

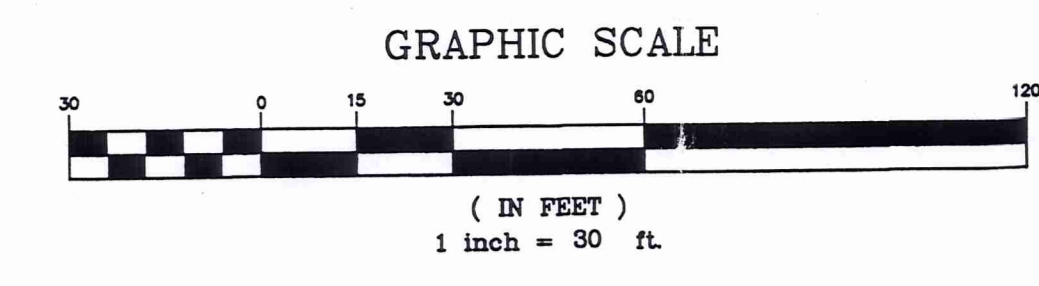
**CURRENT ZONING:**  
**B-1A: AUBURN CORNERS RETAIL BUSINESS DISTRICT**  
 MINIMUM LOT AREA: 2 ACRES  
 MINIMUM LOT WIDTH: 175 FEET  
 MINIMUM SETBACK: 75 FEET  
 MINIMUM SIDE YARD: 30 FEET  
 MINIMUM REAR YARD: 30 FEET  
**B-2: VILLAGE RETAIL DISTRICT**  
 MINIMUM LOT AREA: NONE  
 MINIMUM LOT WIDTH: NONE  
 MINIMUM SETBACK: 40 FEET  
 MINIMUM SIDE YARD: 10 FEET  
 MINIMUM REAR YARD: 10 FEET

**PARKING:**  
 B-2 ZONING: 1 SPACE PER 400 SQ.FT. OF FLOOR AREA OR 1 SPACE PER 4 PERSONS AT MAXIMUM CAPACITY, WHICHEVER IS GREATER

#11800  
 6258 SQ.FT.  
 REQUIRED SPACES: 16  
 PROVIDED SPACES: 36

#11782  
 1,434 SQ.FT.  
 REQUIRED SPACES: 4  
 PROVIDED SPACES: 8

**LOT COVERAGE:**  
 PARCEL "A"  
 MAXIMUM LOT COVERAGE ALLOWED: 80%  
 EXISTING LOT COVERAGE: 63%



**REFERENCES:**  
 1. COUNTY DEED RECORDS  
 2. COUNTY TAX MAPS  
 3. SURVEY BY BRAUN-PRENOSIL ASSOCIATES, INC. DATED: MARCH, 1999  
 4. O.D.O.T. ROAD RECORDS FOR I.C.H. 324, SECTION F (S.R. 44) DATED: 1927

**NOTES:**  
 BEARINGS ARE BASED ON A SURVEY PERFORMED BY BRAUN-PRENOSIL ASSOCIATES, INC. DATED: MARCH, 1999  
 ALL IRON PINS SET ARE 5/8" x 30" REBAR CAPPED AZTECH #8249

**LEGEND**  
 ○ = IRON PIN FND  
 ⊙ = 5/16"x30" IP SET CAPPED "AZTECH # 8249"  
 □ = MONUMENT BOX

SURVEY PLAT & LEGAL DESCRIPTION APPROVED PER R.C. 315.251  
 GEauga COUNTY AUDITOR  
 TAX MAP DEPT.



I CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE SURVEY MAP IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4333-37 OF THE OHIO ADMINISTRATIVE CODE.  
 Stan Loch DATE 5-23-14  
 REG SURVEYOR #8249

5425 WARNER ROAD - SUITE 12  
 VALLEY VIEW, OHIO 44125  
 440-602-9071



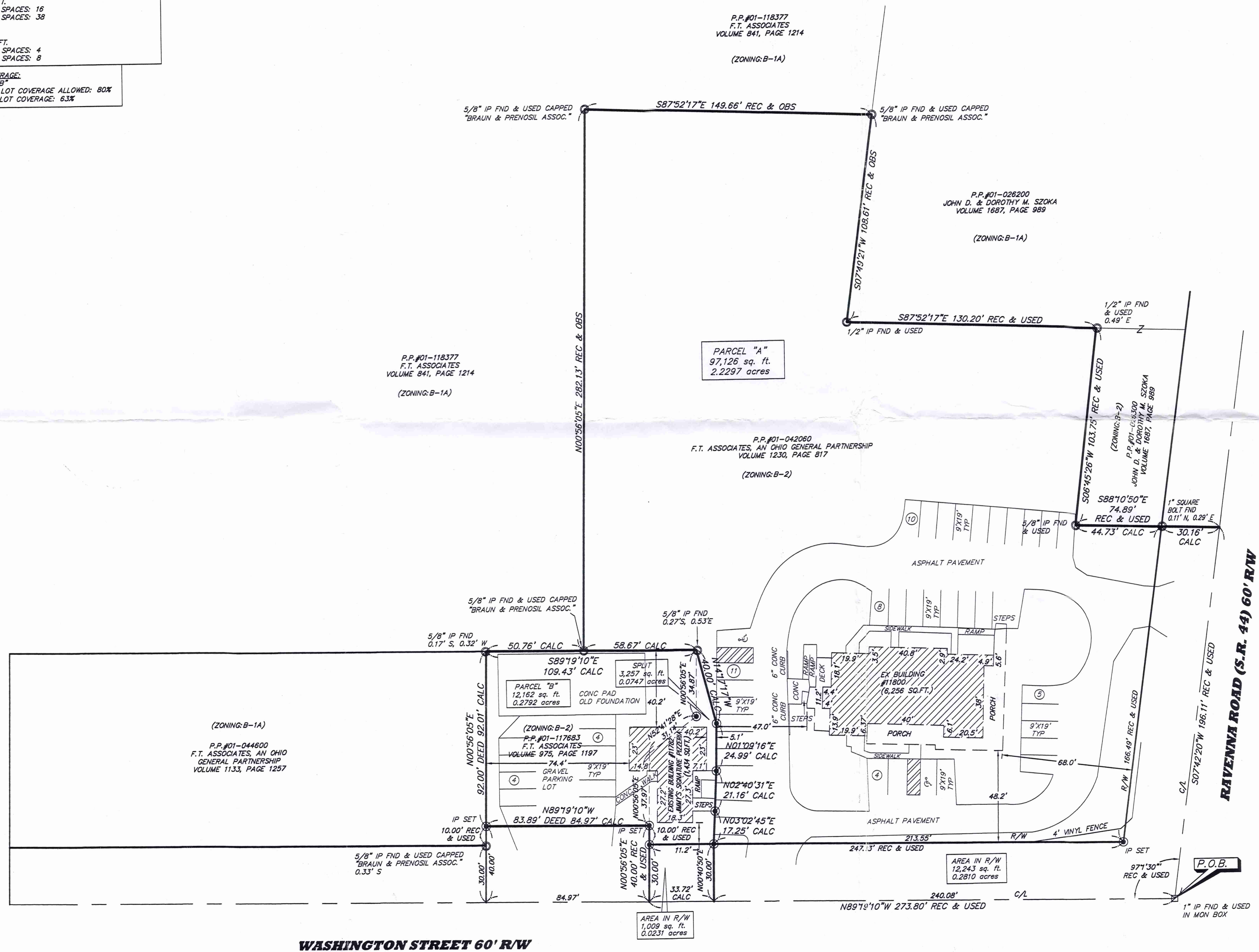
ENGINEERING and SURVEYING  
 Civil Engineering · Land Surveying

SHEET CONTENT

LOT SPLIT  
 ZONING EXHIBIT  
 FOR  
 F.T. ASSOCIATES &  
 F.T. ASSOCIATES, AN OHIO  
 GENERAL PARTNERSHIP  
 BEING P.P.#S 01-042060  
 & 01-117683  
 PART OF ORIGINAL  
 AUBURN TOWNSHIP  
 SECTION NO.4 TRACT 2  
 SITUATED IN THE  
 TOWNSHIP OF AUBURN  
 COUNTY OF GAUGA  
 STATE OF OHIO

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	5/29/14	REVISED PER COUNTY	CL

HORIZ. SCALE		VERT. SCALE	
1" = 30'			
DRAWN BY	CL	DATE	3/21/2013
CHECKED BY	SRL	DRAWING NO	2013 LOT SPLIT
JOB NO	182088	SHEET	1 OF 1



WASHINGTON STREET 60' R/W



ENGINEERING & SURVEYING CO., INC.
5425 WARNER ROAD - SUITE 12
VALLEY VIEW, OHIO 44125
PH: 440-602-9071 FAX: 216-369-0259

LEGAL DESCRIPTION OF A 0.0747 ACRE PARCEL
"SPLIT"

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,

Thence North 89°19'10" West, along the centerline of said Washington Street, a distance of 240.08 feet to a point and the Principal Place of Beginning;

Course I: Thence North 89°19'10" West, continuing along the centerline of said Washington Street, a distance of 33.72 feet to a point;

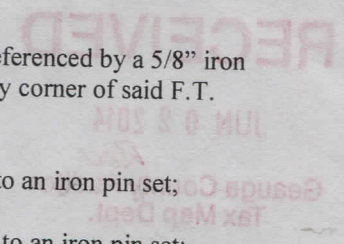
Course II: Thence North 00°56'05" East, along the easterly line of lands conveyed to F.T. Associates (PP#01-117683) as recorded in Volume 975, Page 1197 of the Geauga County Deed Records, passing through an iron pin set at an angle point in northerly R/W of said Washington Street, at a distance of 30.00 feet and 40.00 feet, a total distance of 77.97 feet to a point;

Course III: Thence North 52°41'28" East, along said easterly line of said F.T. Associates (PP#01-117683) a distance of 31.14 feet to an iron pin set;

Course IV: Thence North 00°56'05" East, a distance of 34.87 feet to a point being referenced by a 5/8" iron pin found 0.27 feet south, 0.53 feet east, said point being the northeasterly corner of said F.T. Associates (PP#01-117683);

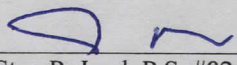
Course V: Thence South 14°17'17" East, along a new line, a distance of 40.00 feet to an iron pin set;

Course VI: Thence South 01°09'16" West, along a new line, a distance of 24.99 feet to an iron pin set;



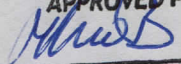
- Course VII: Thence South 02°40'31" West, along a new line, a distance of 21.16 feet to an iron pin set;
- Course VIII: Thence South 03°02'45" West, a distance of 17.25 feet to an iron pin set in the northerly R/W of said Washington Street;
- Course IX: Thence South 00°40'50" West, a distance of 30.00 feet to the Principal Place of Beginning.

Said parcel containing 0.0747 acres or 3,257 sq.ft. (0.0231 acres or 1,009 sq.ft. in the R/W of Washington Street) of land be the same more or less, but subject to all legal highways as surveyed & described in May, 2014 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 describe a 0.0747 acre split parcel from 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."


5-29-14  
 Stan R. Loch P.S. #8249 Date

Job No.182088



SURVEY PLAT & LEGAL DESCRIPTION  
 APPROVED PER R.C. 315.251  
 06/02/14  
 GEauga COUNTY AUDITOR *Rev.*  
 TAX MAP DEPT.

RECEIVED  
 JUN 8 2014  
 Geauga County Auditor  
 Tax Map Dept.

**ENGINEERING & SURVEYING CO., INC.**

5425 WARNER ROAD - SUITE 12

VALLEY VIEW, OHIO 44125

PH: 440-602-9071 FAX: 216-369-0259

**LEGAL DESCRIPTION OF A 0.2792 ACRE PARCEL  
PARCEL "B"**

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,

Thence North 89°19'10" West, along the centerline of said Washington Street, a distance of 240.08 feet to a point and being the Principal Place of Beginning;

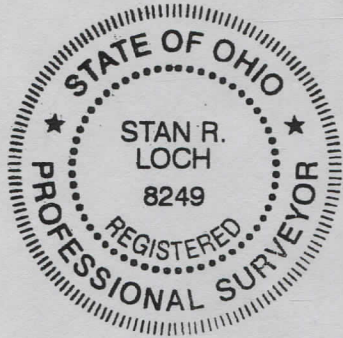
- Course I: Thence North 89°19'10" West, continuing along the centerline of said Washington Street, a distance of 33.72 feet to a point;
- Course II: Thence North 00°56'05" East, passing through an iron pin set on an angle point in the northerly R/W of said Washington Street at a distance of 30.00 feet, 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 (PP#01-044600), 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 (PP#01-044600), said point also being on the southerly line of lands conveyed to F.T. Associates (PP#01-118377), 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 (PP#01-118377), passing through a 5/8" iron pin found capped "Braun & Prenosil Assoc." at the southeasterly corner thereof, a distance of 50.76 feet, and along a southerly line of land conveyed to F.T. Associates (PP#01-042060) as recorded in Volume 1230, Page 817 of the Geauga County Deed Records, a total distance of 109.43 feet to a point being referenced by a 5/8" iron pin found 0.27 feet south, 0.53 feet east at the southwesterly corner thereof;
- Course VI: Thence South 14°17'17" East, along a new line, a distance of 40.00 feet to an iron pin set;
- Course VII: Thence South 01°09'16" West, along a new line, a distance of 24.99 feet to an iron pin set;
- Course VIII: Thence South 02°40'31" West, along a new line, a distance of 21.16 feet to an iron pin set;
- Course IX: Thence South 03°02'45" West, along a new line, a distance of 17.25 feet to an iron pin set in the northerly R/W of said Washington Street;
- Course X: Thence South 00°40'50" West, a distance of 30.00 feet to the Principal Place of Beginning.

Said parcel containing 0.2792 acres or 12,162 sq.ft. (0.0231 acres or 1,009 sq.ft. in the R/W of Washington Street) of land be the same more or less, but subject to all legal highways as surveyed & described in May, 2014 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) with a 0.0747 acre split parcel from 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*      *5-29-14*  
 Stan R. Loch P.S. #8249      Date

Job No.182088



**SURVEY PLAT & LEGAL DESCRIPTION**  
**APPROVED PER R.C. 315.251**  
*Hub*      *06 p3 14*  
 \_\_\_\_\_  
**GAUGA COUNTY AUDITOR**  
**TAX MAP DEPT.**

RECEIVED  
 JUN 8 2014  
 Geauga County Auditor  
 Tax Map Dept.



## ENGINEERING & SURVEYING CO., INC.

5425 WARNER ROAD – SUITE 12  
VALLEY VIEW, OHIO 44125  
PH: 440-602-9071 FAX: 216-369-0259

### LEGAL DESCRIPTION OF A 2.2297 ACRE PARCEL PARCEL "A"

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:

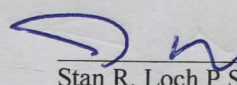
Beginning at a 1" iron pin found in a monument box at the centerline intersection of Ravenna Road (S.R. 44), 60' R/W and Washington Street 60' R/W, and being the Principal Place of Beginning;

- Course I: Thence North 89°19'10" West, along the centerline of said Washington Street, a distance of 240.08 feet to a point;
- Course II: Thence North 00°40'50" East, a distance of 30.00 feet to an iron pin set in the northerly R/W of said Washington Street;
- Course III: Thence North 03°02'45" East, along a new line, a distance of 17.25 feet to an iron pin set;
- Course IV: Thence North 02°40'31" East, along a new line, a distance of 21.16 feet to an iron pin set;
- Course V: Thence North 01°09'16" East, along a new line, a distance of 24.99 feet to an iron pin set;
- Course VI: Thence North 14°17'17" West, along a new line, a distance of 40.00 feet to a point being referenced by a 5/8" iron pin found 0.27 feet south, 0.53 feet east, said point being the northeasterly corner of lands conveyed to F.T. Associates (PP#01-117683) as recorded in Volume 975, Page 1197 of the Geauga County Deed Records;
- Course VII: Thence North 89°19'10" West, along the northerly line of said F.T. Associates (PP#01-117683), a distance of 58.67 feet to a 5/8" iron pin found capped "Braun & Prenosil Assoc.", said point being the southeasterly corner of lands conveyed to F.T. Associates (PP#01-118377) as recorded in Volume 841, Page 1214 of the Geauga County Deed Records;

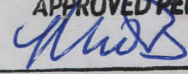
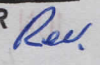
- Course VIII: Thence North 00°56'05" East, along the easterly line of said F.T. Associates (PP#01-118377), a distance of 282.13 feet to a 5/8" iron pin found capped "Braun & Prenosil Assoc." at an exterior corner thereof;
- Course IX: Thence South 87°52'17" East, along the southerly line of said F.T. Associates (PP#01-118377), 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 (PP#01-118377), 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 X: 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 XI: 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 XII: Thence South 06°45'26" West, along the westerly line of said Szoka (PP#01-026300), a distance of 103.75 feet to a 5/8" iron pin found, said point being the southwesterly corner of said Szoka (PP#01-026300);
- Course XIII: Thence South 88°10'50" East, along the southerly line of said Szoka (PP#01-026300), 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 (PP#01-026300);
- Course XIV: 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 2.2297 acres or 97,126 sq.ft. (0.2810 acres or 12,243 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 May, 2014 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 describe 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 after a 0.0747 acre split parcel of land. All iron pins set are 5/8" x 30" rebar capped "Aztech 8249."

Job No. 182088

 5-29-14  
 Stan R. Loch P.S. #8249 Date



**SURVEY PLAT & LEGAL DESCRIPTION**  
**APPROVED PER R.C. 315.251**  
 06/29/14  
**GEAUGA COUNTY AUDITOR**  
**TAX MAP DEPT.**   
 Geauga County Auditor  
 Tax Map Dept.