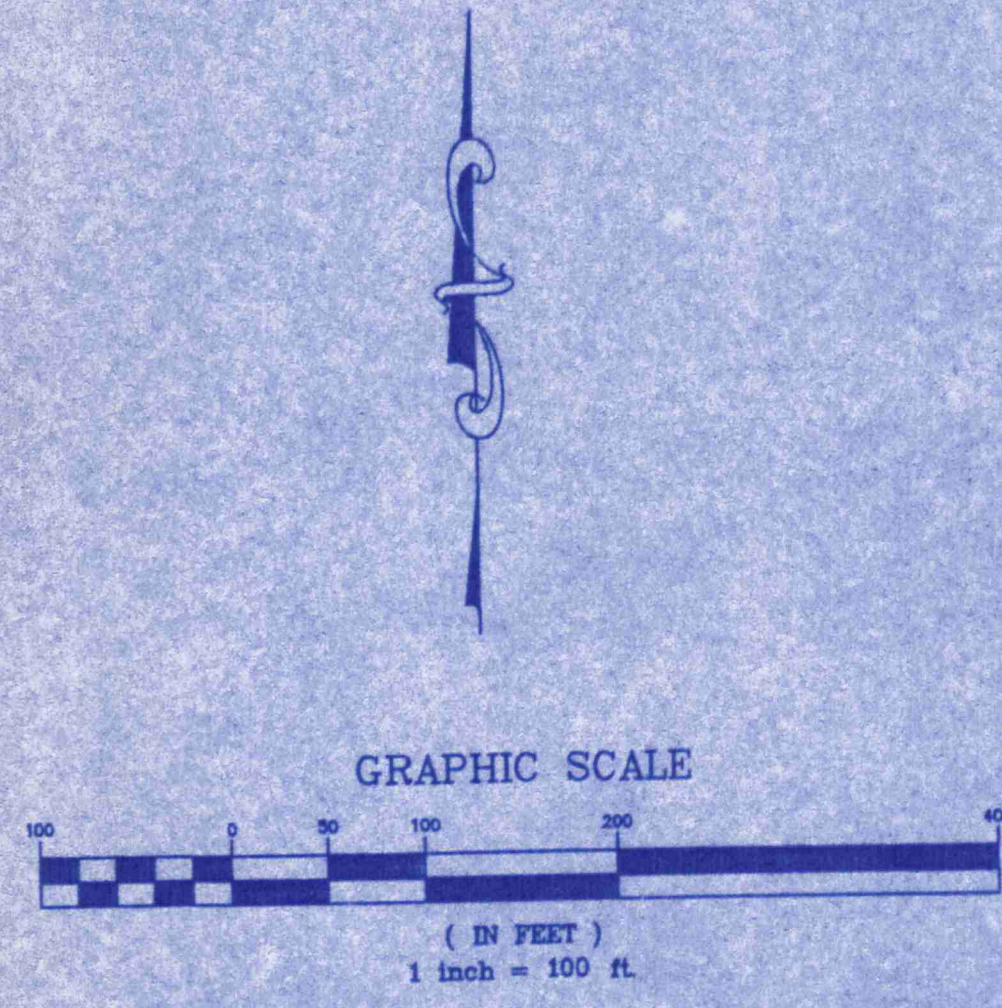


LAND REMAINING IN THE NAME OF VICTORIA DEVELOPMENT CO.  
VOL. 979 - PG. 490  
34.2525

Lands Remaining in the Name of  
DORIS F. SQUIRE  
Vol. 857 - Pg. 1003 O.R.  
Vol. 930 - Pg. 488 O.R.  
Vol. 942 - Pg. 417 O.R.



| LOT          | CURVE | RADIUS | LENGTH | TANGENT | CHORD  | BEARING          | DELTA    |
|--------------|-------|--------|--------|---------|--------|------------------|----------|
| Centerline   | 1C-1  | 250.00 | 123.06 | 63.80   | 121.82 | N 145° 03' E     | 281.208  |
| Centerline   | 1C-2  | 250.00 | 124.03 | 63.92   | 122.76 | N 145° 20' E     | 282.534  |
| Centerline   | 1C-3  | 270.00 | 209.99 | 110.83  | 204.73 | N 22° 56' 22" E  | 443.336  |
| Centerline   | 1C-4  | 270.00 | 209.18 | 110.16  | 203.99 | N 67° 24' 52" E  | 413.352  |
| Centerline   | 1C-5  | 270.00 | 419.17 | 265.10  | 376.32 | N 43° 08' 03" E  | 583.700  |
| 1            | 1C-6  | 250.00 | 137.82 | 70.34   | 136.48 | N 145° 03' E     | 281.208  |
| 2            | 1C-7  | 220.00 | 198.29 | 102.55  | 197.20 | N 145° 03' E     | 281.208  |
| 3            | 1C-8  | 220.00 | 61.31  | 30.86   | 61.11  | N 21° 06' 06" E  | 155.803  |
| 4            | 1C-9  | 220.00 | 102.55 | 51.86   | 101.98 | N 15° 35' 35" E  | 203.904  |
| 5            | 1C-10 | 220.00 | 47.84  | 24.01   | 47.74  | N 26° 31' 19" E  | 122.211  |
| 6            | 1C-11 | 280.00 | 36.37  | 18.51   | 36.34  | N 04° 22' 48" E  | 07.2830  |
| 7            | 1C-12 | 300.00 | 171.09 | 87.94   | 168.78 | N 16° 59' 51" E  | 324.035  |
| 8            | 1C-13 | 240.00 | 19.43  | 9.72    | 19.42  | N 02° 58' 40" E  | 04.5815  |
| 9            | 1C-14 | 240.00 | 353.17 | 212.29  | 322.18 | N 47° 27' 10" E  | 541.845  |
| 10           | 1C-15 | 40.00  | 34.53  | 17.26   | 34.42  | N 05° 43' 47" W  | 78.0791  |
| 11           | 1C-16 | 40.00  | 54.53  | 27.25   | 54.40  | N 83° 05' 55" W  | 76.0624  |
| 12           | 1C-17 | 300.00 | 170.23 | 87.47   | 167.95 | N 73° 21' 13" E  | 323.040  |
| 13           | 1C-18 | 40.00  | 36.86  | 18.51   | 36.83  | N 71° 02' 51" W  | 77.4825  |
| 14           | 1C-19 | 75.00  | 85.60  | 48.86   | 81.67  | N 12° 07' 26" E  | 66.0936  |
| 15           | 1C-20 | 75.00  | 84.69  | 47.00   | 80.26  | N 77° 33' 12" E  | 64.4149  |
| 16           | 1C-21 | 75.00  | 101.85 | 60.53   | 94.20  | N 311° 14' 00" W | 177.4825 |
| 17           | 1C-22 | 40.00  | 36.66  | 18.51   | 36.59  | N 16° 32' 34" W  | 52.3017  |
| 18           | 1C-23 | 40.00  | 52.25  | 26.13   | 50.06  | N 08° 02' 15" E  | 15.4129  |
| Right of Way | 2C-24 | 40.00  | 52.95  | 30.85   | 48.70  | N 53° 22' 59" E  | 75.0000  |



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.

JAMES R. PECORARO, P.S., No. 5368

SURVEY PLAT AND LEGAL DESCRIPTION APPROVED  
PER R.C. 315.251  
R.S. 7/14/1997 (Revised)  
GEAUGA COUNTY ENGINEER

- LEGEND
- IRON PIPE FOUND
  - IRON PIN FOUND
  - IRON PIN SET (I.D. LDC INC.)
  - MONUMENT SET
  - I.P. FND. IRON PIN FOUND
  - I.P.P. FND. IRON PIPE FOUND
  - MSD. MEASURED
  - OBS. OBSERVED
  - CALC. CALCULATED
  - O.R. OFFICIAL RECORD
  - d.r. DEED RECORD

| REV. No. | DATE    | BY | CHK'D |
|----------|---------|----|-------|
| 1        | 7-14-97 | RT | RT    |

**LAND DESIGN consultants**  
Civil Engineers and Surveyors  
8585 EAST AVENUE - MENTOR, OHIO 44060  
TELEPHONE 255-8483 354-6938 951-LAND

**HUNTERS CREEK SUBDIVISION**  
**VICTORIA DEVELOPMENT COMPANY**  
2940 Scarborough Road, Cleveland Heights, Ohio 44118 - Phone: 321-3127  
Auburn Township, Geauga County, Ohio

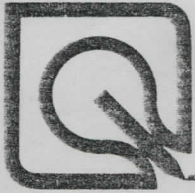
DATE June 7, 1994  
SCALE: HOR. 1" = 100'  
VERT. none  
FILENAME PHASE1  
CHK'D BY CAR  
F.B. No.

221.0'± (1948 COUNTY RECORD)  
2221.24'± OBS.  
1870.35' DEED & USED  
29.97' OBS.  
29.97' OBS.  
30.00' OBS.  
449.58' DEED & USED

T. & E. Roman  
E.D.P. Assoc.  
E.J. Backes Jr.  
F.D. & J.A. Mode  
W. & M. Canfield  
W. & M. Canfield

LOT 5, 6, 15 & 16 SECTION 5, TRACT 1  
AUBURN TOWNSHIP

|              |        |
|--------------|--------|
| SHEET        | OF     |
| 2            | 2      |
| CONTRACT No. | KH0UC1 |


**LDC inc.**

8585 EAST AVENUE • MENTOR, OHIO 44060

(216) 255-8463, 354-6938 or 951-5263 • FAX: 255-9575

JULY 14, 1997

LEGAL DESCRIPTION OF  
A 34.2525 ACRE PARCEL  
AUBURN TOWNSHIP

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being a part of Original Lot No's. 5, 6, 15 and 16 in Section Five, Tract No. 1 of said Township and is further known as a part of a parcel of land conveyed to Victoria Development Company by deed recorded in Volume 979, Page 490 of Geauga County Official Records and is further bounded and described as follows:

Beginning at a 1 inch iron pipe found in the centerline of Stafford Road (60 feet wide), said point being an angle point on said centerline and being South 89°07'01" East, 1391.01 feet from a 5/8 inch iron pin found in the centerline of said Stafford Road;

- COURSE I            Thence North 89°07'01" West, along the centerline of said Stafford Road, 94.43 feet to a point;
- COURSE II           Thence North 00°52'59" East, 30.00 feet to the Northerly line of said Stafford Road and a 5/8 inch iron pin set;
- COURSE III          Thence along the arc of a curve deflecting to the left, 52.36 feet, said curve having a radius of 40.00 feet and a chord that bears North 53°22'59" East, a chord distance of 48.70 feet to a 5/8 inch iron pin set;
- COURSE IV          Thence North 15°52'59" East, 102.73 feet to a 5/8 inch iron pin set;
- COURSE V           Thence along the arc of a curve deflection to the left, 60.25 feet, having a radius of 220.00 feet, an chord that bears North 8°02'15" East and chord distance of 60.06 feet to a 5/8 inch iron pin set;
- COURSE VI          Thence North 00°11'30" East, 15.11 feet to a 5/8 inch iron pin set;
- COURSE VII         Thence North 89°07'01" West, along the North line of land conveyed to Victoria Development Company by deed recorded in Volume 981, Page 208 of Geauga County Deed Records, 444.99 feet to a 5/8 inch iron pin found at the Northwest corner thereof and the Northeast corner of land conveyed to Victoria Development Company by deed recorded in Volume 981, Page 205 of Geauga County Deed Records;
- COURSE VIII        Thence North 16°22'13" East, along the Easterly line of Hunters Creek Subdivision as recorded in Volume 22, Page 62 of Geauga County Plat Records, 210.43 feet to a 5/8 inch iron pin set in the South line of S/L 14 in said subdivision;

AMB002A6

JULY 14, 1997  
LEGAL DESCRIPTION OF  
A 34.2525 ACRE PARCEL  
AUBURN TOWNSHIP  
PAGE 2

- COURSE IX           Thence South 89°20'27" East, along the Southerly line of said Sublot No. 14, of said Hunters Creek Subdivision 20.16 feet to a 5/8 inch iron pin set at the Southeast corner thereof;
  
- COURSE X           Thence North 6°35'16" East, along the Easterly line of said Sublot No.14, 191.86 feet to a 5/8 inch iron pin set;
  
- COURSE XI          Thence North 00°02'28" East, along the Easterly lines of Sublot Nos. 13, 12, 11, of said Hunters Creek Subdivision, 600.50 feet to a 5/8 inch iron pin set;
  
- COURSE XII         Thence South 89°36'33" West, along the Northerly line of said Sublot No. 11, 220.09 feet to a 5/8 inch iron pin set;
  
- COURSE XIII        Thence North 00°23'27" West, along the Easterly line of Victoria Drive and Sublot Nos. 10 and No. 9 in said Hunters Creek Subdivision, 560.03 feet to a 5/8 inch iron pin set in the Southerly line of land conveyed to Doris F. Squire and Joseph Lloyd Squire, a.k.a. J.L.Squire by deed recorded in Volume 689, Page 275 of Geauga County Official Records and Volume 559, Page 270 of Geauga County Deed Records;
  
- COURSE XIV         Thence North 89°36'33" East, along the Southerly line of said Squire, and the Southerly line of land conveyed to Robert A. Cavanagh by deed recorded in Volume 992, Page 962 of Geauga County Official Records, 857.71 feet to a 5/8 inch iron pin found;
  
- COURSE XV          Thence South 36°17'49" East, along a Westerly line of said Cavanagh, 416.12 feet to a 5/8 inch iron pin found;
  
- COURSE XVI         Thence South 1°36'30" East, along a Westerly line of said Cavanagh, 1170.70 feet to a 5/8 inch pin found;
  
- COURSE XVII        Thence South 88°23'30" West, 500.00 feet along a Southerly line of said Cavanagh, and the Northerly line of land conveyed to Murry D. and Pauline N. Bay, by deed recorded in Volume 875, Page 207 of Geauga County Deed Records to an iron pipe found at the Northwest corner thereof;
  
- COURSE XVIII       Thence South 00°11'30" West, along the Westerly line of said Bay, passing through a 1¼ inch iron pipe found at the Northerly line of said Stafford Road, 278.95 feet to the centerline of said Stafford Road;

JULY 14, 1997  
LEGAL DESCRIPTION OF  
A 34.2525 ACRE PARCEL  
AUBURN TOWNSHIP  
PAGE 3

COURSE XIX

Thence North 89°10'00" West, along the centerline of said Stafford Road, 50.92 feet to the Place of Beginning and containing 34.2525 acres of land of which includes 0.46 acres in the name of Victoria Development Company by deed recorded in Volume 981, Page 202 of Geauga County Official Records as calculated and described by James R. Pegoraro, P.S. No. 5368 of LDC, Inc., June 7, 1994 be the same, more or less, but subject to all legal highways and easements of record. Bearings used in this description are to the centerline of Stafford Road as per deed recorded in Volume 875, Page 207 of Geauga County Official Records.

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

R.S. 7, 14, 1997 (Revised)  
GEAUGA COUNTY ENGINEER