

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...

RUDY E. SCHWARTZ, P.S. NO. 7193

PREPARED BY: RUDY E. SCHWARTZ PROFESSIONAL SURVEYOR 15750 AUBURN ROAD NEWBURY, OHIO 44065

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 Lands, LTD by deed recorded in Volume 661, Page 518 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

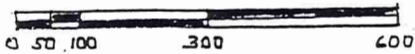
OFFICE OF THE GEAUGA COUNTY ENGINEER

15-7186

LEGEND

Table with 2 columns: Symbol and Description. Includes 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. (IRON PIN SET).

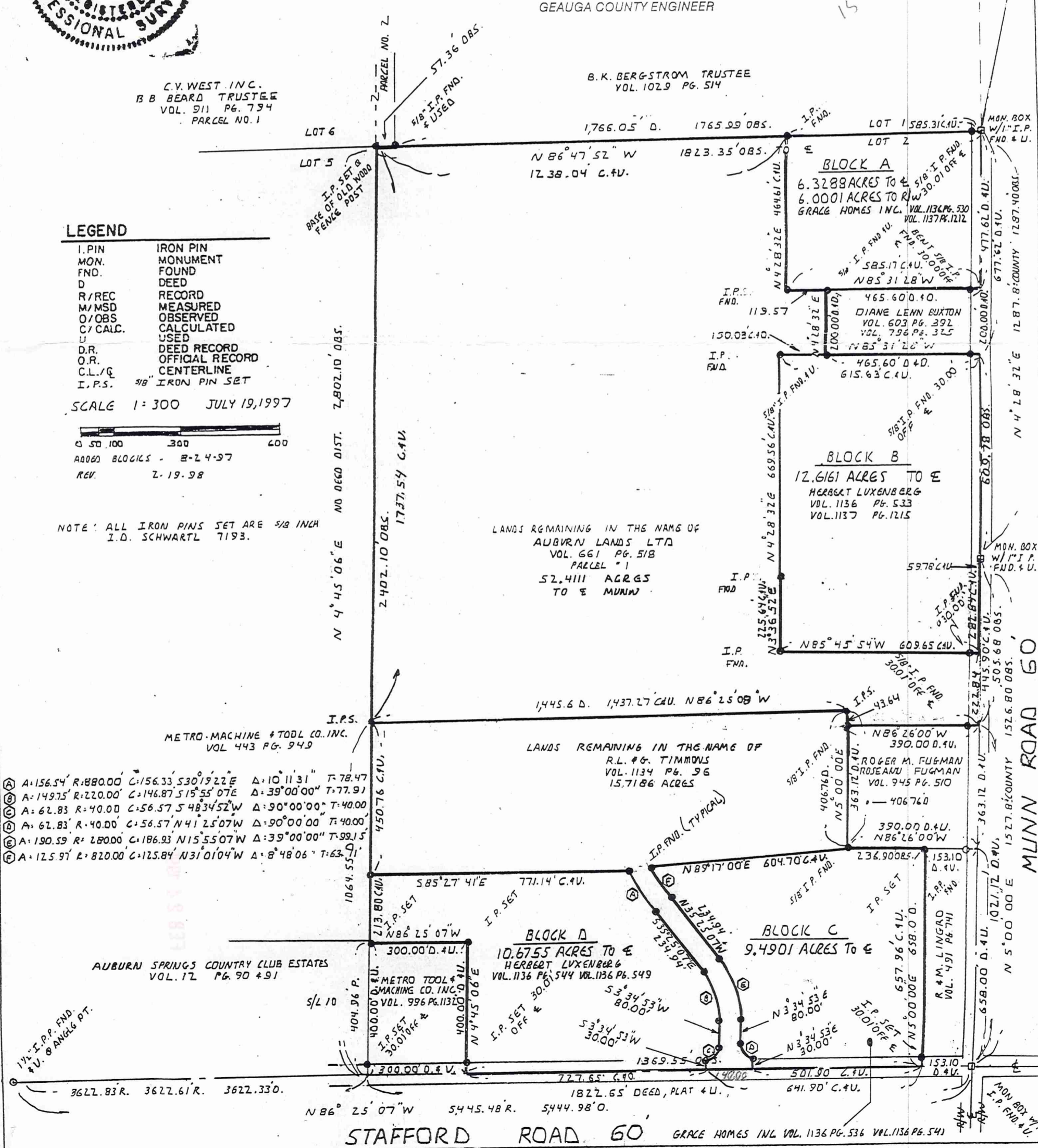
SCALE 1:300 JULY 19, 1997



A0000 BLOCICS - B-24-97

REV. 2-19-98

NOTE: ALL IRON PINS SET ARE 5/8 INCH I.D. SCHWARTZ 7193.



- List of bearings and distances for various points: A-156.54 R-880.00 C-156.33 S301922E, A-149.75 R-220.00 C-146.87 S155507E, A-62.83 R-40.00 C-56.57 S483452W, A-62.83 R-40.00 C-56.57 N412507W, A-190.59 R-280.00 C-186.93 N155507W, A-125.97 R-820.00 C-125.84 N310104W.

STAFFORD ROAD 60

MUNN ROAD 60

LEGAL DESCRIPTION OF
A 15.7186 ACRE PARCEL
FOR AUBURN SPRINGS LTD.

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 R.L. & G. Timmons by deed recorded in Volume 1134, Page 96 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 86° 25' 07" West along said centerline of Stafford Road, a distance of 501.90 feet to a point at the Southwesterly corner 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 and the Principal Place of Beginning of the premises herein intended to be described;

Course I through Course VII are along the Westerly and Northerly lines of land conveyed to Grace Homes, Inc.

COURSE I Thence North 3° 34' 53" East, a distance of 30.00 feet to a 5/8 inch iron pin found;

COURSE II 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 III 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;

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- COURSE IV Thence Northwesterly along the arc of a curve deflecting to the left, 190.59 feet, said curve having a radius of 280.00 feet, and a chord which bears North 15° 55' 07" West, 186.93 feet to a 5/8 inch iron pin found;
- COURSE V 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 VI 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.;
- COURSE VII 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 VIII Thence North 5° 00' 00" East along the Westerly line of land so conveyed to Roger M. and Roseann Fugman and along the Easterly line of land so conveyed to R.L. and G. Timmons passing through a 5/8 inch iron pin found at 363.12 feet at the Northwesterly corner of land so conveyed to Roger M. and Roseann Fugman a total distance of 406.76 feet to a 5/8 inch iron pin set at the Northeasterly corner of land so conveyed to R.L. and G. Timmons;
- COURSE IX Thence North 86° 25' 08" West along the Northerly line of land so conveyed to R.L. and G. Timmons a distance of 1437.27 feet to a 5/8 inch iron pin set at the Northwesterly corner thereof in the Easterly line of land conveyed to Metro-Machine & Tool Co. Inc. by deed recorded in Volume 443, Page 949 of Geauga County Deed Records;
- COURSE X Thence South 4° 45' 06" West along said Easterly line of land so conveyed to Metro-Machine & Tool Co. Inc. a distance of 450.76 to a 5/8 inch iron pin found at the most

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Northwesterly corner of land conveyed to Herbert Luxenberg by deeds recorded in Volume 1136, Page 544 and Volume 1136, Page 549 of Geauga County Deed Records;

Course XI through Course XVII are along the Northerly and Easterly lines of land so conveyed to Herbert Luxenberg.

- COURSE XI Thence South 85° 27' 41" East a distance of 771.14 feet to a 5/8 inch iron pin found;
- COURSE XII Thence Southeasterly along the arc of a curve deflecting to the left, 156.54 feet, said curve having a radius of 880.00 feet and a chord which bears South 30° 19' 22" East, 156.33 feet to a 5/8 inch iron pin found at a point of tangency;
- COURSE XIII Thence South 35° 25' 07" East a distance of 234.94 feet to a 5/8 inch iron pin found at a point of curvature;
- COURSE XIV Thence Southeasterly along the arc of a curve deflecting to the right, 149.75 feet, said curve having a radius of 220.00 feet and a chord which bears South 15° 55' 07" East, 146.87 feet to a 5/8 inch iron pin found at a point of tangency;
- COURSE XV Thence South 3° 34' 53" West a distance of 80.00 feet to a 5/8 inch iron pin found at a point of curvature;
- COURSE XVI Thence Southwesterly 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 South 48° 34' 52" West, 56.57 feet to a 5/8 inch iron pin found in the Northerly sideline of Stafford Road;
- COURSE XVII Thence South 3° 34' 53" West a distance of 30.00 feet to a point in said centerline of Stafford Road at the Southeasterly corner of land so conveyed to Herbert Luxenberg;

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COURSE XVIII

Thence South 86° 25' 07" East along said centerline of Stafford Road a distance of 140.00 feet to the Principal Place of Beginning and containing 15.7186 acres of land as surveyed, calculated and described by Rudy E. Schwartz, P.S. No. 7193 in February, 1998 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.E.S. 3/2/98 (Revised)

OFFICE OF THE
GEAUGA COUNTY ENGINEER