



**LEGAL DESCRIPTION
RESIDUAL PARCEL A
3.8292 ACRES**

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being part of Lot 15 of Atwater Tract No. 3 in said Township, also being part of former Sublot 4 in the Sablewood Estates Subdivision as recorded in Volume 21 of Maps, Page 85 of Geauga County Records, and being part of lands as conveyed to Alfred Geis, Trustee by deed recorded in O.R. 1610, Page 1089 of Geauga County Records (Auditor's Tax Parcel No. 01-117816) and being more particularly described as follows:

Beginning at a drill hole found in a granite boulder 12 inches deep at the southeast corner of said Lot 15, said point being South 89 degrees 05 minutes 05 seconds West a distance of 2994.83 feet from a 5/8 inch iron pin found at the intersection of the centerline of Thorpe Road and the centerline of Crackel Road; Thence along the easterly line of said Lot 15, North 00 degrees 02 minutes 35 seconds East a distance of 436.01 feet to a 5/8 inch iron pin set at the southeasterly corner of said former Sublot 4, also being the northeasterly corner of lands conveyed to Timothy J. and Cynthia M. Toth by deed recorded in O.R. 1025, Pg. 856 of Geauga County Records (Auditor's Tax Parcel No. 01-118101) and the PRINCIPAL PLACE OF BEGINNING of the parcel described herein;

Course 1) Thence along the southerly line of said former Sublot 4, also being the northerly line of said lands conveyed to Toth, South 88 degrees 55 minutes 25 seconds West a distance of 432.69 feet to a 5/8 inch iron pin set at the southwesterly corner thereof, also being the southeasterly corner of Sublot 5 in the aforementioned Sablewood Estates Subdivision (Auditor's Tax Parcel No. 01-117817);

Course 2) Thence along the westerly line of said former Sublot 4, also being the easterly line of said Sublot 5, North 00 degrees 04 minutes 10 seconds East a distance of 347.17 feet to a 5/8 inch iron pin set on the curved southeasterly line of Sablewood Drive (60 feet wide) at the northwesterly corner of said former Sublot 4;

Course 3) Thence along the southeasterly line of Sablewood Drive with arc of a curve deflecting to the left, having a radius of 75.00 feet, a central angle of 100 degrees 57 minutes 26 seconds, the chord of which bears North 62 degrees 05 minutes 06 seconds East 115.71 feet, an arc distance of 132.16 feet to a 5/8 inch iron pin set;

Course 4) Thence along a line parallel with the northerly line of said former Sublot 4, South 89 degrees 55 minutes 50 seconds East a distance of 330.25 feet to a 5/8 inch iron pin set on the easterly line of said Lot 15, also being the westerly line of lands conveyed to Alfred Geis, Trustee by deed recorded in O.R. Volume 1610, Pg. 1082 of Geauga County Records (Auditor's Tax Parcel No. 01-118199);

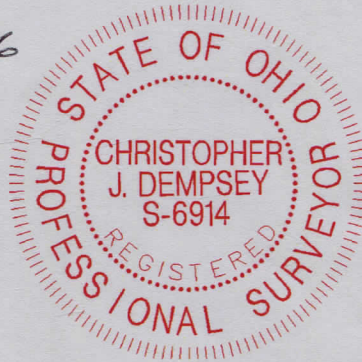
Course 5) Thence along the easterly line of said Lot 15, also being the westerly line of said lands conveyed to Geis, South 00 degrees 02 minutes 35 seconds West a distance of 392.81 feet to the Principal Place of Beginning and containing 3.8292 acres (166,800 square feet) of land, according to a survey by Christopher J. Dempsey, Professional Land Surveyor No. 6914 of Dempsey Surveying Company on March 14, 2016.

All iron pins set are 5/8 inches in diameter by 30" long with a yellow plastic cap stamped "Dempsey #6914".

Basis of Bearings: Bearings are referenced to Grid North of the Ohio State Plane Coordinate System, North Zone, NAD 83 datum.

The intent of this description is to describe the residual of former Sublot 4 in Sablewood Estates Subdivision (Auditor's Tax Parcel No. 01-117816) after a 0.4579 acre split.

Christopher J. Dempsey June 6, 2016
Christopher J. Dempsey Date
Ohio Professional Surveyor #6914



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

Mudis 06/17/16
GEauga COUNTY AUDITOR
TAX MAP DEPT.

RECEIVED
JUN 17 2016
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.



**LEGAL DESCRIPTION
CONSOLIDATED PARCEL B
131.4495 ACRES**

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being all of Lot 20 and part of Lots 15 and 25 of Atwater Tract No. 3 in said Township, also being part of former Sublot 4 in the Sablewood Estates Subdivision as recorded in Volume 21 of Maps, Page 85 of Geauga County Records, and being all of Parcels 1 and 2 of lands as conveyed to Alfred Geis, Trustee by deed recorded in O.R. 1610, Page 1082 (Auditor's Tax Parcel Nos. 01-118199 and 01-077600) and part of lands as conveyed to Alfred Geis, Trustee by deed recorded in O.R. 1610, Page 1089 of Geauga County Records (Auditor's Tax Parcel No. 01-117816) and being more particularly described as follows:

Beginning at a drill hole found in a granite boulder 12 inches deep at the southwest corner of said Lot 20, said point being South 89 degrees 05 minutes 05 seconds West a distance of 2994.83 feet from a 5/8 inch iron pin found at the intersection of the centerline of Thorpe Road and the centerline of Crackel Road, also being the southwest corner of said Parcel 1 as conveyed to Alfred Geis, Trustee (Auditor's Tax Parcel No. 01-118199), also being the southeasterly corner of lands as conveyed to Timothy J. and Cynthia M. Toth by deed recorded in O.R. 1025, Pg. 856 of Geauga County Records (Auditor's Tax Parcel No. 01-118101) and the PRINCIPAL PLACE OF BEGINNING of the parcel described herein;

Course 1) Thence along the westerly line of said Lot 20, also being the easterly line of said lands conveyed to Toth and the easterly line of said former Sublot 4 (Auditor's Tax Parcel No. 01-117816), North 00 degrees 02 minutes 35 seconds East a distance of 828.82 feet to a 5/8 inch iron pin set;

Course 2) Thence along a line parallel to the northerly line of said former Sublot 4, North 89 degrees 55 minutes 50 seconds West a distance of 330.25 feet to a 5/8 inch iron pin set on the curved easterly line of Sablewood Drive (60 feet wide);

Course 3) Thence along the easterly line of Sablewood Drive, with arc of a curve deflecting to the left, having a radius of 75.00 feet, a central angle of 48 degrees 24 minutes 25 seconds, the chord of which bears North 12 degrees 35 minutes 49 seconds West 61.50 feet, an arc distance of 63.36 feet to the northwesterly corner of said former Sublot 4, also being the southwest corner of Sublot 3 in the aforementioned Sablewood Estates Subdivision (Auditor's Tax Parcel No. 01-117815), said point being witnessed by a 5/8 inch iron pin with "Collier #7141" cap found 0.04 feet North and 0.04 feet West therefrom;

Course 4) Thence along the northerly line of said former Sublot 4 and the southerly line of said Sublot 3, South 89 degrees 55 minutes 50 seconds East a distance of 343.70 feet to a 5/8 inch iron pin set on the westerly line of said Lot 20 at the northeasterly corner of said former Sublot 4, also being the southeasterly corner of said Sublot 3;

Course 5) Thence along the westerly line of said Lot 20, also being the easterly line of said Sublot 3 and the easterly line of lands conveyed to Allen K. Herpy, Trustee by deed recorded in O.R. Volume 1999, Page 2399 of Geauga County Records (Auditor's Tax Parcel No. 01-076751), North 00 degrees 02 minutes 35 seconds East a distance of 1023.14 feet to a 5/8 inch iron pin found at the northwesterly corner of said Lot 20;

Course 6) Thence along the northerly line of said Lot 20 and the northerly line of said Lot 25, also being the southerly line of lands conveyed to Eugene G. Zrinyi Jr. and Mary C. Parsons by deed recorded in O.R. Volume 1775, Page 2475 of Geauga County Records (Auditor's Tax Parcel No. 01-015500) and the southerly line of Sublot 32 (Auditor's Tax Parcel No. 01-117838), Sublot 33 (Auditor's Tax Parcel No. 01-117839), and Sublot 34 (Auditor's Tax Parcel No. 01-117840) in the White Oak Estates Subdivision Phase 3 as recorded in Plat Volume 21, Pages 107 – 108 of Geauga County Records, and the southerly line of Sublot 53 (Auditor's Tax Parcel No. 01-118035), Sublot 52 (Auditor's Tax Parcel No. 01-118034), Sublot 51 (Auditor's Tax Parcel No. 01-118033), and Sublot 50 (Auditor's Tax Parcel No. 01-118032) in White Oak Estates Subdivision Phase 4 as recorded in Plat Volume 22, Pages 57-58 of Geauga County Records, and the southerly line of Sublot 8 (Auditor's Tax Parcel No. 01-117640) in the Auburn Highlands Subdivision Phase 1 as recorded in Plat Volume 20, Pages 9-10 of Geauga County Records, North 88 degrees 49 minutes 26 seconds East a distance of 3289.64 feet to a 5/8 inch iron pin found on the centerline of Thorpe Road (60 feet wide);

Course 7) Thence along the centerline of Thorpe Road, South 14 degrees 58 minutes 20 seconds West a distance of 1169.45 feet to an angle point therein;

Course 8) Thence continuing along the centerline of Thorpe Road, South 00 degrees 26 minutes 31 seconds East a distance of 164.18 feet to the northeasterly corner of lands as conveyed to Alfred I. Geis, Trustee by deed recorded in O.R. 1186, Page 464 of Geauga County Records (Auditor's Tax Parcel No. 01-077500);

Course 9) Thence along the northerly line of said Geis lands, South 89 degrees 33 minutes 29 seconds West, passing over the westerly line of Thorpe Road at a distance of 30.00 feet, said point being witnessed by a 5/8 inch iron pin with "#4669" cap found 0.17 feet south therefrom, a total distance of 230.00 feet to a point of curvature, said point being witnessed by a 5/8 inch iron pin with "#4669" cap found 0.13 feet east and 0.08 feet south therefrom;

Course 10) Thence continuing along the northerly line of said Geis lands, with the arc of a curve deflecting to the left, having a radius of 232.46 feet, a central angle of 42 degrees 34 minutes 00 seconds, the chord of which bears South 68 degrees 16 minutes 29 seconds West 168.76 feet, an arc distance of 172.70 feet to a point of reverse curve therein, said point being witnessed by a 5/8 inch iron pin found 0.10 feet east and 0.02 feet south therefrom;

Course 11) Thence continuing along the northerly line of said Geis lands, with the arc of a reverse curve deflecting to the right, having a radius of 232.46 feet, a central angle of 42 degrees 34 minutes 00 seconds, the chord of which bears South 68 degrees 16 minutes 29 seconds West 168.76 feet, an arc distance of 172.70 feet to the northwesterly corner thereof, said point being witnessed by a 5/8 inch iron pin found 0.04 feet west and 0.01 feet north therefrom;

Course 12) Thence along the westerly line of said Geis lands, South 00 degrees 26 minutes 31 seconds East a distance of 277.49 feet to the southwesterly corner thereof, said point being witnessed by a bent 5/8 inch iron pin found 0.22 feet east and 0.35 feet north therefrom;

Course 13) Thence along the southerly line of said Geis lands, North 89 degrees 33 minutes 29 seconds East, passing over the westerly line of Thorpe Road at a distance of 514.50 feet, said point being witnessed by a 5/8 inch iron pin with "#4669" cap found 0.04 feet west and 0.04 feet south therefrom, a total distance of 544.50 feet to the centerline of Thorpe Road;

Course 14) Thence along the centerline of Thorpe Road, South 00 degrees 26 minutes 31 seconds East a distance of 237.75 feet to a 5/8 inch iron pin found on the southerly line of said Lot 25, also being the southerly line of Atwater Tract No. 3, Auburn Township and the southerly line of Geauga County;

Course 15) Thence along the southerly line of said Lot 25 and the southerly line of said Lot 20, also being the southerly line of Atwater Tract No. 3, Auburn Township and the southerly line of Geauga County, South 89 degrees 05 minutes 05 seconds West, passing over a 1 inch iron pipe found on the westerly line of Thorpe Road at a distance of 30.00 feet, a total distance of 2994.83 feet to the Principal Place of Beginning and containing 131.4495 acres (5,725,939 square feet) of land, according to a survey by Christopher J. Dempsey, Professional Land Surveyor No. 6914 of Dempsey Surveying Company on March 14, 2016.

All iron pins set are 5/8 inches in diameter by 30" long with a yellow plastic cap stamped "Dempsey #6914".

Basis of Bearings: Bearings are referenced to Grid North of the Ohio State Plane Coordinate System, North Zone, NAD 83 datum.

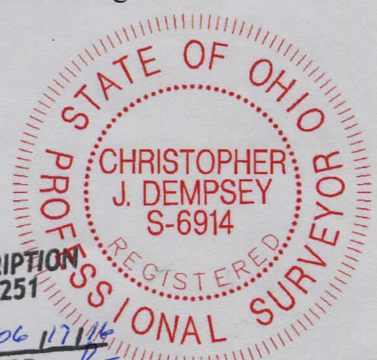
The intent of this description is to describe the consolidated parcel consisting of:

0.4579 acres split from Auditor's Tax Parcel No. 01-117816

55.4423 acres (all of Auditor's Tax Parcel No. 01-118199)

75.5493 acres (all of Auditor's Tax Parcel No. 01-077600.

Chris J. Dempsey June 6, 2016
Christopher J. Dempsey Date
Ohio Professional Surveyor #6914



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
[Signature] 06 17 16
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.