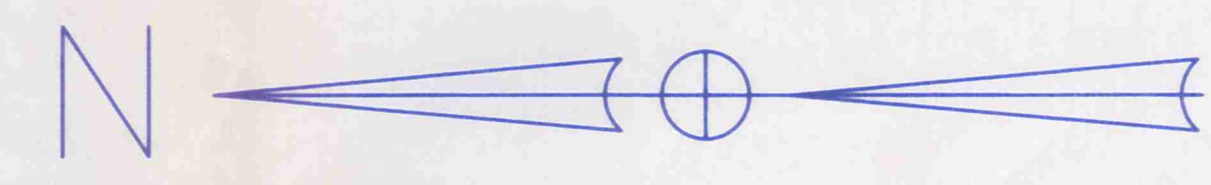
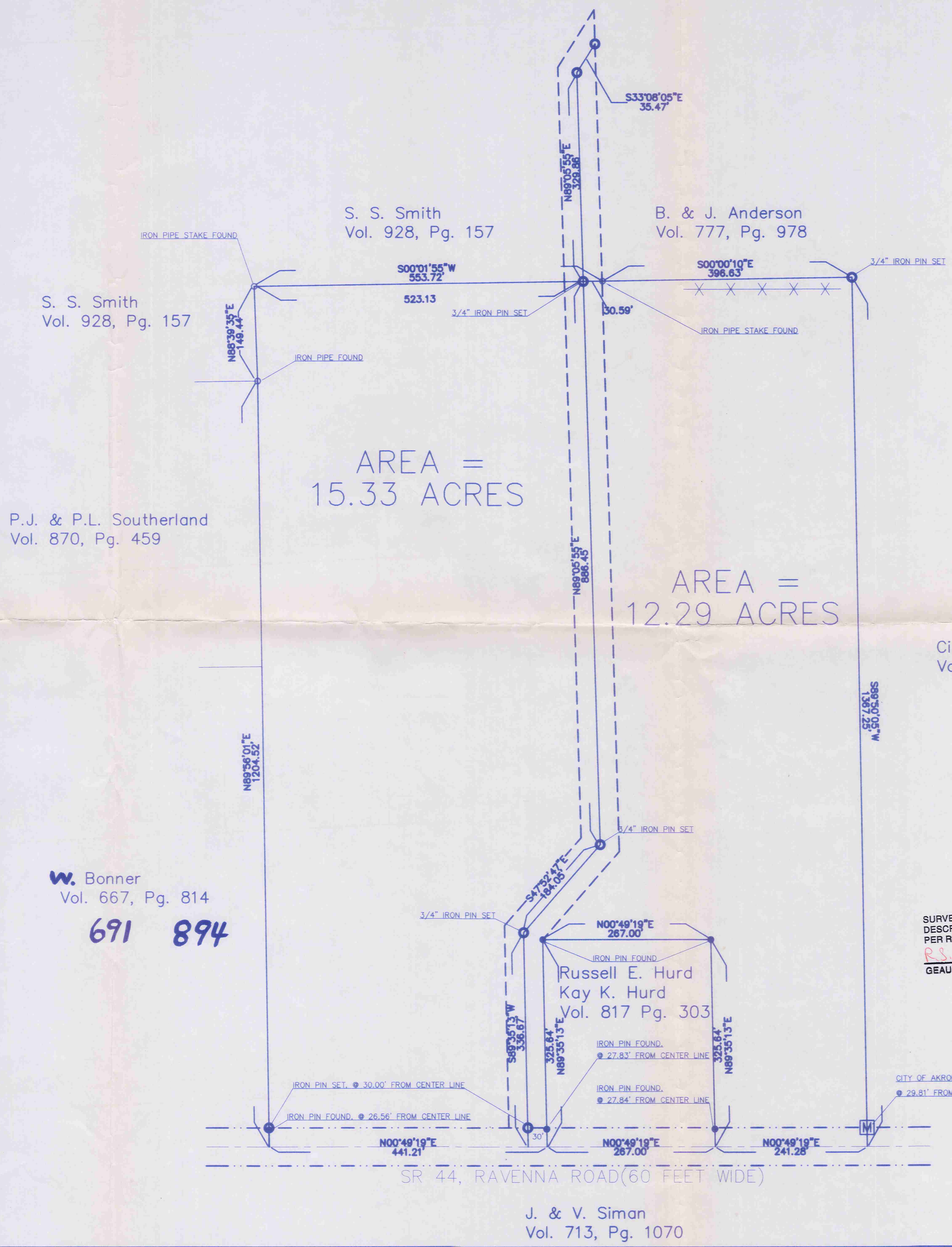


PLAT OF RITZ PROPERTY SURVEY

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.

AREA =
15.33 ACRES

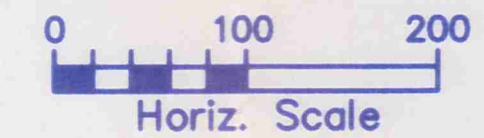
AREA =
12.29 ACRES

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. 7.30.1996
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

W. Bonner
Vol. 667, Pg. 814
691 894

J. & V. Siman
Vol. 713, Pg. 1070

SR 44, RAVENNA ROAD(60 FEET WIDE)

OBSOLETE

RITZ

Picked up
7-30-1996

ANB00199

12.29 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 Southeast-erly 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 Northeaster-ly 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 easement;

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 bound-ary 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;

AUB00199

(12.29 acre Ritz lot split con't)

Thence, South 00° 00' 10" East 396.63 feet to a 3/4" iron pin set at the Southwesterly corner of the lands of Andersson 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° 50' 05" West, along the Northerly boundary of the lands of the City of Akron passing through a City of Akron concrete monument #69 at 1337.44 feet a total distance of 1367.25 feet to a point on the centerline of State Route 44, Ravenna Road, and the Place of Beginning containing 12.29 acres of land 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 12.29 acre split of property from a larger 27.62 acre parcel. The 30 feet parallel to and contiguous with the northerly boundary of the 12.29 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 decription 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. 7,30,1996
GEAUGA COUNTY ENGINEER

15.33 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 1204.52 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 wide 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;

A=VB 00199

(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 15.33 acres of land 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 27.62 acre parcel. The 30 feet parallel to and contiguous with the Southerly boundary of this 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. 7,30,1996
GEAUGA COUNTY ENGINEER

AUB00199

27.62 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 1204.52 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;

(27.62 Acre Ritz purchase con't)

Thence, South 00° 00' 10" East, along the Westerly boundary of Andersson's land, 396.63 feet to a 3/4" iron pin set on the Northerly boundary of land belonging to the City of Akron;

Thence, South 89° 50' 05" West, along the Northerly boundary of the City of Akron, passing through a City of Akron concrete monument #69 at 1337.44 feet, a total distance 1367.25 feet to a point on the centerline of State Route 44, Ravenna Road and the Place of Beginning containing 27.62 Acres of land, 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. 7/30/1996
GEAUGA COUNTY ENGINEER