

# 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.

*R. E. Schwartz*  
RUDY E. SCHWARTZ, P.S. NO. 7193

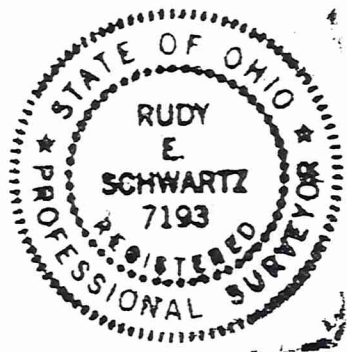
PREPARED BY:  
RUDY E. SCHWARTZ  
PROFESSIONAL SURVEYOR  
15750 AUBURN ROAD  
NEWBURY, OHIO 44065  
(216)564-7528  
FAX: (216)564-5875

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 (Revised)*  
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/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



ADDED BLOCKS - 8-24-97  
REV 7-19-98

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=220.00' 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' N2°37'52"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

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

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

LANDS REMAINING IN THE NAME OF  
AUBURN SPRINGS LTD.  
VOL. \_\_\_\_\_ PG. \_\_\_\_\_

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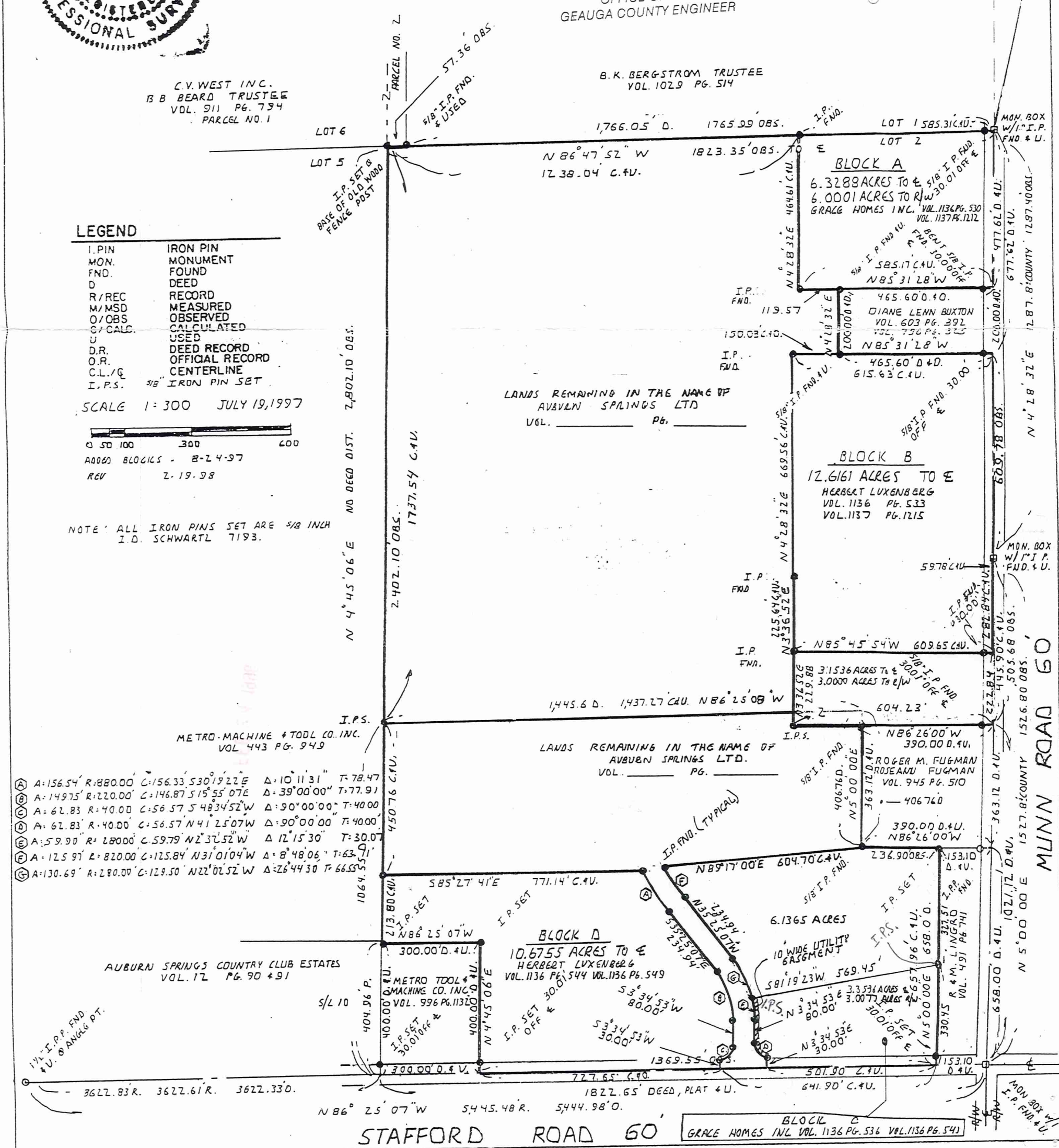
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AUBURN SPRINGS LTD.  
VOL. \_\_\_\_\_ PG. \_\_\_\_\_

STAFFORD ROAD 60

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

MUNN ROAD 60





LEGAL DESCRIPTION OF  
A 6.1365 ACRE PARCEL  
(NORTH 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 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;

Thence North 5° 00' 00" East along the Westerly line of land so conveyed to R. and M. Lingro a distance of 330.45 to a 5/8 inch iron pin set and the Principal Place of Beginning of the premises herein intended to be described;

COURSE I                      Thence South 81° 19' 23" West a distance of 569.45 feet to a 5/8 inch iron pin set in the curved Westerly line of lane so conveyed to Grace Homes, Inc.;

Course II through Course V are along the Westerly and Northerly lines of land so conveyed to Grace Homes, Inc.

COURSE II                      Thence Northwesterly along the arc of a curve deflecting to the left, 130.69 feet, said curve having a radius of 280.00 feet, and a chord which bears North 22° 02' 52" West, 129.50 feet to a 5/8 inch iron pin found;

COURSE III                      Thence North 35° 25' 07" West, a distance of 234.94 feet to a 5/8 inch iron pin found at a point of curvature;

COURSE IV                      Thence Northwesterly along the arc of a curve deflecting to the right, 125.97 feet, said curve having a radius of 820.00 feet and a chord which bears North 31° 01' 04" West, 125.84 feet to a 5/8 inch iron pin found at the Northwesterly corner of land so conveyed to Grace Homes, Inc.;

A11300016  
LEGAL DESCRIPTION  
6.1365 Acre Parcel  
Page Two

- COURSE V Thence North 89° 17' 00" East, a distance of 604.70 feet to a 5/8 inch iron pin found at the Southwesterly corner of land conveyed to Roger M. and Roseann Fugman by deed recorded in Volume 945, Page 510 of Geauga County Deed Records;
- COURSE VI Thence South 86° 26' 00" East along the Southerly line of land so conveyed to Roger M. and Roseann Fugman, a distance of 236.90 feet to a 5/8 inch iron pin set at the Northwesterly corner of land so conveyed to R. and M. Lingro;
- COURSE VII Thence South 5° 00' 00" West along the Westerly line of land so conveyed to R. and M. Lingro a distance of 327.51 feet to the Principal Place of Beginning and containing 6.1365 acres of land as surveyed, calculated and described in 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. Bearings used herein refer to an assumed meridian and are intended to indicate angles only. All 5/8 inch iron pin set are I.D. Schwartz 7193.

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

R.E.S. 3/2/98 (Revised)  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER