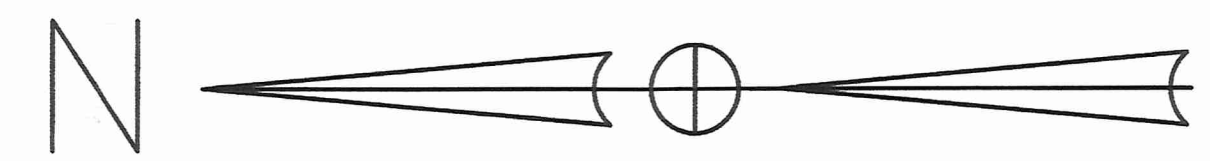
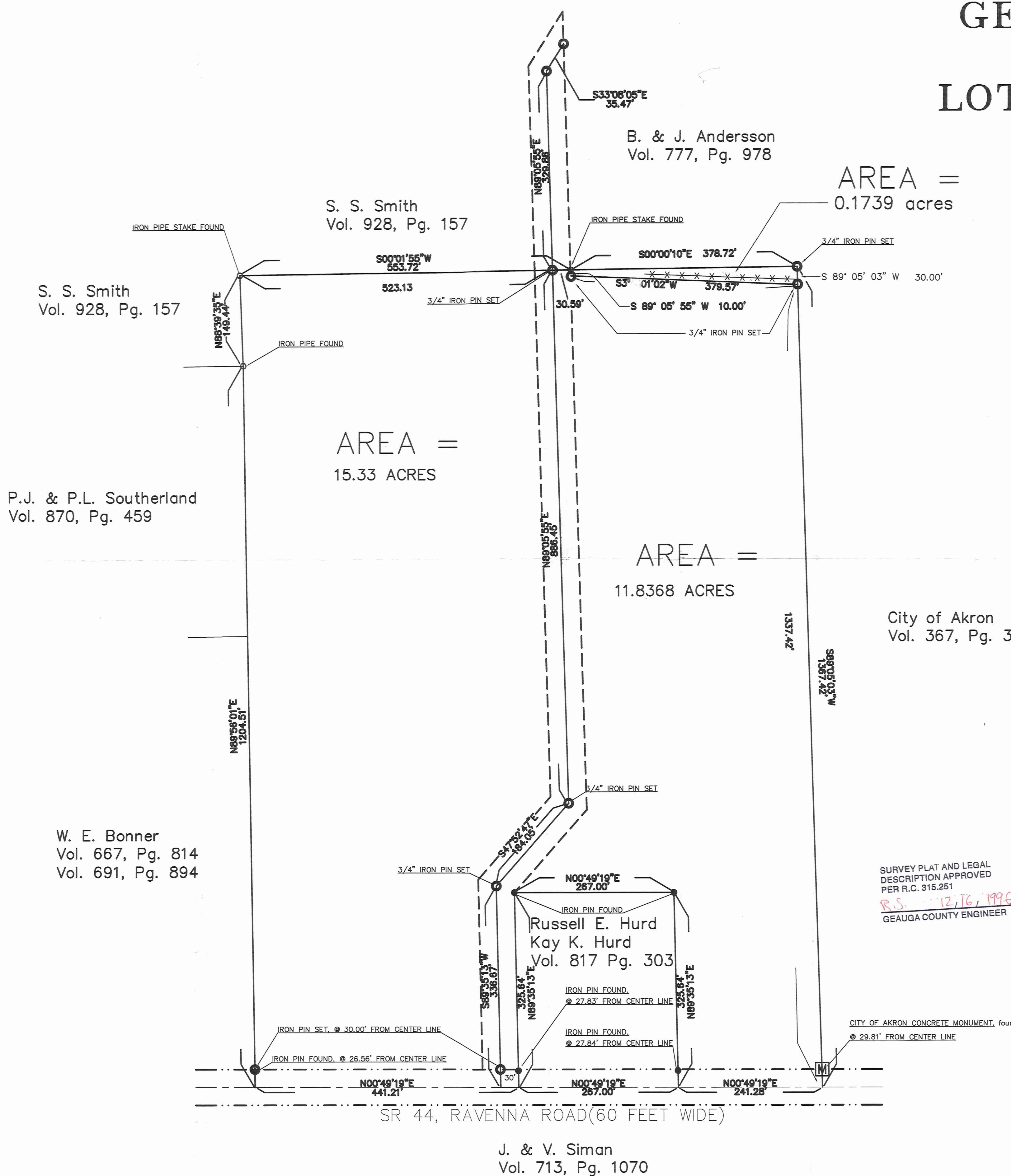


# PLAT OF RITZ PROPERTY SURVEY

GEAUGA COUNTY, OHIO  
AUBURN TOWNSHIP  
LOT NO. 49 OF TRACT 3



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

PLAT OF SURVEY FOR THREE PARCEL

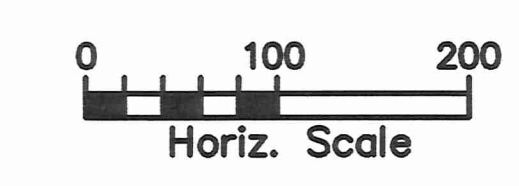
15.3335
11.8368
0.1739
<b>total 27.3442 ACRES</b>

I hereby certify that I have surveyed these premises and prepared this map in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code.

*William R. Loetz*  
William R. Loetz  
Ohio Registered Surveyor No. 7552  
April 30, 1996



SURVEY PLAT AND LEGAL DESCRIPTION APPROVED  
PER R.C. 315.251  
*R.S. 12/16/1996*  
GEAUGA COUNTY ENGINEER



**LEGEND**

○	3/4" IRON PIN SET
●	IRON PIN OR REBAR FOUND
○	IRON PIPE FOUND
Ⓜ	AKRON MONUMENT
—x—x—x—x—	FENCE LINE
---	CENTERLINE
----	RIGHT OF WAY LINE
- - - - -	EASEMENT

**PROPERTY OWNERSHIP:**  
**SYLVIA S. SMITH**

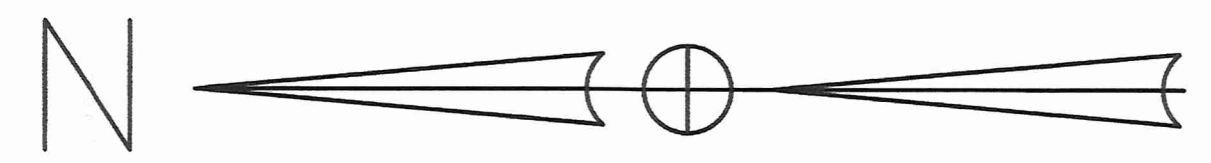
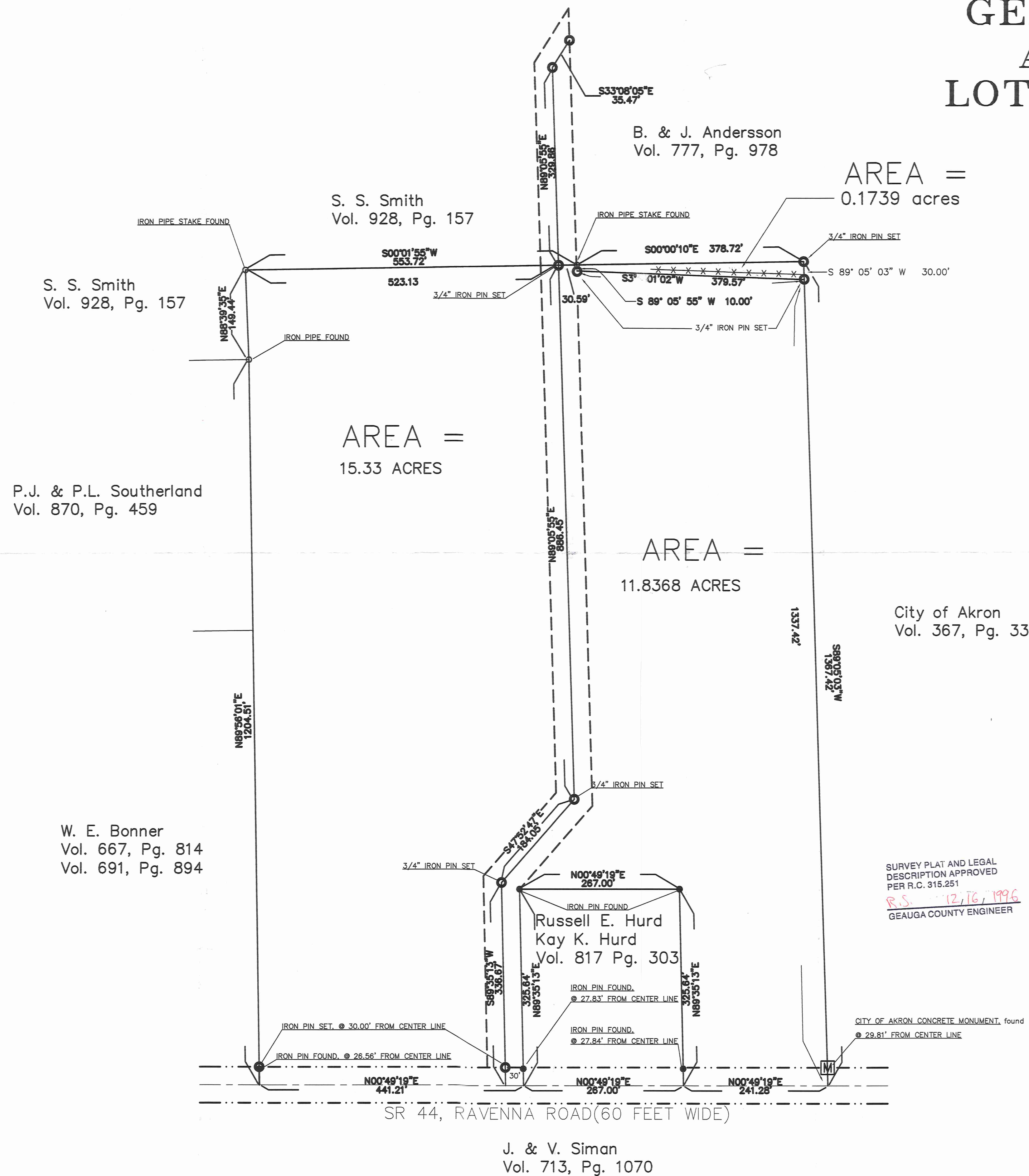
**DEED:**  
**Vol. 928 Page 157**

**ADDRESS:**  
**18919 RAVENNA ROAD  
Mantua, Ohio 44255**

**DATE:** 4/96 **SCALE:** 1" = 100'

# PLAT OF RITZ PROPERTY SURVEY

## GEAUGA COUNTY, OHIO AUBURN TOWNSHIP LOT NO. 49 OF TRACT 3



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

PLAT OF SURVEY FOR THREE PARCEL

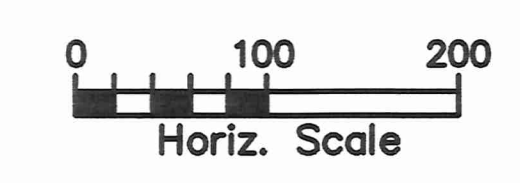
15.3335
11.8368
0.1739
total 27.3442 ACRES

I hereby certify that I have surveyed these premises and prepared this map in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code.

*William R. Loetz*  
William R. Loetz  
Ohio Registered Surveyor No. 7552  
April 30, 1996



SURVEY PLAT AND LEGAL DESCRIPTION APPROVED PER R.C. 315.251  
*R.S. 12/16/1996*  
GEAUGA COUNTY ENGINEER



**LEGEND**

○	3/4" IRON PIN SET
●	IRON PIN OR REBAR FOUND
○	IRON PIPE FOUND
M	AKRON MONUMENT
---x---x---	FENCE LINE
---	CENTERLINE
---	RIGHT OF WAY LINE
---	EASEMENT

**PROPERTY OWNERSHIP:**  
SYLVIA S. SMITH

**DEED:**  
Vol. 928 Page 157

**ADDRESS:**  
18919 RAVENNA ROAD  
Mantua, Ohio 44255

**DATE:** 4/96 **SCALE:** 1" = 100'

AMB00196

RITZ

Picked up 12-17-1996  
01-118284

0.1739 Acre Description

Situated in the Township of Auburn, County of Geauga and State of Ohio: And known as part of Original Lot 49 of Tract Three in said Township and further described as follows:

Beginning at a point in the centerline of State Route 44, Ravenna Road (60 feet wide) at the Northwest corner of a 2.35 acre parcel conveyed to the City of Akron in Vol. 367 Page 33 of Geauga County records of deeds;

Thence, North 89° 05' 03" East, along the Northerly line of said parcel passing through a City of Akron concrete monument #69 found at a 29.81 feet, a total distance of 1337.42 feet to a 3/4" iron pin set and the Principle Place of Beginning:

Thence, North 89° 05' 03" East, along the said Northerly line a distance of 30.00 feet to a 3/4" iron pin set at the Southwesterly corner of land conveyed to Ben and Judith Andersson in Vol. 777 Page 978 of Geauga County Records of Deeds;

Thence, North 00° 00' 10" West, along the Westerly boundary of Andersson's land, 378.72 feet to a iron pipe stake found on the Southwesterly boundary of land belonging to the Sylvia Smith in Vol. 928 Page 157 of Geauga County Records of Deeds;

Thence, South 89° 05' 55" West, a distance of 10.00 feet to a 3/4" pin set;

Thence, South 3° 01' 02" West, a distance of 379.57 feet to the Place of Beginning containing 0.1739 Acres of land, more or less, subject to all legal highways as surveyed January 1996 by William Loetz, P.S. 7552. Bearings indicated are to an assumed meridian and are intended to denote angles only.

Deed of Record Vol. 928 Page 157

SURVEY PLAT AND LEGAL  
DESCRIPTION APPROVED  
PER R.C. 315.251  
R.S. 12/16/1996  
GEAUGA COUNTY ENGINEER

RECORDED  
DEC 23 1996  
RECEIVED

11.8368 Acre Ritz Lot Split Description

Situated in the Township of Auburn, County of Geauga and State of Ohio: And known as part of Original Lot 49 of Tract Three in said Township and further described as follows:

Beginning at a point in the centerline of State Route 44, Ravenna Road (60 feet wide) at the Northwest corner of a 2.35 acre parcel conveyed to the City of Akron in Vol. 367 Page 33 of Geauga County records of deeds;

Thence, North 0° 49' 19" East, along the centerline of State Route 44, 241.28 feet to a point, said point being the intersection of the centerline of State Route 44, Ravenna Road and the Southwesterly corner of land conveyed to Russell E. Hurd and Kay K. Hurd as recorded in Vol. 817 Page 303 of Geauga County records of deeds;

Thence, North 89° 35' 13" East, along the Southerly boundary of Hurd's land, passing through an iron pin fd. at 27.84 feet, a total distance of 325.64 feet to an iron pin fd. at the Southeasterly corner of Hurd's land;

Thence, North 00° 49' 19" East, along the Easterly boundary of Hurd's land, 267.00 feet to an iron pin fd. at the Northeast-erly corner of Hurd's ;

Thence, South 89° 35' 13" West, along the Northerly boundary of Hurd's land, passing through an iron pin fd. at 297.81 feet, a total distance of 325.64 feet to a point on the centerline of State Route 44, Ravenna Road;

Thence, North 00° 49' 19" East, along the centerline of State Route 44, Ravenna Road, 30.00 feet to a point, said point being the center of a 60 foot wide easement granted to Sylvia Smith and B. and J. Andersson for ingress and egress;

Thence, North 89° 35' 13" East, passing through a 3/4" iron pin set at 30.00 feet a total distance of 336.67 feet to a 3/4" iron pin set at an angle point in the centerline of said ease-ment;

Thence, South 47° 52' 47" East, 184.05 feet to a 3/4" iron pin set at an angle point in the centerline of said easement;

Thence, North 89° 05' 55" East, 886.45 feet to a 3/4" iron pin set on the centerline of said easement and the Easterly boundary of the parcel herein described;

Thence, South 00° 01' 55" West, 30.59 feet to an iron pipe stake fd. at the Northwesterly corner of land conveyed to Ben and Judith Andersson in Volume 777 Page 978 of Geauga County records of deeds;

RECEIVED

DEC 11 1996

GEAUGA COUNTY  
ENGINEERS

(11.8368) acre Ritz lot split con't)

Thence, South 89° 05' 55" West 10.00 feet to a 3/4" iron pin set;

Thence, South 3° 01' 02" West 379.57 feet to a 3/4" iron pin set, said point also being on the Northerly boundary of a 2.35 acre parcel of land belonging to the City of Akron;

Thence, South 89° 05' 03" West, along the Northerly boundary of the lands of the City of Akron passing through a City of Akron concrete monument #69 found at 1307.61 feet a total distance of 1337.42 feet to a point on the centerline of State Route 44, Ravenna Road, and the Place of Beginning containing 11.8368 acres of land more or less but subject to all legal highways as surveyed January 1996 by William Loetz P.S. 7552. Bearings are to an assumed meridian and intended to denote angles only.

It is the purpose of this document to describe a 11.8368 acre split of property from a larger 27.34 acre parcel and the northerly 30 feet parallel to and contiguous with the northerly boundary of the 11.8368 acre parcel is to remain an easement to Sylvia Smith and B. and J. Andersson for purposes of ingress and egress. The description of this easement is a current accurate description replacing the inadequate description of the easements written in Vol. 633 Page 888 of Geauga County records of deeds.

Deed of Record Vol. 928 Page 157

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

R.S. 12, 16, 1996  
GEAUGA COUNTY ENGINEER

**15.3335 Acre Ritz Lot Split Remainder Description**

Situated in the Township of Auburn, County of Geauga and State of Ohio: And known as part of Original Lot 49 of Tract Three in said Township and further described as follows:

Beginning at a point in the centerline of State Route 44, Ravenna Road (60 feet wide) at the Northwest corner of a 2.35 acre parcel conveyed to the City of Akron in Vol. 367 Page 33 of Geauga County records of deeds;

Thence, North  $0^{\circ} 49' 19''$  East, along the centerline of State Route 44, 538.28 feet to a point, said point also being the centerline of a sixty (60) foot wide easement granted to Sylvia Smith and B. and J. Andersson for the purpose of ingress and egress, and the Principle Place of Beginning:

Thence, North  $00^{\circ} 49' 19''$  East, along the centerline of State Route 44, Ravenna Road, 411.21 feet to a point on the Southwesterly corner of land conveyed to William Edward Bonner as recorded in Vol. 691 Page 894 of Geauga County records of deeds;

Thence, North  $89^{\circ} 56' 01''$  East, along the Southerly boundary of said Bonner's land, passing through an iron pin fd. at 26.56 feet and a  $3/4''$  iron pin set at 30.00 feet, a total distance of 1204.51 feet to an iron pipe stake fd. at the Southeasterly corner of land conveyed to Paul Joseph and Patricia Lynn Southerland as recorded in Vol. 870 Page 459 of Geauga County records of deeds;

Thence, North  $88^{\circ} 39' 35''$  East, along the Southerly boundary of a parcel of land conveyed to Sylvia Smith in Vol. 928 Page 157 of Geauga County records of deeds, 149.44 feet to an iron pipe stake fd.;

Thence, South  $00^{\circ} 01' 55''$  West, along said Smith's land, 523.13 feet to a  $3/4''$  iron pin set at a point being the center of a sixty (60) foot easement granted to Sylvia Smith and Ben and Judith Andersson for ingress and egress;

Thence, South  $89^{\circ} 05' 55''$  West, 886.45 feet to a  $3/4''$  iron pin set at an angle point, said point also being the centerline of the easement;

Thence, North  $47^{\circ} 52' 47''$  West, 184.05 feet to a  $3/4''$  iron pin set at an angle point, said point also being the centerline of the easement;

(15.33) Acre Ritz purchase con't)

Thence, South 89° 35' 13" West, passing through a 3/4" iron pin set at 306.67 feet a total distance of 336.67 feet to the Principle Place of Beginning containing 15.3335 acres of land more or less but subject to all legal highways as surveyed January 1996 by William Loetz, P.S. 7552. Bearings indicated are to an assumed meridian and are intended to denote angles only.

It is the purpose of this document to describe a 15.33 acre split of property from a larger 27.34 acre parcel and the Southerly 30 feet parallel to and contiguous with the Southerly boundary of the 15.33 acre parcel is to remain an easement to Sylvia Smith and B. and J. Andersson for purposes of ingress and egress. The description of the easement is a current accurate description replacing the inadequate description of the easement as written in Volume 633 Page 888 of Geauga County records of deeds.

Deed of Record Vol. 928 Page 157

**SURVEY PLAT AND LEGAL  
DESCRIPTION APPROVED  
PER R.C. 315.251**

R.S. 12, 16, 1996  
**GEAUGA COUNTY ENGINEER**

## 27.3442 Acre Ritz Purchase Description

Situated in the Township of Auburn, County of Geauga and State of Ohio: And known as part of Original Lot 49 of Tract Three in said Township and further described as follows:

Beginning at a point in the centerline of State Route 44, Ravenna Road (60 feet wide) at the Northwest corner of a 2.35 acre parcel conveyed to the City of Akron in Vol. 367 Page 33 of Geauga County records of deeds;

Thence, North  $0^{\circ} 49' 19''$  East, along the centerline of State Route 44, 241.28 feet to a point, said point being the intersection of the centerline of State Route 44, Ravenna Road and the Southwesterly corner of land conveyed to Russell E. Hurd and Kay K. Hurd as recorded in Vol. 817 Page 303 of Geauga County records of deeds;

Thence, North  $89^{\circ} 35' 13''$  East, along the Southerly boundary of Hurd's land, passing through an iron pin fd. at 27.84 feet, a total distance of 325.64 feet to an iron pin fd. at the Southeasterly corner of Hurd's land;

Thence, North  $00^{\circ} 49' 19''$  East, along the Easterly boundary of Hurd's land, 267.00 feet to an iron pin fd. at the Northeasterly corner of Hurd's ;

Thence, South  $89^{\circ} 35' 13''$  West, along the Northerly boundary of Hurd's land, passing through an iron pin fd. at 297.81 feet, a total distance of 325.64 feet to a point on the centerline of State Route 44, Ravenna Road;

Thence, North  $00^{\circ} 49' 19''$  East, along the centerline of State Route 44, Ravenna Road, 441.21 feet to a point on the Southwesterly corner of land conveyed to William Edward Bonner as recorded in Vol. 691 Page 894 of Geauga County records of deeds;

Thence, North  $89^{\circ} 56' 01''$  East, along the Southerly boundary of said Bonner's land, passing through an iron pin fd. at 26.56 feet and a  $3/4''$  iron pin set at 30.00 feet, a total distance of 1204.51 feet to an iron pipe stake fd. at the Southeasterly corner of land conveyed to Paul Joseph and Patricia Lynn Southerland as recorded in Vol. 870 Page 459 of Geauga County records of deeds;

Thence, North  $88^{\circ} 39' 35''$  East, along the Southerly boundary of a parcel of land conveyed to Sylvia Smith in Vol. 928 Page 157 of Geauga County records of deeds, 149.44 feet to an iron pipe stake fd.;

Thence, South  $00^{\circ} 01' 55''$  West, 553.72 feet to an iron pipe stake found at the Northwesterly corner of land conveyed to Ben and Judith Andersson in Vol. 777 Page 978 of Geauga County Records of Deeds;

(27.3442) Acre Ritz purchase con't)

Thence, South  $00^{\circ} 00' 10''$  East, along the Westerly boundary of Andersson's land, 378.72 feet to a  $3/4''$  iron pine set on the Northerly boundary of land belonging to the City of Akron;

Thence, South  $89^{\circ} 05' 03''$  West, along the Northerly boundary of the City of Akron, passing through a City of Akron concrete monument #69 found at 1337.61 feet, a total distance 1367.42 feet to a point on the centerline of State Route 44, Ravenna Road and the Place of Beginning containing 27.3442 Acres of land, more or less, subject to all legal highways as surveyed January 1996 by William Loetz, P.S. 7552. Bearings indicated are to an assumed meridian and are intended to denote angles only.

Deed of Record Vol. 928 Page 157

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

R.S. 12/16/1996  
GEAUGA COUNTY ENGINEER