 78.47'
(B)	A: 149.75' R: 720.00' C: 146.87' S15°55'07"E	Δ: 39°00'00"	T: 77.91'
(C)	A: 62.83' R: 40.00' C: 56.57' S48°34'52"W	Δ: 90°00'00"	T: 40.00'
(D)	A: 62.83' R: 40.00' C: 56.57' N41°25'07"W	Δ: 90°00'00"	T: 40.00'
(E)	A: 59.90' R: 280.00' C: 59.79' N23°27'52"W	Δ: 12°15'30"	T: 30.00'
(F)	A: 125.97' R: 820.00' C: 125.84' N31°01'04"W	Δ: 8°48'06"	T: 63.71'
(G)	A: 130.69' R: 280.00' C: 129.50' N22°02'52"W	Δ: 26°44'30"	T: 66.55'

AUBURN SPRINGS COUNTRY CLUB ESTATES
VOL. 12 PG. 90 & 91

STAFFORD ROAD 60'

BLOCK C
GRACE HOMES INC. VOL. 1136 PG. 536 VOL. 1136 PG. 541

MUNN ROAD 60'

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 52.4111 acre parcel of land conveyed to Auburn Springs LTD. by deed recorded in Volume ____, Page __ of Geauga County Deed Records and part of a 15.7186 acre parcel of land conveyed to Auburn Springs LTD by deed recorded in Volume ____ Page ____ 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 Westerly 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;

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;

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LEGAL DESCRIPTION
3.1536 Acre Parcel
Page Two

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 August, 1997 and February, 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.S. 3/2/98 (Revised)

OFFICE OF THE
GEAUGA COUNTY ENGINEER