

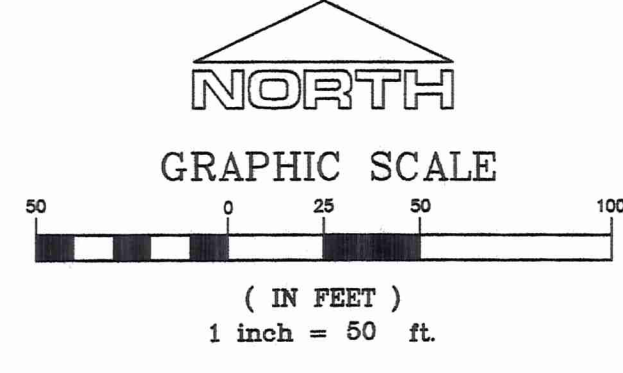
LOT CONSOLIDATION for 17340 MUNN ROAD

Known as being former Sublot No. 1 in Queens Industrial Park Subdivision of part of Original Auburn Township Lot No. 1, Section No. 2, Tract No. 2, as shown by the recorded plat in Volume 25 of Maps, Pages 97 and 98 of Geauga County Records, and other lands in Original Auburn Township Lot No. 1, Section No. 2, Tract No. 2, now situated in the

TOWNSHIP OF AUBURN
COUNTY OF GEauga - STATE OF OHIO

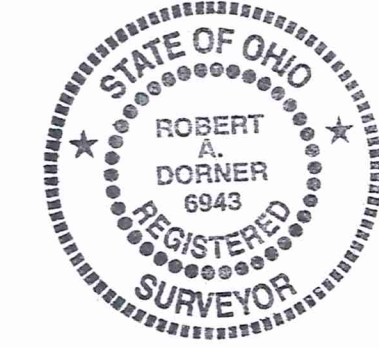
by
McSTEEN & ASSOCIATES, INC.
ENGINEERS & SURVEYORS
1415 East 286th Street
Wickliffe, Ohio 44092
(440) 585-9800

This survey is a boundary survey prepared in accordance with Chapter 4733-37, Ohio Administrative Code. The basis of bearings for this survey is North 89°54'-00" West as the centerline of Queens Way, as evidenced by monuments found, and is the same bearing as found in the Queens Industrial Park Subdivision, recorded in Volume 25 of Maps, Pages 97 and 98 of Geauga County Records. Distances are given in feet and decimal parts thereof. All iron pins shown as set are 30" long 5/8" rebar with an identification cap stamped "McSTEEN 7104".



- denotes iron pin found as noted
- ⊠ denotes iron pin in monument box assembly found as noted
- ⊙ denotes 5/8" diameter x 30" long iron pin with "McSTEEN 7104" ID cap set

Robert A. Dornier
ROBERT A. DORNER REG. PROF. SURV. No. 6943
Job No.: 09-156
Site No.: 2560
Field Date: February 3, 2009
Survey Date: August 24, 2009
Previous Reference Job No.: 09-014
F. B. 08-002, Pg. 26



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.S. 10/26/09
OFFICE OF THE
GEAUGA COUNTY ENGINEER

QUEENS WAY (60')
Dedicated Vol. 25, Pg. 97-98 G. C. M. R.
N 89°54'00" W (USED AS BASIS OF BEARINGS)
1603.41' REC. 1603.45' OBS.

CURVE (A)
R = 40.00'
A = 63.73'
C = 57.20'
T = 40.91'
Δ = 91°17'00"
S 44°15'30" E

RE-SUBDIVISION OF
SUBLOTS NO. 4 AND NO. 5 OF
THE QUEENS INDUSTRIAL PARK
VOL. 26, PG. 42 G. C. M. R.

SUBLOT 4
PPN 01-118239
SUSAN L. PYLE
VOL. 1155, PG. 352 G. C. D. R.

N 00°06'00" E
199.96' DEED & USED

5/8" IRON PIN FOUND & USED
"BRAUN-PRENOSIL ASSOC."

5/8" IRON PIN FOUND
0.35' SOUTH, 0.42' WEST

QUEENS INDUSTRIAL PARK
VOL. 25, PG. 97-98 G. C. M. R.

SUBLOT 3
PPN 01-118238
GOTTSCALK INDUSTRIAL, LTD.
VOL. 1162, PG. 864 G. C. D. R.

SUBLOT 2
PPN 01-118237
JERPBAK BAYLESS COMPANY
VOL. 1335, PG. 1009 G. C. D. R.

PPN 01-117698
MILLENNIUM ADHESIVE HOLDINGS, LLC.
O.R. VOL. 1819, PG. 1111 G. C. D. R.

S 89°46'14" E 652.00' CALC.

1128.53' CALC.
N 89°46'14" W

PPN 01-025850
PRAIRIE DOG PARTNERS, LLC
O.R. VOL. 1755, PG. 365 G. C. D. R.

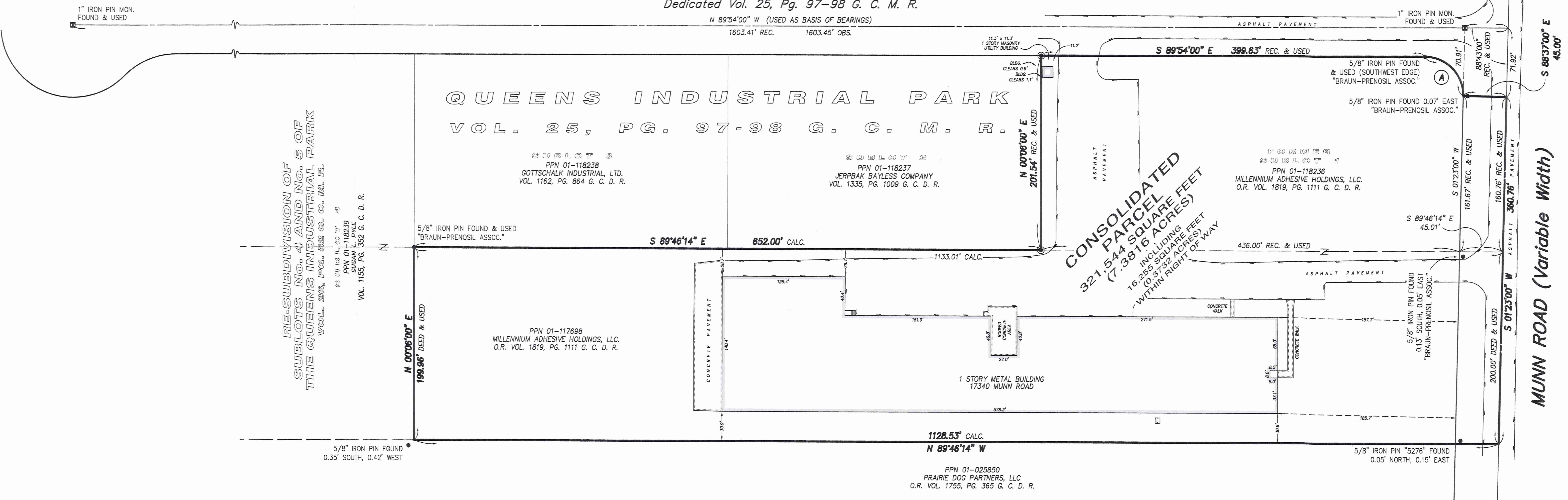
**CONSOLIDATED
PARCEL**
321,544 SQUARE FEET
(7.3816 ACRES)
INCLUDING
16,265 SQUARE FEET
(0.3732 ACRES)
WITHIN RIGHT OF WAY

FORMER
SUBLOT 1
PPN 01-118236
MILLENNIUM ADHESIVE HOLDINGS, LLC.
O.R. VOL. 1819, PG. 1111 G. C. D. R.

S 89°46'14" E
45.01'

5/8" IRON PIN FOUND
0.13' SOUTH, 0.05' EAST
"BRAUN-PRENOSIL ASSOC."

5/8" IRON PIN "5276" FOUND
0.05' NORTH, 0.15' EAST



MUNN ROAD (Variable Width)

AUB00277

Millenium Adhesive Holdings (09-069)

Picked up 10-26-2009

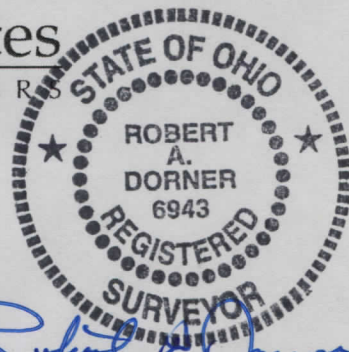
01-117698

Vol. 1872 - Pg. 3198

Mc Steen & Associates

ENGINEERS & SURVEYORS

File No. 09-156
August 24, 2009



LEGAL DESCRIPTION
Consolidated Parcel
17340 Munn Road
Township of Auburn, Ohio

Robert A. Dorner
9/01/09

Situated in the Township of Auburn, County of Geauga, State of Ohio, and known as being former Sublot 1 in Queens Industrial Park Subdivision of part of Original Auburn Township Lot No. 1, Section No. 2, Tract No. 2, as shown by the recorded plat in Volume 25 of Maps, Pages 97 and 98 of Geauga County Records, and other lands in Original Auburn Township Lot No. 1, Section No. 2, Tract No. 2, further known as being all of that parcel of land conveyed to Millennium Adhesive Holdings, LLC by deed recorded in Official Record Volume 1819, Page 1111 of Geauga County Records, said premises being more particularly bounded and described as follows:

Commencing for reference at a 1-inch iron pin monument found at the intersection of the centerline of Queens Way, 60 feet wide, dedicated in the aforementioned Queens Industrial Park Subdivision, and the westerly line of Munn Road, of variable width; thence, South 01°-23'-00" West along the westerly line of said Munn Road, a distance of 70.91 feet to the southerly end of a curved turnout between said westerly line of Munn Road and the southerly line of Queens Way and the **TRUE PLACE OF BEGINNING** of the premises herein described (a 5/8-inch iron pin with "Braun-Prenosil Assoc." ID cap was found 0.07 feet East of said point);

Course No. 1: thence, **South 88°-37'-00" East**, a distance of **45.00 feet** to a point on the centerline of Munn Road;

Course No. 2: thence, **South 01°-23'-00" West** along the centerline of said Munn Road, a distance of **360.76 feet** to the northeasterly corner of a parcel of land conveyed to Prairie Dog Partners, LLC by deed recorded in Official Record Volume 1755, Page 365 of Geauga County Records;

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Cuyahoga Falls • Painesville • Wickliffe
Corporate Office: 1415 East 286th Street Wickliffe, Ohio 44092

440.585.9800 Toll Free: 800.250.3451 Mortgage Fax 440.585.9801 Survey Fax 440.585.9802
www.mcsteen.com

File No. 09-156
August 24, 2009

LEGAL DESCRIPTION
Consolidated Parcel
17340 Munn Road
Township of Auburn, Ohio
continued

Course No. 3: thence, **North 89°-46'-14" West** along the northerly line of said Prairie Dog Partners, LLC lands, and passing a 5/8-inch iron pin with "5276" ID cap found 0.05 feet North at 44.86 feet, a total distance of **1128.53 feet** to the southeasterly corner of a parcel of land conveyed to Susan L. Pyle by deed recorded in Volume 1155, Page 352 of Geauga County Records, the same being Sublot 4 in the Re-Subdivision of Sublots No. 4 and No. 5 of The Queens Industrial Park, recorded in Volume 26 of Maps, Page 52 of Geauga County Records (a 5/8-inch iron pin found 0.35 feet South and 0.42 feet West of said point);

Course No. 4: thence, **North 00°-06'-00" East** along the easterly line of said Susan L. Pyle lands, also being the easterly line of Sublot 4 in the aforementioned Re-Subdivision, a distance of **199.96 feet** to a 5/8-inch iron pin with "Braun-Prenosil Assoc." ID cap found at a southwesterly corner of a parcel of land conveyed to Gottschalk Industrial, LTD. by deed recorded in Volume 1162, Page 864 of Geauga County Records, the same being Sublot 3 in the aforementioned Queens Industrial Park;

Course No. 5: thence, **South 89°-46'-14" East** along the southerly line of said Gottschalk Industrial, LTD. lands and along a southerly line of a parcel of land conveyed to Jerpbak Bayless Company by deed recorded in Volume 1335, Page 1009 of Geauga County Records, the same being Sublot 3 and Sublot 2, respectively, in the aforementioned Queens Industrial Park, a distance of **652.00 feet** to an iron pin set at the southeasterly corner of said Sublot 2;

Course No. 6: thence, **North 00°-06'-00" East** along an easterly line of said Jerpbak Bayless Company, also being the easterly line of said Sublot 2, a distance of **201.54 feet** to an iron pin set on the southerly line of aforesaid Queens Way;

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File No. 09-156
August 24, 2009

LEGAL DESCRIPTION
Consolidated Parcel
17340 Munn Road
Township of Auburn, Ohio
continued

Course No. 7: thence, **South 89°-54'-00" East** along said southerly line of Queens Way, a distance of **399.63 feet** to a 5/8-inch iron pin with "Braun-Prenosil Assoc." ID cap found at the beginning of a curved turnout between said southerly line of Queens Way and the westerly line of aforesaid Munn Road;

Course No. 8: thence southeasterly along said curved turnout, following the **arc** of a curve deflecting to the right, a distance of **63.73 feet** to the true place of beginning, said curve having a **central angle** of **91°-17'-00"**, a **radius** of **40.00 feet**, a **tangent distance** of **40.91 feet**, and a **chord** which bears **South 44°-15'-30" East**, a distance of **57.20 feet**, said premises containing **321,544 square feet (7.3816 acres)** of land more or less (including 16,255 square feet (0.3732 acres) within the right of way of Munn Road), as surveyed in August of 2009 by Robert A. Dorner, Registered Professional Land Surveyor No. 6943 for and on behalf of **McSteen & Associates, Inc.** under Project No. 09-156 and being subject to all legal highways and easements of record.

The basis of bearings for this legal description is North 89°-54'-00" West as the centerline of Queens Way, as evidenced by monuments found, and is the same bearing as found in the Queens Industrial Park Subdivision, recorded in Volume 25 of Maps, Pages 97 and 98 of Geauga County Records. All iron pins set are 5/8-inch diameter x 30-inch in length iron rebar with a plastic identification cap stamped "McSTEEN 7104".

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

R.S. 10/20/09

OFFICE OF THE
GEAUGA COUNTY ENGINEER

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