

PLAT OF SURVEY AND LOT SPLIT FOR AUBURN SPRINGS LIMITED

RECEIVED

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

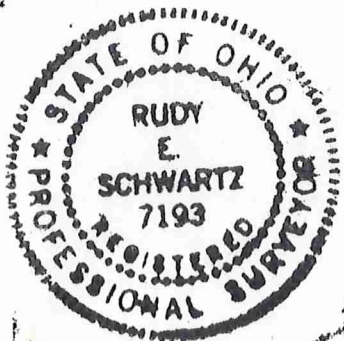
PREPARED BY:
RUDY E. SCHWARTZ
PROFESSIONAL SURVEYOR
15750 AUBURN ROAD
NEWBURY, OHIO 44065
(216)564-7528
FAX: (216)564-5675

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 Lands, LTD by deed recorded in Volume 661, Page 518 of Geauga County Deed Records and part of a parcel of land conveyed to Richard D. Timmons and George E. Timmons by deed recorded in Volume 254, Page 21 of Geauga County Deed Records.

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

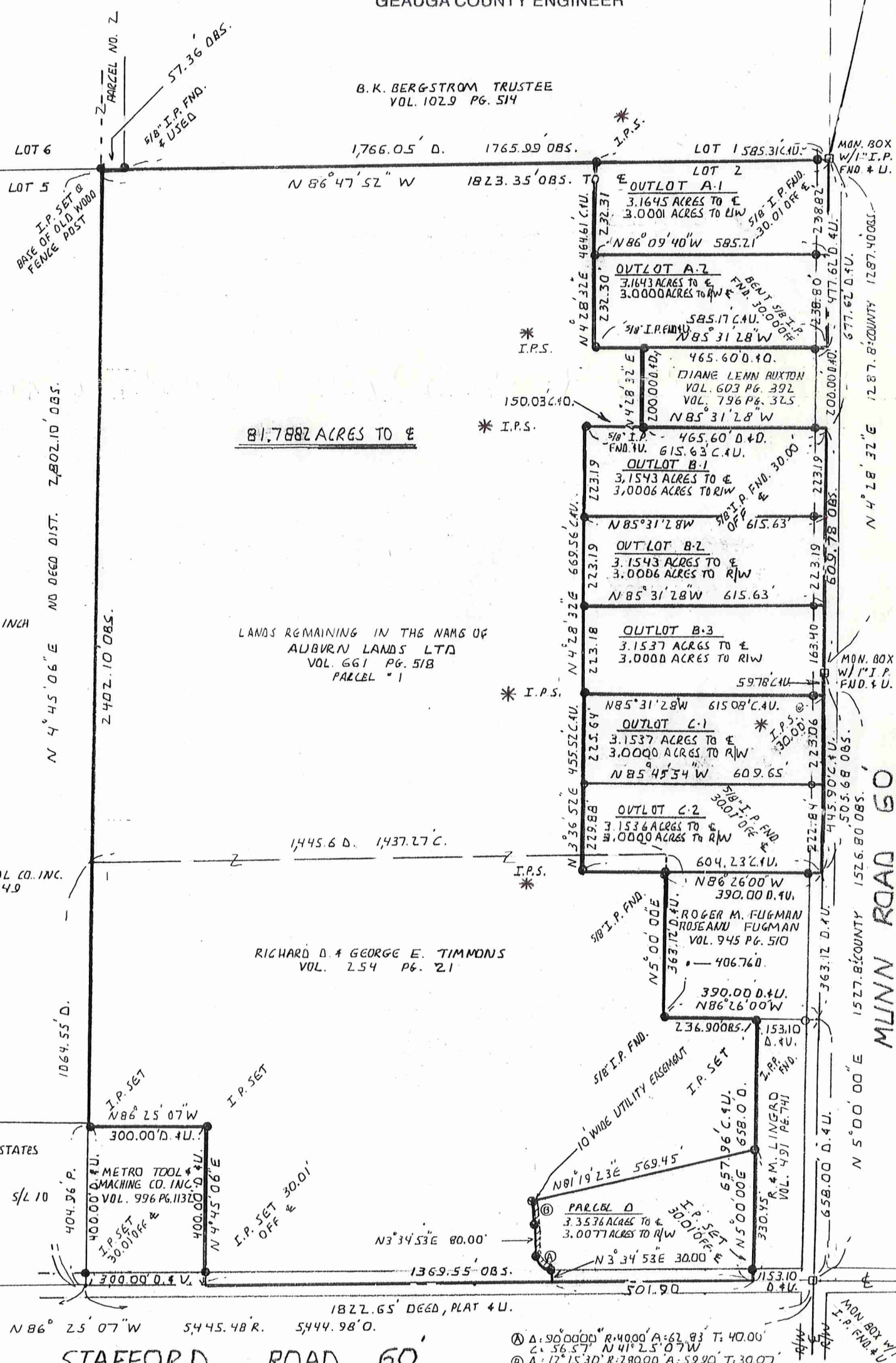
SURVEY PLAT AND LEGAL DESCRIPTION APPROVED PER R.C. 315.251

R.S. 9/11/1997 (as noted)
GEAUGA COUNTY ENGINEER



C.V. WEST INC.
B.B. BEARD TRUSTEE
VOL. 911 PG. 734
PARCEL NO. 1

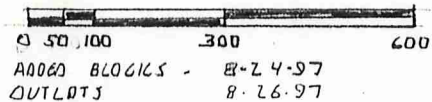
B.K. BERGSTROM TRUSTEE
VOL. 1029 PG. 514



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. 5/8" IRON PIN SET

SCALE 1:300 JULY 19, 1997



ADDED BLOCKS - 8-24-97
OUTLOTS - 8-26-97

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

* Iron pins found in a later survey

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

LANDS REMAINING IN THE NAME OF AUBURN LANDS LTD
VOL. 661 PG. 518
PARCEL "1"

RICHARD D. & GEORGE E. TIMMONS
VOL. 254 PG. 21

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

METRO TOOL & MACHINE CO. INC.
VOL. 996 PG. 1132

ROGER M. FUGMAN
ROSEANU FUGMAN
VOL. 945 PG. 510

R. M. LINGARD
VOL. 491 PG. 741

① Δ: 90°00'00" R: 4000' A: 62.83' T: 40.00'
② Δ: 12°15'30" R: 28000' A: 59.90' T: 30.07'
③ Δ: 59°79'12" R: 2132.52' W

AUB00019

Auburn Springs
Picked up 9-11-1997

LEGAL DESCRIPTION OF
A-1
3.1645 ACRES

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 6.3288 acre parcel of land conveyed to Auburn Springs Limited by deed recorded in Volume ____, Page ____ of Geauga County Deed Records, further bounded and described as follows;

Beginning at a monument box with a one inch iron pin found in the centerline of Munn Road, 60 feet wide at the Northeasterly corner of said Original Lot No. 2 also being the Southeasterly corner of land conveyed to B.K. Bergstrom, Trustee by deed recorded in Volume 1029, Page 514 of Geauga County Deed Records;

- COURSE I Thence South 4° 28' 32" West along said centerline of Munn Road, a distance of 238.82 feet to a point;
- COURSE II Thence North 86° 09' 40" West, passing through a 5/8 inch iron pin set at 30.00 feet, a total distance of 585.21 feet to a 5/8 inch iron pin set in the Westerly line of said 6.3288 acre parcel;
- COURSE III Thence North 4° 28' 32" East along said Westerly line a distance of 232.31 feet to a 5/8 inch iron pin found in the Southerly line of land so conveyed to B.K. Bergstrom, Trustee at the Northwesterly corner of said 6.3288 acre parcel;
- COURSE IV Thence South 86° 47' 52" East along the Southerly line of land so conveyed to B.K. Bergstrom, Trustee, passing through a 5/8 inch iron pin found at 555.30 feet, a total distance of 585.31 feet to the Place of Beginning and containing 3.1645 acres of land (3.0001 acres of land excluding the area within the right-of-way of Munn Road) as surveyed, calculated and described in August, 1997, by Rudy E. Schwartz, 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.

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SURVEY PLAT AND LEGAL
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PER R.C. 315.251

R.S. 9/11/1997
GEAUGA COUNTY ENGINEER

AUB 00019

Auburn Springs

LEGAL DESCRIPTION OF
A-2
3.1643 ACRES

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 6.3288 acre parcel of land conveyed to Auburn Springs Limited by deed recorded in Volume ____, Page ____ of Geauga County Deed Records, further bounded and described as follows;

Beginning at a monument box with a one inch iron pin found in the centerline of Munn Road, 60 feet wide at the Northeasterly corner of said Original Lot No. 2 also being the Southeasterly corner of land conveyed to B.K. Bergstrom, Trustee by deed recorded in Volume 1029, Page 514 of Geauga County Deed Records;

Thence South 4° 28' 32" West along said centerline of Munn Road a distance of 238.82 feet to a point and the Principal Place of Beginning herein intended to be described;

COURSE I Thence South 4° 28' 32" West continuing along said centerline of Munn Road, a distance of 238.80 feet to the Northeasterly corner of land conveyed to Diane Lenn Buxton by deed recorded in Volume 603, Page 392 of Geauga County Deed Records;

COURSE II Thence North 85° 31' 28" West, along the Northerly line of land so conveyed to Diane Lenn Buxton and its Westerly prolongation passing through a bent 5/8 inch iron pin found at 30.00 feet and passing through a 5/8 inch iron pin found at the Northwesterly corner thereof at 465.60 feet, a total distance of 585.17 feet to a 5/8 inch iron pin found at the Southwesterly corner of said 6.3288 acre parcel;

COURSE III Thence North 4° 28' 32" East, along the Westerly line of said 6.3288 acre parcel a distance of 232.30 feet to a 5/8 inch iron pin set;

COURSE IV Thence South 86° 09' 40" East passing through a 5/8 inch iron pin set at 555.21 feet, a total distance of 585.21 feet to the Principal Place of Beginning and containing 3.1643 acres of land (3.0000 acres of land excluding the area within the right-of-way of Munn Road) as surveyed, calculated and described in August, 1997, by Rudy E. Schwartz, 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.

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SURVEY PLAT AND LEGAL
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PER R.C. 315.251

R.S. 9/11/1997
GEAUGA COUNTY ENGINEER

AUB00019

Auburn Springs

LEGAL DESCRIPTION OF
B-1
3.1543 ACRES

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 9.4623 acre parcel of land conveyed to Auburn Springs Limited by deed recorded in Volume ____, Page ____ of Geauga County Deed Records, further bounded and described as follows;

Beginning at a monument box with a one inch iron pin found in the centerline of Munn Road, 60 feet wide at the Northeasterly corner of said Original Lot No. 2 also being the Southeasterly corner of land conveyed to B.K. Bergstrom, Trustee by deed recorded in Volume 1029, Page 514 of Geauga County Deed Records;

Thence South 4° 28' 32" West along said centerline of Munn Road, a distance of 677.62 feet to the Southeasterly corner of land conveyed to Diane Lenn Buxton by deed recorded in Volume 603, Page 392 of Geauga County Deed Records and the Principal Place of Beginning of the premises herein intended to be described;

- COURSE I Thence South 4° 28' 32" West continuing along said centerline of Munn Road, a distance of 223.19 feet to a point;

- COURSE II Thence North 85° 31' 28" West, passing through a 5/8 inch iron pin set at 30.00 feet, a total distance of 615.63 feet to a 5/8 inch iron pin set in the Westerly line of said 9.4623 acre parcel;

- COURSE III Thence North 4° 28' 32" East along said Westerly line, a distance of 223.19 feet to a 5/8 inch iron pin found at the Northwesterly corner of said 9.4623 acre parcel in the Westerly prolongation of the Southerly line of land so conveyed to Diane Lenn Buxton;

- COURSE IV Thence South 85° 31' 28" East along said Westerly prolongation and along said Southerly line of land so conveyed to Diane Lenn Buxton, passing through a 5/8 inch iron pin found at 150.03 feet at the Southwesterly corner thereof, and passing through a 5/8 inch iron pin found at 585.63 feet, a total distance of 615.63 feet to the Principal Place of Beginning and containing 3.1543 acres of land (3.0006 acres of land excluding the area within the right-of-way of Munn Road) as surveyed, calculated and described in August, 1997, by Rudy E. Schwartz, 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 AND LEGAL DESCRIPTION APPROVED PER R.C. 315.251

R.S. 9, 11, 1997
GEAUGA COUNTY ENGINEER

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ENGINEER
GEAUGA COUNTY

AUB00019.

Auburn Springs

LEGAL DESCRIPTION OF
B-2
3.1543 ACRES

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 9.4623 acre parcel of land conveyed to Auburn Springs Limited by deed recorded in Volume ____, Page ____ of Geauga County Deed Records, further bounded and described as follows;

Beginning at a monument box with a one inch iron pin found in the centerline of Munn Road, 60 feet wide at the Northeasterly corner of said Original Lot No. 2 also being the Southeasterly corner of land conveyed to B.K. Bergstrom, Trustee by deed recorded in Volume 1029, Page 514 of Geauga County Deed Records;

Thence South 4° 28' 32" West along said centerline of Munn Road, a distance of 900.81 feet to the Principal Place of Beginning of the premises herein intended to be described;

- COURSE I Thence South 4° 28' 32" West continuing along said centerline of Munn Road, a distance of 223.19 feet to a point;
- COURSE II Thence North 85° 31' 28" West, passing through a 5/8 inch iron pin set at 30.00 feet, a total distance of 615.63 feet to a 5/8 inch iron pin set in the Westerly line of said 9.4623 acre parcel;
- COURSE III Thence North 4° 28' 32" East along said Westerly line, a distance of 223.19 feet to a 5/8 inch iron pin set;
- COURSE IV Thence South 85° 31' 28" East passing through a 5/8 inch iron pin set at 585.63 feet, a total distance of 615.63 feet to the Principal Place of Beginning and containing 3.1543 acres of land (3.0006 acres of land excluding the area within the right-of-way of Munn Road) as surveyed, calculated and described in August, 1997, by Rudy E. Schwartz, 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.

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LEGAL DESCRIPTION OF
B-3
3.1537 ACRES

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 9.4623 acre parcel of land conveyed to Auburn Springs Limited by deed recorded in Volume ____, Page ____ of Geauga County Deed Records, further bounded and described as follows;

Beginning at a monument box with a one inch iron pin found in the centerline of Munn Road, 60 feet wide at the Northeasterly corner of said Original Lot No. 2 also being the Southeasterly corner of land conveyed to B.K. Bergstrom, Trustee by deed recorded in Volume 1029, Page 514 of Geauga County Deed Records;

Thence South 4° 28' 32" West along said centerline of Munn Road, a distance of 1124.00 feet to the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence South 4° 28' 32" West continuing along said centerline of Munn Road, a distance of 163.40 feet to a monument box with a one inch iron pin found at an angle point therein;

COURSE II Thence South 5° 00' 00" West continuing along said centerline of Munn Road, a distance of 59.78 feet to a point at the Southeasterly corner of said 9.4623 acre parcel;

COURSE III Thence North 85° 31' 28" West along the Southerly line of said 9.4623 acre parcel, passing through a 5/8 inch iron pin found at 30.00 feet, a total distance of 615.08 feet to a 5/8 inch iron pin found at the Southwesterly corner thereof;

COURSE IV Thence North 4° 28' 32" East along the Westerly line of said 9.4623 acre parcel, a distance of 223.18 feet to a 5/8 inch iron pin set;

COURSE V Thence South 85° 31' 28" East passing through a 5/8 inch iron pin set at 585.63 feet, a total distance of 615.63 feet to the Principal Place of Beginning and containing 3.1537 acres of land (3.0000 acres of land excluding the area within the right-of-way of Munn Road) as surveyed, calculated and described in August, 1997, by Rudy E. , Schwartz, 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.

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LEGAL DESCRIPTION OF

C-1

3.1537 ACRES

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 6.3073 acre parcel of land conveyed to Auburn Springs Limited by deed recorded in Volume ____, Page ____ of Geauga County Deed Records, further bounded and described as follows;

Beginning at a monument box with a one inch iron pin found in the centerline of Munn Road, 60 feet wide at the Northeasterly corner of said Original Lot No. 2 also being the Southeasterly corner of land conveyed to B.K. Bergstrom, Trustee by deed recorded in Volume 1029, Page 514 of Geauga County Deed Records;

Thence South 4° 28' 32" West along said centerline of Munn Road, a distance of 1287.40 feet to a monument box with a one inch iron pin found at an angle point therein;

Thence South 5° 00' 00" West continuing along said centerline of Munn Road, a distance of 59.78 feet to a point and the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence South 5° 00' 00" West continuing along said centerline of Munn Road, a distance of 223.06 feet to a point;

COURSE II Thence North 85° 45' 54" West passing through a 5/8 inch iron pin set at 30.00 feet a total distance of 609.65 feet to a 5/8 inch iron pin set in the Westerly line of said 6.3073 acre parcel;

COURSE III Thence North 3° 36' 52" East along said Westerly line of the 6.3073 acre parcel, a distance of 225.64 feet to a 5/8 inch iron pin found at the Northwesterly corner thereof;

COURSE IV Thence South 85° 31' 28" East along the Northerly line of said 6.3073 acre parcel, passing through a 5/8 inch iron pin found at 585.08 feet, a total distance of 615.08 feet to the Principal Place of Beginning and containing 3.1537 acres of land (3.0000 acres of land excluding the area within the right of way of Munn Road) as surveyed, calculated and described in August, 1997 by Rudy E. Schwartz, 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.

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

R.S. 9/11/1997
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A11B00019

Auburn Springs

LEGAL DESCRIPTION OF
C-2
3.1536 ACRES

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 6.3073 acre parcel of land conveyed to Auburn Springs Limited by deed recorded in Volume ____, Page ____ of Geauga County Deed Records, further bounded and described as follows;

Beginning at a monument box with a one inch iron pin found in the centerline of Munn Road, 60 feet wide at the Northeasterly corner of said Original Lot No. 2 also being the Southeasterly corner of land conveyed to B.K. Bergstrom, Trustee by deed recorded in Volume 1029, Page 514 of Geauga County Deed Records;

Thence South 4° 28' 32" West along said centerline of Munn Road, a distance of 1287.40 feet to a monument box with a one inch iron pin found at an angle point therein;

Thence South 5° 00' 00" West continuing along said centerline of Munn Road, a distance of 282.84 feet to a point and the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence South 5° 00' 00" West continuing along said centerline of Munn Road, a distance of 222.84 feet to a point 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;

COURSE II Thence North 86° 26' 00" West along the Northerly line of land so conveyed to Roger M. and Roseann Fugman and its Westerly prolongation, passing through a 5/8 inch iron pin found at 30.01 feet and passing through a 5/8 inch iron pin found at the Northwesterly corner thereof at 390.00 feet, a total distance of 604.23 feet to a 5/8 inch iron pin found at the Southwesterly corner of said 6.3073 acre parcel;

COURSE III Thence North 3° 36' 52" East along the Westerly line of said 6.3073 acre parcel, a distance of 229.88 feet to a 5/8 inch iron pin set;

COURSE IV Thence South 85° 45' 54" East, passing through a 5/8 inch iron pin set at 579.65 feet, a total distance of 609.65 feet to the Principal Place of Beginning and containing 3.1536 acres of land (3.0000 acres of land excluding the area within the right of way of Munn Road) as surveyed, calculated and described in August, 1997 by Rudy E. Schwartz, 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 AND LEGAL DESCRIPTION APPROVED PER R.C. 315.251

R.S. 9/11/1997
GEAUGA COUNTY ENGINEER

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GEAUGA COUNTY ENGINEERS

LEGAL DESCRIPTION OF
PARCEL D
3.3536 ACRES

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 Richard D. and George E. Timmons by deed recorded in Volume 254, Page 21 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;

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

Course III through Course V are along the Easterly sideline of a proposed road.

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 set 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 set 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;

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;

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ENGINEERS

A 118000019
Legal Description
Parcel D
3.3536 Acres
Page Two

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 by Rudy E. Schwartz, P.S. No. 7193 be the same more or less but subject to all legal highways, 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 pin set are I.D. Schwartz 7193.

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