

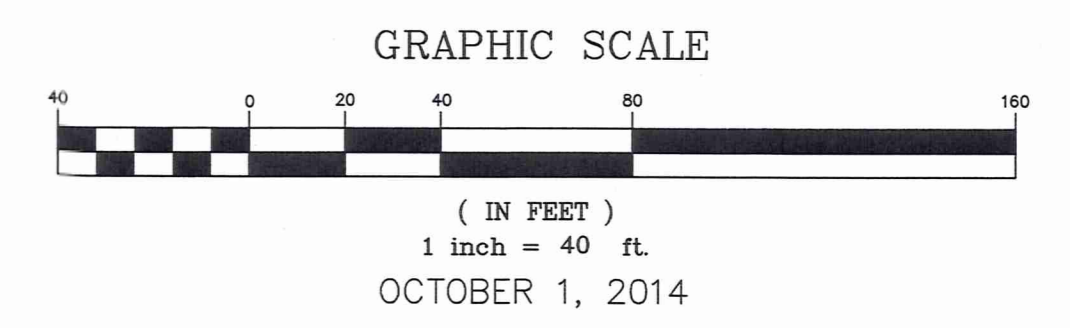
**CONSOLIDATION PLAT
For
ZEPHYR GROUP, LLC.**

SITUATED IN THE TOWNSHIP OF AUBURN, COUNTY OF GEauga AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL AUBURN LOT NUMBER 1, SECTION 2, TRACT 2, FURTHER BEING KNOWN AS ALL OF SUBLot 8 (NOW VACATED) AND ALL OF SUBLot 9 (NOW VACATED) OF THE QUEENS INDUSTRIAL PARK SUBDIVISION AS SHOWN BY PLAT RECORDED IN VOLUME 25, PAGE 97-98 OF GEauga COUNTY PLAT RECORDS.

PREPARED FOR:
ZEPHYR GROUP LLC.
10100 QUEENS WAY
CHAGRIN FALLS, OH 44023

LEGEND

- 5/8" X 30" Iron Pin Set (L.D. SCHWARTZ)
- Iron Pin
- Iron Pipe
- Monument
- Fence post
- ✕ Mag Nail Set
- Found
- D. Deed
- R/Rec Record
- M/Msd Measured
- O/Obs Observed
- C/Calc Calculated
- U. Used
- D.R. Deed Record
- O.R. Official Record
- C.L. C/L Centerline
- e/p Edge of Pavement
- P Plat record information



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. THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

Rudy E. Schwartz 10.1.14
RUDY E. SCHWARTZ, P.S. #7193 Date



SURVEY PLAT'S LEGAL DESCRIPTION APPROVED PER R.C. 315.251
Rudy E. Schwartz 10.01.14
GEAUGA COUNTY AUDITOR TAX MAP DEPT.

AUBURN INDUSTRIAL PARK PARTNERSHIP
V. 647, P. 663
PPN 01-002181

WOODS AT AUBURN LAKES CONDO BLDG 544
V. 37, P. 115 - 118
PPN 01-118885

ZEPHYR GROUP LLC.
V. 1970, P. 735
PPN 01-118244
1.5834 ACRES
(VACATED S/L 9)

THERMITAL LLC.
V. 1977, P. 54
PPN 01-118245
(VACATED S/L 10)

ZEPHYR GROUP LLC.
V. 1736, P. 1345
PPN 01-118243
2.2711 ACRES
(VACATED S/L 8)

P&T DEVELOPMENT CO LTD.
V. 1125, P. 586
PPN 01-118242
S/L 7

3.8545 TOTAL ACRES TO R/W

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CH LENGTH	TANGENT
C1	115.71	75.00	88°23'52"	N88°31'33"W	104.57	72.93
C2	59.65	75.00	45°34'23"	S67°06'49"E	58.09	31.51

REFERENCES USED:

- DEEDS OF RECORD.
- QUEENS INDUSTRIAL PARK SUBDIVISION, VOLUME 25, PAGES 97-98 GEAGA COUNTY PLAT RECORDS.

THIS CONSOLIDATION OF LAND COMPLIES WITH THE APPLICABLE AUBURN TOWNSHIP ZONING RESOLUTION.

THIS _____ DAY OF _____ 20____.

BY _____
AUBURN TOWNSHIP ZONING INSPECTOR

PLAT PREPARED BY:

HA HESS & ASSOCIATES ENGINEERING INC.
12121 Kinsman Rd., Newbury, Ohio 44065
Tel (440) 564-8008 Fax (440) 564-8178

SCHWARTZ LAND SURVEYING, INC.

RUDY E. SCHWARTZ
PROFESSIONAL SURVEYOR
12121 KINSMAN ROAD
NEWBURY, OHIO 44065
(440) 564-8174 Fax (440) 564-8285

AUB 00306
AUB00306

Zephyr Group LLC (4-095)
Picked Up 10/02/14

VOL. 1980 pg. 1933

PPN# 01-118243

LEGAL DESCRIPTION
OF A
3.8545 ACRE PARCEL
FOR
ZEPHYR GROUP LLC.

Situated in the Township of Auburn, County of Geauga, and State of Ohio and known as being a part of Original Auburn Township Lot No. 1, Section 2, Tract 2, and further being known as all of subplot No. 8 (now vacated), and all of subplot No. 9 (now vacated), of the Queens Industrial Park Subdivision as shown by plat recorded in Volume 25, Pages 97-98 of Geauga County Plat Records, further bounded and described as follows;

Beginning at a 5/8 inch iron pin found on the Northerly right-of-way line of Queens Way, 60 feet wide, at the most Easterly corner of subplot No. 7 (PPN 01-118242), as shown by said plat of Queens Industrial Park Subdivision;

- COURSE I Thence North 43° 09' 31" West, along the northeasterly line of said subplot 7, a distance of 533.99 feet to a stone monument found at the most northerly corner thereof, said stone monument also being the Southwesterly corner of land conveyed to Auburn Industrial Park Partnership (PPN 01-002181) by deed recorded in Volume 647, Page 663 of Geauga County Deed Records, said stone also being on the common line between Original Lot 1, Section 2 and Section 1, said stone also being on the Easterly line of Woods at Auburn Lakes Condo Building 544 (PPN 01-118885), as shown by plat recorded in Volume 37, Pages 115 - 118 of Geauga County Plat Records;
- COURSE II Thence South 89° 54' 00" East, along the Southerly line of land so conveyed to Auburn Industrial Park Partnership, a distance of 610.28 feet to a 5/8 inch iron pin found (ID Schwartz) at the Northwesterly corner of land conveyed to Thermital LLC. (PPN 01-118245) by deed recorded in Volume 1977, Page 54 of Geauga County Deed Records;
- COURSE III Thence South 00° 06' 00" West, along the Westerly line of said Thermital LLC parcel, a distance of 413.90 feet to a 5/8 inch iron pin found at the Southwesterly corner thereof, said point also being on the said Northerly right-of-way line of Queens Way;
- COURSE IV Thence North 89° 54' 00" West, along the said Northerly right-of-way line of Queens Way, a distance of 86.24 feet to a 5/8 inch iron pin found at a point of curvature in the said Northerly right-of-way line of Queens Way;

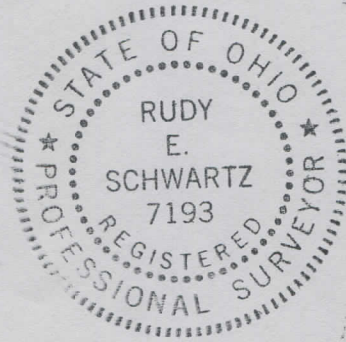
RECEIVED
OCT 10 2014
Gaugua County Auditor
Tax Map Dept.

COURSE V

Thence along the arc of a curve deflecting to the right, also being said Northerly right-of-way of Queens Way, a distance of 59.65 feet, said curve having a radius of 75.00 feet, a delta of 45° 34' 23", and a chord which bears North 67° 06' 49" West a distance of 58.09 feet to a 5/8 inch iron pin found at a point of reverse curvature;

COURSE VI

Thence continuing along the arc of a curve deflecting to the left, also being said Northerly right-of-way of Queens Way, a distance of 115.71 feet, said curve having a radius of 75.00 feet, a delta of 88° 23' 52", and a chord which bears North 88° 31' 33" West a distance of 104.57 feet to the Place of Beginning and containing 3.8545 acres (2.2711 acres out of PPN 01-118243 and 1.5834 acres out of PPN 01-118244) of land as surveyed, calculated and described on September 25, 2014 by Rudy E. Schwartz, P.S. 7193 be the same more or less but subject to all legal highways and easements of record. Bearings used herein refer to an assumed meridian and are intended to indicate angles only. All 5/8 inch by 30 inch long iron pins set are I.D. Schwartz 7193.



RECEIVED
SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
[Signature] 10/01/14
GEAUGA COUNTY AUDITOR
TAX MAP DEPT. *[Signature]*

10.1.14

DATE

[Signature]

RUDY E. SCHWARTZ, P.S. 7193