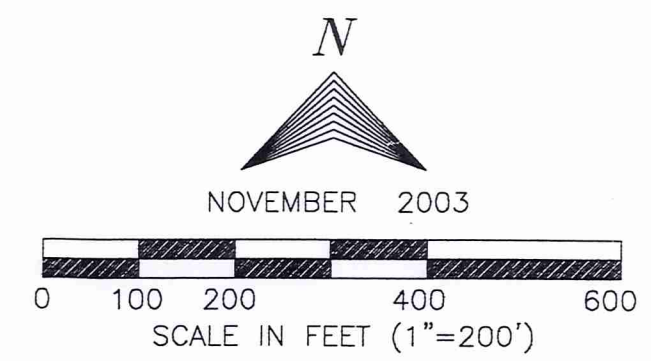
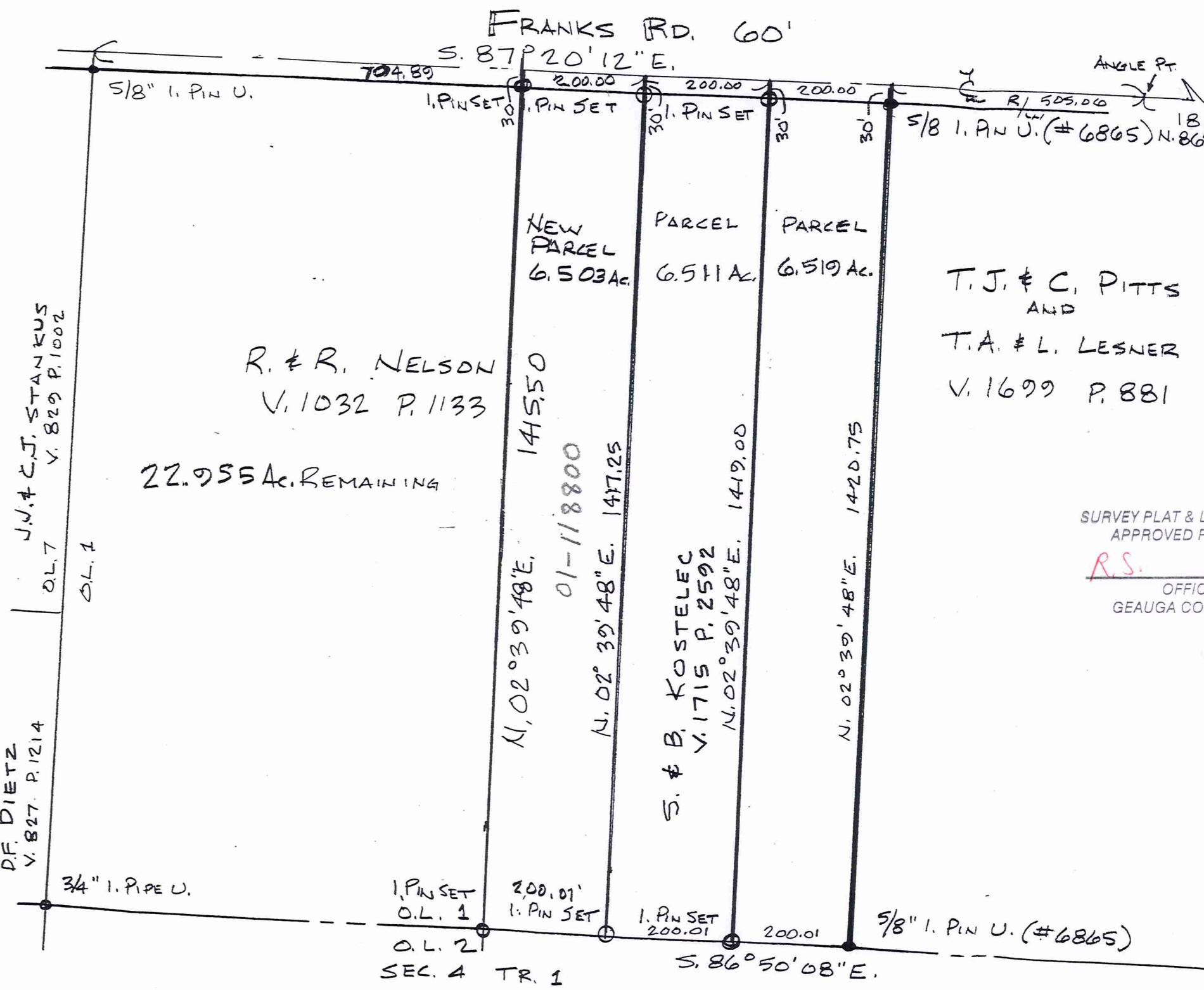


LOT SPLIT FOR:
R. & R. NELSON

SITUATED IN THE TOWNSHIP OF AUBURN AND KNOWN AS BEING PART OF ORIGINAL AUBURN TOWNSHIP LOTS NO. 1, SECTION 4, TRACT ONE, COUNTY OF GEauga AND STATE OF OHIO AND CONTAINING 6.503 ACRES OF LAND.

DEED OF REFERENCE: R. & R. NELSON V. 1032, P. 1133



○ I. PIN SET DENOTES 5/8" IRON PIN SET WITH CAP
MONUMENTS FOUND HAVE NO CAPS UNLESS NOTED
BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.S. *2/18/04*
OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER



PREPARED BY:
BRAUN CONSULTANTS
SURVEYING—LAND PLANNING—ENGINEERING—WETLANDS—CONSULTING
17665 HASKINS RD.
CHAGRIN FALLS, OHIO 44023
440-543-5496

I DO HEREBY CERTIFY THAT I 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. Braun *2-17-04*
KEVIN S. BRAUN PROFESSIONAL SURVEYOR NO. 7082

AUB00176

Nelson
picked up 2-18-04
Vol 1719 PG 3312
P.P.N #01-118800

LEGAL DESCRIPTION OF 6.503 ACRE PARCEL ON SOUTH SIDE OF FRANKS ROAD FOR R. & R. NELSON

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being part of Original Auburn Township Lot 1, Section 4, Tract One and further bounded and described as follows:

Beginning at the centerline intersection of Franks Road and Auburn Road at a 3/4" iron pin used in a monument box, thence North 86° 58' 08" West, along said centerline of Franks Road, 1813.34 feet to angle point therein, thence North 87° 20' 12" West 905.06 feet to the principal place of beginning being the northwesterly corner of land described in deed to S. & B. Kostelec recorded in Volume 1715, Page 2592 of Geauga County Deed Records:

Thence South 02° 39' 48" West, along the west line of said S. & B. Kostelec land, passing through a capped 5/8" iron pin set at 30.00' therefrom, 1417.25 feet to a 5/8" capped iron pin set in the southerly line of said Original Auburn Township Lot 1, also being the southwest corner of said S. & B. Kostelec land;

Thence North 86° 50' 08" West, along the southerly line of said Original Auburn Township Lot 1, 200.01 feet to a capped 5/8" iron pin set;

Thence North 02° 39' 48" East, 1415.50 feet to the centerline of said Franks Road, passing through a capped 5/8" iron pin set 30.00 feet therefrom;

Thence South 87° 20' 12" East, along the centerline of said Franks Road, 200.00 feet to the principal of place of beginning and containing 6.503 acres of land according to the survey of February 2004 by Kevin S. Braun Professional Surveyor No. 7082.

Bearings are to an assumed meridian and are used to denote angles only.

Deed of Reference: R.& R. Nelson V. 1032 P. 1133

Kevin S. Braun 2-17-04



RECEIVED
FEB 17 2004
COUNTY ENGINEER

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

R.S. 2/18/04
OFFICE OF THE
GEAUGA COUNTY ENGINEER Revised