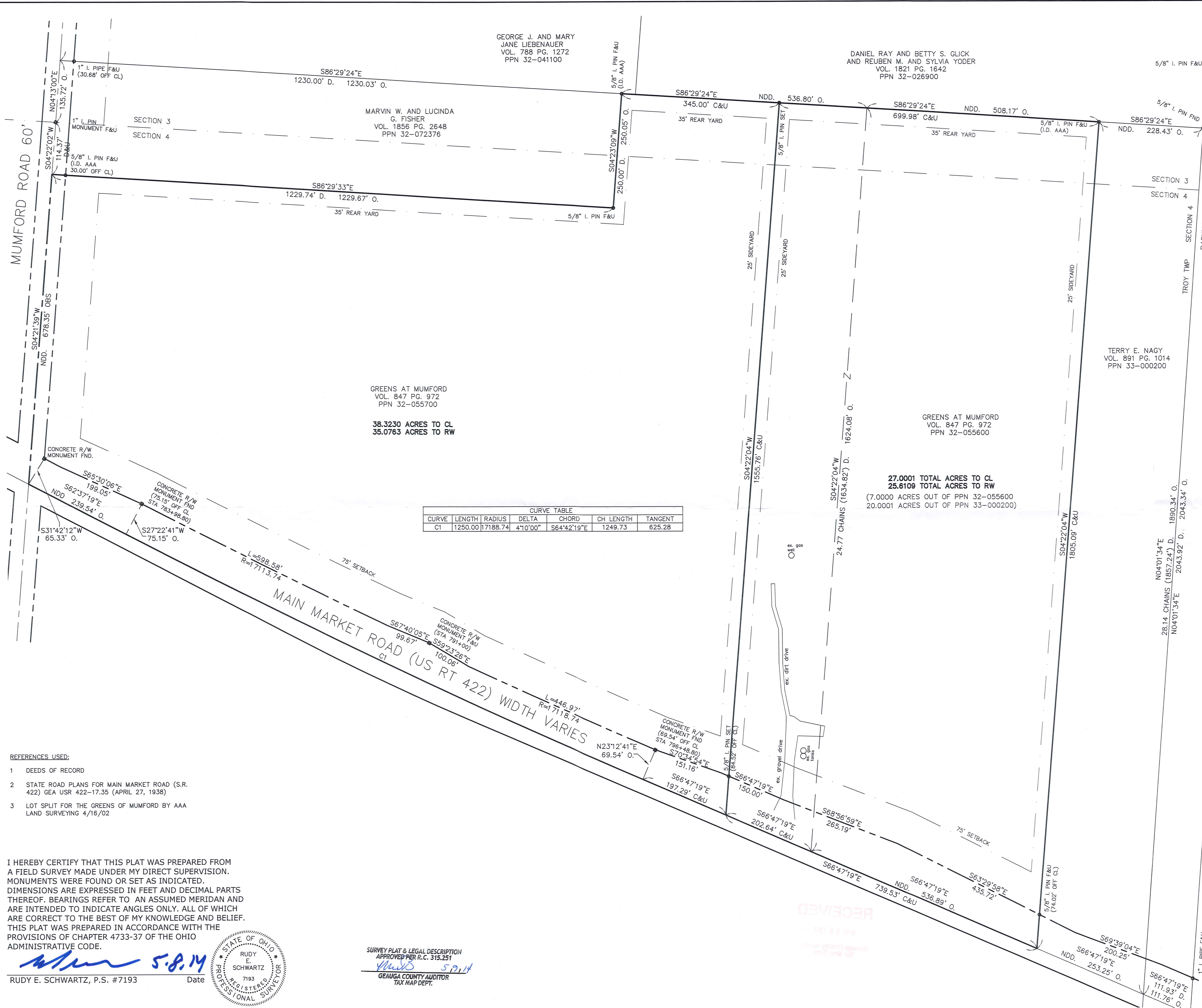


PLAT OF SURVEY AND LOT SPLIT For GREENS AT MUMFORD

SITUATED IN THE TOWNSHIP OF TROY COUNTY OF GEauga AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF SECTION 3 AND SECTION 4, TROY TOWNSHIP.

LEGEND

- 5/8" X 30" Iron Pin Set (I.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



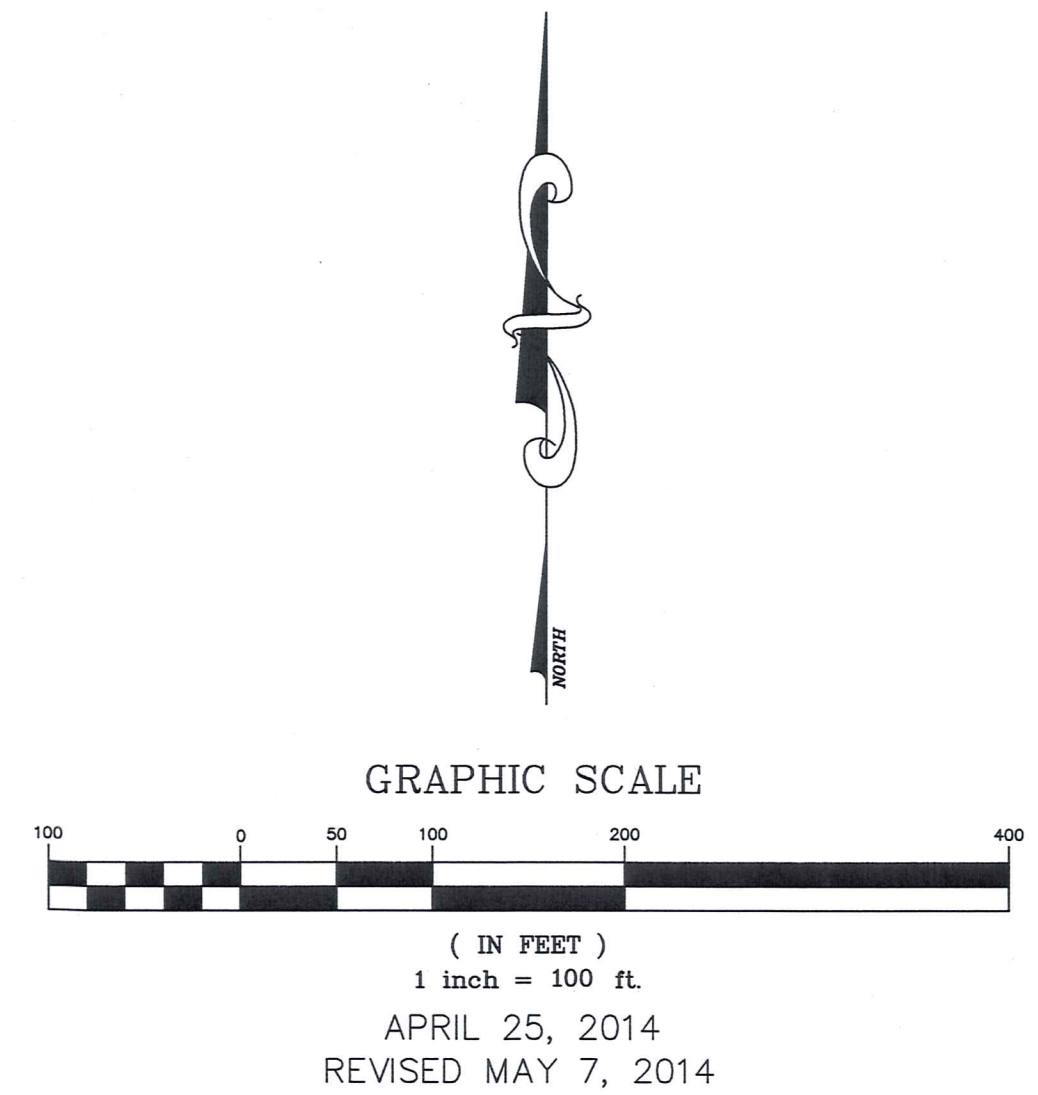
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	TANGENT
C1	1250.00	117188.74	4°10'00"	S64°42'19"E	1249.73

- REFERENCES USED:
- DEEDS OF RECORD
 - STATE ROAD PLANS FOR MAIN MARKET ROAD (S.R. 422) GEA USR 422-17.35 (APRIL 27, 1938)
 - LOT SPLIT FOR THE GREENS OF MUMFORD BY AAA LAND SURVEYING 4/16/02

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, P.S. #7193 Date 5.8.14

SURVEY PLAT & LEGAL DESCRIPTION APPROVED PER R.C. 315.251
 GEauga COUNTY AUDITOR TAX MAP DEPT.
5.9.14



PREPARED FOR:
 GREENS AT MUMFORD
 749 MINER RD
 CLEVELAND, OH 44143

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

TRO 00219
TRO 00219

Greens at Mumford (14-038)
Picked-Up 5-12-14
#32-055700
Vol. 1972 Pg. 2138

LEGAL DESCRIPTION
OF A
38.3230 ACRE PARCEL
FOR
GREENS AT MUMFORD

Situated in the Township of Troy, County of Geauga, and State of Ohio and known as being a part of Section 3 and Section 4, and further being known as being part of a parcel of land conveyed to Greens at Mumford (PPN 32-055700) by deed recorded in Volume 847, Page 972 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Main Market Road (U.S. 422), width varies, at its intersection with the centerline of Mumford Road, 60 feet wide, said point lying South 31° 42' 12" West a distance of 65.33 feet from a concrete monument found at the intersection of the Northerly right-of-way of said Main Market Road and the Easterly right-of-way of said Mumford Road, said point also lying South 4° 21' 39" West along said centerline of Mumford Road, a distance of 792.72 feet from a monument box with a 1 inch iron pin found at an angle point;

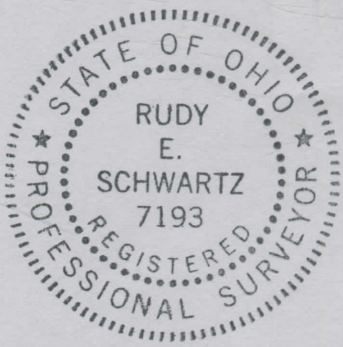
- COURSE I Thence North 4° 21' 39" East, along said centerline of Mumford Road, a distance of 678.35 feet to a point at the Southwesterly corner of land conveyed to Marvin W. and Lucinda G. Fisher (PPN 32-072376) by deed recorded in Volume 1856, Page 2648 of Geauga County Deed Records;
- COURSE II Thence South 86° 29' 33" East, along the Southerly line of land so conveyed to Marvin W. and Lucinda G. Fisher, and passing through a 5/8 inch iron pin found (I.D. AAA) at 30.00 feet, a total distance of 1229.67 feet to a 5/8 inch iron pin found at the Southeasterly corner thereof;
- COURSE III Thence North 4° 23' 09" East, along the Easterly line of land so conveyed to Marvin W. and Lucinda G. Fisher, a distance of 250.05 feet to a 5/8 inch iron pin found (I.D. AAA) at the Northeasterly corner thereof, said pin also being on the Southerly line of land conveyed to George J. and Mary Jane Liebenauer (PPN 32-041100) by deed recorded in Volume 788, Page 1272 of Geauga County Deed Records;
- COURSE IV Thence South 86° 29' 24" East, along said Southerly line of land so conveyed to George J. and Mary Jane Liebenauer, and along the Southerly line of land conveyed to Daniel Ray and Betty S. Glick and Reuben M. and Sylvia Yoder (PPN 32-026900) by deed recorded in Volume 1821, Page 1642 of Geauga County Deed Records, a distance of 345.00 feet to a 5/8 inch iron pin set;
- COURSE V Thence South 4° 22' 04" West (creating a new line) passing through a 5/8 inch iron pin set at 1471.24 feet, a total distance of 1555.76 feet to a point on said centerline of Main Market Road;
- COURSE VI Thence North 66° 47' 19" West, along said centerline of Main Market Road, a distance of 197.29 feet to a point of curvature, said point lying South 23° 12' 41" West from a concrete right-of-way monument found at 69.54 feet;

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Tax Map Dept.

COURSE VII Thence continuing along the arc of a curve deflecting to the right, also being said centerline of Main Market Road, a distance of 1250.00 feet, said curve having a radius of 17188.74 feet, a delta of 4° 10' 00", and a chord which bears North 64° 42' 19" West a distance of 1249.73 feet to a point, said point lying South 27° 22' 41" West a distance of 75.15 feet from a concrete right-of-way monument found;

COURSE VIII Thence North 62° 37' 19" West, along said centerline of Main Market Road, a distance of 239.54 feet to the Place of Beginning and containing 38.3230 acres of land (35.0763 acres excepting the area within the right-of-way of Main Market Road and Mumford Road) as surveyed, calculated and described, on April 24, 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 iron pins set are I.D. Schwartz 7193.

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

Handwritten signature *5/9/14*

**GEAUGA COUNTY AUDITOR
TAX MAP DEPT.**

5.8.14

Handwritten signature of Rudy E. Schwartz

DATE

RUDY E. SCHWARTZ, P.S. 7193

LEGAL DESCRIPTION
OF A
27.0001 ACRE PARCEL
FOR
GREENS AT MUMFORD

Situated in the Township of Troy, County of Geauga, and State of Ohio and known as being a part of Section 3 and Section 4, and further being known as being part of a parcel of land conveyed to Greens at Mumford (PPN 32-055700) by deed recorded in Volume 847, Page 972 of Geauga County Deed Records, and also being part of a parcel of land conveyed to Greens at Mumford (PPN 32-055600) by deed recorded in Volume 847, Page 972 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Main Market Road (U.S. 422), width varies, at its intersection with the centerline of Mumford Road, 60 feet wide, said point lying South 31° 42' 12" West a distance of 65.33 feet from a concrete monument found at the intersection of the Northerly right-of-way of said Main Market Road and the Easterly right-of-way of said Mumford Road, said point also lying South 4° 21' 39" West along said centerline of Mumford Road, a distance of 792.72 feet from a monument box with a 1 inch iron pin found at an angle point ;

Thence South 62° 37' 19" East, along said centerline of Main Market Road, a distance of 239.54 feet to a point of curvature, said point lying South 27° 22' 41" West a distance of 75.15 feet from a concrete right-of-way monument found;

Thence continuing along the arc of a curve deflecting to the left, also being said centerline of Main Market Road, a distance of 1250.00 feet, said curve having a radius of 17188.74 feet, a delta of 4° 10' 00", and a chord which bears South 64° 42' 19" East a distance of 1249.73 feet to a point, said point lying South 23° 12' 41" West a distance of 69.54 feet from a concrete right-of-way monument found;

Thence South 66° 47' 19" East, along said centerline of Main Market Road, a distance of 197.29 feet to the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence North 4° 22' 04" East (creating a new line) passing through a 5/8 inch iron pin set at 84.52 feet, a total distance of 1555.76 feet to a 5/8 inch iron pin set on the Southerly line of land conveyed to Daniel Ray and Betty S. Glick and Reuben M. and Sylvia Yoder (PPN 32-026900) by deed recorded in Volume 1821, Page 1642 of Geauga County Deed Records;

COURSE II Thence South 86° 29' 24" East, along said Southerly line of land so conveyed to Daniel Ray and Betty S. Glick and Reuben M. and Sylvia Yoder, a distance of 699.98 feet to a 5/8 inch iron pin found (I.D. AAA) at the Northwesterly corner of land conveyed to Terry E. Nagy (PPN 33-000200) by deed recorded in Volume 891, Page 1014 of Geauga County Deed Records;

COURSE III Thence South 4° 22' 04" West, along the Westerly line of land so conveyed to Terry E. Nagy, and passing through a 5/8 inch iron pin found at 1731.07, a total distance of 1805.09 feet to a point in said centerline of Main Market Road at the Southwesterly corner thereof;

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Gaugua County Auditor

COURSE IV

Thence North 66° 47' 19" West, along said centerline of Main Market Road, a distance of 739.53 feet to the Principal Place of Beginning and containing 27.0001 acres of land (25.6109 acres excepting the area within the right-of-way of Main Market Road, 7.0000 acres out of PPN 32-055700, and 20.0001 acres out of PPN 32-055600) as surveyed, calculated and described, on April 24, 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 iron pins set are I.D. Schwartz 7193.

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
[Signature] 5.9.14
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.



RECEIVED
MAY 8 2014
Geauga County Auditor
Tax Map Dept.

5.8.14
DATE

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