

PLAT OF SURVEY AND LOT SPLIT FOR AUBURN SPRINGS LIMITED

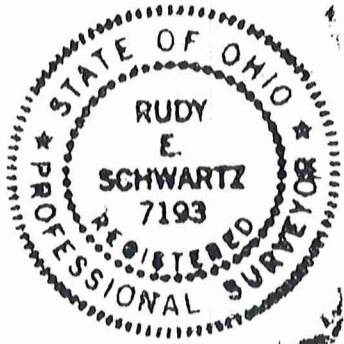
I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION. MONUMENTS WERE FOUND OR SET AS INDICATED. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS REFER TO AN ASSUMED MERIDIAN AND ARE INTENDED TO INDICATE ANGLES ONLY. ALL OF WHICH ARE CORRECT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

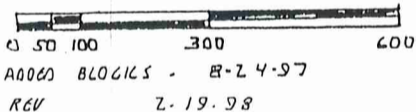
R.S. 3/2/98 (as noted)

OFFICE OF THE
GEAUGA COUNTY ENGINEER

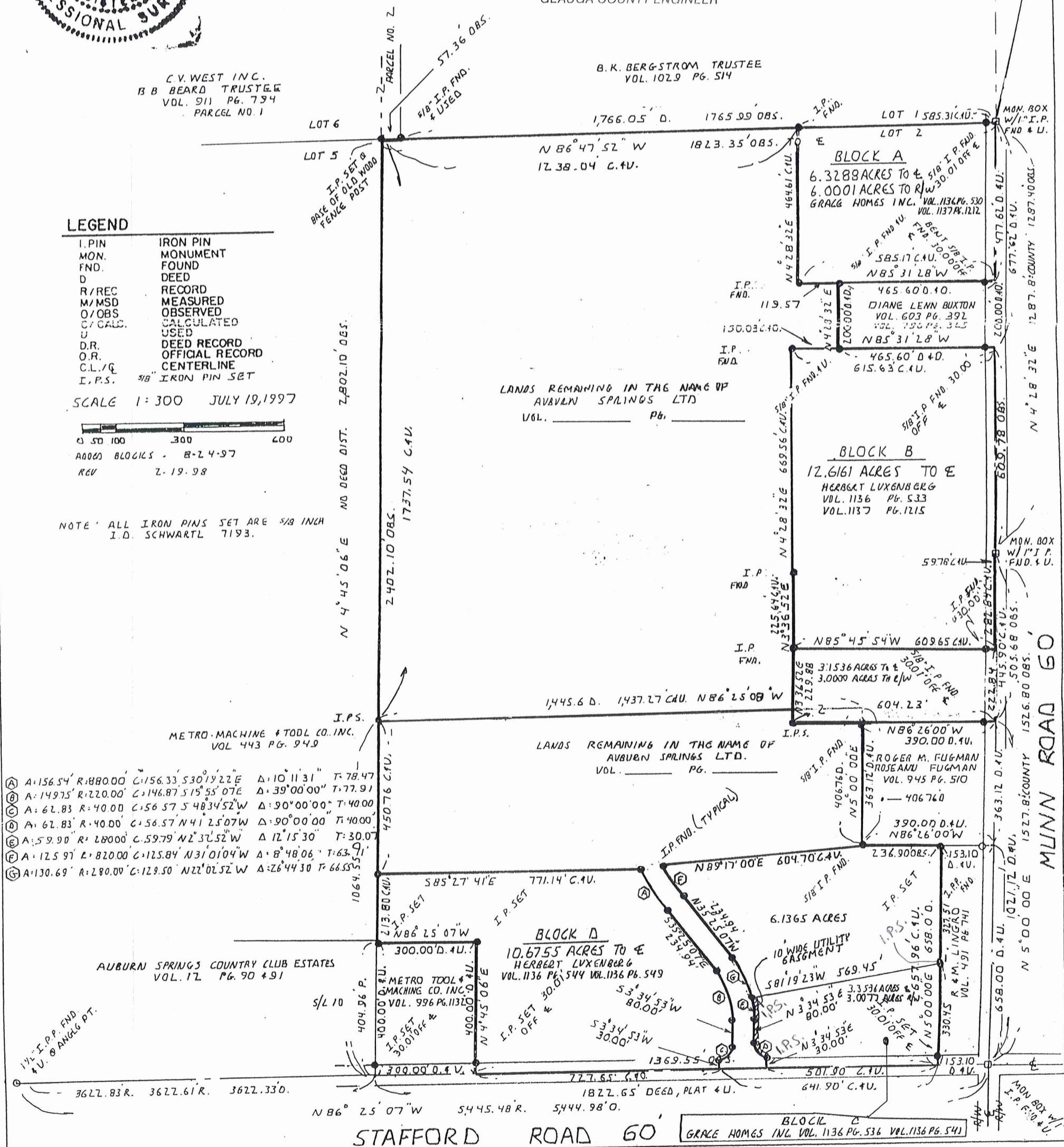
LEGEND

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°52'52"W	Δ: 12°15'30" T: 30.07'
(F)	A: 125.97' R: 820.00' C: 125.84' N31°01'04"W	Δ: 8°48'06" T: 63.91'
(G)	A: 130.69' R: 280.00' C: 129.50' N22°07'52"W	Δ: 26°44'30" T: 66.55'

MUNN ROAD 60

STAFFORD ROAD 60

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 Timmons;

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

R.S.

3/2/98 (Revised)

OFFICE OF THE
GEAUGA COUNTY ENGINEER