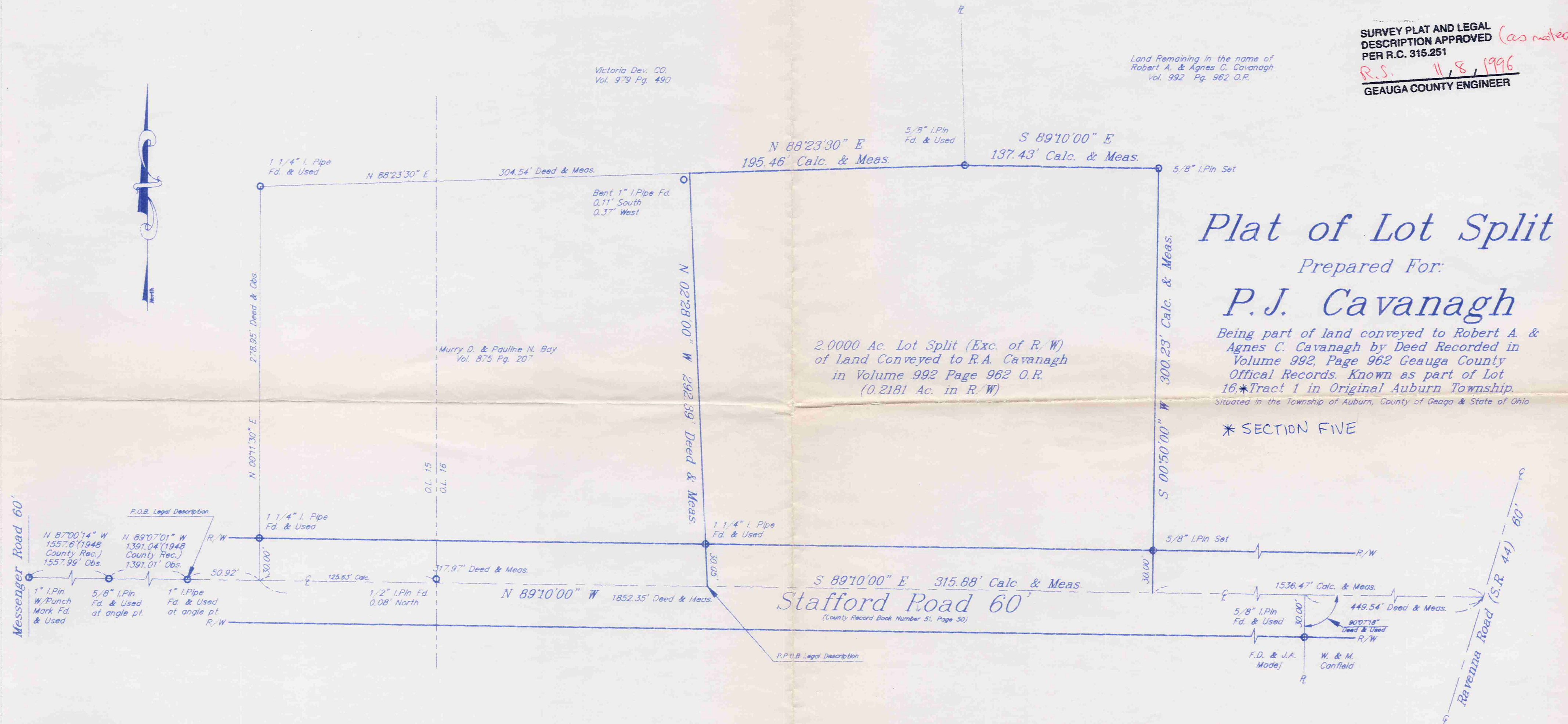


SURVEY PLAT AND LEGAL  
DESCRIPTION APPROVED (as noted)  
PER R.C. 315.251  
R.S. 11/8/1996  
GEAUGA COUNTY ENGINEER

Victoria Dev. CO.  
Vol. 979 Pg. 490

Land Remaining in the name of  
Robert A. & Agnes C. Cavanagh  
Vol. 992 Pg. 962 O.R.



### Surveyor's Certification

I hereby declare that this survey 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 the centerline of Stafford Road as per Deed Vol. 875, Page 207 of Geauga County Official Records. Based on a survey performed by Judy E. Schwartz, S. 7193, of LDC, Inc in April, 1994.

*Richard A. Thompson Jr.*  
Richard A. Thompson Jr. P.S. 7388

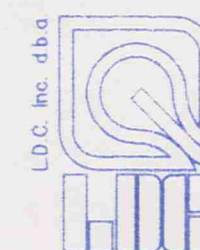
10.25.96



### GRAPHIC SCALE



( IN FEET )  
1 inch = 50 ft.



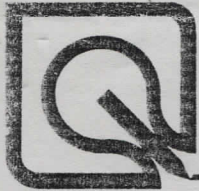
**LAND DESIGN consultants**  
Civil Engineers and Surveyors  
8585 EAST AVENUE • MENTOR, OHIO 44060  
TELEPHONE 255-8463 354-6938 951-LAND



(AUB  
00053)

CAVANAGH  
Picked up 11-14-96

# 01-118253



**LDC inc.**

8585 EAST AVENUE • MENTOR, OHIO 44060

(216) 255-8463, 354-6938 or 951-5263 • FAX: 255-9575

OCTOBER 31, 1996

REVISED  
LEGAL DESCRIPTION OF  
A 2.2181 ACRE PARCEL  
AUBURN TOWNSHIP

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being a part of Original Lot No. 16, Section 5 in Tract No. 1 in said Township and is further known as a part of a parcel of land conveyed to Robert A. and Agnes C. Cavanagh by deed recorded in Volume 992, Page 962 of Geauga County Official Records and is further bounded and described as follows:

Beginning at a 1 inch iron pipe in the centerline of Stafford Road, (60 feet wide) said point being North  $89^{\circ}10'00''$  West, 50.92 feet from the Southwest corner of land conveyed to Murry D. and Pauline N. Bay by deed recorded in Volume 875, Page 207 of Geauga County Official Records; Thence South  $89^{\circ}10'00''$  East, along said centerline and Southerly line of said Bay, 368.89 feet to the Southeast corner thereof and the Principal Place of Beginning of the premises herein intended to be described;

- COURSE I      Thence North  $2^{\circ}28'00''$  West, along the Easterly line of said Bay, passing through a  $1\frac{1}{4}$ " inch iron pipe at 30.05 feet on the Northerly sideline of said Stafford Road, 292.39 feet to the Northeast corner of said Bay, and the Southerly line of land conveyed to Victoria Development Company by deed recorded in Volume 979, Page 490 of Geauga County Official Records, said point being 0.11 feet North and 0.37 feet East of a bent 1 inch iron pipe;
- COURSE II      Thence North  $88^{\circ}23'30''$  East, along the Southerly line of said Victoria Development Company, 195.46 feet to a  $\frac{5}{8}$  inch iron pin found at the Southeast corner thereof;
- COURSE III      Thence South  $89^{\circ}10'00''$  East, 137.43 feet to a  $\frac{5}{8}$  inch iron pin set;
- COURSE IV      Thence South  $00^{\circ}50'00''$  West, 300.23 feet (passing through a  $\frac{5}{8}$  inch iron pin set at the Northerly sideline of said Stafford Road, 270.23 feet) to the centerline of said Stafford Road;

Engineers and Surveyors



OCTOBER 31, 1996  
REVISED LEGAL DESCRIPTION OF  
A 2.2181 ACRE PARCEL  
AUBURN TOWNSHIP  
PAGE 2

COURSE V

Thence North 89°10'00" West, along the centerline of said Stafford Road, 315.88 feet to the Southeast corner of said Bay and the Principal Place of Beginning and containing 2.2181 acres (2.000 exclusive of right-of-way) of land as calculated from a survey performed in October of 1996, by Richard A. Thompson, Jr., P.S. No. 7388 of LDC, Inc., be the same, more or less, but subject to all legal highways and easements of record. Bearings used in this description are to the centerline of Stafford Road as per deed recorded in Volume 875, Page 207 of Geauga County Official Records.

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

R.S. 11/8/1996  
GEAUGA COUNTY ENGINEER