

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

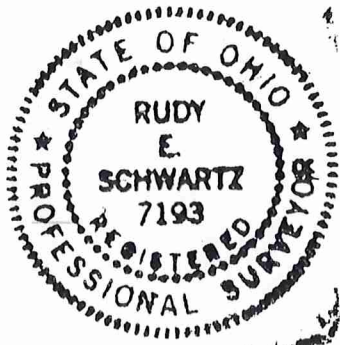
PREPARED BY:
RUDY E. SCHWARTZ
PROFESSIONAL SURVEYOR
15750 AUBURN ROAD
NEWBURY, OHIO 44065
(216)584-7528
FAX: (216)584-5875

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 Lands, LTD by deed recorded in Volume 661, Page 518 of Geauga County Deed Records and 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.

PREPARED FOR:
AUBURN SPRINGS LIMITED
P.O. BOX 368
BURTON, OHIO 44021

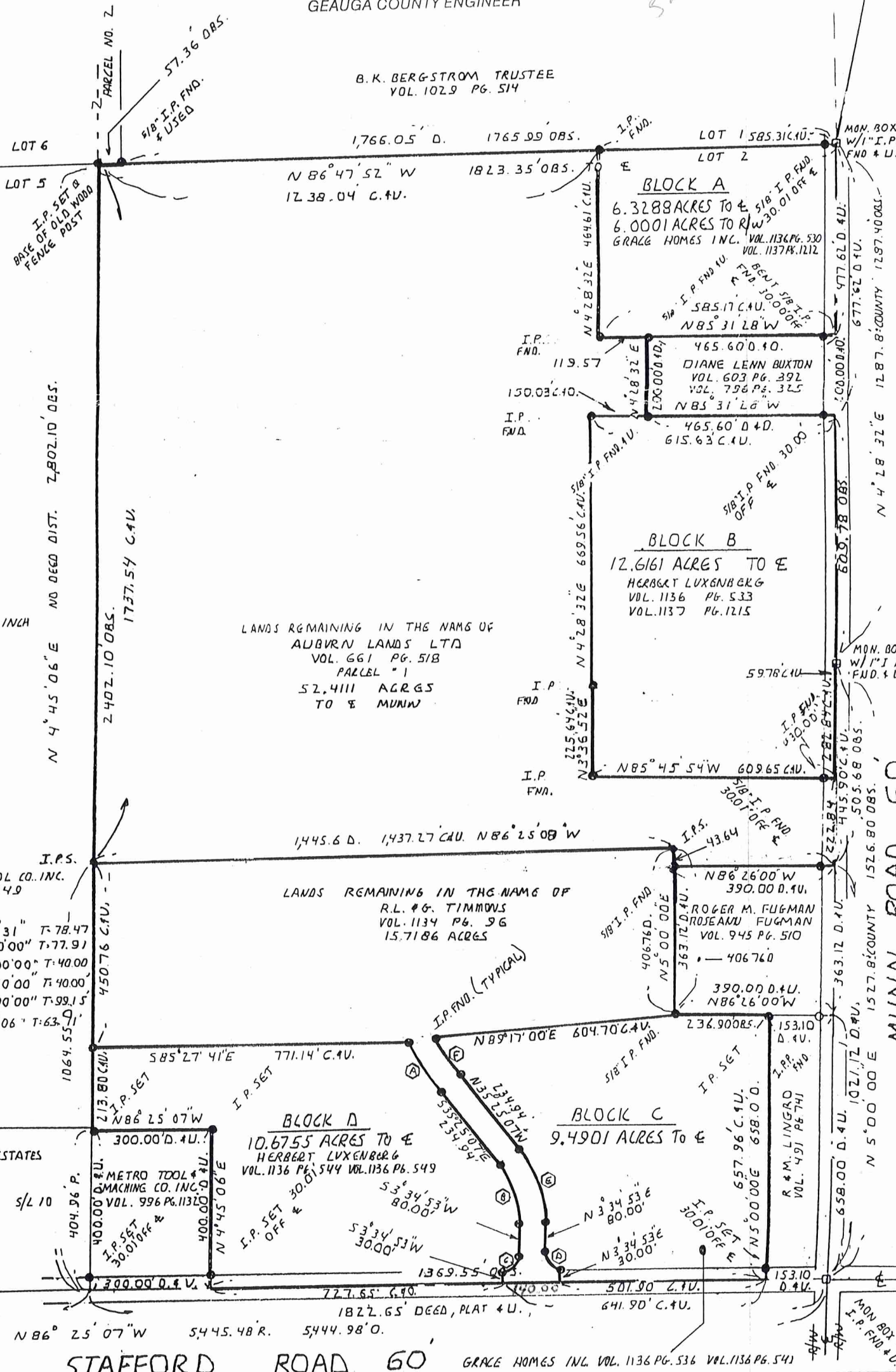
SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251

R.S. 3/2/98
OFFICE OF THE
GEAUGA COUNTY ENGINEER



C.V. WEST INC.
B B BEARD TRUSTEE
VOL. 911 PG. 794
PARCEL NO. 1

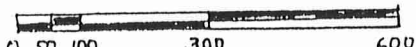
B.K. BERG-STROM TRUSTEE
VOL. 1029 PG. 514



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.	5/8" IRON PIN SET

SCALE 1:300 JULY 19, 1997



A0000 BLOC16LS - B-24-97
REV 2-19-98

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

- (A) A=156.54' R=880.00' C=156.33' S30.19' Z22'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=190.59' R=280.00' C=186.93' N15°55'07"W Δ=39°00'00" T=99.15'
- (F) A=125.97' R=820.00' C=125.84' N31°01'04"W Δ=8°48'06" T=63.71'

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
R.L. & G. TIMMONS
VOL. 1134 PG. 96
15.7186 ACRES

LANDS REMAINING IN THE NAME OF
AUBURN LANDS LTD
VOL. 661 PG. 518
PARCEL # 1
52.4111 ACRES
TO & MUNN

BLOCK D
10.6755 ACRES TO &
HERBERT LUXENBERG
VOL. 1136 PG. 544 VOL. 1136 PG. 549

BLOCK C
9.4901 ACRES TO &

LANDS REMAINING IN THE NAME OF
ROGER M. FUGMAN
ROSEAMU FUGMAN
VOL. 945 PG. 510

390.00' D. & U.
N86°26'00"W

657.96' C. & U.
FNS00°00'E 658.00'

STAFFORD ROAD 60

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

MUNN ROAD 50

LEGAL DESCRIPTION
OF A
52.4111 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 Parcel No. 1 of lands conveyed to Auburn Lands Ltd. by deed recorded in Volume 661, Page 518 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Munn Road, 60 feet wide, 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, said point lying North 5° 00' 00" East along said centerline of Munn Road a distance of 1021.12 feet from a monument box with a 1 inch iron pin found at its intersection with the centerline of Stafford Road, 60 feet wide;

COURSE I Thence North 86° 26' 00" West along the Northerly line of land so conveyed to Roger M. and Roseann Fugman passing through a 5/8 inch iron pin found at 30.01 feet, a total distance of 390.00 feet to a 5/8 inch iron pin found at the Northwesterly corner thereof in the Easterly line of land conveyed to R.L. and G. Timmons by deed recorded in Volume 1134, Page 96 of Geauga County Deed Records;

COURSE II Thence North 5° 00' 00" East along said Easterly line of land so conveyed to R.L. and G. Timmons, a distance of 43.64 feet to a 5/8 inch iron pin set at the Northeasterly corner thereof;

COURSE III 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 so conveyed to Metro-Machine & Tool Co. Inc. by deed recorded in Volume 443, Page 949 of Geauga County Deed Records;

LEGAL DESCRIPTION
52.4111 Acre Parcel
Page Two

- COURSE IV Thence North 4° 45' 06" East along said Easterly line of land so conveyed to Metro-Machine & Tool Co. Inc. a distance of 1737.54 feet to a 5/8 inch iron pin set at the base of an old wood fence post at the Southeasterly corner of Parcel No. 1 of lands conveyed to C.V. West Inc., B.B. Beard Trustee by deed recorded in Volume 911, Page 794 of Geauga County Deed Records;
- COURSE V Thence South 86° 47' 52" East along the Southerly line of Parcel No. 2 of lands so conveyed to C.V. West Inc., B.B. Beard Trustee and along the Southerly line of land conveyed to B.K. Bergstrom Trustee by deed recorded in Volume 1029, Page 514 of Geauga County Deed Records passing through a 5/8 inch iron pin found at 57.36 feet at the Southeasterly corner of said Parcel No. 2, a total distance of 1238.04 feet to a 5/8 inch iron pin found at the Northwesterly corner of land conveyed to Grace Homes, Inc. by deeds recorded in Volume 1136, Page 530 and Volume 1137, Page 1212 of Geauga County Deed Records;
- COURSE VI Thence South 4° 28' 32" West along the Westerly line of land so conveyed to Grace Homes, Inc. a distance of 464.61 feet to a 5/8 inch iron pin found at the Southwesterly corner thereof;
- COURSE VII Thence South 85° 31' 28" East along the Southerly line of land so conveyed to Grace Homes, Inc. a distance of 119.57 feet to a 5/8 inch iron pin found at the Northwesterly corner of land conveyed to Diane Lenn Buxton by deeds recorded in Volume 603, Page 392 and Volume 796, Page 325 of Geauga County Deed Records;
- COURSE VIII Thence South 4° 28' 32" West along the Westerly line of land so conveyed to Diane Lenn Buxton a distance of 200.00 feet to a 5/8 inch iron pin found in the Northerly line of land conveyed to Herbert Luxenberg by deeds recorded in Volume 1136, Page 533, and Volume 1137, Page 1215 of Geauga County Deed Records;
- COURSE IX Thence North 85° 31' 28" West along said Northerly line of land so conveyed to Herbert Luxenberg a distance of 150.03 feet to a 5/8 inch iron pin found at the Northwesterly corner thereof;

LEGAL DESCRIPTION

52.4111 Acre Parcel

Page Three

- COURSE X Thence South 4° 28' 32" West along the Westerly line of land so conveyed to Herbert Luxenberg, a distance of 669.56 feet to a 5/8 inch iron pin found at an angle point therein;
- COURSE XI Thence South 3° 36' 52" West continuing along said Westerly line of land so conveyed to Herbert Luxenberg, a distance of 225.64 feet to a 5/8 inch iron pin found at the Southwesterly corner thereof;
- COURSE XII 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 a point in said centerline of Munn Road;
- COURSE XIII Thence South 5° 00' 00" West along said centerline of Munn Road a distance of 222.84 feet to the Place of Beginning and containing 52.4111 acres of land as surveyed, calculated and described in July, 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. 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