

TOTAL ACRES 70.44 DEED 70.7627 OBS

### PLAT OF SURVEY FOR AUBURN GLEN LTD.

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being a part of Original Lot Nos. 23 and 28, Tract No. 3 and further being known as a parcel of land conveyed to Leonard E. Andexler by deed recorded in Volume 976, Page 143 of Geauga County Deed Records.

**LEGEND**

I. PIN	IRON PIN
MON.	MONUMENT
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
CL/JG	CENTERLINE
I.P.S.	IRON PIN SET
I.P.F.	IRON PIN FOUND

PREPARED FOR:  
AUBURN GLEN LTD.  
P.O. BOX 368  
BURTON, OHIO 44021

PREPARED BY:  
RUDY E. SCHWARTZ  
PROFESSIONAL SURVEYOR  
15750 AUBURN ROAD  
NEWBURY, OHIO 44065  
(216)564-7528  
FAX: (216)564-5675

OWNER OF BLOCK A  
HERBERT LUXENBERG  
VOL. 1130 PG. 464

OWNER OF BLOCK B  
WILLIAM E. GEORGE  
VOL. 1130 PG. 461

J. & K. HATTENDORF  
VOL. 957 PG. 925

5/8" I.P. FND. ON LINE  
VOL. 974 PG. 557

DALE A. GOTSHELL & STACY S. LOCASTRO  
VOL. 825 PG. 132

JOSEPH B & VIRGINIA M. BINA  
VOL. 623 PG. 690

5/8" I.P. FND. ON LINE (I.D. BRAUN & PRENOSIL)

DAVID & DAWN M. NAMOSKI  
VOL. 763 PG. 844

VOL. 862 PG. 149

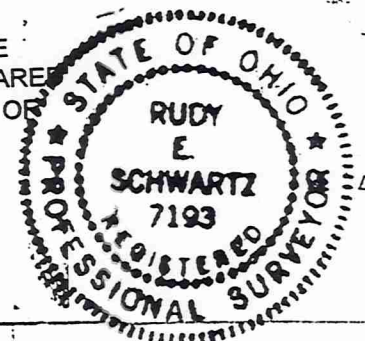
BLOCK C  
51.7546 ACRES TO E  
51.6582 ACRES TO W  
GRACE HOMES INC. VOL. 1130 PG. 457

N 89° 48' 05" E 1358.28 D. 1358.12 OBS.

HOWARD QUADDER VOL. 513 PG. 1124 PARCEL NO. 1

5/8" I.P. FND. 1.13N.

GEORGE J. ROPTIC JR. VOL. 856 PG. 540 THIRD PARCEL



RUDY E. SCHWARTZ, P.S. NO. 7193

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

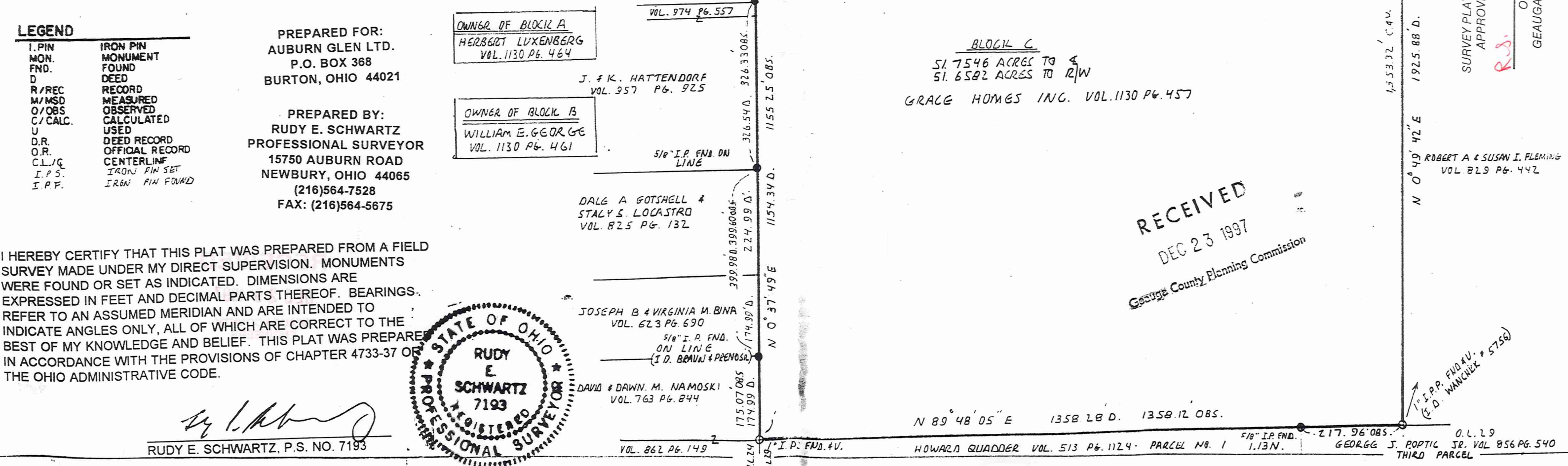
16.976 (as noted)

OFFICE OF THE  
GEOUGA COUNTY ENGINEER

RECEIVED  
DEC 23 1997  
Gauga County Planning Commission

ROBERT A & SUSAN I. FLEMING  
VOL. 829 PG. 442

5/8" I.P. FND. (E.D. WANCHER # 5756)



REVISED  
LEGAL DESCRIPTION OF  
A 3.0933 ACRE PARCEL  
FOR  
HERBERT LUXENBERG  
A-1

01-118280

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being a part of Original Lot No. 23, Tract No. 3 and further being known as part of a parcel of land conveyed to Herbert Luxenberg by deed recorded in Volume 1130, Page 464 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a monument box with a one inch iron pin found in the centerline of Bartholomew Road, 60 feet wide, at its intersection with the centerline of Auburn Road, 60 feet wide;

Thence South 89° 26' 53" West along the centerline of Bartholomew Road, a distance of 598.94 feet to a 5/8 inch iron pin found at an angle point therein;

Thence South 89° 30' 00" West continuing along said centerline of Bartholomew Road a distance of 913.29 feet to the Northwesterly corner of land conveyed to Robert A. and Susan I. Fleming by deed recorded in Volume 829, Page 442 of Geauga County Deed Records;

Thence South 89° 30' 00" West continuing along said centerline of Bartholomew Road, a distance of 1780.45 feet to a point and the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence South 0° 44' 14" West passing through a 5/8 inch iron pin set at 30.01, a total distance of 770.13 feet to a 5/8 inch iron pin found (I.D. Schwartz) in a Northerly line of land conveyed to John L. and Elisabeth B. Hardesty by deed recorded in Volume 854, Page 1121 of Geauga County Deed Records;

COURSE II Thence South 89° 36' 48" West along said Northerly line of land so conveyed to John L. and Elisabeth B. Hardesty, a distance of 175.03 feet to a 1-1/4 inch pinched iron pipe found at an interior corner thereof;

COURSE III Thence North 0° 44' 14" East along an Easterly line of land so conveyed to John L. and Elisabeth B. Hardesty, the Easterly line of land conveyed to Wendy Watson by deed recorded in Volume 952, Page 129 of Geauga County Deed Records, the Easterly line of land conveyed to Dennis C. and Donna J. Sotera by deed recorded in Volume 740, Page 663 of Geauga County Deed

AMB00155

LEGAL DESCRIPTION

Herbert Luxenberg  
3.0933 Acre Parcel  
A-1  
Page Two

Records, passing through a 1-1/4 inch iron pipe found at 739.77 feet, a total distance of 769.78 feet to a point in said centerline of Bartholomew Road;

COURSE IV

Thence North 89° 30' 00" East along said centerline of Bartholomew Road, a distance of 175.04 feet to the Principal Place of Beginning and containing 3.0933 acres of land (2.9727 acres of land excluding the area within the right-of-way of Bartholomew Road) as surveyed, calculated and described by Rudy E. Schwartz, P.S. NO. 7193 on November 22, 1997 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 I.D. Schwartz 7193.

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

R.S.

116198 (Revised)

OFFICE OF THE  
GEAUGA COUNTY ENGINEER

RECEIVED

JAN 5 1998

GEAUGA COUNTY  
ENGINEER

AUB00155

REVISED  
LEGAL DESCRIPTION OF  
A 2.2113 ACRE PARCEL  
FOR  
HERBERT LUXENBERG  
A-2

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being a part of Original Lot No. 23, Tract No. 3 and further being known as part of a parcel of land conveyed to Herbert Luxenberg by deed recorded in Volume 1130, Page 464 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a monument box with a one inch iron pin found in the centerline of Bartholomew Road, 60 feet wide, at its intersection with the centerline of Auburn Road, 60 feet wide;

Thence South 89° 26' 53" West along the centerline of Bartholomew Road, a distance of 598.94 feet to a 5/8 inch iron pin found at an angle point therein;

Thence South 89° 30' 00" West continuing along said centerline of Bartholomew Road a distance of 913.29 feet to the Northwesterly corner of land conveyed to Robert A. and Susan I. Fleming by deed recorded in Volume 829, Page 442 of Geauga County Deed Records;

Thence South 89° 30' 00" West continuing along said centerline of Bartholomew Road, a distance of 1605.41 feet to a point and the Principal Place of Beginning of the premises herein intended to be described;

COURSE I                      Thence South 0° 44' 14" West passing through a 5/8 inch iron pin set at 30.01 feet, a total distance of 420.41 feet to a 5/8 inch iron pin found (I.D. Schwartz 7193) in a Northerly line of land conveyed to Grace Homes, Inc. by deed recorded in Volume 1130, Page 457 of Geauga County Deed Records;

COURSE II                     Thence South 27° 41' 47" West along a Westerly line of land so conveyed to Grace Homes, Inc. a distance of 198.56 feet to a 5/8 inch iron pin found (I.D. Schwartz 7193) at an angle point therein;

COURSE III                    Thence South 89° 30' 00" West along a Northerly line of land so conveyed to Grace Homes, Inc. a distance of 85.00 feet to a 5/8 inch iron pin found (I.D. Schwartz 7193) at a Northwesterly corner thereof;



REVISED  
LEGAL DESCRIPTION OF  
A 2.1540 ACRE PARCEL  
FOR  
HERBERT LUXENBERG  
A-3

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being a part of Original Lot No. 23, Tract No. 3 and further being known as part of a parcel of land conveyed to Herbert Luxenberg by deed recorded in Volume 1130, Page 464 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a monument box with a one inch iron pin found in the centerline of Bartholomew Road, 60 feet wide, at its intersection with the centerline of Auburn Road, 60 feet wide;

Thence South  $89^{\circ} 26' 53''$  West along the centerline of Bartholomew Road, a distance of 598.94 feet to a  $5/8$  inch iron pin found at an angle point therein;

Thence South  $89^{\circ} 30' 00''$  West continuing along said centerline of Bartholomew Road a distance of 913.29 feet to the Northwesterly corner of land conveyed to Robert A. and Susan I. Fleming by deed recorded in Volume 829, Page 442 of Geauga County Deed Records;

Thence South  $89^{\circ} 30' 00''$  West continuing along said centerline of Bartholomew Road, a distance of 1382.17 feet to a point and the Principal Place of Beginning of the premises herein intended to be described;

COURSE I                      Thence South  $0^{\circ} 44' 14''$  West, passing through a  $5/8$  inch iron pin set at 30.01 feet, a total distance of 420.41 feet to a  $5/8$  inch iron pin set in a Northerly line of land conveyed to Grace Homes, Inc. by deed recorded in Volume 1130, Page 457 of Geauga County Deed Records;

COURSE II                     Thence South  $89^{\circ} 30' 00''$  West along said Northerly line of land so conveyed to Grace Homes, Inc., a distance of 223.24 feet to a  $5/8$  inch iron pin found (I.D. Schwartz 7193) at an angle point therein;

COURSE III                    Thence North  $0^{\circ} 44' 14''$  East passing through a  $5/8$  inch iron pin set at 390.40 feet, a total distance of 420.41 feet to a point in said centerline of Bartholomew Road;

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LEGAL DESCRIPTION  
2.1540 Acre Parcel  
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COURSE IV

Thence North 89° 30' 00" East along said centerline of Bartholomew Road, a distance of 223.24 feet to the Principal Place of Beginning and containing 2.1540 acres of land (2.0003 acres of land excluding the area within the right-of-way of Bartholomew Road) as surveyed, calculated and described by Rudy E. Schwartz, P.S. NO. 7193 on November 22, 1997 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 I.D. Schwartz 7193.

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

R.E.S. 1/6/98 (Revised)

OFFICE OF THE  
GEAUGA COUNTY ENGINEER

RECEIVED  
JAN 2 1998  
GEAUGA COUNTY  
ENGINEER

REVISED  
 LEGAL DESCRIPTION OF  
 A 2.1311 ACRE PARCEL  
 FOR  
 HERBERT LUXENBERG  
 A-4

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being a part of Original Lot Nos. 23 and 28, Tract No. 3 and further being known as part of a parcel of land conveyed to Herbert Luxenberg by deed recorded in Volume 1130, Page 464 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a monument box with a one inch iron pin found in the centerline of Bartholomew Road, 60 feet wide, at its intersection with the centerline of Auburn Road, 60 feet wide;

Thence South 89° 26' 53" West along the centerline of Bartholomew Road, a distance of 598.94 feet to a 5/8 inch iron pin found at an angle point therein;

Thence South 89° 30' 00" West continuing along said centerline of Bartholomew Road a distance of 913.29 feet to the Northwesterly corner of land conveyed to Robert A. and Susan I. Fleming by deed recorded in Volume 829, Page 442 of Geauga County Deed Records;

Thence South 89° 30' 00" West continuing along said centerline of Bartholomew Road, a distance of 1202.17 feet to a point at the Northeasterly corner of land so conveyed to Herbert Luxenberg also being the Northwesterly corner of land conveyed to Grace Homes, Inc. by deed recorded in Volume 1130, Page 457 of Geauga County Deed Records and the Principal Place of Beginning of the premises herein intended to be described;

Course I through Course IV are along a Westerly Northerly line of land so conveyed to Grace Homes, Inc.;

COURSE I Thence South 0° 30' 00" East, a distance of 30.00 feet to a 5/8 inch iron pin found (I.D. Schwartz 7193) in the Southerly sideline of said Bartholomew Road, at a point of curvature;

COURSE II Thence Southeasterly along the arc of a curve deflecting to the right, 62.83 feet, said curve having a radius of 40.00 feet, and a chord which bears South 45° 30' 00" East, 56.57 feet to a 5/8 inch iron pin found (I.D. Schwartz 7193) at a point of tangency;



AUB00155

REVISED  
LEGAL DESCRIPTION OF  
A 2.9275 ACRE PARCEL  
FOR  
WILLIAM E. GEORGE  
B-1

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being a part of Original Lot No. 28, Tract No.3 and further being known as part of a parcel of land conveyed to William E. George by deed recorded in Volume 1130, Page 461 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a monument box with a one inch iron pin found in the centerline of Bartholomew Road, 60 feet wide, at its intersection with the centerline of Auburn Road, 60 feet wide;

Thence South 89° 26' 53" West along said centerline of Bartholomew Road, a distance of 598.94 feet to a 5/8 inch iron pin found at an angle point therein;

Thence South 89° 30' 00" West continuing along said centerline of Bartholomew Road, a distance of 913.29 feet to the Northwesterly corner of land conveyed to Robert A. and Susan I. Fleming by deed recorded in Volume 829, Page 442 of Geauga County Deed Records;

Thence South 89° 30' 00" West continuing along said centerline of Bartholomew Road, a distance of 600.69 feet to a point and the Principal Place of Beginning of the premises herein intended to be described;

- COURSE I                      Thence South 0° 30' 00" East, a distance of 30.00 feet to a 5/8 inch iron pin set;
- COURSE II                     Thence South 34° 57' 34" East, a distance of 242.56 feet to a 5/8 inch iron pin found (I.D. Schwartz 7193) at a Northeasterly corner of land so conveyed to Grace Homes, Inc. by deed recorded in Volume 1130, Page 457 of Geauga County Deed Records;
- COURSE III                    Thence South 89° 30' 00" West along a Northerly line of land so conveyed to Grace Homes, Inc., a distance of 638.72 feet to a 5/8 inch iron pin found (I.D. Schwartz 7193) at an interior corner thereof;



REVISED  
LEGAL DESCRIPTION OF  
A 3.8279 ACRE PARCEL  
FOR  
WILLIAM E. GEORGE  
B-2

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being a part of Original Lot No. 28, Tract No.3 and further being known as part of a parcel of land conveyed to William E. George by deed recorded in Volume 1130, Page 461 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a monument box with a one inch iron pin found in the centerline of Bartholomew Road, 60 feet wide, at its intersection with the centerline of Auburn Road, 60 feet wide;

Thence South 89° 26' 53" West along said centerline of Bartholomew Road, a distance of 598.94 feet to a 5/8 inch iron pin found at an angle point therein;

Thence South 89° 30' 00" West continuing along said centerline of Bartholomew Road, a distance of 913.29 feet to the Northwesterly corner of land conveyed to Robert A. and Susan I. Fleming by deed recorded in Volume 829, Page 442 of Geauga County Deed Records;

Thence South 89° 30' 00" West continuing along said centerline of Bartholomew Road, a distance of 200.00 feet to a point and the Principal Place of Beginning of the premises herein intended to be described;

COURSE I                      Thence South 0° 49' 42" West passing through a 5/8 inch iron pin set at 30.01 feet, a total distance of 580.15 feet to a 5/8 inch iron pin set in a Northerly line of land conveyed to Grace Homes, Inc. by deed recorded in Volume 1130, Page 457 of Geauga County Deed Records;

COURSE II                     Thence South 89° 30' 00" West along said Northerly line, a distance of 250.00 feet to a 5/8 inch iron pin found (I.D. Schwartz 7193) at an interior corner thereof;

COURSE III                    Thence North 0° 30' 00" West along an Easterly line of land so conveyed to Grace Homes, Inc., a distance of 350.00 feet to a 5/8 inch iron pin found (I.D. Schwartz 7193) at a Northeasterly corner thereof;

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LEGAL DESCRIPTION  
William E. George  
3.8279 Acre Parcel  
B-2  
Page Two

COURSE IV                      Thence North  $34^{\circ} 57' 34''$  West, a distance of 242.56 feet to a  $5/8$  inch iron pin set in the Southerly sideline of Bartholomew Road;

COURSE V                        Thence North  $0^{\circ} 30' 00''$  West, a distance of 30.00 feet to a point in said centerline of Bartholomew Road;

COURSE VII                      Thence North  $89^{\circ} 30' 00''$  East along said centerline of Bartholomew Road, a distance of 400.69 feet to the Principal Place of Beginning and containing 3.8279 acres of land (3.5521 acres of land excluding the area within the right-of-way of Bartholomew Road) as surveyed, calculated and described by Rudy E. Schwartz, P.S. No. 7193 on November 22, 1997 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 I.D. Schwartz 7193.

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

*R.S.*

*1/6/98 (Revised)*

OFFICE OF THE  
GEAUGA COUNTY ENGINEER

RECEIVED  
JAN 07 1998  
GEAUGA COUNTY  
ENGINEER

AVB00155

REVISED  
LEGAL DESCRIPTION OF  
A 2.6630 ACRE PARCEL  
FOR  
WILLIAM E. GEORGE  
B-3

01-118421

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being a part of Original Lot No. 28, Tract No.3 and further being known as part of a parcel of land conveyed to William E. George by deed recorded in Volume 1130, Page 461 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a monument box with a one inch iron pin found in the centerline of Bartholomew Road, 60 feet wide, at its intersection with the centerline of Auburn Road, 60 feet wide;

Thence South 89° 26' 53" West along said centerline of Bartholomew Road, a distance of 598.94 feet to a 5/8 inch iron pin found at an angle point therein;

Thence South 89° 30' 00" West continuing along said centerline of Bartholomew Road, a distance of 913.29 feet to the Northwesterly corner of land conveyed to Robert A. and Susan I. Fleming by deed recorded in Volume 829, Page 442 of Geauga County Deed Records and the Principal Place of Beginning of the premises herein intended to be described;

COURSE I                      Thence South 0° 49' 42" West along the Westerly line of land so conveyed to Robert A. and Susan I. Fleming, passing through a one inch iron pipe found at 30.01 feet (I.D. Wanchick #5756), a total distance of 580.15 feet to a 5/8 inch iron pin found (I.D. Schwartz 7193) at a Northeasterly corner of land conveyed to Grace Homes, Inc. by deed recorded in Volume 1130, Page 457 of Geauga County Deed Records;

COURSE II                     Thence South 89° 30' 00" West along a Northerly line of land so conveyed to Grace Homes, Inc., a distance of 200.00 feet to a 5/8 inch iron pin set;

COURSE III                    Thence North 0° 49' 42" East, passing through a 5/8 inch iron pin set at 550.14 feet, a total distance of 580.15 feet to a point in said centerline of Bartholomew Road;

AUB00155

REVISED  
LEGAL DESCRIPTION  
William E. George  
2.6630 Acre Parcel  
B-3  
Page Two

COURSE IV

Thence North 89° 30' 00" East along said centerline of Bartholomew Road, a distance of 200.00 feet to the Principal Place of Beginning and containing 2.6630 acres of land (2.5253 acres of land excluding the area within the right-of-way of Bartholomew Road) as surveyed, calculated and described by Rudy E. Schwartz, P.S. No. 7193 on November 19, 1997 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 I.D. Schwartz 7193.

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

*Res.* \_\_\_\_\_ *11698 (Revised)*

OFFICE OF THE  
GEAUGA COUNTY ENGINEER

ENGINEERS  
GEAUGA COUNTY  
JUN 02 1998  
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