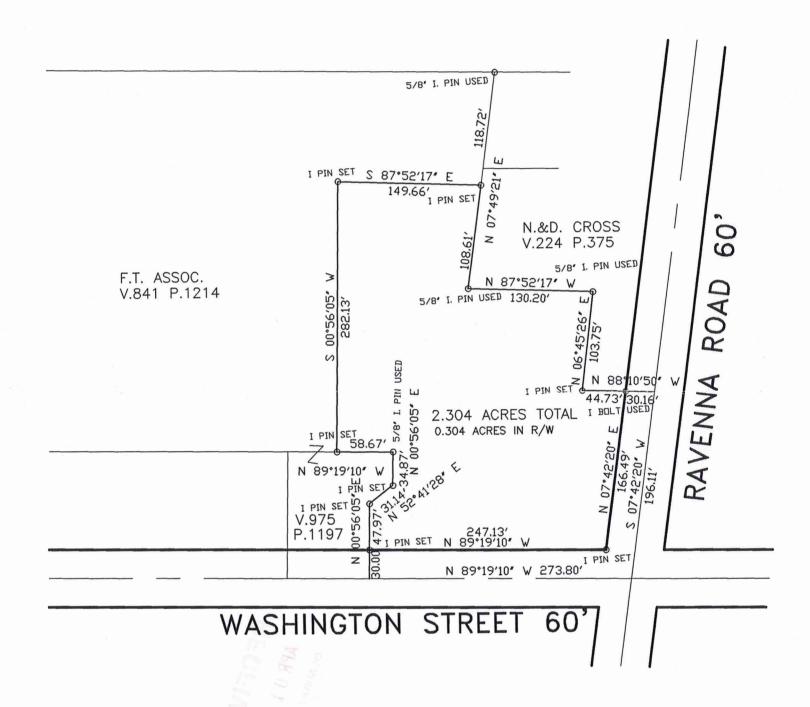
F.T. ASSOC.

SITUATED IN THE TOWNSHIP OF AUBURN AND KNOWN AS BEING PART OF ORIGINAL AUBURN TOWNSHIP SECTION NO. 4 TRACT TWO, COUNTY OF GEAUGA AND STATE OF OHIO AND CONTAINING 2.304 ACRES OF LAND.

DEEDS OF REFERENCE: F.T. ASSOC. V. 841, P. 1214





O __ DENOTES 5/8" I. PIN SET W/ CAP

MARCH 1999

SCALE IN FEET

0 50 100 200 300

1" = 100'

PREPARED BY:

BRAUN-PRENOSIL ASSOCIATES INC.

ENGINEERS ··· SURVEYORS 4640 RICHMOND ROAD SUITE 100 WARRENSVILLE HTS., OHIO 44128 (216) 378-1490 378-1497 FAX



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

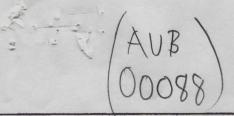
OFFICE OF THE
GEAUGA COUNTY ENGINEER

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. Bran

3-30-99

PROFESSIONAL SURVEYOR NO. 7082





F.T. Associates picked up 4-9-1999 01-042060

ENGINEERS, SURVEYORS, LAND PLANNING & WETLAND SERVICES

March 24, 1999

LEAGAL DESCRIPTION OF 2.304 ACRE PARCEL OF LAND FOR F.T. ASSOCIATESON THE NORTHWEST CORNER OF RAVENNA RD. (S.R. 44) AND WASHINGTON STREET

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being part of original Auburn Township Section 4, Tract Two and bounded and described as follows:

Beginning in the centerline intersection of Ravenna Road (S.R. 44), 60 feet wide and Washington Street, 60 feet wide;

Thence North 89°19' 10" West, along the centerline of said Washington Street, a distance of 273.80 feet to the Southeasterly corner of land as described in deed to F.T. Associated recorded in Volume 975, Page 1197 of Geauga County Records;

Thence North 0° 56' 05" East, along an Easterly line of said F.T. Associates land, passing through a capped 5/8" iron pin set at 30.00 feet, a total distance of 77.97 feet to a capped 5/8" iron pin set;

Thence North 52° 41' 28" East, continuing along an Easterly line of said F.T. Associates land, a distance of 31.14 feet to a capped 5/8" iron pin set;

Thence North 0° 56' 05" East, continuing along an Easterly line of said F.T. Associates land, a distance of 34.87 feet to the Northeast corner thereof and a 5/8" iron pin used;

Thence North 89° 19' 10" West, along the Northerly line of said F.T. Associates land, parallel to the centerline of said Washington Street, a distance of 58.67 feet to a capped 5/8" iron pin set;

Thence North 0° 56' 05" East, a distance of 282.13 feet to a capped 5/8" iron pin set;

Thence South 87° 52' 17" East, a distance of 149.66' to a Westerly line of land described in deed to N. & D. Cross recorded in Volume 224, Page 375 of Geauga County Records a capped 5/8" iron pin set;

document: \\BOSS\S\Admin\Projects\99017\Legals\2.304 parcel.doc

LEAGAL DESCRIPTION OF 2.304 ACRE PARCEL OF LAND FOR F.T. ASSOCIATESON THE NORTHWEST CORNER OF RAVENNA RD. (S.R. 44) AND WASHINGTON STREET

Thence South 7°49' 21" West, along a Westerly line of said N. & D. Cross land, a distance of 108.61 feet to a Southwesterly corner thereof, a 5/8" iron pin found;

Thence South 87°52' 17" East, along a Southerly line of said N. & D. Cross land, a distance of 130.20 feet to 5/8" iron pin found;

Thence South 6° 45' 26" West, along a Westerly line of said N. & D. Cross land, a distance of 103.75 feet to a Southwesterly corner thereof, a capped 5/8" iron pin set;

Thence South 88° 10' 50" East, along a Southerly line of said N. & D. Cross land, passing through a ½" iron bolt found at 44.73 feet a total distance of 74.89 feet to the centerline of said Ravenna Road;

Thence South 7°42' 20" West, along the centerline of said Ravenna Road, a distance of 196.11 feet to the place of beginning and containing 2.304 arces of land inclusive of 0.304 acres of land within the right-of-way limits of Ravenna Road and East Washington Street, according to the survey of March 1999 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: F.T. Associates V. 841 P. 1214

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

OFFICE OF THE GEAUGA COUNTY ENGINEER