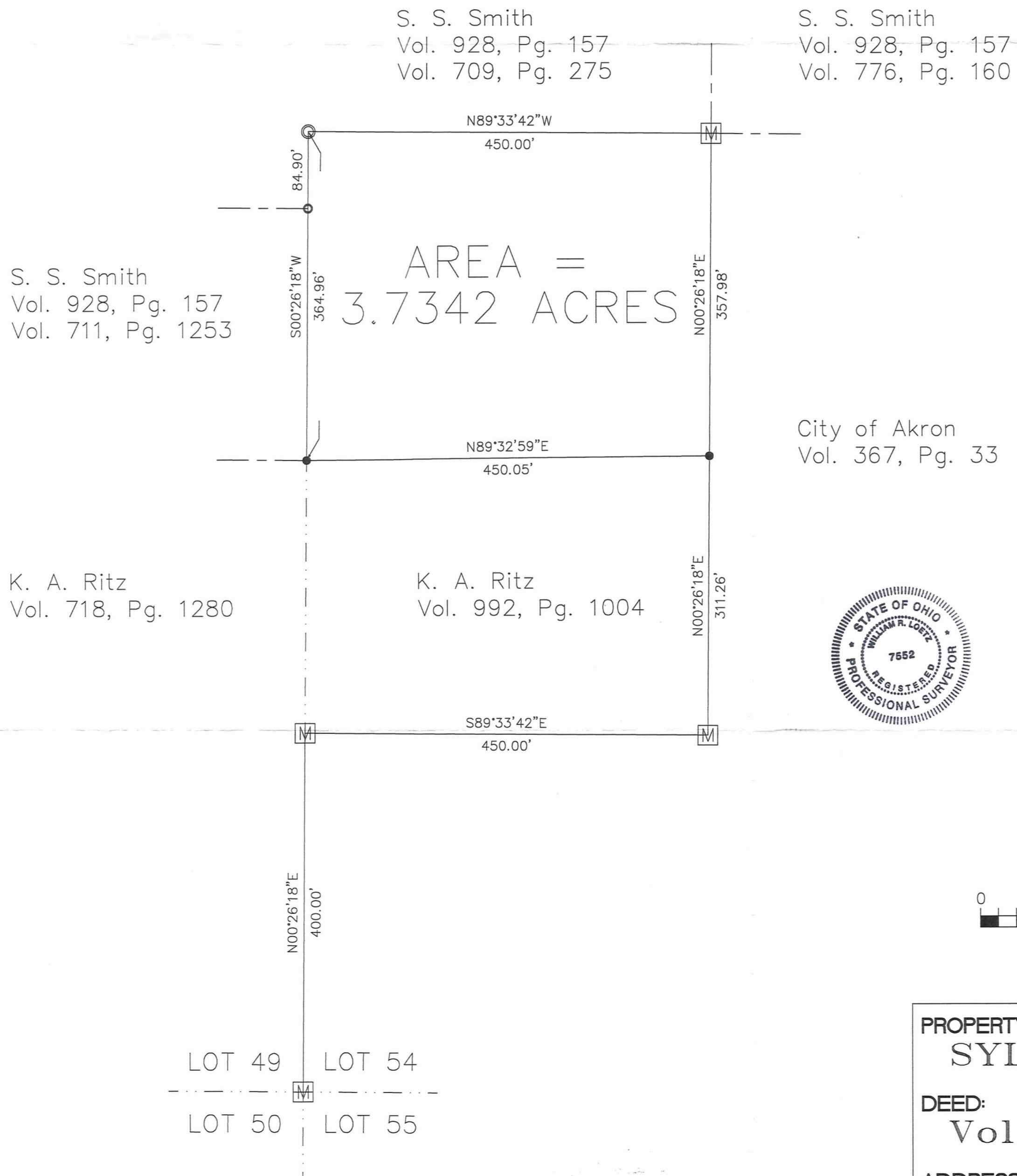
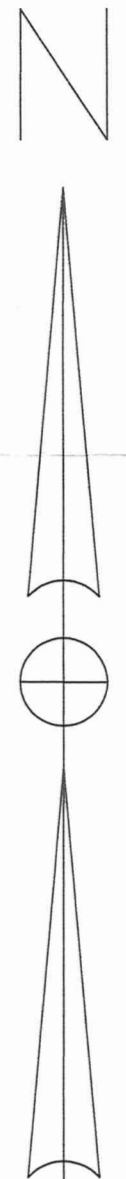


PLAT OF RITZ PROPERTY SURVEY

GEAUGA COUNTY, OHIO AUBURN TOWNSHIP LOT NO. 54 OF TRACT 3



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

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
September 30, 1996



LEGEND	
○	3/4" IRON PIN OR REBAR SET
●	3/4" IRON PIN OR REBAR FOUND
○	IRON PIPE FOUND
M	CITY OF AKRON MONUMENT
---	LOT LINE

PROPERTY OWNERSHIP:
SYLVIA S. SMITH

DEED:
Vol. 928 Page 157

ADDRESS:
18919 RAVENNA ROAD
Mantua, Ohio 44255

DATE: 9/96 **SCALE:** 1" = 100'

SURVEY PLAT AND LEGAL DESCRIPTION APPROVED PER R.C. 315.251
R.S. 10/17/1996
GEAUGA COUNTY ENGINEER

AMB 00197

RITZ
Picked up
10-17-1996
#01-118232

**Description of a 3.7342 Acre Parcel
in Auburn Township**

Situated in the Township of Auburn, County of Geauga and State of Ohio: And known as part of Original Lot 54 of Tract Three in said Township and further described as follows:

Beginning at the Southeast corner of Original Lot 49 said point being the Southeasterly corner of a 2.35 Acre parcel of land conveyed to the City of Akron in Volume 367 Page 33 of Geauga County records of deeds;

Thence N. 00° 26' 18" E., along the City of Akron West line, 400 feet to a City of Akron monument found on the Easterly boundary of land conveyed to Ben and Judith Andersson in Volume 777 Page 978 of Geauga County records of deeds, said point also being the Southwesterly corner of land conveyed to Keith Ritz in Volume 992 Page 1004 of Geauga County records of deeds;

Thence S. 89° 33' 42" E. along the Southerly line of said Ritz, a distance of 450.00 feet to a City of Akron monument found;

Thence N. 00° 26' 18" E. along the Easterly boundary of said Ritz, a distance of 311.26 feet to a 3/4" iron rebar stake found at the Northeastly corner of land conveyed to Keith Ritz in Volume 992 Page 1004 of Geauga County records of deeds, and the **Principal Place of Beginning** of the parcel herein described;

Thence N. 00° 26' 18" E. along the Easterly boundary of land conveyed to Sylvia S. Smith in Volume 709 Page 275 of Geauga County records of deeds, a distance of 357.98 feet to a City of Akron monument found, said monument also being a Southwesterly corner of land conveyed to Sylvia S. Smith in Volume 776 Page 160 of Geauga County records of deeds;

Thence N. 89° 33' 42" W., a distance of 450.00 feet to a 3/4" iron rebar stake set on the West line of Lot 54;

Thence S. 00° 26' 18" W., along the West line of Lot 54 passing through an iron pipe found at the Northeasterly corner of land parcel conveyed to Sylvia S. Smith in Volume 711 Page 1253 of Geauga County records of deeds at a distance of 84.90 feet, to a 3/4" iron rebar stake found at the Northwesterly corner of land conveyed to Keith Ritz in Volume 992 Page 1004 of Geauga County records of deeds, a total distance of 364.96 feet;

Thence, N. 89° 32' 59' E., along the Northerly boundary of said Ritz land, 450.05 feet to the **Principal Place of Beginning**, containing 3.7342 acres of land, more or less, subject of all legal highways as surveyed and described September 30, 1996 by William Robert Loetz, P.S. 7552. Bearings shown herein to an assumed meridian and are used to denote angles only.

Previous Recording: Vo. 709 Pg.275; Vol. 928 Pg. 157

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

R.S. 10/17/1996
GEAUGA COUNTY ENGINEER

