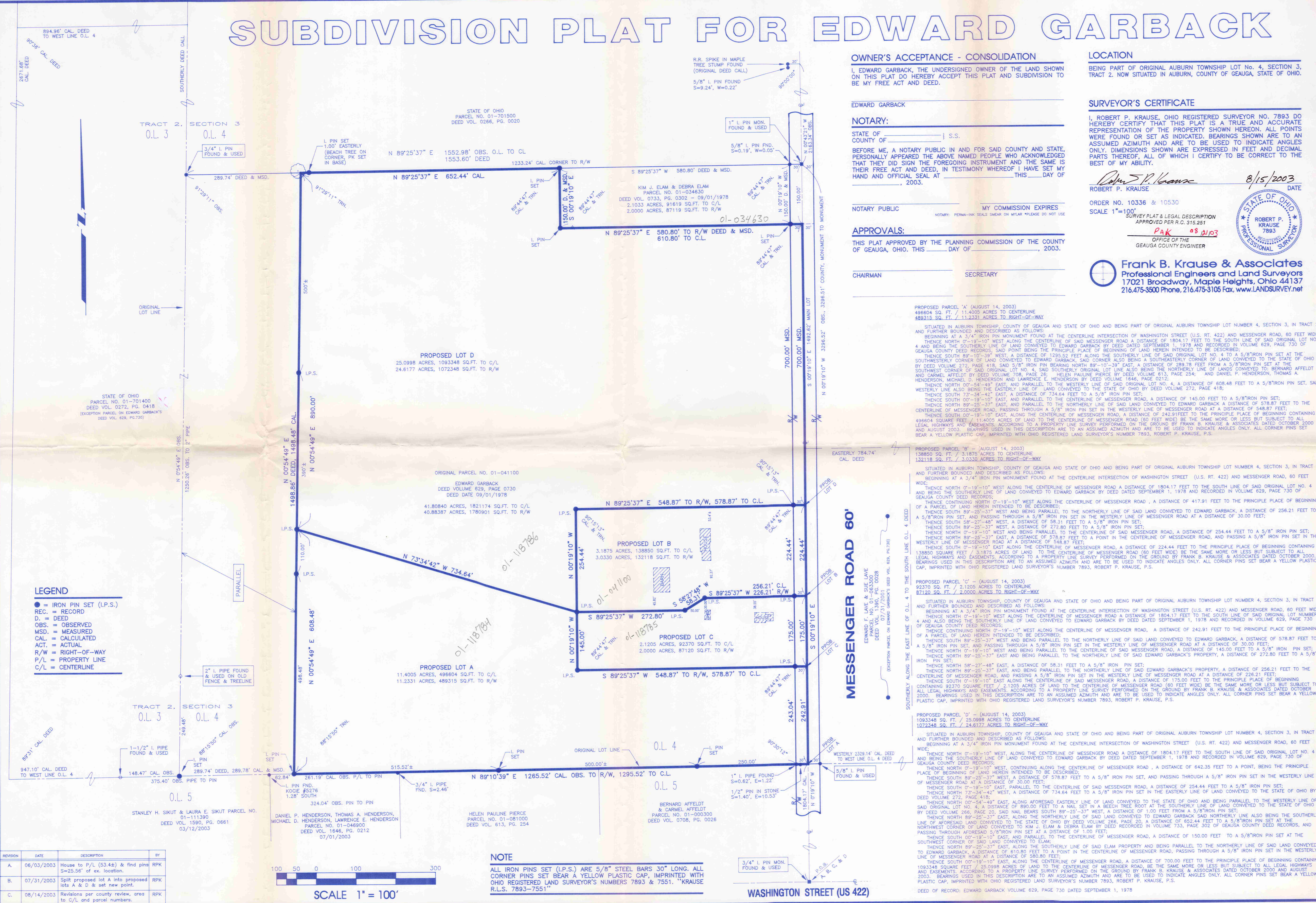


SUBDIVISION PLAT FOR EDWARD GARBACK



OWNER'S ACCEPTANCE - CONSOLIDATION

I, EDWARD GARBACK, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT DO HEREBY ACCEPT THIS PLAT AND SUBDIVISION TO BE MY FREE ACT AND DEED.

EDWARD GARBACK

NOTARY:

STATE OF _____ } S.S.
 COUNTY OF _____ }
 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED PEOPLE WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THE SAME IS THEIR FREE ACT AND DEED, IN TESTIMONY WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL AT _____ THIS _____ DAY OF _____, 2003.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

APPROVALS:

THIS PLAT APPROVED BY THE PLANNING COMMISSION OF THE COUNTY OF GAUGA, OHIO, THIS _____ DAY OF _____, 2003.

CHAIRMAN

SECRETARY

LOCATION

BEING PART OF ORIGINAL AUBURN TOWNSHIP LOT No. 4, SECTION 3, TRACT 2. NOW SITUATED IN AUBURN, COUNTY OF GAUGA, STATE OF OHIO.

SURVEYOR'S CERTIFICATE

I, ROBERT P. KRAUSE, OHIO REGISTERED SURVEYOR NO. 7893 DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE PROPERTY SHOWN HEREON. ALL POINTS WERE FOUND OR SET AS INDICATED. BEARINGS SHOWN ARE TO AN ASSUMED AZIMUTH AND ARE TO BE USED TO INDICATE ANGLES ONLY. DIMENSIONS SHOWN ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY ABILITY.

Robert P. Krause
 ROBERT P. KRAUSE 8/15/2003 DATE

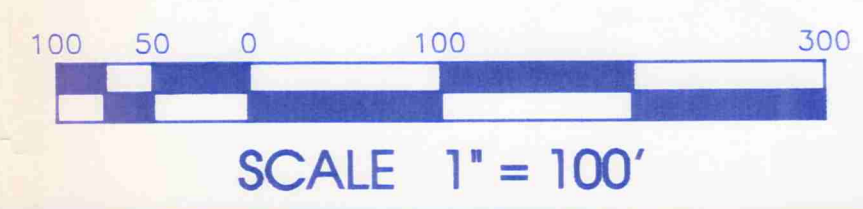
ORDER NO. 10336 & 10530
 SCALE 1"=100'
 SURVEY PLAT & LEGAL DESCRIPTION APPROVED PER R.C. 315.251
 PAK 08 2103
 OFFICE OF THE GAUGA COUNTY ENGINEER



Frank B. Krause & Associates
 Professional Engineers and Land Surveyors
 17021 Broadway, Maple Heights, Ohio 44137
 216.475-3500 Phone, 216.475-3105 Fax, www.LANDSURVEY.net

- ### LEGEND
- = IRON PIN SET (I.P.S.)
 - REC. = RECORD
 - D. = DEED
 - OBS. = OBSERVED
 - MSD. = MEASURED
 - CAL. = CALCULATED
 - ACT. = ACTUAL
 - R/W = RIGHT-OF-WAY
 - P/L = PROPERTY LINE
 - C/L = CENTERLINE

REVISION	DATE	DESCRIPTION	BY
A.	06/03/2003	House to P/L (53.44') & find pins RPK S=25.56' of ex. location.	RPK
B.	07/31/2003	Split proposed lot A into proposed lots A & D & set new point.	RPK
C.	08/14/2003	Revisions per county review, area to c/l and parcel numbers.	RPK



NOTE

ALL IRON PINS SET (I.P.S.) ARE 5/8" STEEL BARS 30" LONG. ALL CORNER PINS SET BEAR A YELLOW PLASTIC CAP, IMPRINTED WITH OHIO REGISTERED LAND SURVEYOR'S NUMBERS 7893 & 7551. "KRAUSE R.L.S. 7893-7551"

PROPOSED PARCEL 'A' (AUGUST 14, 2003)
 496604 SQ. FT. / 11.4005 ACRES TO CENTERLINE
 489315 SQ. FT. / 11.2331 ACRES TO RIGHT-OF-WAY

SITUATED IN AUBURN TOWNSHIP, COUNTY OF GAUGA AND STATE OF OHIO AND BEING PART OF ORIGINAL AUBURN TOWNSHIP LOT NUMBER 4, SECTION 3, IN TRACT 2 AND FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:
 BEGINNING AT A 3/4" IRON PIN MONUMENT FOUND AT THE CENTERLINE INTERSECTION OF WASHINGTON STREET (U.S. RT. 422) AND MESSENGER ROAD, 60 FEET WIDE;
 THENCE NORTH 0°-19'-10" WEST ALONG THE CENTERLINE OF SAID MESSENGER ROAD A DISTANCE OF 1804.17 FEET TO THE SOUTH LINE OF SAID ORIGINAL LOT NO. 4 AND BEING THE SOUTHERLY LINE OF LAND CONVEYED TO EDWARD GARBACK BY DEED DATED SEPTEMBER 1, 1978 AND RECORDED IN VOLUME 629, PAGE 730 OF GAUGA COUNTY DEED RECORDS;
 THENCE NORTH 0°-19'-10" WEST ALONG THE CENTERLINE OF SAID MESSENGER ROAD, A DISTANCE OF 1804.17 FEET TO THE SOUTH LINE OF SAID ORIGINAL LOT NO. 4 AND BEING THE SOUTHERLY LINE OF LAND CONVEYED TO EDWARD GARBACK BY DEED DATED SEPTEMBER 1, 1978 AND RECORDED IN VOLUME 629, PAGE 730 OF GAUGA COUNTY DEED RECORDS;
 THENCE CONTINUING NORTH 0°-19'-10" WEST ALONG THE CENTERLINE OF SAID MESSENGER ROAD, A DISTANCE OF 1804.17 FEET TO THE PRINCIPLE PLACE OF BEGINNING OF A PARCEL OF LAND HEREIN INTENDED TO BE DESCRIBED;
 THENCE SOUTH 89°-25'-37" WEST AND BEING PARALLEL TO THE NORTHERLY LINE OF SAID LAND CONVEYED TO EDWARD GARBACK, A DISTANCE OF 578.87 FEET TO A 5/8" IRON PIN SET, AND PASSING THROUGH A 5/8" IRON PIN SET IN THE WESTERLY LINE OF SAID MESSENGER ROAD AT A DISTANCE OF 30.00 FEET;
 THENCE SOUTH 58°-27'-48" EAST, AND BEING PARALLEL TO THE NORTHERLY LINE OF SAID EDWARD GARBACK'S PROPERTY, A DISTANCE OF 256.21 FEET TO THE CENTERLINE OF SAID MESSENGER ROAD, A DISTANCE OF 254.44 FEET TO A 5/8" IRON PIN SET;
 THENCE SOUTH 89°-25'-37" WEST, A DISTANCE OF 272.80 FEET TO A 5/8" IRON PIN SET;
 THENCE NORTH 0°-19'-10" WEST AND BEING PARALLEL TO THE CENTERLINE OF SAID MESSENGER ROAD, A DISTANCE OF 254.44 FEET TO A 5/8" IRON PIN SET;
 THENCE NORTH 89°-25'-37" EAST, AND BEING PARALLEL TO THE NORTHERLY LINE OF SAID EDWARD GARBACK'S PROPERTY, A DISTANCE OF 256.21 FEET TO THE WESTERLY LINE OF SAID MESSENGER ROAD AT A DISTANCE OF 548.87 FEET;
 THENCE SOUTH 0°-19'-10" EAST ALONG THE CENTERLINE OF SAID MESSENGER ROAD, A DISTANCE OF 175.00 FEET TO THE PRINCIPLE PLACE OF BEGINNING CONTAINING 138850 SQUARE FEET / 3.1875 ACRES OF LAND TO THE CENTERLINE OF SAID MESSENGER ROAD (60 FEET WIDE) BE THE SAME MORE OR LESS BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS, ACCORDING TO A PROPERTY LINE SURVEY PERFORMED ON THE GROUND BY FRANK B. KRAUSE & ASSOCIATES DATED OCTOBER 2000, BEARINGS USED IN THIS DESCRIPTION ARE TO AN ASSUMED AZIMUTH AND ARE TO BE USED TO INDICATE ANGLES ONLY. ALL CORNER PINS SET BEAR A YELLOW PLASTIC CAP, IMPRINTED WITH OHIO REGISTERED LAND SURVEYOR'S NUMBER 7893, ROBERT P. KRAUSE, P.S.

PROPOSED PARCEL 'B' - (AUGUST 14, 2003)
 138850 SQ. FT. / 3.1875 ACRES TO CENTERLINE
 132118 SQ. FT. / 3.0330 ACRES TO RIGHT-OF-WAY

SITUATED IN AUBURN TOWNSHIP, COUNTY OF GAUGA AND STATE OF OHIO AND BEING PART OF ORIGINAL AUBURN TOWNSHIP LOT NUMBER 4, SECTION 3, IN TRACT 2 AND FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:
 BEGINNING AT A 3/4" IRON PIN MONUMENT FOUND AT THE CENTERLINE INTERSECTION OF WASHINGTON STREET (U.S. RT. 422) AND MESSENGER ROAD, 60 FEET WIDE;
 THENCE NORTH 0°-19'-10" WEST ALONG THE CENTERLINE OF SAID MESSENGER ROAD A DISTANCE OF 1804.17 FEET TO THE SOUTH LINE OF SAID ORIGINAL LOT NO. 4 AND BEING THE SOUTHERLY LINE OF LAND CONVEYED TO EDWARD GARBACK BY DEED DATED SEPTEMBER 1, 1978 AND RECORDED IN VOLUME 629, PAGE 730 OF GAUGA COUNTY DEED RECORDS;
 THENCE CONTINUING NORTH 0°-19'-10" WEST ALONG THE CENTERLINE OF SAID MESSENGER ROAD, A DISTANCE OF 1804.17 FEET TO THE PRINCIPLE PLACE OF BEGINNING OF A PARCEL OF LAND HEREIN INTENDED TO BE DESCRIBED;
 THENCE SOUTH 89°-25'-37" WEST AND BEING PARALLEL TO THE NORTHERLY LINE OF SAID LAND CONVEYED TO EDWARD GARBACK, A DISTANCE OF 256.21 FEET TO A 5/8" IRON PIN SET, AND PASSING THROUGH A 5/8" IRON PIN SET IN THE WESTERLY LINE OF SAID MESSENGER ROAD AT A DISTANCE OF 30.00 FEET;
 THENCE SOUTH 58°-27'-48" EAST, AND BEING PARALLEL TO THE NORTHERLY LINE OF SAID EDWARD GARBACK'S PROPERTY, A DISTANCE OF 256.21 FEET TO THE CENTERLINE OF SAID MESSENGER ROAD, A DISTANCE OF 254.44 FEET TO A 5/8" IRON PIN SET;
 THENCE SOUTH 89°-25'-37" WEST, A DISTANCE OF 272.80 FEET TO A 5/8" IRON PIN SET;
 THENCE NORTH 0°-19'-10" WEST AND BEING PARALLEL TO THE CENTERLINE OF SAID MESSENGER ROAD, A DISTANCE OF 254.44 FEET TO A 5/8" IRON PIN SET;
 THENCE NORTH 89°-25'-37" EAST, AND BEING PARALLEL TO THE NORTHERLY LINE OF SAID EDWARD GARBACK'S PROPERTY, A DISTANCE OF 256.21 FEET TO THE WESTERLY LINE OF SAID MESSENGER ROAD AT A DISTANCE OF 548.87 FEET;
 THENCE SOUTH 0°-19'-10" EAST ALONG THE CENTERLINE OF SAID MESSENGER ROAD, A DISTANCE OF 175.00 FEET TO THE PRINCIPLE PLACE OF BEGINNING CONTAINING 138850 SQUARE FEET / 3.1875 ACRES OF LAND TO THE CENTERLINE OF SAID MESSENGER ROAD (60 FEET WIDE) BE THE SAME MORE OR LESS BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS, ACCORDING TO A PROPERTY LINE SURVEY PERFORMED ON THE GROUND BY FRANK B. KRAUSE & ASSOCIATES DATED OCTOBER 2000, BEARINGS USED IN THIS DESCRIPTION ARE TO AN ASSUMED AZIMUTH AND ARE TO BE USED TO INDICATE ANGLES ONLY. ALL CORNER PINS SET BEAR A YELLOW PLASTIC CAP, IMPRINTED WITH OHIO REGISTERED LAND SURVEYOR'S NUMBER 7893, ROBERT P. KRAUSE, P.S.

PROPOSED PARCEL 'C' - (AUGUST 14, 2003)
 92370 SQ. FT. / 2.1205 ACRES TO CENTERLINE
 87120 SQ. FT. / 2.0000 ACRES TO RIGHT-OF-WAY

SITUATED IN AUBURN TOWNSHIP, COUNTY OF GAUGA AND STATE OF OHIO AND BEING PART OF ORIGINAL AUBURN TOWNSHIP LOT NUMBER 4, SECTION 3, IN TRACT 2 AND FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:
 BEGINNING AT A 3/4" IRON PIN MONUMENT FOUND AT THE CENTERLINE INTERSECTION OF WASHINGTON STREET (U.S. RT. 422) AND MESSENGER ROAD, 60 FEET WIDE;
 THENCE NORTH 0°-19'-10" WEST ALONG THE CENTERLINE OF SAID MESSENGER ROAD A DISTANCE OF 1804.17 FEET TO THE SOUTH LINE OF SAID ORIGINAL LOT NO. 4 AND BEING THE SOUTHERLY LINE OF LAND CONVEYED TO EDWARD GARBACK BY DEED DATED SEPTEMBER 1, 1978 AND RECORDED IN VOLUME 629, PAGE 730 OF GAUGA COUNTY DEED RECORDS;
 THENCE CONTINUING NORTH 0°-19'-10" WEST ALONG THE CENTERLINE OF SAID MESSENGER ROAD, A DISTANCE OF 1804.17 FEET TO THE PRINCIPLE PLACE OF BEGINNING OF A PARCEL OF LAND HEREIN INTENDED TO BE DESCRIBED;
 THENCE SOUTH 89°-25'-37" WEST AND BEING PARALLEL TO THE NORTHERLY LINE OF SAID LAND CONVEYED TO EDWARD GARBACK, A DISTANCE OF 578.87 FEET TO A 5/8" IRON PIN SET, AND PASSING THROUGH A 5/8" IRON PIN SET IN THE WESTERLY LINE OF SAID MESSENGER ROAD AT A DISTANCE OF 30.00 FEET;
 THENCE SOUTH 58°-27'-48" EAST, AND BEING PARALLEL TO THE NORTHERLY LINE OF SAID EDWARD GARBACK'S PROPERTY, A DISTANCE OF 256.21 FEET TO THE CENTERLINE OF SAID MESSENGER ROAD, A DISTANCE OF 254.44 FEET TO A 5/8" IRON PIN SET;
 THENCE SOUTH 89°-25'-37" WEST, A DISTANCE OF 272.80 FEET TO A 5/8" IRON PIN SET;
 THENCE NORTH 0°-19'-10" WEST AND BEING PARALLEL TO THE CENTERLINE OF SAID MESSENGER ROAD, A DISTANCE OF 254.44 FEET TO A 5/8" IRON PIN SET;
 THENCE NORTH 89°-25'-37" EAST, AND BEING PARALLEL TO THE NORTHERLY LINE OF SAID EDWARD GARBACK'S PROPERTY, A DISTANCE OF 256.21 FEET TO THE WESTERLY LINE OF SAID MESSENGER ROAD AT A DISTANCE OF 548.87 FEET;
 THENCE SOUTH 0°-19'-10" EAST ALONG THE CENTERLINE OF SAID MESSENGER ROAD, A DISTANCE OF 175.00 FEET TO THE PRINCIPLE PLACE OF BEGINNING CONTAINING 92370 SQUARE FEET / 2.1205 ACRES OF LAND TO THE CENTERLINE OF SAID MESSENGER ROAD (60 FEET WIDE) BE THE SAME MORE OR LESS BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS, ACCORDING TO A PROPERTY LINE SURVEY PERFORMED ON THE GROUND BY FRANK B. KRAUSE & ASSOCIATES DATED OCTOBER 2000, BEARINGS USED IN THIS DESCRIPTION ARE TO AN ASSUMED AZIMUTH AND ARE TO BE USED TO INDICATE ANGLES ONLY. ALL CORNER PINS SET BEAR A YELLOW PLASTIC CAP, IMPRINTED WITH OHIO REGISTERED LAND SURVEYOR'S NUMBER 7893, ROBERT P. KRAUSE, P.S.

PROPOSED PARCEL 'D' - (AUGUST 14, 2003)
 1093348 SQ. FT. / 25.0998 ACRES TO CENTERLINE
 1072348 SQ. FT. / 24.6177 ACRES TO RIGHT-OF-WAY

SITUATED IN AUBURN TOWNSHIP, COUNTY OF GAUGA AND STATE OF OHIO AND BEING PART OF ORIGINAL AUBURN TOWNSHIP LOT NUMBER 4, SECTION 3, IN TRACT 2 AND FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:
 BEGINNING AT A 3/4" IRON PIN MONUMENT FOUND AT THE CENTERLINE INTERSECTION OF WASHINGTON STREET (U.S. RT. 422) AND MESSENGER ROAD, 60 FEET WIDE;
 THENCE NORTH 0°-19'-10" WEST, ALONG THE CENTERLINE OF SAID MESSENGER ROAD A DISTANCE OF 1804.17 FEET TO THE SOUTH LINE OF SAID ORIGINAL LOT NO. 4 AND BEING THE SOUTHERLY LINE OF LAND CONVEYED TO EDWARD GARBACK BY DEED DATED SEPTEMBER 1, 1978 AND RECORDED IN VOLUME 629, PAGE 730 OF GAUGA COUNTY DEED RECORDS;
 THENCE NORTH 0°-19'-10" WEST, CONTINUING ALONG THE CENTERLINE OF SAID MESSENGER ROAD, A DISTANCE OF 642.35 FEET TO A POINT, BEING THE PRINCIPLE PLACE OF BEGINNING OF LAND HEREIN INTENDED TO BE DESCRIBED;
 THENCE SOUTH 89°-25'-37" WEST, A DISTANCE OF 578.87 FEET TO A 5/8" IRON PIN SET, AND PASSING THROUGH A 5/8" IRON PIN SET IN THE WESTERLY LINE OF SAID MESSENGER ROAD AT A DISTANCE OF 30.00 FEET;
 THENCE SOUTH 58°-27'-48" EAST, AND BEING PARALLEL TO THE NORTHERLY LINE OF SAID EDWARD GARBACK'S PROPERTY, A DISTANCE OF 256.21 FEET TO THE CENTERLINE OF SAID MESSENGER ROAD, A DISTANCE OF 254.44 FEET TO A 5/8" IRON PIN SET;
 THENCE SOUTH 89°-25'-37" WEST, A DISTANCE OF 272.80 FEET TO A 5/8" IRON PIN SET;
 THENCE NORTH 0°-19'-10" WEST AND BEING PARALLEL TO THE CENTERLINE OF SAID MESSENGER ROAD, A DISTANCE OF 254.44 FEET TO A 5/8" IRON PIN SET;
 THENCE NORTH 89°-25'-37" EAST, AND BEING PARALLEL TO THE NORTHERLY LINE OF SAID EDWARD GARBACK'S PROPERTY, A DISTANCE OF 256.21 FEET TO THE WESTERLY LINE OF SAID MESSENGER ROAD AT A DISTANCE OF 548.87 FEET;
 THENCE SOUTH 0°-19'-10" EAST ALONG THE CENTERLINE OF SAID MESSENGER ROAD, A DISTANCE OF 150.00 FEET TO A 5/8" IRON PIN SET AT THE SOUTHWEST CORNER OF SAID LAND CONVEYED TO ELAM;
 THENCE NORTH 89°-25'-37" EAST, ALONG THE SOUTHERLY LINE OF SAID ELAM PROPERTY AND BEING PARALLEL TO THE NORTHERLY LINE OF SAID LAND CONVEYED TO EDWARD GARBACK, A DISTANCE OF 610.80 FEET TO A POINT IN THE CENTERLINE OF SAID MESSENGER ROAD, PASSING THROUGH A 5/8" IRON PIN SET IN THE WESTERLY LINE OF SAID MESSENGER ROAD AT A DISTANCE OF 580.80 FEET;
 THENCE SOUTH 0°-19'-10" EAST, ALONG THE CENTERLINE OF SAID MESSENGER ROAD, A DISTANCE OF 700.00 FEET TO THE PRINCIPLE PLACE OF BEGINNING CONTAINING 1093348 SQUARE FEET / 25.0998 ACRES OF LAND TO THE CENTERLINE OF SAID MESSENGER ROAD, BE THE SAME MORE OR LESS BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS, ACCORDING TO A PROPERTY LINE SURVEY PERFORMED ON THE GROUND BY FRANK B. KRAUSE & ASSOCIATES DATED OCTOBER 2000 AND AUGUST 2003, BEARINGS USED IN THIS DESCRIPTION ARE TO AN ASSUMED AZIMUTH AND ARE TO BE USED TO INDICATE ANGLES ONLY. ALL CORNER PINS SET BEAR A YELLOW PLASTIC CAP, IMPRINTED WITH OHIO REGISTERED LAND SURVEYOR'S NUMBER 7893, ROBERT P. KRAUSE, P.S.

Garback
Picked up 8-25-03
01-118784
Vol. 1696-851

Frank B. Krause & Associates

Professional Engineers and Land Surveyors
Established 1860

17021 Broadway
Maple Heights, Ohio 44137
(216)475-3500
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www.LANDSURVEY.net

August 14, 2003

(AUB
00091)

LEGAL DESCRIPTION FOR EDWARD GARBACK OF PROPOSED PARCEL "A"

496604 SQ. FT. / 11.4005 ACRES TO CENTERLINE
489315 SQ. FT. / 11.2331 ACRES TO RIGHT-OF-WAY

Situated in Auburn Township, County of Geauga and State of Ohio and being Part of Original Auburn Township Lot Number 4, Section 3, in Tract 2 and further bounded and described as follows:

Beginning at a 3/4" iron pin monument found at the centerline intersection of Washington Street (U.S. Rt. 422) and Messenger Road, 60 feet wide;

Thence North 0°-19'-10" West along the centerline of said Messenger Road a distance of 1804.17 feet to the south line of said Original Lot No. 4 and being the southerly line of land conveyed to Edward Garback by deed dated September 1, 1978 and recorded in Volume 629, page 730 of Geauga County deed records, said point being the Principle Place of Beginning of land herein intended to be described;

Thence South 89°-10'-39" West, a distance of 1295.52 feet along the southerly line of said Original Lot No. 4 to a 5/8" iron pin set at the southwesterly corner of land conveyed to Edward Garback, said corner also being a southeasterly corner of land conveyed to the State of Ohio by deed Volume 272, Page 418, said 5/8" iron pin bearing North 89°-10'-39" East, a distance of 289.78 feet from a 5/8" iron pin set at the southwest corner of said Original Lot No. 4, said southerly Original Lot line also being the northerly line of lands conveyed to: Bernard Affeldt and Carmel Affeldt by deed Volume 708, Page 26; Helen Pauline Pierce by deed Volume 613, Page 254; and Daniel P. Henderson, Thomas A. Henderson, Michael D. Henderson and Lawrence E. Henderson by deed Volume 1646, Page 0212;

Thence North 00°-54'-49" East, and parallel to the westerly line of said Original Lot No. 4, a distance of 608.48 feet to a 5/8" iron pin set, said westerly line also being the easterly line of land conveyed to the State of Ohio by deed Volume 272, Page 418;

Thence South 73°-34'-42" East, a distance of 734.64 feet to a 5/8" iron pin set;

Thence South 00°-19'-10" East, and parallel to the centerline of Messenger Road, a distance of 145.00 feet to a 5/8" iron pin set;

Thence North 89°-25'-37" East, and parallel to the northerly line of said land conveyed to Edward Garback a distance of 578.87 feet to the centerline of Messenger Road, passing through a 5/8" iron pin set in the westerly line of Messenger Road at a distance of 548.87 feet;

Thence South 00°-19'-10" East, along the centerline of Messenger Road, a distance of 242.91 feet to the Principle Place of Beginning containing 496604 square feet / 11.4005 acres of land to the centerline of Messenger Road (60 feet wide) be the same more or less but subject to all legal highways and easements. According to a property line survey performed on the ground by Frank B. Krause & Associates dated October 2000 and August 2003. Bearings used in this description are to an assumed azimuth and are to be used to indicate angles only. All corner pins set bear a yellow plastic cap, imprinted with Ohio registered land surveyor's number 7893, Robert P. Krause, P.S.

Deed of Record: Edward Garback Volume 629, Page 730 dated September 1, 1978

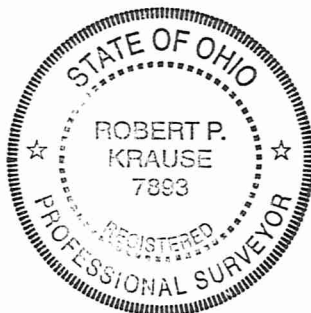
Robert P. Krause 8/15/2003

Robert P. Krause, P.S. #7893

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

PAK 08/21/03

OFFICE OF THE
GEAUGA COUNTY ENGINEER



01-041100
Vol. 1696-Pg. 857

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August 14, 2003

LEGAL DESCRIPTION FOR
EDWARD GARBACK
OF
PROPOSED PARCEL "B"
138850 SQ. FT. / 3.1875 ACRES TO CENTERLINE
132118 SQ. FT. / 3.0330 ACRES TO RIGHT-OF-WAY

Situated in Auburn Township, County of Geauga and State of Ohio and being part of Original Auburn Township Lot Number 4, Section 3, in Tract 2 and further bounded and described as follows:

Beginning at a 3/4" iron pin monument found at the centerline intersection of Washington Street (U.S. Rt. 422) and Messenger Road, 60 feet wide;

Thence North 0°-19'-10" West along the centerline of Messenger Road a distance of 1804.17 feet to the south line of said Original Lot No. 4 and being the southerly line of land conveyed to Edward Garback by deed dated September 1, 1978 and recorded in Volume 629, Page 730 of Geauga County deed records;

Thence continuing North 0°-19'-10" West along the centerline of Messenger Road, a distance of 417.91 feet to the Principle Place of Beginning of a parcel of land herein intended to be described;

Thence South 89°-25'-37" West and being parallel to the northerly line of said land conveyed to Edward Garback, a distance of 256.21 feet to a 5/8" iron pin set, and passing through a 5/8" iron pin set in the westerly line of Messenger Road at a distance of 30.00 feet;

Thence South 58°-27'-48" West, a distance of 58.31 feet to a 5/8" iron pin set;

Thence South 89°-25'-37" West, a distance of 272.80 feet to a 5/8" iron pin set;

Thence North 0°-19'-10" West and being parallel to the centerline of said Messenger Road, a distance of 254.44 feet to a 5/8" iron pin set;

Thence North 89°-25'-37" East, a distance of 578.87 feet to a point in the centerline of Messenger Road, and passing a 5/8" iron pin set in the westerly line of Messenger Road at a distance of 548.87 feet;

Thence South 0°-19'-10" East along the centerline of Messenger Road, a distance of 224.44 feet to the Principle Place of Beginning containing 138850 square feet / 3.1875 acres of land to the centerline of Messenger Road (60 feet wide) be the same more or less but subject to all legal highways and easements. According to a property line survey performed on the ground by Frank B. Krause & Associates dated October 2000. Bearings used in this description are to an assumed azimuth and are to be used to indicate angles only. All corner pins set bear a yellow plastic cap, imprinted with Ohio registered land surveyor's number 7893, Robert P. Krause, P.S.

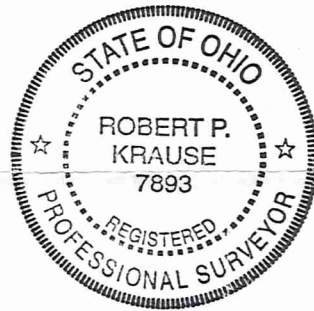
Deed of Record: Edward Garback Volume 629, Page 730 dated September 1, 1978

Robert P. Krause 8/15/2003
Robert P. Krause, P.S. #7893

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

PAK 08/21/03

OFFICE OF THE
GEAUGA COUNTY ENGINEER



Frank B. Krause & Associates

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August 14, 2003

LEGAL DESCRIPTION FOR
EDWARD GARBACK
OF
PROPOSED PARCEL "C"
92370 SQ. FT. / 2.1205 ACRES TO CENTERLINE
87120 SQ. FT. / 2.0000 ACRES TO RIGHT-OF-WAY

Situated in Auburn Township, County of Geauga and State of Ohio and being part of Original Auburn Township Lot Number 4, Section 3, in Tract 2 and further bounded and described as follows:

Beginning at a 3/4" iron pin monument found at the centerline intersection of Washington Street (U.S. Rt. 422) and Messenger Road, 60 feet wide;

Thence North 0°-19'-10" West along the centerline of Messenger Road a distance of 1804.17 feet to the south line of said Original Lot Number 4 and also being the southerly line of land conveyed to Edward Garback by deed dated September 1, 1978 and recorded in Volume 629, Page 730 of Geauga County deed records;

Thence continuing North 0°-19'-10" West along the centerline of Messenger Road, a distance of 242.91 feet to the Principle Place of Beginning of a parcel of land herein intended to be described;

Thence South 89°-25'-37" West and being parallel to the northerly line of said land conveyed to Edward Garback, a distance of 578.87 feet to a 5/8" iron pin set, and passing through a 5/8" iron pin set in the westerly line of Messenger Road at a distance of 30.00 feet;

Thence North 0°-19'-10" West and being parallel to the centerline of said Messenger Road, a distance of 145.00 feet to a 5/8" iron pin set;

Thence North 89°-25'-37" East and being parallel to the northerly line of said Edward Garback's property, a distance of 272.80 feet to a 5/8" iron pin set;

Thence North 58°-27'-48" East, a distance of 58.31 feet to a 5/8" iron pin set;

Thence North 89°-25'-37" East, and being parallel to the northerly line of said Edward Garback's property, a distance of 256.21 feet to the centerline of Messenger Road, and passing a 5/8" iron pin set in the westerly line of Messenger Road at a distance of 226.21 feet;

Thence South 0°-19'-10" East along the centerline of said Messenger Road, a distance of 175.00 feet to the Principle Place of Beginning containing 92370 square feet / 2.1205 acres of land to the centerline of Messenger Road (60 feet wide) be the same more or less but subject to all legal highways and easements. According to a property line survey performed on the ground by Frank B. Krause & Associates dated October 2000. Bearings used in this description are to an assumed azimuth and are to be used to indicate angles only. All corner pins set bear a yellow plastic cap, imprinted with Ohio registered land surveyor's number 7893, Robert P. Krause, P.S.

Deed of Record: Edward Garback Volume 629, Page 730 dated September 1, 1978

Robert P. Krause 8/15/2003
Robert P. Krause, P.S. #7893



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

PAK 08/14/03

OFFICE OF THE
GEAUGA COUNTY ENGINEER

Frank B. Krause & Associates

Professional Engineers and Land Surveyors
Established 1860

17021 Broadway
Maple Heights, Ohio 44137
(216)475-3500
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August 14, 2003

LEGAL DESCRIPTION FOR
EDWARD GARBACK
OF
PROPOSED PARCEL "D"
1093348 SQ. FT. / 25.0998 ACRES TO CENTERLINE
1072348 SQ. FT. / 24.6177 ACRES TO RIGHT-OF-WAY

Situated in Auburn Township, County of Geauga and State of Ohio and being part of Original Auburn Township Lot Number 4, Section 3, in Tract 2 and further bounded and described as follows:

Beginning at a 3/4" iron pin monument found at the centerline intersection of Washington Street (U.S. Rt. 422) and Messenger Road, 60 feet wide;

Thence North 0°-19'-10" West, along the centerline of Messenger Road a distance of 1804.17 feet to the south line of said Original Lot No. 4 and being the southerly line of land conveyed to Edward Garback by deed dated September 1, 1978 and recorded in Volume 629, Page 730 of Geauga County deed records;

Thence North 0°-19'-10" West, continuing along the centerline of Messenger Road, a distance of 642.35 feet to a point, being the Principle Place of Beginning of land herein intended to be described;

Thence South 89°-25'-37" West, a distance of 578.87 feet to a 5/8" iron pin set, and passing through a 5/8" iron pin set in the westerly line of Messenger Road at a distance of 30.00 feet;

Thence South 0°-19'-10" East, parallel to the centerline of said Messenger Road, a distance of 254.44 feet to a 5/8" iron pin set;

Thence North 73°-34'-42" West, a distance of 734.64 feet to a 5/8" iron pin set in the easterly line of land conveyed to the State of Ohio by deed Volume 272, Page 418;

Thence North 00°-54'-49" East, along aforesaid easterly line of land conveyed to the State of Ohio and being parallel to the westerly line of said Original Lot No. 4, a distance of 890.00 feet to a nail set in a beech tree root at the southerly line of land conveyed to the State of Ohio by deed Volume 266, Page 20, said nail bears South 89°-25'-37" West, a distance of 1.00 feet from a 5/8" iron pin set;


Thence North 89°-25'-37" East, along the northerly line of said land conveyed to Edward Garback said northerly line also being the southerly line of aforesaid land conveyed to The State of Ohio by deed Volume 266, Page 20, a distance of 652.44 feet to a 5/8" iron pin set at the northwest corner of land conveyed to Kim J. Elam & Debra Elam by deed recorded in Volume 733, Page 302 of Geauga County deed records, and passing through aforesaid 5/8" iron pin set at a distance of 1.00 feet;

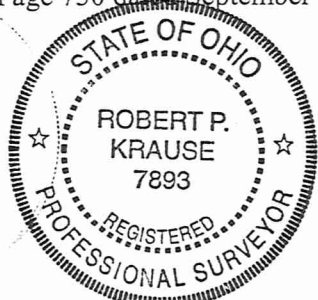
Thence South 00°-19'-10" East, and parallel to the centerline of Messenger Road, a distance of 150.00 feet to a 5/8" iron pin set at the southwest corner of said land conveyed to Elam;

Thence North 89°-25'-37" East, along the southerly line of said Elam property and being parallel to the northerly line of said land conveyed to Edward Garback, a distance of 610.80 feet to a point in the centerline of Messenger Road, passing through a 5/8" iron pin set in the westerly line of Messenger Road at a distance of 580.80 feet;

Thence South 00°-19'-10" East, along the centerline of Messenger Road, a distance of 700.00 feet to the Principle Place of Beginning containing 1093348 square feet / 25.0998 acres of land to the centerline of Messenger Road, be the same more or less but subject to all legal highways and easements. According to a property line survey performed on the ground by Frank B. Krause & Associates dated October 2000 and August 2003. Bearings used in this description are to an assumed azimuth and are to be used to indicate angles only. All corner pins set bear a yellow plastic cap, imprinted with Ohio registered land surveyor's number 7893, Robert P. Krause, P.S.

Deed of Record: Edward Garback Volume 629, Page 730 dated September 1, 1978


Robert P. Krause, P.S. #7893
8.15.2003



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