

LEGEND

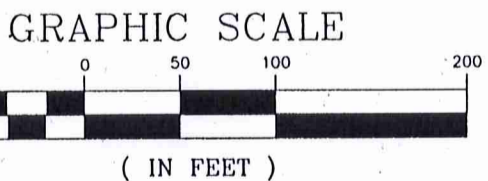
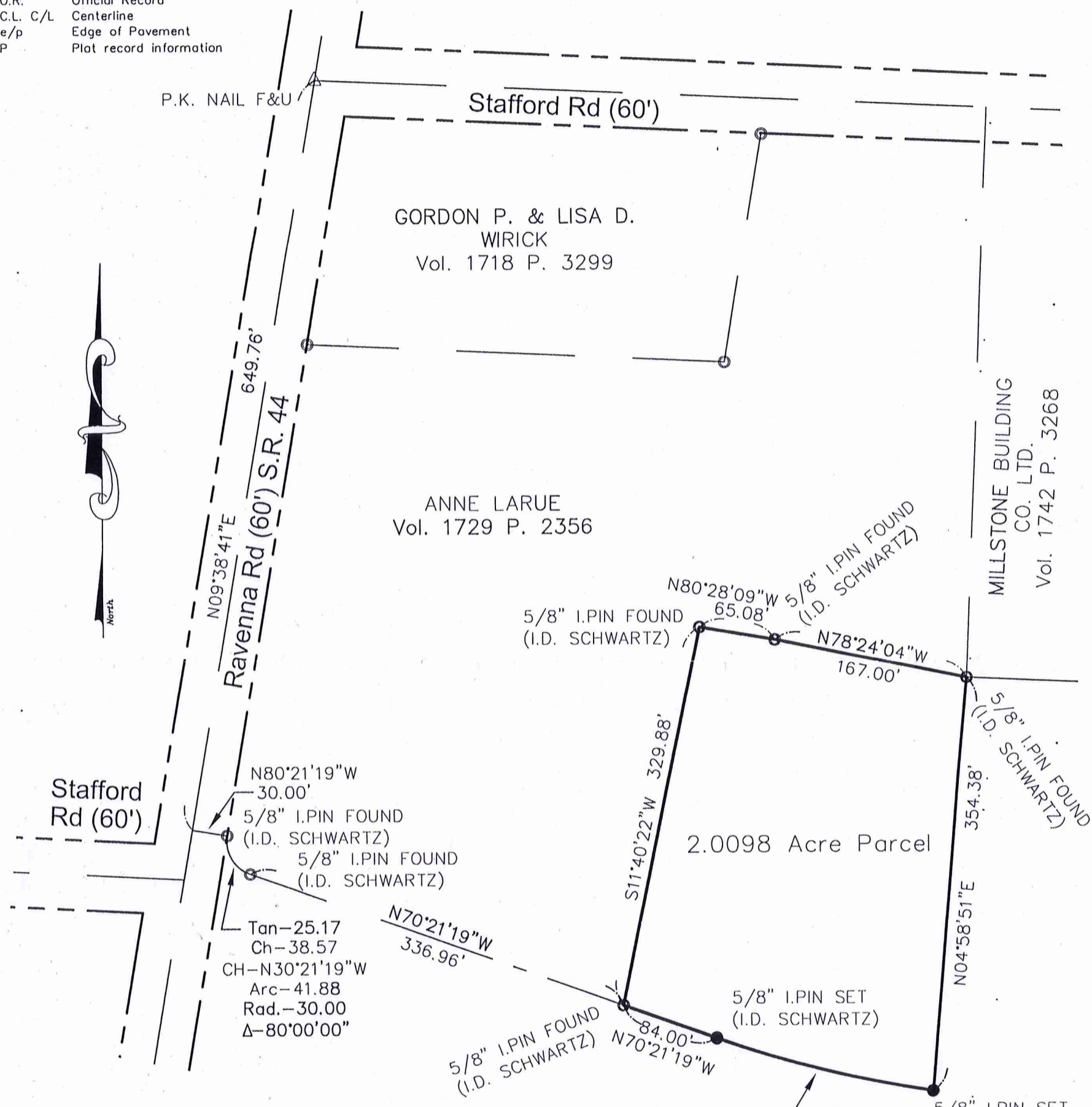
- ips 5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
- i.Pin Iron Pin
- i.Pipe Iron Pipe
- Mon. Monument
- R/W Concrete Right of Way Monument
- ✕ Mag Mag Nail Set
- Fnd. Found
- D. Deed
- R/Rec Record
- M/Msd Measured
- O/Obs Observed
- C/Calc Calculated
- U. Used
- D.R. Deed Record
- O.R. Official Record
- C.L. C/L Centerline
- e/p Edge of Pavement
- P Plat record information

LOT SPLIT

For

AUBURN THISTLE WOODS LLC

SITUATED IN THE TOWNSHIP OF AUBURN, COUNTY OF
 GEAUGA AND THE STATE OF OHIO AND KNOWN AS BEING
 A PART OF ORIGINAL LOT NUMBER 17 IN TRACT NUMBER
 1, SECTION NUMBER 6.



JULY 25, 2006

LANDS REMAINING IN THE NAME OF
 AUBURN THISTLE WOODS LLC
 Vol. 1729 P. 2349

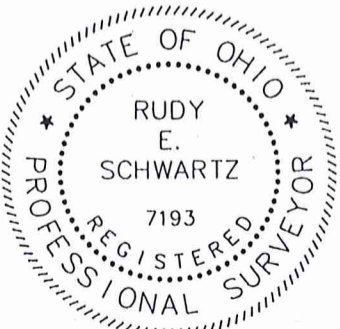
SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 315.251

PAK 8/8/06
 OFFICE OF THE
 GEAUGA COUNTY ENGINEER

PREPARED FOR:
 ANNE LARUE
 11749 WASHINGTON STREET
 BURTON, OHIO 44021

PREPARED BY:
 SCHWARTZ LAND SURVEYING INC.

RUDY E. SCHWARTZ
 PROFESSIONAL SURVEYOR
 12121 KINSMAN ROAD
 NEWBURY, OHIO 44065
 440-564-8174 Fax: 440-564-8285



I HEREBY CERTIFY THAT THIS PLAN 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 AN ASSUMED MERIDIAN AND
 ARE INTENDED TO INDICATE ANGLES ONLY. ALL OF WHICH
 ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE
 PROVISIONS OF CHAPTER 4733-37 OF THE OHIO
 ADMINISTRATIVE CODE.

Rudy Schwartz 8-7-06
 RUDY SCHWARTZ, P.S. #7193 Date

AUB00143

LARUE
Pick UP Date
08-14-06
01-19-16
Vol 1820 PG 864

LEGAL DESCRIPTION
OF A
2.0098 ACRE PARCEL
FOR
ANNE LARUE

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being a part of Original Lot No. 17 in Tract No. 1, Section No. 6 and further being known as part of a parcel of land conveyed to Auburn Thistle Woods LLC. by deed recorded in Volume 1729, Page 2349 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Ravenna Road (S.R. No. 44) (60 feet wide) at the Southwesterly corner of land conveyed to Anne Larue by deed recorded in Volume 1729, Page 2356 of Geauga County Deed Records, said point lying South $9^{\circ}38'41''$ West along said centerline of Ravenna Road, a distance of 649.76 feet from a P.K. Nail found at its intersection with the centerline of Stafford Road, 60 feet wide, at station 97+65 as shown by State Highway Plan on file at the Geauga County Engineers Office.

Thence South $80^{\circ}21'19''$ East a distance of 30.0 feet to a 5/8 inch iron pin found (I.D. Schwartz 7193) on the Northerly line of land conveyed to Auburn Thistle Woods LLC. by deed recorded in Volume 1729, Page 2349 of Geauga County Deed Records;

Thence Southeasterly along the arc of a curve deflecting to the left 41.88 feet, said curve having a radius of 30.00 feet, a delta of $80^{\circ}00'00''$, and a chord which bears South $30^{\circ}21'19''$ East a distance of 38.57 feet to a 5/8 inch iron pin found (I.D. Schwartz 7193);

Thence South $70^{\circ}21'19''$ East continuing along the Northerly line of land so conveyed to Auburn Thistle Woods LLC., a distance of 336.96 feet to a 5/8 inch iron pin found (I.D. Schwartz 7193) and the Principle Place of Beginning of the premises herein intended to be described;

COURSE I Thence North $11^{\circ}40'22''$ East, along the Easterly line of land so conveyed to Anne Larue, a distance of 329.88 feet to a 5/8 inch iron pin found (I.D. Schwartz 7193);

COURSE II Thence South $80^{\circ}28'09''$ East, along the southerly line of land so conveyed to Anne Larue, a distance of 65.08 feet to an angle point and a 5/8 inch iron pin found (I.D. Schwartz 7193);

COURSE III Thence South $78^{\circ}24'04''$ East continuing along a Southerly line of land so conveyed to Anne Larue, a distance of 167.00 feet to a 5/8 inch iron pin found (I.D. Schwartz 7193) at the Southwesterly corner of land conveyed to the Millstone Building Co. LTD. by deed recorded in Volume 1742, Page 3268 of Geauga County Deed Records;

LEGAL DESCRIPTION

2.0098 Acre Parcel

Anne Larue

Page Two

COURSE IV Thence South 4° 58' 51" West along the Westerly line of land conveyed to Auburn Thistle Woods LLC. By deed recorded in Volume 1729, Page 2349 of Geauga County Deed Records, a distance of 354.38 feet to a 5/8 inch iron pin set (I.D. Schwartz 7193);

COURSE V Thence Northwesterly along the arc of a curve deflecting to the right, also being said Northerly line of land so conveyed to Auburn Thistle Woods LLC, 190.60 feet, said curve having a radius of 970.00 feet, a delta of 11° 15' 31" and a chord which bears North 75° 59' 04" West a distance of 190.29 feet to a 5/8 inch iron pin set (I.D. Schwartz 7193);

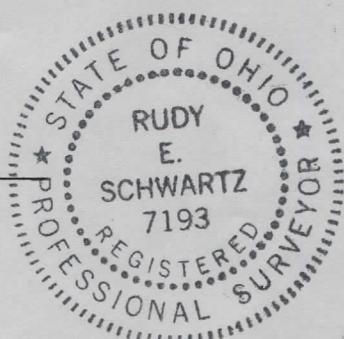
COURSE VI Thence North 70° 21' 19" West , along said Northerly line of land conveyed to Auburn Thistle Woods LLC., a distance of 84.00 feet to the Principle Place of Beginning and containing 2.0098 acres of land as surveyed, calculated and described on July 24, 2006 by Rudy E. Schwartz, P.S. 7193 be 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.

EXCEPTING AND RESERVING therefrom to Auburn Thistle Woods LLC, its successors, assigns and grantees, a permanent easement and right-of-way under, over, and through a twelve foot (12') wide strip of land lying parallel and contiguous to Courses V and VI, to place, operate, maintain, repair, reconstruct or relocate such above ground and underground electric, gas and communication cables, ducts, conduits, pipes, gas pipelines, surface or below surface mounted transformers and pedestals, concrete pads and other facilities as are deemed necessary or convenient by the Grantee, its successors, assigns and Grantees for distributing, transporting and transmitting electricity, gas and communication signals, for public and private use at such locations as the Grantee, its successors, assigns or Grantees may determine upon, within, and across the easement premises. Said easement rights shall include the right without liability therefore to remove trees and landscaping including lawns within and without said easement premises which may interfere with the installation, maintenance, repair or operation of said electric, gas and communication facilities, the right to install, repair, augment and maintain service cables and pipelines outside the above described easement premises and with the right of access, ingress and egress to and from any of the within described premises for exercising any of the purposes of this right-of-way and easement.

RECEIVED
AUG 10 2006
SURVEYING
DIVISION

8-7-06

DATE



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

PAK 8/8/06

OFFICE OF THE
GEAUGA COUNTY ENGINEER

[Handwritten Signature]

RUDY E. SCHWARTZ, P.S. 7193