



ENGINEERING & SURVEYING CO., INC.

38879 MENTOR AVENUE SUITE A

WILLOUGHBY, OHIO 44094

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LEGAL DESCRIPTION OF A 2.5089 ACRE PARCEL

Situated in the Township of Auburn, County of Geauga, State of Ohio and known as being Part of Original Auburn Township Section No.4, Tract Two and being more fully described as follows:

Beginning at a 1" iron pin found in a monument box at the centerline intersection of Ravenna Road (S.R. 44), 60' R/W and Washington Street 60' R/W, and being the Principal Place of Beginning;

- Course I: Thence North 89°19'10" West, along the centerline of said Washington Street, a distance of 273.80 feet to a point;
- Course II: Thence North 00°56'05" East, passing through an iron pin set on an angle point in the northerly R/W of said Washington Street at a distance of 30.00 feet, a total distance of 40.00 feet to an iron pin set, said point being an angle point in the northerly R/W of said Washington Street;
- Course III: Thence North 89°19'10" West, along the northerly R/W of said Washington Street, a distance of 84.97 feet to an iron pin set, said point being on the easterly line of lands conveyed to F.T. Associates, An Ohio General Partnership as recorded in Volume 1133, Page 1257 of the Geauga County Deed Records and also being an angle point in the northerly R/W of said Washington Street;
- Course IV: Thence North 00°56'05" East, along the easterly line of said F.T. Associates, a distance of 92.01 feet to a point being referenced by a 5/8" iron pin found 0.17' south and 0.32' west, said point being the northeasterly corner of said F.T. Associates, said point also being on the southerly line of lands conveyed to F.T. Associates as recorded in Volume 841, Page 1214 of the Geauga County Deed Records;
- Course V: Thence South 89°19'10" East, along the southerly line of said F.T. Associates, a distance of 50.76 feet to a 5/8" iron pin found capped "Braun & Prenosil Assoc." at the southeasterly corner of said F.T. Associates;
- Course VI: Thence North 00°56'05" East, along the easterly line of said F.T. Associates, a distance of 282.13 feet to a 5/8" iron pin found capped "Braun & Prenosil Assoc." at a point in the southerly line of said F.T. Associates;
- Course VII: Thence South 87°52'17" East, along the southerly line of said F.T. Associates, a distance of 149.66 feet to a 5/8" iron pin found capped "Braun & Prenosil Assoc." at the southeasterly corner of said F.T. Associates, said point also being on the westerly line of lands conveyed to John D. & Dorothy M. Szoka (P.P. #01-026200) as recorded in Volume 1687, Page 989 of the Geauga County Deed Records;
- Course VIII: Thence South 07°49'21" West, along the westerly line of said Szoka, a distance of 108.61 feet to a 1/2" iron pin found at the southwesterly corner of said Szoka;
- Course IX: Thence South 87°52'17" East, along the southerly line of said Szoka, a distance of 130.20 feet to a point being referenced by a 1/2" iron pin found 0.49' east, said point being the northwesterly corner of lands conveyed to John D. & Dorothy M. Szoka (P.P. #01-026300) as recorded in Volume 1687, Page 989 of the Geauga County Deed Records;

Course X: Thence South 06°45'26" West, along the westerly line of said Szoka, a distance of 103.75 feet to a 5/8" iron pin found, said point being the southwesterly corner of said Szoka;

Course XI: Thence South 88°10'50" East, along the southerly line of said Szoka, passing through the westerly R/W of said Ravenna Road at a distance of 44.73 feet being referenced by a 1" square bolt found 0.11 feet north, 0.29 feet east, a total distance of 74.89 feet to a point in the centerline of said Ravenna Road, said point also being the southeasterly corner of said Szoka;

Course XII: Thence South 07°42'20" West, along the centerline of said Ravenna Road, a distance of 196.11 feet to the Principal Place of Beginning.

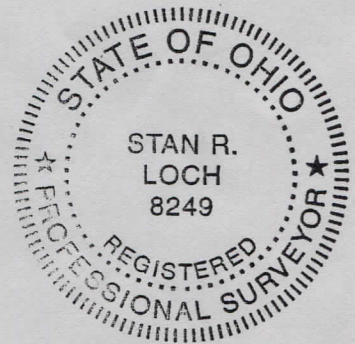
Said parcel containing 2.5089 acres or 109,289 sq.ft. (0.3041 acres or 13,252 sq.ft. in the R/W of Ravenna Road (S.R. 44) & Washington Street of land be the same more or less, but subject to all legal highways as surveyed & described in April, 2008 by Stan R. Loch, Registered Ohio Surveyor Number 8249. Bearings used are based on a survey performed by Braun-Prenosil Associates, Inc. dated March, 1999 and are used to denote interior angles only. The intent of the above description is to combine the lands conveyed to F.T. Associates as recorded in Volume 975, Page 1197 (P.P.#01-117683) to the lands conveyed to F.T. Associates, An Ohio General Partnership as recorded in Volume 1230, Page 817 (P.P.#01-042060) of the Geauga County Deed Records. All iron pins set are 5/8" x 30" rebar capped "Aztech 8249."

Stan R. Loch 4-10-08
Stan R. Loch P.S. #8249 Date

Job No.182088

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

R.S. *4/10/08*
OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER



RECEIVED

APR 10 2008

Gaugua County Engineer