

REFERENCES USED:

- DEEDS OF RECORD
- TABOR SUBDIVISION VOL. 3 PGS. 7-8
- AUBURN WOODS SUBDIVISION PHASE 1 VOL. 19 PG. 65-66
- PLAT OF SURVEY FOR DISTRICT COUNCIL OF WORKERS GYMNASIAC UNION BY JOSEPH GUTOSKEY 4/14/16

NOTES:

NO TITLE COMMITMENT SUPPLIED

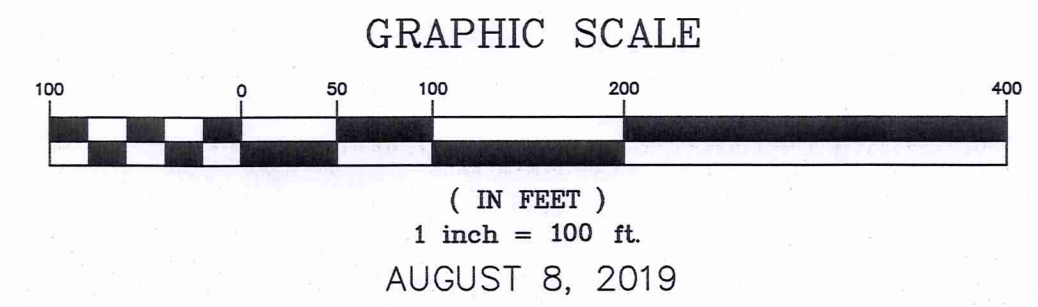
PLAT OF SURVEY
For
AUBURN GLEN CORP.

SITUATED IN THE TOWNSHIP OF AUBURN, COUNTY OF GEauga AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL AUBURN TOWNSHIP LOT NUMBER 1, TRACT 3 IN SAID TOWNSHIP.

PREPARED FOR:
AUBURN GLEN CORP.
6551 WILSON MILLS RD
MAYFIELD VILLAGE, OH 44143

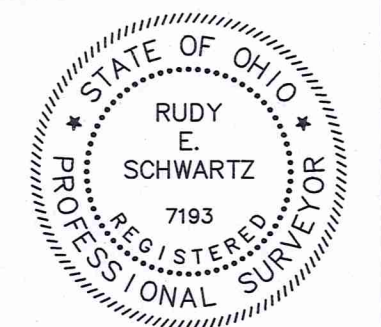
LEGEND

- 5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
- i.Pin Iron Pin
- i.Pipe Iron Pipe
- Mon. Monument
- Fs Fence post
- Mag Nail Set
- Fnd. 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 MERIDAN 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.

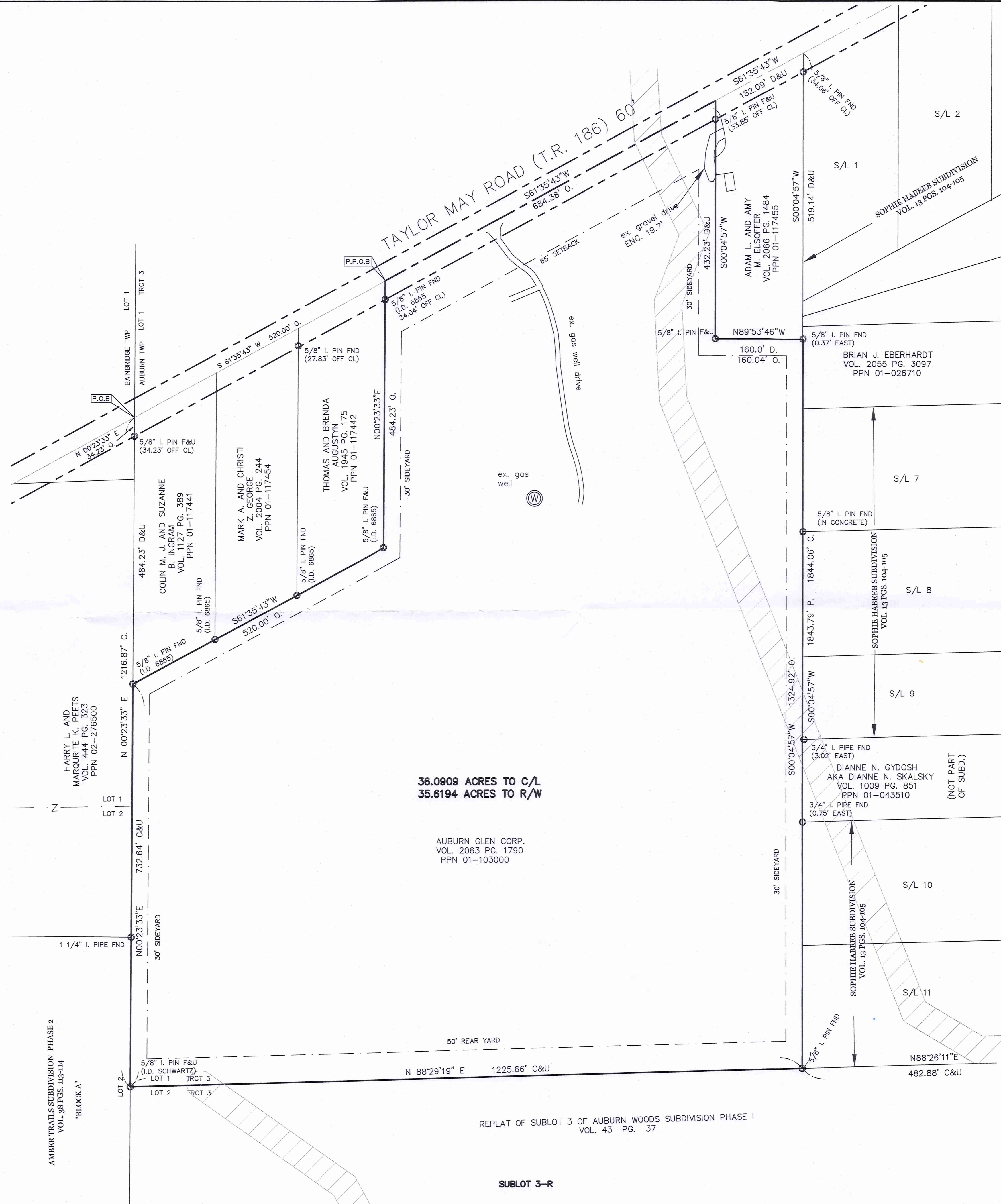
Rudy E. Schwartz
RUDY E. SCHWARTZ, P.S. #7193 Date 8.16.19



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
Rudy E. Schwartz
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

PREPARED BY:
SCHWARTZ LAND SURVEYING INC.

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



25' RIPARIAN SETBACK (PER GIS STREAMS, GIS WETLANDS & CREEK LOCATION)

REPLAT OF SUBLT 3 OF AUBURN WOODS SUBDIVISION PHASE 1 VOL. 43 PG. 37

SUBLT 3-R

AUBURN GLEN CORP

AUB 00350

19-034
PICKUP: 8/16/19

LEGAL DESCRIPTION
OF A
36.0909 ACRE PARCEL
FOR
AUBURN GLEN CORP.

Situated in the Township of Auburn, County of Geauga, and State of Ohio, and known as being a part of Original Lot No. 1, Tract 3, and further known as being part of a parcel of land conveyed to Auburn Glen Corp. (PPN 01-103000) by deed recorded in Volume 2063, Page 1790 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Taylor May Road, 60 feet wide, at the Northwesterly corner of land conveyed to Colin M. J. and Suzanne B. Ingram (PPN 01-117441) by deed recorded in Volume 1127, Page 389 of Geauga County Deed Records, said point also being on the shared line between Lot No. 1, (Bainbridge Township) and Lot 1, Tract 3 (Auburn Township), said point lying North 0° 23' 33" East, along said shared line between Lot Nos. 1, (Bainbridge Township) and Lot 1, Tract 3 (Auburn Township), a distance of 34.23 feet from a 5/8 inch iron pin found on the Southerly right-of-way of said Taylor May Road, said point also lying North 0° 23' 33" East, along said shared line between Lot No. 1, (Bainbridge Township) and Lot 1, Tract 3 (Auburn Township), and along the shared line between Lot No. 2 (Bainbridge Township) and Lot No. 1, Tract 3 (Auburn Township), a distance of 1216.87 feet from a 5/8 inch iron pin found (I.D. Schwartz) at the shared corner of Lot Nos. 1 and 2, Tract 3 (Auburn Township);

Thence North 61° 35' 43" East, along said centerline of Taylor May Road, a distance of 520.00 feet to the Principal Place of Beginning of the premises herein intended to be described;

- COURSE I Thence North 61° 35' 43" East, continuing along said centerline of Taylor May Road, a distance of 684.38 feet to a point at the Northwesterly corner of land conveyed to Adam L. and Amy M. Elsoffer (PPN 01-117455) by deed recorded in Volume 2066, Page 1484 of Geauga County Deed Records;
- COURSE II Thence South 0° 04' 57" West, along the Westerly line of land so conveyed to Adam L. and Amy M. Elsoffer, and passing through a 5/8 inch iron pin found at 33.85 feet, a total distance of 432.23 feet to a 5/8 inch iron pin found at the Southwesterly corner thereof;
- COURSE III Thence South 89° 53' 46" East, along the Southerly line of land conveyed to Adam L. and Amy M. Elsoffer, a distance of 160.04 feet to a point on the Westerly line of land conveyed to Brian J. Eberhardt (PPN 01-026710) by deed recorded in Volume 2055, Page 3097 of Geauga County Deed Records (witness a 5/8 inch iron pin found 0.37 feet East);
- COURSE IV Thence South 0° 04' 57" West, along said Westerly line of land so conveyed to Brian J. Eberhardt, and along the Westerly lines of subplot Nos. 7-9, 10 and 11 in the Sophie Habeeb Subdivision as shown by plat recorded in Volume 13, Pages 104-105 of Geauga County Plat Records, and along the Westerly line of land conveyed to Dianne N. Gydosh aka Dianne N. Skalsky (PPN 01-043510) by deed recorded in Volume 1009, Page 851 of Geauga County Deed Records, a distance of 1324.92 feet to a 5/8 inch iron pin found at the Southwesterly corner thereof, said pin also being on the Northerly line of subplot 3-R of the Replat of

AUB 00350

19-084

sublot 3 of Auburn Subdivision Phase 1 as shown by plat recorded in Volume 43, Page 37 of Geauga County Plat Records;

COURSE V

Thence South 88° 29' 19" West, along said Northerly line of subplot 3-R, a distance of 1225.66 feet to a 5/8 inch iron pin found (I.D. Schwartz) on the Easterly line of Block "A" of the Amber Trails Subdivision, Phase 2 as shown by plat recorded in Volume 38, Pages 113-114 of Geauga County Deed Records, said pin also being on the shared line between Lot Nos. 2 (Bainbridge Township) and Lot 1, Tract 3 (Auburn Township);

COURSE VI

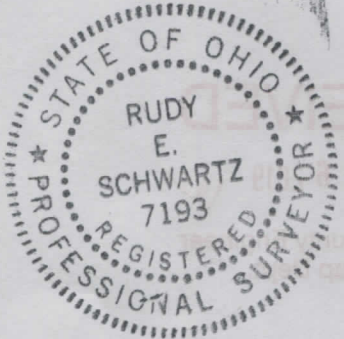
Thence North 0° 23' 33" East, along said Easterly line of Block "A" of the Amber Trails Subdivision, Phase 2, and along the Easterly line of land conveyed to Harry L. and Marquite K. Peets (PPN 02-276500) by deed recorded in Volume 444, Page 323 of Geauga County Deed Records, also being said shared line between Lot Nos. 2 (Bainbridge Township) and Lot 1, Tract 3 (Auburn Township) and along said shared line between Lot Nos. 1, (Bainbridge Township) and Lot 1, Tract 3 (Auburn Township), a distance of 732.64 feet to a 5/8 inch iron pin found (I.D. 6865) at the Southwesterly corner of land so conveyed to said Colin M. J. and Suzanne B. Ingram;

COURSE VII

Thence North 61° 35' 43" East, along the Southerly line of land so conveyed to said Colin M. J. and Suzanne B. Ingram, and along the Southerly lines of land conveyed to Mark A. and Christi Z. George (PPN 01-117454) by deed recorded in Volume 2004, Page 244, and Thomas and Brenda Augustyn (PPN 01-117442) by deed recorded in Volume 1945, Page 175 of Geauga County Deed Records, a distance of 520.00 feet to a 5/8 inch iron pin found (I.D. 6865) at the Southeasterly corner thereof;

COURSE VIII

Thence North 0° 23' 33" East, along the Easterly line of land so conveyed to Thomas and Brenda Augustyn, and passing through a 5/8 inch iron pin found (I.D. 6865) at 450.19 feet, a total distance of 484.23 feet to the Principal Place of Beginning and containing 36.0909 acres of land (35.6194 acres excepting the area within the right-of-ways of Taylor May Road) as surveyed, calculated and described, on August 8, 2019 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 iron pins set are I.D. Schwartz 7193. The intent of this description is to describe a remainder of 36.0909 acre parcel from PPN 01-103000.



8.16.19
DATE

[Signature]
RUDY E. SCHWARTZ, P.S. 7193

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

[Signature] 8/16/19
**GEAUGA COUNTY ENGINEER
TAX MAP DEPT.**