

SURVEY MAP LA DUE HIGHLANDS FORMER SUBLOTS 5 AND 6

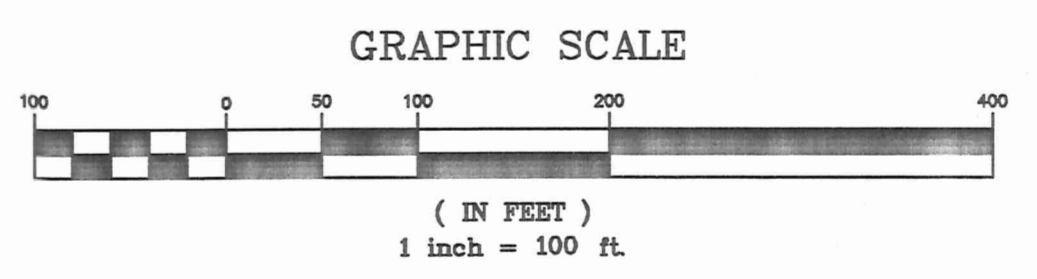
Lots 32, 36 and 37, Tract 3, Located In Auburn Twp.,
Geauga County, Ohio. And Containing 59.4928 Acres
Of Land. Being All Of The Lands Conveyed To South
Highlands Holdings Inc. In The Deeds Recorded In
Vol. 1056, Pg. 589 And Part Of Lands As Recorded
In Vol. 1057, Pg. 1084 Of The Geauga Co. Records.

SITE DATA

55.0931 Ac. In Lots
0.2197 Ac. In Existing Road
4.1800 Ac. In Proposed Road
59.4928 Ac. In Plat

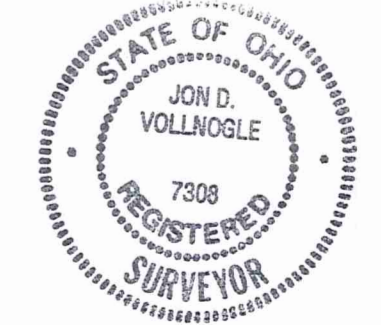
Total Length Of Prop. Rd. 2606.40 Lin. Ft.
Zoning District R-2
Minimum Lot Area 2 Ac.
Minimum Lot Width 175 Ft. At B.L. Or R/W
Minimum Lot Frontage 60 Ft. At Cul-De-Sac Lots
Minimum Front Yard 65 Ft.
Minimum Side Yard 30 Ft.
Minimum Rear Yard 50 Ft.

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.S. 718901
OFFICE OF THE REGISTERED
GEAUGA COUNTY ENGINEER



HB

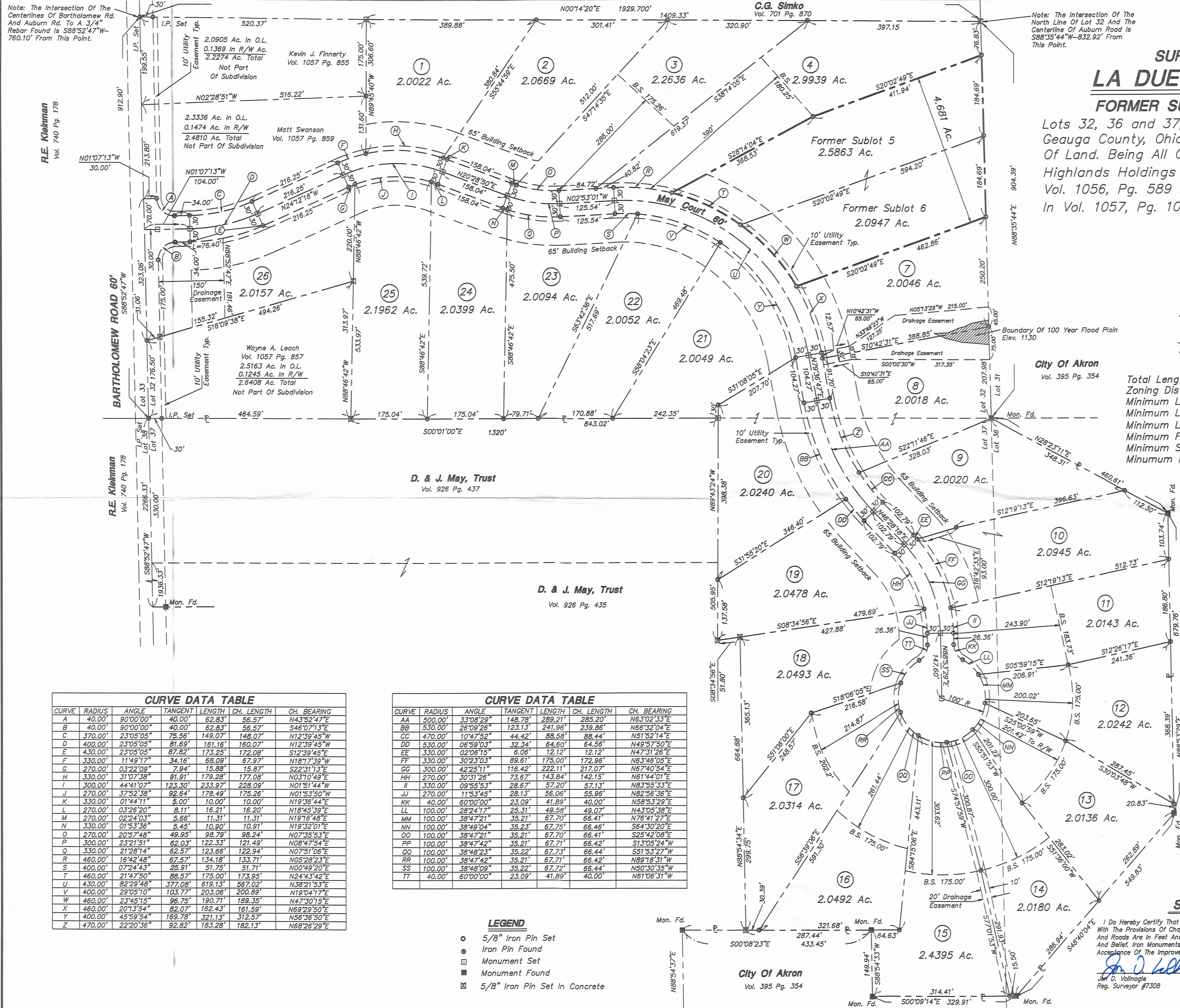
Howells & Baird, Inc.
CIVIL ENGINEERS & SURVEYORS
SALEM, OHIO
PH. (330) 332-4834
FAX. (330) 332-4058



SURVEYOR'S CERTIFICATION

I Do Hereby Certify That I Have Surveyed The Premises And Prepared The Attached Plat In Accordance
With The Provisions Of Chapter 9733-37 Of The Ohio Administrative Code And Dimensions Of The Lots
And Roads Are In Feet And Decimal Parts Thereof, All Of Which Are Correct To The Best Of My Knowledge
And Belief. Iron Monuments Or Pins As Indicated Hereon Shall Be Set In Place Before Final Inspection And
Acceptance Of The Improvements By The Geauga County Engineer.

Jon D. Vollmogle 7-24-01
Jon D. Vollmogle Date
Reg. Surveyor #7308 Seal:



Note: The Intersection Of The
Centerlines Of Bartholomew Rd.
And Auburn Rd. To A 3/4"
Rebar Found Is S88°52'47"W-
760.10' From This Point.

Note: The Intersection Of The
North Line Of Lot 32 And The
Centerline Of Auburn Road Is
S88°35'44"W-832.92' From
This Point.

CURVE	RADIUS	ANGLE	TANGENT	LENGTH	CH. LENGTH	CH. BEARING
A	40.00'	90°00'00"	40.00'	62.83'	56.57'	N43°52'47"E
B	40.00'	90°00'00"	40.00'	62.83'	56.57'	S46°07'13"E
C	370.00'	23°05'05"	75.56'	149.07'	148.07'	N12°39'45"W
D	400.00'	23°05'05"	81.69'	161.16'	160.07'	N12°39'45"W
E	430.00'	23°05'05"	87.82'	173.25'	172.08'	S12°39'45"E
F	330.00'	11°49'17"	34.16'	68.09'	67.97'	N18°17'39"W
G	270.00'	03°22'09"	7.94'	15.88'	15.87'	S22°31'13"E
H	330.00'	31°07'38"	91.91'	179.28'	177.08'	N03°10'49"E
I	300.00'	44°41'07"	123.30'	233.97'	228.09'	N01°51'44"W
J	270.00'	37°52'38"	92.64'	178.49'	175.26'	N01°53'50"W
K	330.00'	01°44'11"	5.00'	10.00'	10.00'	N19°36'44"E
L	270.00'	03°26'20"	8.11'	16.21'	16.20'	N18°45'39"E
M	270.00'	02°24'03"	5.66'	11.31'	11.31'	N19°16'48"E
N	330.00'	01°53'36"	5.45'	10.90'	10.91'	N19°32'01"E
O	270.00'	20°57'48"	49.95'	98.79'	98.24'	N07°35'53"E
P	300.00'	23°21'51"	62.03'	122.33'	121.49'	N08°47'54"E
Q	330.00'	21°28'14"	62.57'	123.66'	122.94'	N07°51'06"E
R	460.00'	16°42'48"	67.57'	134.18'	133.71'	N05°28'23"E
S	400.00'	07°24'43"	25.91'	51.75'	51.71'	N00°49'20"E
T	460.00'	21°47'50"	88.57'	175.00'	173.95'	N24°43'42"E
U	430.00'	82°29'48"	377.08'	619.13'	567.02'	N38°21'53"E
V	400.00'	29°05'10"	103.77'	203.06'	200.89'	N19°04'17"E
W	460.00'	23°45'15"	96.75'	190.71'	189.35'	N47°30'15"E
X	460.00'	20°13'54"	82.07'	162.43'	161.59'	N69°29'50"E
Y	400.00'	45°59'54"	169.78'	321.13'	312.57'	N56°36'50"E
Z	470.00'	22°20'36"	92.82'	183.28'	182.13'	N68°26'29"E

CURVE	RADIUS	ANGLE	TANGENT	LENGTH	CH. LENGTH	CH. BEARING
AA	500.00'	33°08'29"	148.78'	289.21'	285.20'	N63°02'33"E
BB	530.00'	26°09'26"	123.13'	241.96'	239.86'	N66°32'04"E
CC	470.00'	10°47'52"	44.42'	88.58'	88.44'	N51°52'14"E
DD	530.00'	06°59'03"	32.34'	64.60'	64.56'	N49°57'50"E
EE	330.00'	02°06'15"	6.06'	12.12'	12.12'	N47°31'26"E
FF	330.00'	30°23'03"	89.61'	175.00'	172.96'	N63°46'05"E
GG	300.00'	42°25'11"	116.42'	222.11'	217.07'	N67°40'54"E
HH	270.00'	30°31'26"	73.67'	143.84'	142.15'	N61°44'01"E
II	330.00'	09°55'53"	28.67'	57.20'	57.13'	N83°55'33"E
JJ	270.00'	11°53'45"	28.13'	56.06'	55.96'	N82°56'36"E
KK	40.00'	60°00'00"	23.09'	41.89'	40.00'	N58°53'29"E
LL	100.00'	28°24'17"	25.31'	49.59'	49.07'	N43°05'38"E
MM	100.00'	38°47'21"	35.21'	67.70'	66.41'	N76°41'27"E
NN	100.00'	38°49'04"	35.23'	67.75'	66.46'	S64°30'20"E
OO	100.00'	38°47'21"	35.21'	67.70'	66.41'	S25°42'08"E
PP	100.00'	38°47'42"	35.21'	67.71'	66.42'	S13°05'24"W
QQ	100.00'	38°48'23"	35.22'	67.73'	66.44'	S51°53'27"W
RR	100.00'	38°47'42"	35.21'	67.71'	66.42'	N88°18'31"W
SS	100.00'	38°48'09"	35.22'	67.72'	66.44'	N50°30'35"W
TT	40.00'	60°00'00"	23.09'	41.89'	40.00'	N61°06'31"W

- LEGEND**
- 5/8" Iron Pin Set
 - Iron Pin Found
 - ⊙ Monument Set
 - Monument Found
 - ⊠ 5/8" Iron Pin Set In Concrete

AUB00242

Tren / La Due (5:6)
picked up 7-30-01
01-118290

Howells and Baird, Inc.

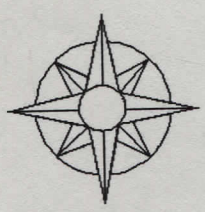
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JON D. VOLLNOGLE, P.E., P.S.
Vice President

JACK H. HOWELLS, P.E., P.S.
President

DONALD L. BAIRD, P.E., P.S.
Vice President
1934 - 1995

24 July 2001



DESCRIPTION OF FORMER SUBLOTS 5 & 6 IN LA DUE HIGHLANDS SUBDIVISION LA DUE HIGHLANDS (Plat Volume 26, Page 42)

Situated in said Subdivision in Lot No. 32, Tract 3 of Auburn Township, Geauga County, Ohio said Lots being further described as follows:

Beginning for reference at a concrete monument found at the northeast corner of said Lot No. 32 in Auburn Township, said monument also being at an angle point in a southerly line of lands of the City of Akron as recorded in Deed Volume 395, Page 354 of the Geauga County Records of Deeds;

thence S 88°-35'-44"W along the southerly line of said lands of City of Akron, a distance of 458.18 feet to a 5/8 inch iron pin set, said iron pin being at the northeasterly corner of said Lot No. 6 in La Due Highland Subdivision, said iron pin also being the true place of beginning of the tract herein described;

thence S 20°-02'-49"E along the westerly line of said Lot No. 7, a distance of 462.86 feet to a 5/8 inch iron pin set, said iron pin being on the northerly right-of-way line of May Court;

thence along a curve to the left in the northerly line of said May Court on a chord bearing of S 47°-30'-15"W, a chord distance of 189.35 feet to a 5/8 inch iron pin set, at the southwesterly corner of said former Lot No. 6, said curve having a radius of 460.00 feet, a central angle of 23°-45'-15", a tangent distance of 96.75 feet and an arc length of 190.71 feet;

thence along a curve to the left in said northerly right-of-way line of May Court on a chord bearing of S 24°-43'-42"W, a chord distance of 173.95 feet to a 5/8 inch iron pin set at the southeasterly corner of Lot No. 4 in La Due Highlands, said curve having radius of 460.00 feet, a central angle of 21°-47'-50", a tangent distance of 88.57 feet, an arc length of 175.00 feet;

thence N 28°-14'-04"W along the easterly line of said Lot No. 4, a distance of 368.53 feet to a 5/8 inch iron pin set at an angle point;

thence N 20°-02'-49"W along the easterly line of said Lot No. 4, a distance of 411.94 feet to a 5/8 inch iron pin set, said iron pin being on the north line of said Lot No. 32 in Auburn Township, also being on the southerly line of lands of City of Akron, as recorded in Deed Volume 395, Page 354;

thence N 88°-35'-44"E along said north line of said Lot No. 32, a distance of 369.38 feet to the place of beginning, containing 4.681 acres of lands, more or less, and being subject to all legal right-of-ways and easements.

AUB00242

La Due Highlands 4.681 Acres
24 July 2001
Page 2

The basis of bearings for the above described legal description is N 88°-35'-44"E for the north line of said Lot No. 32, Auburn Township.

This description was prepared by Jon D. Vollnogle, Registered Surveyor No. 7308 in May 2001, from a survey performed under his supervision in June 1996.

Jon D. Vollnogle
Jon D. Vollnogle, Reg. Surveyor #7308 SEAL:



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

R.S. 7/30/01
OFFICE OF THE Revised
GEAUGA COUNTY ENGINEER

RECEIVED
JUL 29 2001
GEAUGA COUNTY ENGINEER