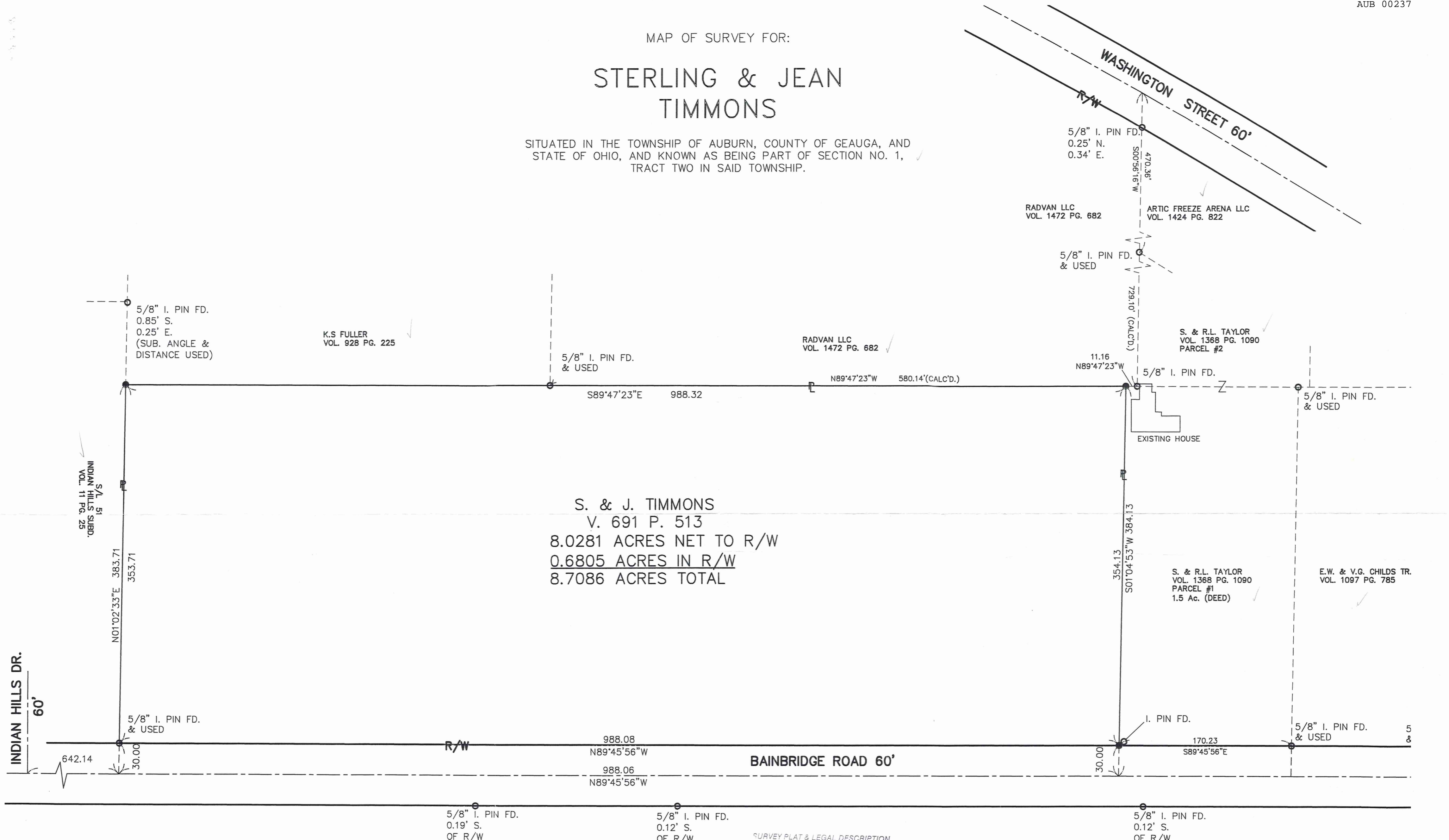


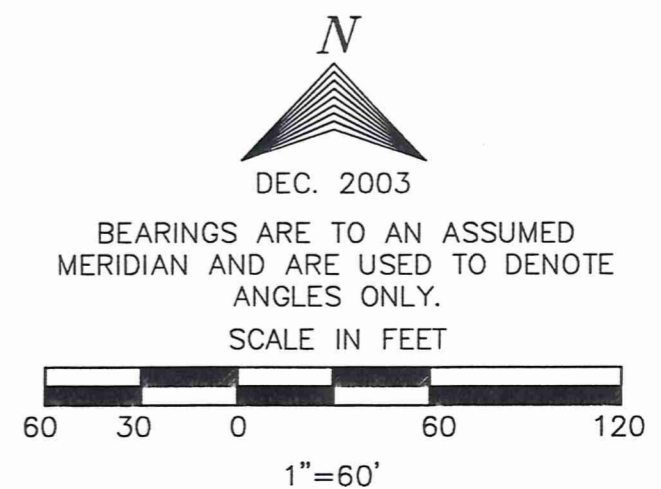
# MAP OF SURVEY FOR: STERLING & JEAN TIMMONS

SITUATED IN THE TOWNSHIP OF AUBURN, COUNTY OF GEAUGA, AND  
STATE OF OHIO, AND KNOWN AS BEING PART OF SECTION NO. 1,  
TRACT TWO IN SAID TOWNSHIP.



S. & J. TIMMONS  
 V. 691 P. 513  
 8.0281 ACRES NET TO R/W  
 0.6805 ACRES IN R/W  
 8.7086 ACRES TOTAL

SURVEY PLAT & LEGAL DESCRIPTION  
 APPROVED PER R.C. 315.251  
*R.S.* *01/10/04*  
 OFFICE OF THE  
 GEAUGA COUNTY ENGINEER



WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE PREMISES AND  
 PREPARED THIS SURVEY MAP IN ACCORDANCE WITH THE PROVISIONS OF  
 CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

*Gregory J. Chatham 1/5/04*  
 GREGORY J. CHATHAM PROFESSIONAL SURVEYOR NO. 7882

● ALL PINS SET ARE 5/8" X 30" REBAR CAPPED "BRAUN & PRENOSIL ASSOC"

**BRAUN-PRENOSIL ASSOCIATES, INC.**  
 ENGINEERS SURVEYORS LAND PLANNING  
 4630 Richmond Road, Suite 180 Warrensville Hts., Ohio 44128  
 Tel(216)378-1490 Fax(216)378-1497 braun@epk.net



**BRAUN-PRENOSIL  
ASSOCIATES, INC.**

**ENGINEERS, SURVEYORS & LAND PLANNING**

Timmons  
picked up 1/15/04  
01-106400  
Vol. 1716 - Pg. 2226

**LEGAL DESCRIPTION FOR THE  
S & J TIMMONS REMAINING LAND ON THE NORTH SIDE OF BAINBRIDGE  
ROAD  
8.7086 ACRES**

Page 1

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being part of Section No. 1, Tract No. 2 in said Township and bounded and described as follows:

Beginning at the Centerline of Washington Street at the Northwest corner of land described in deed to Artic Freeze Arena, LLC, as recorded in Volume 1424, Page 882, which is also the Northeast corner of land described in deed to Radvan LLC, as recorded in Volume 1472, Page 682 of Geauga County Records;

Thence South  $0^{\circ}56'16''$  West, along the East line of said Radvan LLC, which is also a West line of said Artic Freeze Arena, LLC land, passing through a Southwest corner thereof at 470.36 feet, a 5/8" iron pin found and thence continuing along the West line of land described as Parcel 2 in deed to S. and R.L. Taylor as recorded in Volume 1368, Page 1090 of Geauga County Records, a total distance of 729.10 feet to the Southwest corner thereof, which is also the North line of land described as Parcel 1 in said Taylor deed, a 5/8-inch iron pin found;

Thence North  $89^{\circ}47'23''$  West, along the South line of said Radvan LLC land, which is also the North line of said Taylor Parcel 1, a distance of 11.16 feet to the Northwest corner thereof, a 5/8-inch iron pin set and the principal place of beginning of the land herein intended to be described;

Thence South  $1^{\circ}04'53''$  West, along the West line of said Taylor Parcel 1, passing through a 5/8-inch iron pin set at 354.13 feet, on the North line of said Bainbridge Road (60-foot wide), (which monument is referenced by a 5/8-inch iron pin found South  $89^{\circ}45'56''$  East a distance of 170.23 feet at the intersection of the North line of said Bainbridge Road and West line of land described in deed to E.W. and V.G. Childs, Trustees as recorded in Volume 1097, Page 785 of Geauga County Records) a total distance of 384.13 feet to the Southwest corner thereof, in the centerline of said Bainbridge Road;

Thence North  $89^{\circ}45'56''$  West, along the centerline of said Bainbridge Road, a distance of 988.06 feet; to a point that is South  $89^{\circ}45'56''$  East a distance of 642.14 feet from the centerline intersection of said Bainbridge Road with Indian Hills Drive (60 feet wide);

Thence North  $01^{\circ}02'33''$  East a distance of 30.00 feet to the North line of said Bainbridge Road, which is also the Southeast corner of subplot 51 of the Indian Hills Subdivision, as recorded in Volume 11, Page 25 of Geauga County Plat Record, a 5/8-inch iron pin found;

**LEGAL DESCRIPTION FOR THE  
S & J TIMMONS REMAINING LAND ON THE NORTH SIDE OF BAINBRIDGE  
ROAD  
8.7086 ACRES**

Page 2

Thence continuing North 01°02'33" East along the East line of said subplot 51, a distance of 353.71 feet to the Southwest corner of land described in deed to K.S. Fuller, as recorded in Volume 928, Page 225 of Geauga County Records, a 5/8-inch iron pin set;

Thence South 89°47'23" East, along the South line of said Fuller land and also along the South line of said Radvan LLC land, a distance of 988.32 feet to the principal place of beginning and containing 8.7086-Acres of land according to the survey of December 2003 by Braun-Prenosil Associates, Inc., by Gregory J. Chatham Professional Surveyor No. 7882, be the same more or less but subject to all legal highways and easements of record.

Bearings are to an assumed meridian and are used to denote angles only.  
All pins set are 30-inch long by 5/8-inch diameter rebar with caps imprinted "Braun-Prenosil Assoc."

Deed of Reference; Sterling and Jean Timmons  
Volume 691, Page 513

*Gregory J. Chatham* 1/5/04  
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Gregory J. Chatham Professional Surveyor No. 7882

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
*R.S.* 01/07/04  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER

