

PLAT OF SURVEY AND LOT SPLIT FOR AUBURN SPRINGS LIMITED

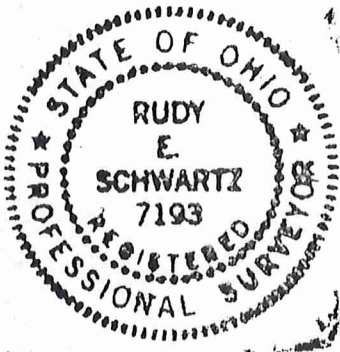
I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION...

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. 12/29/97

OFFICE OF THE GEAUGA COUNTY ENGINEER

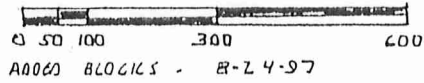
C.V. WEST INC. B B BEARD TRUSTEE VOL. 911 PG. 734 PARCEL NO. 1

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. 3/8" IRON PIN SET

SCALE 1:300 JULY 19, 1997



NOTE ALL IRON PINS SET ARE 3/8 INCH I.D. SCHWARTZ 7193.

LANDS REMAINING IN THE NAME OF AUBURN LANDS LTD VOL. 661 PG. 518 PARCEL "1" 52.4111 ACRES

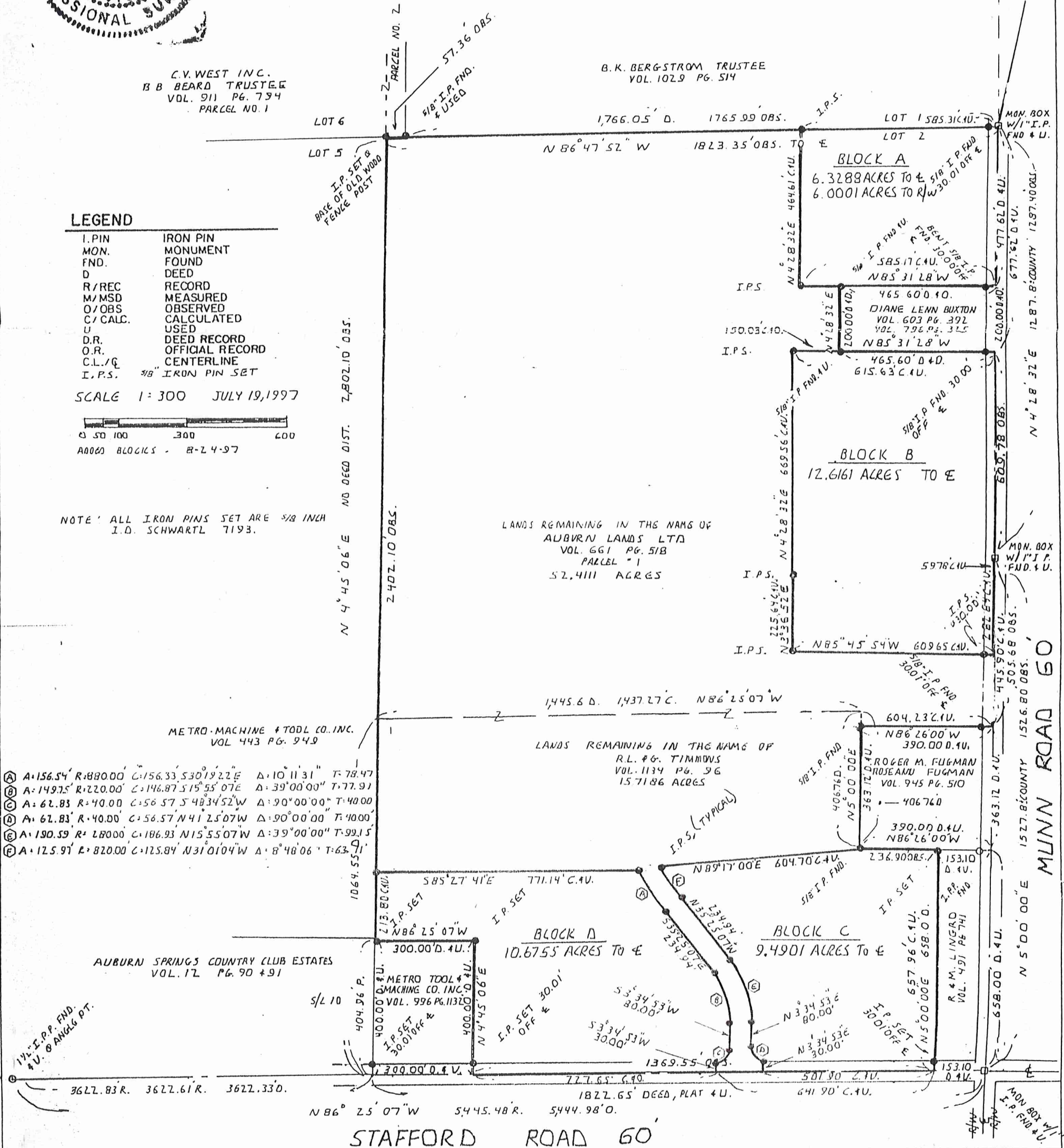
METRO-MACHINE & TOOL CO. INC. VOL. 443 PG. 949

LANDS REMAINING IN THE NAME OF R.L. & G. TIMMONS VOL. 1134 PG. 96 15.7186 ACRES

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

- (A) A: 156.54 R: 880.00 C: 156.33 S: 3019.22 E: 10 11 31 T: 78.47
(B) A: 149.75 R: 220.00 C: 146.87 S: 15 55 07 E: 39 00 00 T: 77.91
(C) A: 62.83 R: 40.00 C: 56.57 S: 48 34 52 W: 90 00 00 T: 40.00
(D) A: 62.83 R: 40.00 C: 56.57 N: 41 25 07 W: 90 00 00 T: 40.00
(E) A: 190.59 R: 280.00 C: 186.93 N: 15 55 07 W: 39 00 00 T: 99.15
(F) A: 125.97 R: 820.00 C: 125.84 N: 31 01 04 W: 8 48 06 T: 63.71

1/4" I.P.P. FND. 4" U. O ANGLES PT.



STAFFORD ROAD 60

MUNN ROAD 60

AUB00021

Auburn Springs
picked up 12-29-1997
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 & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251

R.S. 12/29/97

OFFICE OF THE
GEAUGA COUNTY ENGINEER

AUB00021

LEGAL DESCRIPTION OF
BLOCK B
12.6161 ACRES

Auburn Springs
01-118257

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 282.84 feet to a point;
- COURSE III 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;
- COURSE IV Thence North 3° 36' 52" East, a distance of 225.64 feet to a 5/8 inch iron pin set;
- COURSE V 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 VI 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 12.6161 acres of land as surveyed, calculated and described in December, 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 & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251

R.S. 12/29/97
OFFICE OF THE
GEAUGA COUNTY ENGINEER

LEGAL DESCRIPTION OF
BLOCK C
9.4901 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 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;

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 VII 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, 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 set;

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

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GEAUGA COUNTY
ENGINEERS

LEGAL DESCRIPTION OF
BLOCK D
10.6755 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 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 641.90 feet to a point and the Principal Place of Beginning of the premises herein intended to be described;

- COURSE I Thence continuing North 86° 25' 07" West along said centerline of Stafford Road, a distance of 727.65 feet to the Southeasterly corner of land conveyed to Metro Tool & Machine Company, Inc. by deed recorded in Volume 996, Page 1132 of Geauga County Deed Records;
- COURSE II Thence North 4° 45' 06" East along the Easterly line of land so conveyed to Metro Tool & Machine Company, Inc. passing through a 5/8 inch iron pin set at 30.01 feet, a total distance of 400.00 feet to a 5/8 inch iron pin set at the Northeasterly corner thereof;
- COURSE III Thence North 86° 25' 07" West along the Northerly line of land so conveyed to Metro Tool & Machine Company, Inc. a distance of 300.00 feet to a 5/8 inch iron pin set at the Northwesterly corner thereof in the Easterly line of Auburn Springs Country Club Estates as shown by plat recorded in Volume 12, Pages 90-91 of Geauga County Plat Records;

HUB00621

Legal Description
10.6755 Acre Block D
Page Three

COURSE XI

Thence South 3° 34' 53" West a distance of 30.00 feet to the Principal Place of Beginning and containing 10.6755 acres of land as surveyed, calculated and described in December, 1997 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.

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DEC 2 9 1997
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