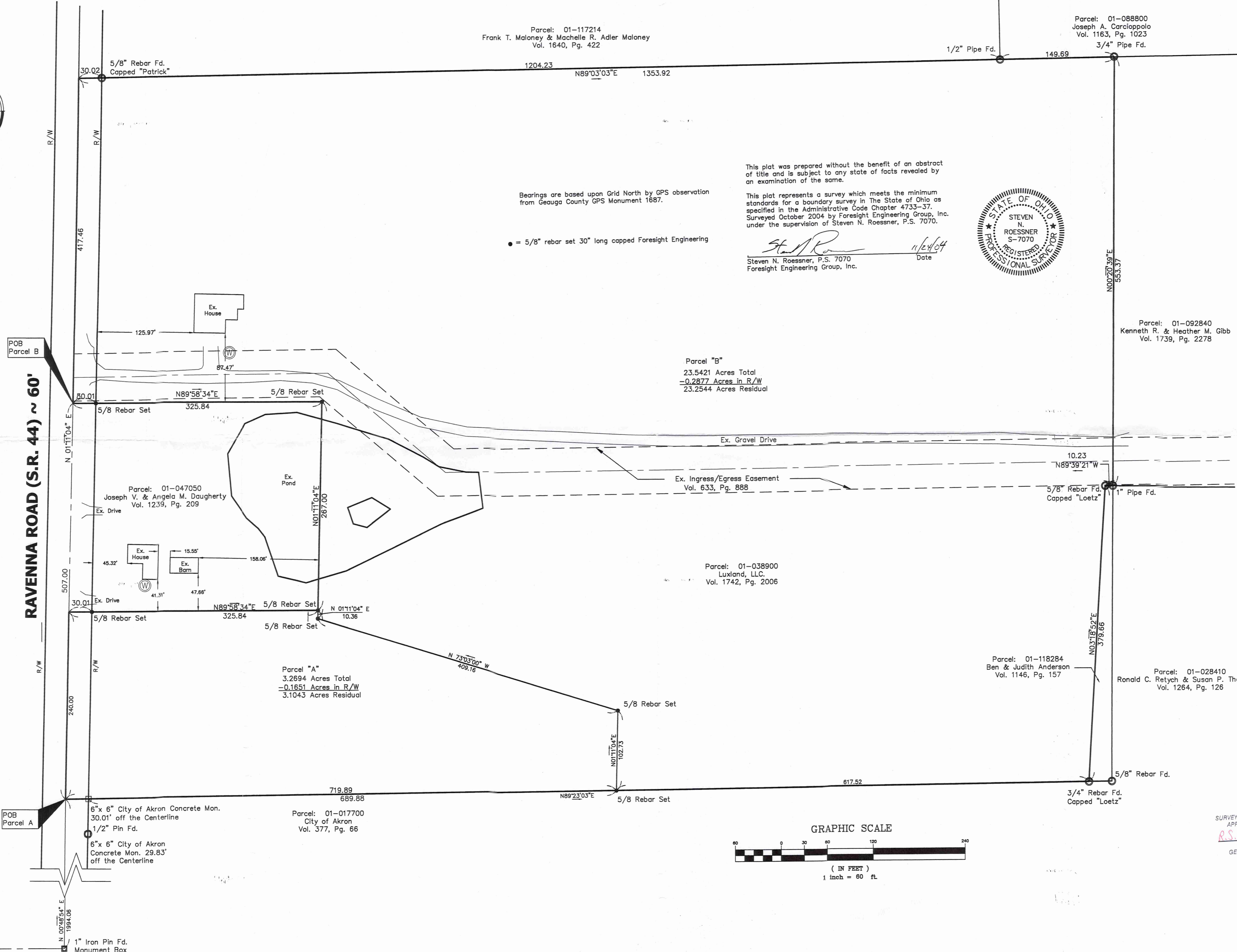


Situated in the Township of Auburn,
County of Geauga and State of Ohio
and being a part of Lot No. 49,
Tract Three in Township 6,
Range 8 of the Connecticut Western Reserve



Parcel: 01-117214
Frank T. Maloney & Machele R. Adler Maloney
Vol. 1640, Pg. 422

Parcel: 01-088800
Joseph A. Carcioppolo
Vol. 1163, Pg. 1023
3/4" Pipe Fd.



Bearings are based upon Grid North by GPS observation
from Geauga County GPS Monument 1687.

This plat was prepared without the benefit of an abstract
of title and is subject to any state of facts revealed by
an examination of the same.

This plat represents a survey which meets the minimum
standards for a boundary survey in The State of Ohio as
specified in the Administrative Code Chapter 4733-37.
Surveyed October 2004 by Foresight Engineering Group, Inc.
under the supervision of Steven N. Roessler, P.S. 7070.

Steven N. Roessler
Steven N. Roessler, P.S. 7070
Foresight Engineering Group, Inc.
Date: 11/24/04



● = 5/8" rebar set 30" long capped Foresight Engineering

Parcel "B"
23.5421 Acres Total
~~0.2877 Acres in R/W~~
23.2544 Acres Residual

Parcel: 01-038900
Luxland, LLC.
Vol. 1742, Pg. 2006

Parcel "A"
3.2894 Acres Total
~~0.1651 Acres in R/W~~
3.1043 Acres Residual

Parcel: 01-118284
Ben & Judith Anderson
Vol. 1146, Pg. 157

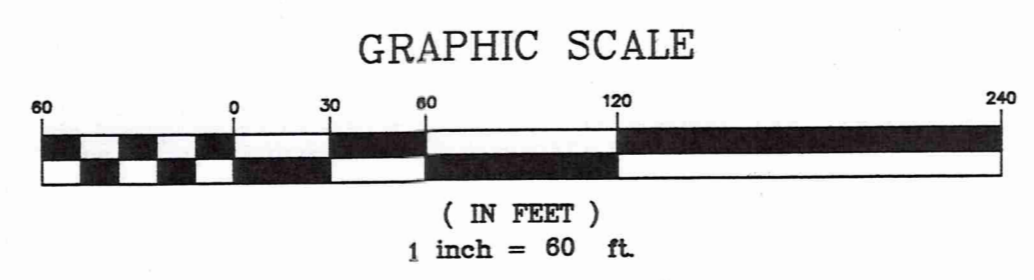
Parcel: 01-028410
Ronald C. Retych & Susan P. Thompson
Vol. 1264, Pg. 126

POB
Parcel B

POB
Parcel A

RAVENNA ROAD (S.R. 44) ~ 60'

Crackel Road ~ 60'



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.S. 11/24/04
OFFICE OF THE
GEAUGA COUNTY ENGINEER

SCALE : Horz. 1" = 60'
Vert. None
FILE NAME:
I:\Lux\20401\Lot-Split
DATE :
November 24, 2004

REVISIONS:

AUBURN ROAD PROPERTIES
JAYE LUXEMBURG
Auburn Township - Geauga County - Ohio
Lot Split

SHEET NO.

1/1

Foresight Engineering Group
Engineers &
Surveyors
440 288-1010
320 Center Street, Unit F
Chardon, Ohio 44024

A1B00154

Auxenburg
picked up 11-29-04
01-118879
Vol. 1748 - Pg. 3095

Survey Description
For
Parcel A
3.2694 acres
November 24, 2004

Situated in the Township of Auburn, County of Geauga and State of Ohio and being a part of Lot No. 49, Tract 3 in Township 6, Range 8 of the Connecticut Western Reserve and being further bounded and described as follows:

Commencing at a 1 inch iron pin found in a monument box at the intersection of the centerline of Crackle Road, 60 feet wide, and the centerline of Ravenna Road, also known as State Route 44, 60 feet wide;

Thence North 00°48'54" East a distance of 1994.06 feet to a northwesterly corner of parcel 01-017700 owned by the City of Akron by deed recorded in Volume 377, Page 66 of the Geauga County Records of Deeds, said corner being the place of beginning;

Course I. Thence North 1°11'04" East along the centerline of said Ravenna Road a distance of 240.00 feet to a southwesterly corner of parcel 01-047050 owned by Joseph V. and Angela M. Daugherty by deed recorded in Volume 1239, Page 209 of the Geauga County Records of Deeds;

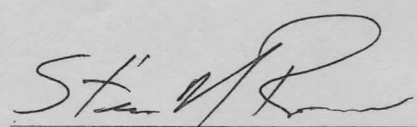
Course II. Thence North 89°58'34" East along the southerly line of said parcel 01-047050, passing through a 5/8 inch rebar set at a distance of 30.01 feet, a distance of 325.84 feet to a 5/8 inch rebar set at the southeast corner of said parcel 01-047050;

Course III. Thence South 1°11'04" West along a new division line a distance of 10.36 feet to a 5/8 inch rebar set;

Course IV. Thence South 73°03'00" East along a new division line a distance of 409.16 feet to a 5/8 inch rebar set;

Course V. Thence South 1°11'04" West along a new division line a distance of 102.73 feet to a 5/8 inch rebar set along the northerly line of said parcel 01-017700;

Course VI. Thence South 89°23'03" West along the northerly line of said parcel 01-017700, passing through a 6 inch by 6 inch City of Akron Concrete Monument box at a distance of 689.88 feet, a total distance of 719.89 feet to the centerline of said Ravenna Road and the place of beginning containing 3.2694 acres of land of which 0.1651 acres are located within the right-of-way of said Ravenna Road. This description is based upon a survey performed in October 2004 by Foresight Engineering Group under the supervision of Steven N. Roessner, P.S. 7070. Bearings are based upon Grid North as observed by GPS using Geauga County GPS Monument 1687. All 5/8 inch rebar set are 30 inches long capped Foresight Engineering. The prior instrument reference is recorded in Vol. 1742, Page 2006 of Geauga County Record of Deeds.


STEVEN N. ROESSNER, P.S. #7070
FORESIGHT ENGINEERING GROUP, INC.

11/24/04
DATE



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

R.S.
11/29/04
OFFICE OF THE
GEAUGA COUNTY ENGINEER

AUB00154

**Survey Description
For
Parcel B
23.5421 acres
November 29, 2004**

Situated in the Township of Auburn, County of Geauga and State of Ohio and being a part of Lot No. 49, Tract 3 in Township 6, Range 8 of the Connecticut Western Reserve and being further bounded and described as follows:

Commencing at an 1 inch iron pin found in a monument box at the intersection of the centerline of Crackel Road, 60 feet wide, and the centerline of Ravenna Road, also known as State Route 44, 60 feet wide;

Thence North 00°48'54" East a distance of 1994.06 feet to a northwesterly corner of parcel 01-017700 owned by the City of Akron by deed recorded in Volume 377, Page 66 of the Geauga County Records of Deeds;

Thence North 1°11'04" East along the centerline of said Ravenna Road a distance of 507.00 feet to a northwesterly corner of parcel 01-047050 owned by Joseph V. and Angela M. Daugherty by deed recorded in Volume 1239, Page 209 of the Geauga County Records of Deeds; said point being the beginning;

Course I. Thence North 1°11'04" East along the centerline of said Ravenna Road a distance of 417.46 feet to a southwesterly corner of parcel 01-117214 owned by Frank T. Maloney and Machel R. Adler Maloney by deed Recorded in Volume 1640, Page 422 of the Geauga County Records of Deeds;

Course II. Thence North 89°03'03" East along the southerly line of said parcel 01-117214 and parcel 01-088800 owned by Joseph A. Carcioppolo by deed recorded in Volume 1163, Page 1023 of the Geauga County Records of Deeds, passing through a 5/8 inch rebar found capped "Patrick" at a distance of 30.02 feet and a 1/2 inch pipe found at a distance of 1204.23 feet, a total distance of 1353.92 feet to a 3/4 inch pipe found at a northwesterly corner of parcel 01-092840 owned by Kenneth R. and Heather M. Gibb by deed recorded in Volume 1739, Page 2278 of the Geauga County Records of Deeds;

Course III. Thence South 0°20'39" West along the westerly line of said parcel 01-092840, a distance of 553.37 feet to a 1 inch iron pipe found at a northwesterly corner of parcel 01-028410 owned by Ronald C. Retych and Susan P. Thompson by deed recorded in Volume 1264, Page 126 of the Geauga County Record of Deeds;

Course IV. Thence North 89°39'21" West a along the northerly line of parcel 01-118284 owned by Ben and Judith Anderson by deed recorded in Volume 1146, Page 157 of the Geauga County Records of Deeds, a distance of 10.23 feet to a 5/8 inch rebar found capped "Loetz" at the northwesterly corner thereof;

Course V. Thence South 3°18'52" West along the westerly line of said parcel 01-118284 a distance of 379.66 feet to a 3/4 inch rebar found capped "Loetz" on a northerly line of said parcel 01-017700;

Course VI. Thence South 89°23'03" West along a northerly line of said parcel 01-017700 a distance of 617.52 feet to a 5/8 inch rebar set;

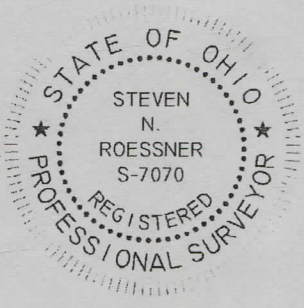
Course VII. Thence North 1°11'04" East along a new division line a distance of 102.73 feet to a 5/8 inch rebar set;

AUB 00154

- Course VIII. Thence North 73°03'00" West along a new division line a distance of 409.16 feet to a 5/8 inch rebar set;
- Course IX. Thence North 1°11'04" East along a new division line a distance of 10.36 feet to a 5/8 inch rebar set at a southeasterly corner of said parcel 01-047050;
- Course X. Thence North 1°11'04" East along an easterly line of said parcel 01-047050 a distance of 267.00 feet to a 5/8 inch rebar set at a northeasterly corner of said parcel 01-047050;
- Course XI. Thence South 89°58'34" West along the northerly line of said parcel 01-047050, passing through a 5/8 inch rebar set 30.01 feet from the centerline of said Ravenna Road, a distance of 325.84 feet to the centerline of said Ravenna Road and the place of beginning containing 23.5421 acres of land of which 0.2877 acres are located within the right-of-way of said Ravenna Road. Subject to an ingress and egress easement as recorded in Volume 633, Page 888 of the Geauga County Records of Deeds. This description is based upon a survey performed in October 2004 by Foresight Engineering Group under the supervision of Steven N. Roessner, P.S. 7070. Bearings are based upon Grid North as observed by GPS using Geauga County GPS Monument 1687. All 5/8 inch rebar set are 30 inches long capped Foresight Engineering. The prior instrument reference is recorded in Vol. 1742, Page 2006 of Geauga County Record of Deeds.

Steven N. Roessner
 STEVEN N. ROESSNER, P.S. #7070
 FORESIGHT ENGINEERING GROUP, INC.

11/29/04
 DATE



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

R.S. _____ *11/29/04*
 OFFICE OF THE
 GEAUGA COUNTY ENGINEER

24 4885 P.S. 7070