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 Situated in the Township of Auburn, County of THEREOF. BEARINGS REFER TO AN ASSUMED Geauga and State of Ohio and known as being a part of MERIDIAN AND ARE INTENDED TO INDICATE Original Lot No. 2 in Section No. 3 in Tract No. 1 and ANGLES ONLY. ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. further being known as part of lands conveyed to Auburn THIS PLAT WAS PREPARED IN ACCORDANCE Springs LTD. by deeds recorded in Volume ____, Page WITH THE PROVISIONS OF CHAPTER 4733-37 O and Volume _____, Page _____ of Geauga County Deed Records and part of lands conveyed to Grace Homes, THE OHIO ADMINISTRATIVE CODE. Inc. by deeds recorded in Volume 1136, Page 536 and RUDY E. SCHWARTZ, P.S. NO. 7193 Volume 1136, Page 541 of Geauga County Deed Records. PREPARED BY: **RUDY E. SCHWARTZ** PROFESSIONAL SURVEYOR PREPARED FOR: AUBURN SPRINGS LIMITED 15750 AUBURN ROAD NEWBURY, OHIO 44065 P.O. BOX 368 BURTON, OHIO 44021 (216)564-7528 FAX: (216)564-5675 3.1536 SURVEY PLAT & LEGAL DESCRIPTION APPROVED PER R.C. 315.251 OFFICE OF THE GEAUGA COUNTY ENGINEER B.K.BERGSTROM TRUSTEE VOL. 1029 PG. 514 C.V. WEST INC. B B BEARD TRUSTEE VOL. 911 PG. 734 ION. BOX PARCEL NO. 1 1765 99 0BS LOT 1 585.31C.10. 1,766.05 D. LOT 6 18 23. 35 OBS N 86 47 SZ W BLOCK 1238.04 C. AV. 6.3288ACRES TO & 6.0001 ACRES TO RIW? GRACE HOMES INC. VOL. 1136 PG. 530 VOL. 1137 PG. 1212 LEGEND IRON PIN I.PIN MONUMENT MON. FOUND FND. N853128W DEED R/REC RECORD 465.600.40. MEASURED OBSERVED M/MSD DIANE LENN BUXTON VOL. 603 PG. 391 V34, 796 Ps. 345 N BS 31 L8 W 0/08S CALCULATED CI CALE 150.036.40 DEED RECORD OFFICIAL RECORD - 465.60° D +D. 615.63° C.1U. 7,802.10 FN A CENTERLINE C.L./@ IRON PIN SET I, P.S. 87.4 LANDS REMAINING IN THE NAME OF JULY 19,1997 1:300 AVBURN SPRINGS SCALE P4, 0157. 600 001.00 JOD BLOCK ADDED BLOCKS - E-Z4-97 12,6161 ALRES REV Z. 19.98 HERBERT LUXENBERG VOL. 1136 PG. 533 VOL.1137 PG. 1215 NOTE ALL IRON PINS SET ARE SIB INCH I.D. SCHWARTL MON. BOX 0 W/ 1" I P. 59.76610 402. I.P. FNA. \$ 3:1536 ACRES TO & 3.0000 AGRAS TO E/W 1,445.6 D. 1,437. LT CAU. N86 25 08 W ROA 15 METRO . MACHINE & TOOL CO. INC. N86 26'00 W I.P. S. 390.00 D.4U. VOL 443 PG. 949 LANDS REMAINING IN THE NAME OF 0.40 AVAUEN SPRINGS LTD. ROGER M. FUGMAN PROSEANN FUGMAN 1527.8±C0UNTY PG. A.156.54 R.880.00 C.156.33 530 1922 E D.10 1131" T. 78.47 VOL. 945 PG. 510 A: 14975' R: 220.00' Δ:146.87 5 15 55' 076 Δ: 39 00 00" T:77.9) _ 40676D A . 62.83 R . 40.00 C . 56 57 5 40 34 52 W Δ : 90 00 00 T : 40.00 (A) A. 62.83' R. 40.00' C. 56.57' N 41 ZS'07W A : 90°00'00" T. 40.00' 390.00 D.+U. N86°26'00'W (C) A 5 9. 90 R, L8000 C. 59.79 N2 37 52 W A 12 15 30 7:30.07 (A . 125 97 L . 820.00 C . 125.84 N31 0104 W A . 8 48 06 " T . 63. 91" N8917'00'E 604.70'64V Z 36.90'0R5./ SIE'L P. FND. 153.10 0 D. 4V. (A:130.69' R: 280.00' C: 129.50 NZZ' OL SZ W A: Z644 30 F. 66.55 14 771.14 C.4U. 585 27 41'E P.567 80 6.1365 ACRES ,00 4U. N86 25 07W BLOCK D 300.00'D. 4U. 10.6755 ACRES TO E ď HERBERT LVX ENBER 6 VOL. 1136 PG 544 VOL. 1136 P6. 549 AUBURN SPRINGS COUNTRY CLUB ESTATES 00 58119'Z3W VOL. 12 PG. 90 491 METRO TOOL 4" 58. 5/2 10 O VOL. 996 PG.113 LO FAD PX 404 1369.55 15.00 Stor 641. 90' C. 4U. 3622.83 R. 3622.61 R. 3622.330. 1822.65 DEED, PLAT 5,444. 98'0. 5445,48 R. N 86° Z5 07"W BLOCK GRACE HOMES INC. VOL. 1136 PG. 536 VOL. 1136 PG. 54) 60

ROAD

STAFFOR D

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;

AUB00014

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 (Revised)

OFFICE OF THE GEAUGA COUNTY ENGINEER