

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)564-5675

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
GEAUGA COUNTY ENGINEER



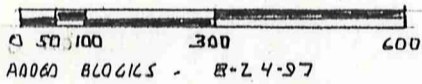
C.V. WEST INC.
B.B. BEARD TRUSTEE
VOL. 911 PG. 794
PARCEL NO. 1

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.	5/8" IRON PIN SET

SCALE 1" = 300' JULY 19, 1997



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

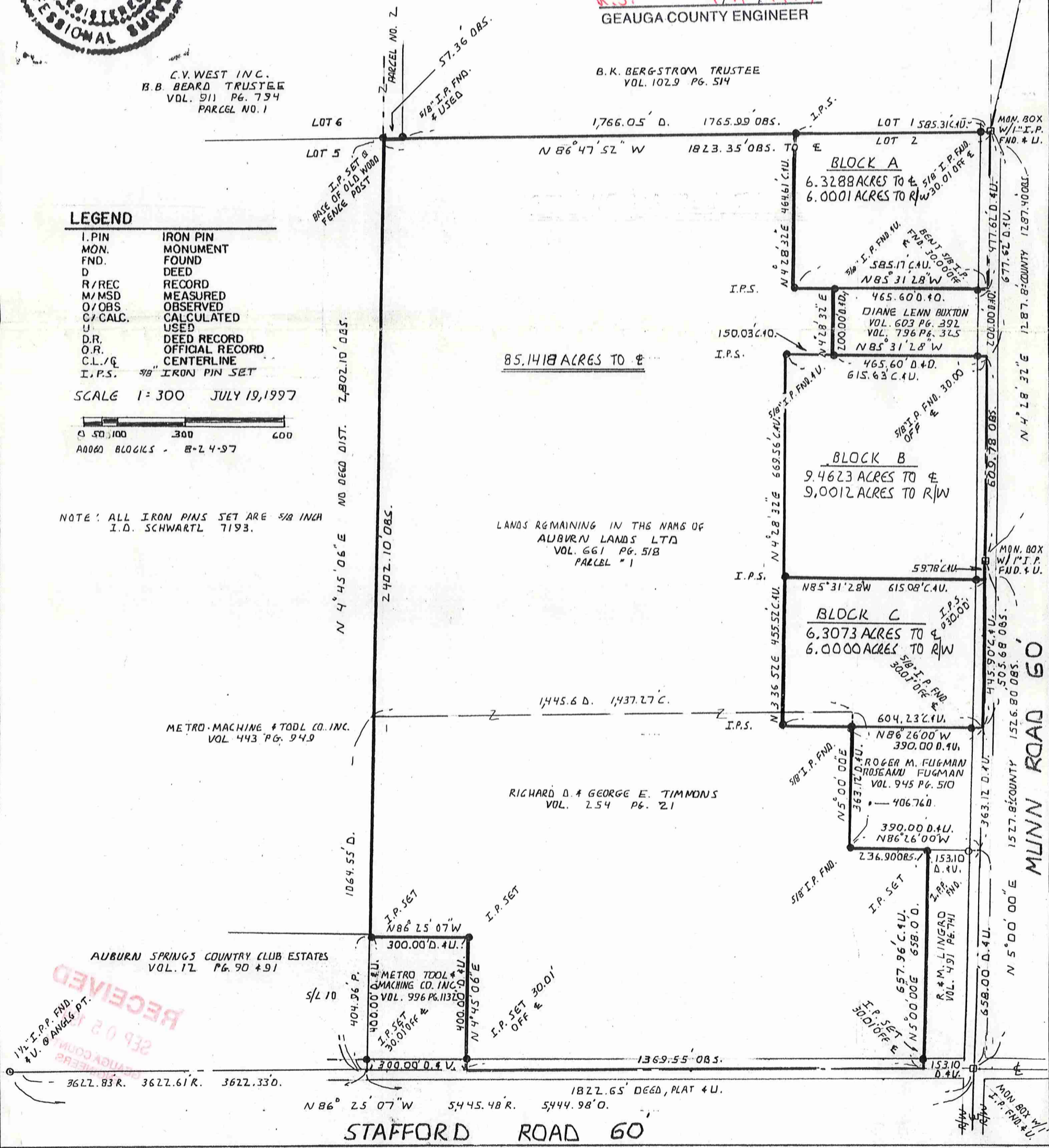
LANDS REMAINING IN THE NAME OF
AUBURN LANDS LTD
VOL. 661 PG. 518
PARCEL # 1

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

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

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

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SEP 02 1997
GEAUGA COUNTY ENGINEERS



STAFFORD ROAD 60

MUNN ROAD 60

AUB 00020

Auburn Springs Limited
picked up 9-11-1997
OBSOLETE
01-118256

LEGAL DESCRIPTION OF
BLOCK A
6.3288 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 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 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 477.62 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 set;

COURSE III Thence North 4° 28' 32" East, a distance of 464.61 feet to a 5/8 inch iron pin set in the Southerly line of land so conveyed to B.K. Bergstrom, Trustee;

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 6.3288 acres of land (6.0001 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.

SURVEY PLAT AND LEGAL
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R.S. 9/11/1997
GEAUGA COUNTY ENGINEER

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ENGINEERS

LEGAL DESCRIPTION OF
BLOCK B
9.4623 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 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 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 609.78 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;
- COURSE III Thence North 85° 31' 28" West, passing through a 5/8 inch iron pin set at 30.00 feet, a total distance of 615.08 feet to a 5/8 inch iron pin set;
- COURSE IV Thence North 4° 28' 32" East, a distance of 669.56 feet to a 5/8 inch iron pin set in the Westerly prolongation of the Southerly line of land so conveyed to Diane Lenn Buxton;
- COURSE V 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 9.4623 acres of land (9.0012 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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LEGAL DESCRIPTION OF
BLOCK C
6.3073 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 Parcel No. 1 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. 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 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 445.90 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 set;

COURSE III Thence North 3° 36' 52" East, a distance of 455.52 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 585.08 feet, a total distance of 615.08 feet to the Principal Place of Beginning and containing 6.3073 acres of land (6.0000 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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