

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

*R.S. 9.17.1997*  
GEAUGA COUNTY ENGINEER

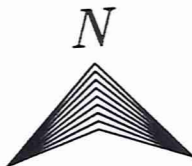
LOT SPLIT FOR:

# P. & B. CLEMENS

AUB 00056

SITUATED IN THE TOWNSHIP OF AUBURN AND KNOWN AS BEING PART OF ORIGINAL  
AUBURN TOWNSHIP LOTS 3 SECTION 2, TRACT TWO COUNTY OF GEAUGA AND  
STATE OF OHIO AND CONTAINING 12.468 ACRES OF LAND.

DEEDS OF REFERENCE: P. & B. CLEMENS V. 425, P. 53



○ I PIN SET — DENOTES 5/8" I. PIN SET W/ CAP

AUGUST 1988  
REVISED SEPT. 8, 1997  
SCALE IN FEET



1" = 100'

PREPARED BY:

## BRAUN-PRENOSIL ASSOCIATES INC.

ENGINEERS...SURVEYORS

547 EAST WASHINGTON STREET  
CHAGRIN FALLS, OHIO 44022  
(216) 247-8670

WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE PREMISES AND PREPARED THIS  
SURVEY MAP IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE  
OHIO ADMINISTRATIVE CODE.

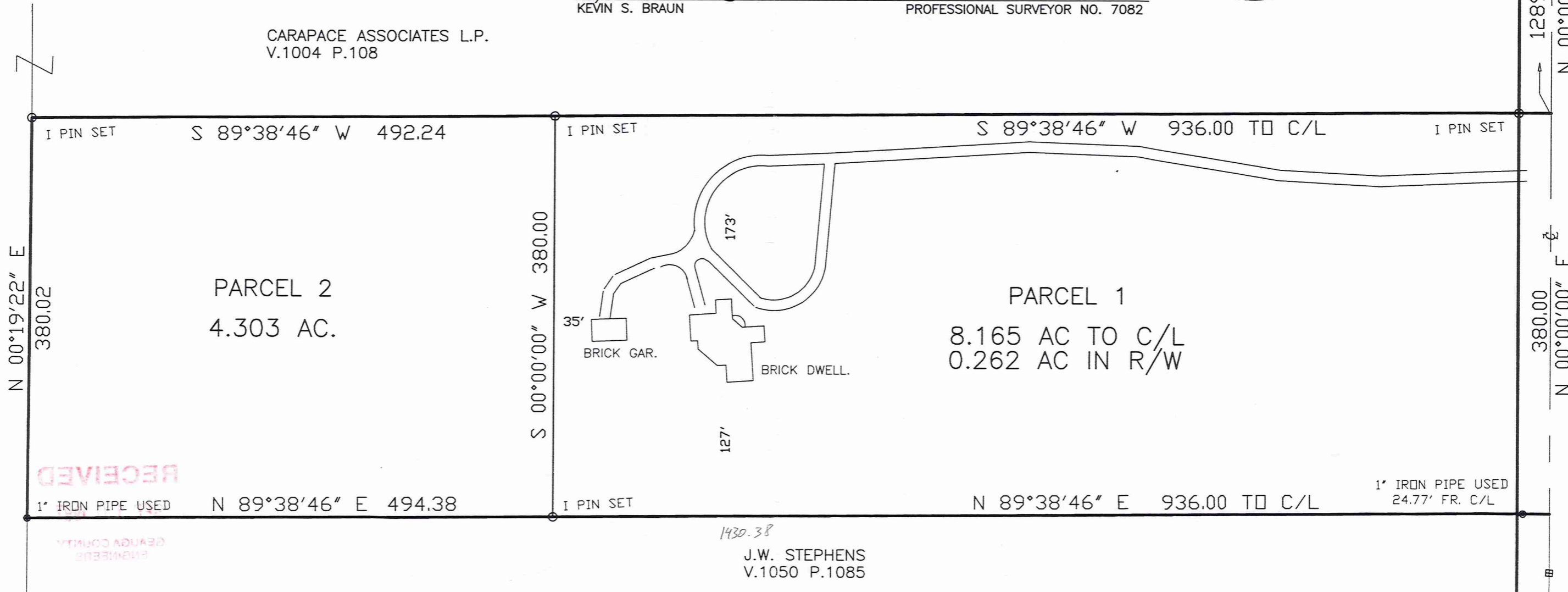
*Kevin S. Braun*  
KEVIN S. BRAUN

*9-9-97*  
PROFESSIONAL SURVEYOR NO. 7082



CARAPACE ASSOCIATES L.P.  
V.1004 P.108

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V.1004 P.108



RECEIVED

GEAUGA COUNTY ENGINEERS

*1430.38*

J.W. STEPHENS  
V.1050 P.1085

WASHINGTON ST.

1289.54  
N 00°00'00" E

380.00  
N 00°00'00" E

MUNN ROAD 60'

1" IRON PIPE USED  
24.77' FR. C/L

(AUB)  
00056



**NORTH COAST / BRAUN-PRENOSIL**  
Engineering & Surveying  
bpnthcst@apk.net

CLEMENS  
picked up 9-17-1997

#01-118249

North Coast Engineering & Surveying Co., Inc.  
2570 Superior Avenue, Suite 501  
Cleveland, Ohio 44114  
Tel (216) 241-7070  
Fax (216) 241-7071

Braun-Prenosil Associates, Inc.  
547 East Washington Street  
Chagrin Falls, Ohio 44022  
Tel (216) 247-8670  
Fax (216) 247-8687

SEPTEMBER 16, 1997

**LEGAL DESCRIPTION FOR P. & B. CLEMENS OF REAR PARCEL**

Situated in the Township of Auburn, County of Geauga and State of Ohio, and known as being a part of Original Auburn Township Lot 3, Section 2, Tract Two, and bounded and described as follows:

Beginning at a point in the centerline of Munn Road (60 feet wide) which is distant South 0° 00' 00" East 1669.54 feet, measured along the said centerline, from its intersection with the centerline of Washington Street, said place of Beginning being the Northeasterly corner of land described in deed to J.W. Stephens Recorded in Volume 1050, Page 1085 of Geauga County Records;

Thence South 89° 38' 46" West, along the Northerly line of said J.W. Stephens land, passing through a 1" iron pipe found at 24.77 feet, a total distance of 936.00 feet to a 5/8" iron pin set at the principal place of beginning of land hereintended to be described:

Thence continuing South 89° 38' 46" West, along the Northerly line of said J.W. Stephens land, a distance of 494.38 feet to a 1" iron pipe found at the Northwestern corner thereof, being in an Easterly line of land described in deed to Carapace Associates L.P. recorded in Volume 1004, Page 108 of Geauga County Records;

Thence North 00° 19' 22" East, along an Easterly line of said Carapace Associates, L.P. land, a distance of 380.02 feet to a 5/8" iron pin set;

Thence North 89° 38' 46" East, along a Southerly line of said Carapace Associates L.P. land, a distance of 492.24 feet to a 5/8" iron pin set;

Thence South 0° 00' 00" East, a distance of 380.00 feet to the Principal Place of Beginning and containing 4.303 acre of land, according to the survey of August 1988 by Braun-Prenosil Associates, Inc. Kevin S. Braun, P.S. 7082, be the same more or less, but subject to all legal highways.

Bearings are to an assumed meridian and are to denote angles only  
Deed of reference: P. & B. Clemens V. 425, P. 53

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

R.S. 9, 17, 1997 (Revised)  
GEAUGA COUNTY ENGINEER

ENGINEER  
GEAUGA COUNTY  
286 J. J. 1281  
REC'D



**NORTH COAST / BRAUN-PRENOSIL**  
 Engineering & Surveying  
 bnthcst@apk.net

#01-024000

North Coast Engineering & Surveying Co., Inc.  
 2570 Superior Avenue, Suite 501  
 Cleveland, Ohio 44114  
 Tel (216) 241-7070  
 Fax (216) 241-7071

Braun-Prenosil Associates, Inc.  
 547 East Washington Street  
 Chagrin Falls, Ohio 44022  
 Tel (216) 247-8670  
 Fax (216) 247-8687

September 09, 1997

**LEGAL DESCRIPTION FOR P. & B. CLEMENS OF HOUSE PARCEL**

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being part of Original Auburn Township Lot 3, Section 2, Tract Two and bounded and described as follows:

Beginning in the centerline of Munn Road distant South 00° 00' 00" East, 1669.54 feet as measured along the centerline of Munn Road from its intersection with the centerline of Washington Street, said place of beginning also being the Northeasterly corner of land as described to J.W. Stephens recorded in Vol. 1050, Page 1085 of Geauga County Records;

Thence South 89° 38' 46" West, along the Northerly line of said J.W. Stephens land, passing through an iron pipe found at 24.77 feet, a total distance of 936.00 feet to a 5/8" iron pin set;

Thence North 0° 00' 00" East a distance of 380.00 feet to a 5/8" iron pin set;

Thence North 89° 38' 46" East, passing through a 5/8" iron pin set at 906.00 feet, a total distance of 936.00 feet to the centerline of said Munn Road;

Thence South 0° 00' 00" East, along the centerline of said Munn Road, a distance of 380.00 feet to the place of beginning and containing 7.903 acres of land exclusive of 0.262 acres of land within the right-of-way limits of Munn Road, according to the survey of August 1988 by Braun-Prenosil Associates, Inc., Kevin S. Braun., P.S. No. 7082 be the same more or less but subject to all legal highways.

Bearings are to an assumed meridian and are used to denote angles only.

Deed of reference: P. & B. Clemens V. 425, P. 53

RECEIVED  
 SEP 10 1997  
 ENGINEERS  
 GEauga COUNTY

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R.S. 9, 17, 1997  
 GEAGA COUNTY ENGINEER