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 ANGLES ONLY. ALL OF WHICH ARE CORRECT Original Lot No. 2 in Section No. 3 in Tract No. 1 and 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 THE OHIO ADMINISTRATIVE CODE. and Volume ____, Page ___ of Geauga County Al. Al Deed Records and part of lands conveyed to Grace Homes, 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: 15750 AUBURN ROAD AUBURN SPRINGS LIMITED NEWBURY, OHIO 44065 P.O. BOX 368 BURTON, OHIO 44021 (216)564-7528 FAX: (216)564-5675 OF 04, RUDY SURVEY PLAT & LEGAL DESCRIPTION APPROVED PER R.C. 315.251 312198 (as moted) OFFICE OF THE GEAUGA COUNTY ENGINEER B.K. BERGSTROM TRUSTEE YOL. 1029 PG. 514 C.V. WEST INC B B BEARD TRUSTEE

VOL. 911 PG. 794

PARCEL NO. 1 MAN BOX 1765 DD OBS. LOT 1 585.31C.10. 1,766.05 D. LOT 6 NO & U LOT 18 23. 35 OBS. N 86°47'SZ" W BLOCK 1238-04 C. AV. 6.3288ACRES TO £ 519 1287.400851 6.0001 ACRES TO RIW? GRACE HOMES INC. VOL. 1136PG. 530 VOL. 1137 PK. 1212 LEGEND 8:COUNTY IRON PIN I.PIN MONUMENT MON. 585.17 C.4U. FND. FOUND N85° 31' 28'W DEED R/REC M/MSD RECORD 465.600.40. MEASURED OBSERVED CALCULATED DIANE LENN BUXTON VOL. 603 PG. 392 VOL. 793 Pg. 345 150.036.40 NB5"31'28"W DEED RECORD OFFICIAL RECORD CENTERLINE D.R. 465.60' D +D. FN A C.L./Q SIB" IRON PIN SET I, P.S. LANDS REMAINING IN THE NAME OF AVBULN SPRINGS LTD 1:300 JULY 19,1997 SCALE 0157. 300 001 02 0 BLOCK ADDED BLOCKS - E-Z 4-97 12.6161 ALRES TO E Z. 19. 98 REV HERBERT LUXENBERG VOL. 1136 Pt. 533 MS VOL.1137 PG.1215 NOTE ALL IRON PINS SET ARE S/B INCH I.D. SCHWARTL 7193. I.D. SCHWARTL MON. BOX 402.10 W/ 1" I P. ,90,5h,h 59.78 CIU-N85°45 54W 609.65 CAU. I.P. 2 3:1536 ACRES TO & 3.0000 AGRAS THE E/W 1,445.6 D. 1,437. LT CAU. N86° 25'08"W 604.23 152 ROAI N 8 6 Z 6 OO W 390.00 D.10, METRO MACHINE & TOOL CO.. INC. VOL 443 PG. 949 I.P.S. REMAINING IN THE NAME OF LANDS AVBUEN SPRINGS LTD. ROGER M. FUGMAN 1527.8 £C0UNTY PG. PROSEAMU FUGMAN A. 156.54 R. 880.00 C. 156.33 530 1922 E D. 10 11 31 T. 78.47 VOL. 945 PG. 510 (A. 14975' R. ZZO. OO' Z . 146.87 5 15 55 076 A . 39 00 00" 7.77.91 C A: 62.83 R: 40.00 C:56 57 5 483452"W Δ: 90'00'00" T: 40.00 -- 406760 (A) 61. 83 R. 40.00 C . 56.57 N 4 1 2507W A . 90°00 00 T . 40.00 390.00 D.+U. NB6°26'00'W (6) A 5 9.90 R. 28000 C 59.79 NZ 3 Z 52 W A 12 15 30 T 30.0 (F) A . 12 5 97 L . 820.00 C . 125.84 N 31 0104 W A . 8 48 06 . T. 63. 91 236.900R5./ NB917'00E 604.706.4V. 0 (A:130.69' R: 280.00' C:129.50 NZZ' OZ SZ W A:Z6 44 30 F. 66.55 D. 4V 518' I P. 17 1 771.14 C.4U. 585 27 41'E P.SET 00 6.1365 ACRES 0 BLOCK D N86 25 07W 0 10.6755 ACRES TO E HERBERT LUXENBERG 300.00'D. 4U. ď AUBURN SPRINGS COUNTRY (LUB ESTATES VOL. 17 PG. 90 491 00 VOL. 1136 PG 544 VOL. 1136 P6. 549 8119'Z3W METRO TOOL 4" 36 O VOL. 996 PG.11325 5/2 10 501.00 2.10 27.65 6.90. 641. 90' C. +U. 1822.65 DEED, PLAT &U. 3622.83 R. 3622.61 R. 3622.330 5,444. 98'0. 5445.48 R. N 86° Z5 07"W BLOCK GRACE HOMES INC. VOL. 1136 PG. 536 VOL. 1136 PG. 541

60

ROAD

STAFFOR D

AUB00015

LEGAL DESCRIPTION OF A 3.3536 ACRE PARCEL (SOUTH PART OF BLOCK C)

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 parcel of land conveyed to Grace Homes, Inc. by deeds recorded in Volume 1136, Page 536 and Volume 1136, Page 541 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 the 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 501.90 feet to a point at the Southeasterly corner of remaining land conveyed to R.L. & G. Timmons by deed recorded in Volume 1134, Page 96 of Geauga County Deed Records;

Course II through Course V are along the Easterly line of land so conveyed to

COURSE II

Thence North 3° 34' 53" East, a distance of 30.00 feet to a

5/8 inch iron pin set;

COURSE III

Thence Northwesterly along the arc of a curve deflecting to the right, 62.83 feet, said curve having a radius of 40.00 feet and a chord which bears North 41° 25' 07" West, 56.57 feet in a 5/8 inch iron pin found at a point of tangency;

COURSE IV

Thence North 3° 34' 53" East, a distance of 80.00 feet to a

5/8 inch iron pin found at a point of curvature;

COURSE V

Thence Northwesterly along the arc of a curve deflecting to the left, 59.90 feet, said curve having a radius of 280.00 feet, and a chord which bears North 2° 32' 52" West, 59.79

feet to a 5/8 inch iron pin set;

LEGAL DESCRIPTION 3.3536 Acre Parcel Page Two

COURSE VI

Thence North 81° 19' 23" East, a distance of 569.45 feet to a 5/8 inch iron pin set in the Westerly line of land so conveyed to R. and M. Lingro;

COURSE VII

Thence South 5° 00' 00" West along said Westerly line of land so conveyed to R. and M. Lingro, passing through a 5/8 inch iron pin set at 300.44 feet, a total distance of 330.45 feet to the Place of Beginning and containing 3.3536 acres of land (3.0077 acres excluding the area within the right-of-way of Stafford Road) as surveyed, calculated and described in August, 1997 and February, 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 and a ten foot (10') wide utility easement lying parallel and contiguous to Course II through Course V. 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

> OFFICE OF THE GEAUGA COUNTY ENGINEER

312198 (Reised)