

PLAT OF SURVEY AND LOT SPLIT FOR WILLIAM TIMMONS AND KENDAL J. AND EILEEN DAVIS

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being a part of Original Lot No. 6 in Section No. 3 in Tract No. 1 and further being known as lands conveyed to William C. Timmons by deed recorded in Volume 1246, Page 490 and to Kendal J. and Eileen Davis by deed recorded in Volume 1112, Page 1167 of Geauga County Deed Records.

PREPARED BY: RUDY E. SCHWARTZ PROFESSIONAL SURVEYOR 15750 AUBURN ROAD NEWBURY, OHIO 44065 (440)564-7528 FAX: (440)564-5675

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

R.S. 3/2/2000 OFFICE OF THE GEauga COUNTY ENGINEER

PREPARED FOR: WILLIAM TIMMONS 16429 MUNN ROAD CHAGRIN FALLS, OHIO 44023

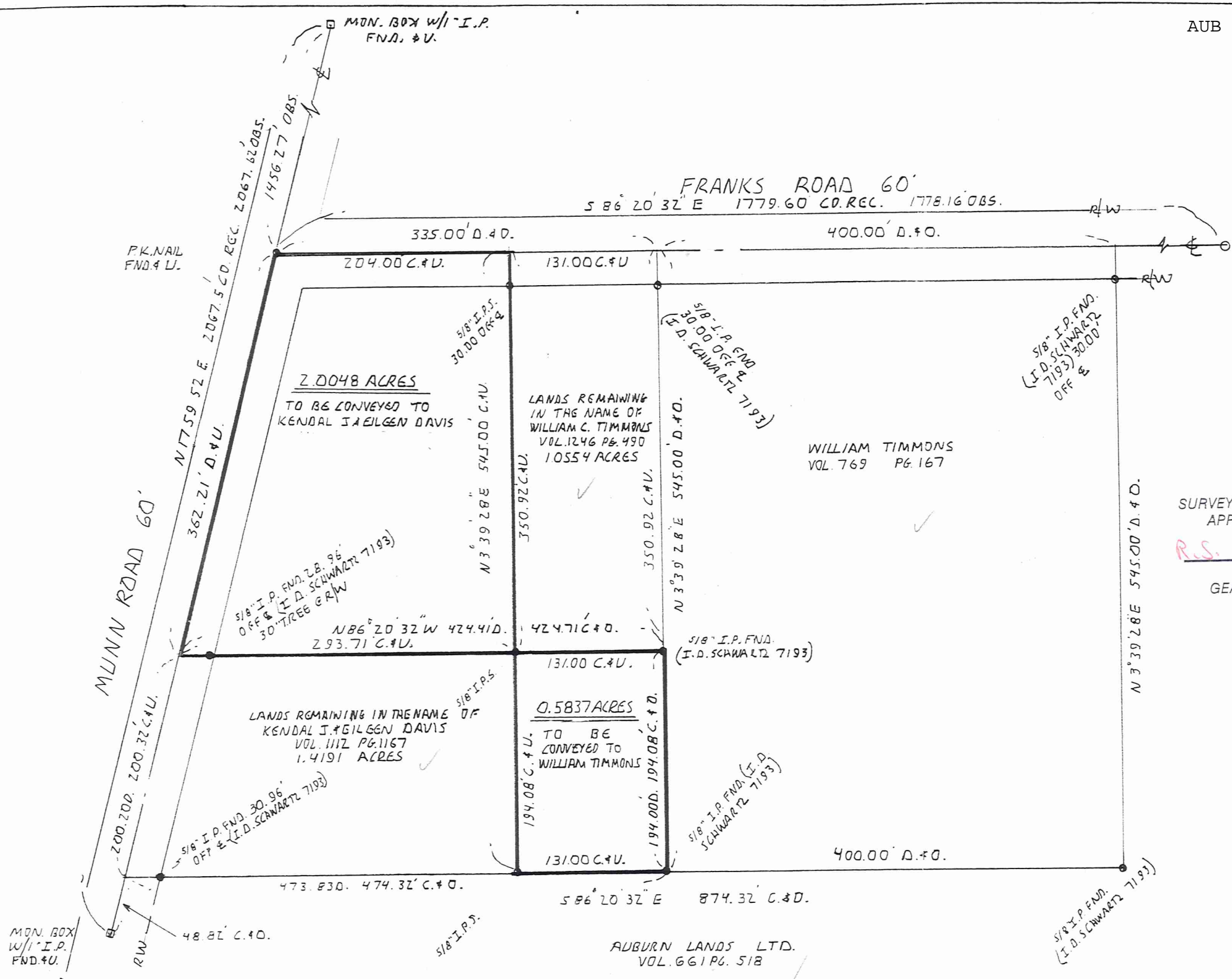
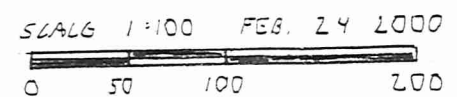
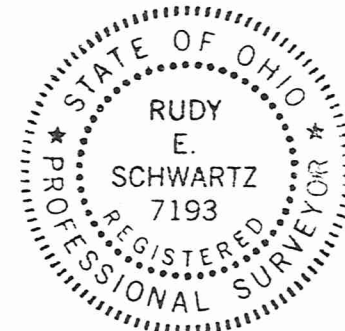
AND KENDAL J. AND EILEEN DAVIS 16495 MUNN ROAD CHAGRIN FALLS, OHIO 44023

I hereby certify that this Plat was prepared from a field survey made under my direct supervision. Monuments were found or set as indicated. Dimensions are expressed in feet and decimal parts thereof. Bearings refer to an assumed meridian and are intended to indicate angles only. All of which are correct to the best of my knowledge and belief. This Plat was prepared in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code.

[Signature] RUDY E. SCHWARTZ, P.S. NO. 7193

LEGEND

Table with 4 columns: Symbol, Description, Symbol, Description. Includes I.P., I.P.P., Mon., Fnd., D., P., R/Rec., M/Msd., O/Obs., C/Calc., U., Encr., C.L., R.W., Measured, Observed, Calculated, Used, Encroachment, Centerline, Right-Of-Way.



LEGAL DESCRIPTION  
OF A  
0.5837 ACRE PARCEL  
TO BE CONVEYED TO  
WILLIAM TIMMONS

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being a part of Original Lot No. 6 in Section No. 3 in Tract No. 1 and further being known as part of a parcel of land conveyed to Kendal J. and Eileen Davis by deed recorded in Volume 1112, Page 1167 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a P.K. nail found in the centerline of Munn Road, 60 feet wide, at its intersection with the centerline of Franks Road, 60 feet wide;

Thence South 17° 59' 52" West along said centerline of Munn Road a distance of 362.21 feet to the Southwesterly corner of land conveyed to William C. Timmons by deed recorded in Volume 1246, Page 490 of Geauga County Deed Records;

Thence South 86° 20' 32" East along the Southerly line of land so conveyed to William C. Timmons passing through a 5/8 inch iron pin found at 28.96 feet (I.D. Schwartz 7193) a total distance of 293.71 feet to a 5/8 inch iron pin set and the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence South 86° 20' 32" East along said Southerly line of land so conveyed to William C. Timmons a distance of 131.00 feet to a 5/8 inch iron pin found (I.D. Schwartz 7193) at the Southeasterly corner thereof in the Westerly line of land conveyed to William Timmons by deed recorded in Volume 769, Page 167 of Geauga County Deed Records;

COURSE II Thence South 3° 39' 28" West along said Westerly line of land so conveyed to William Timmons a distance of 194.08 feet to a 5/8 inch iron pin found (I.D. Schwartz 7193) at the Southwesterly corner thereof, also being the Southeasterly corner of land so conveyed to Kendal J. and Eileen Davis;

COURSE III Thence North 86° 20' 32" West along the Southerly line of land so conveyed to Kendal J. and Eileen Davis a distance of 131.00 to a 5/8 inch iron pin set;

COURSE IV Thence North 3° 39' 28" East a distance of 194.08 feet Principal Place of Beginning and containing 0.5837 acres of land as surveyed, calculated and described on February 25, 2000 by Rudy E. Schwartz, P.S. No. 7193 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 are I.D. Schwartz 7193.

LEGAL DESCRIPTION  
OF A  
2.0048 ACRE PARCEL  
TO BE CONVEYED TO  
KENDAL J. AND EILEEN DAVIS

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being a part of Original Lot No. 6 in Section No. 3 in Tract No. 1 and further being known as part of a parcel of land conveyed to William C. Timmons by deed recorded in Volume 1246, Page 490 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a P.K. nail found in the centerline of Munn Road, 60 feet wide, at its intersection with the centerline of Franks Road, 60 feet wide;

COURSE I Thence South 86° 20' 32" East along said centerline of Franks Road a distance of 204.00 feet to a point;

COURSE II Thence South 3° 39' 28" West passing through a 5/8 inch iron pin set at 30.00 feet, a total distance of 350.92 feet to a 5/8 inch iron pin set in the Northerly line of land conveyed to Kendal J. and Eileen Davis by deed recorded in Volume 1112, Page 1167 of Geauga County Deed Records;

COURSE III Thence North 86° 20' 32" West along said Northerly line of land so conveyed to Kendal J. and Eileen Davis, passing through a 5/8 inch iron pin found (I.D. Schwartz 7193) at 264.75 feet a total distance of 293.71 feet to a point in said centerline of Munn Road;

COURSE IV Thence North 17° 59' 52" East along said centerline of Munn Road a distance of 362.21 feet to the Place of Beginning and containing 2.0048 acres of land as surveyed, calculated and described on February 25, 2000 by Rudy E. Schwartz, P.S. No. 7193 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 are I.D. Schwartz 7193.

SURVEY PLAT & LEGAL DESCRIPTION  
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*R.E.S.* 3/2/2000  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER