

LOT SPLIT AND CONSOLIDATION PLAT For TARKETT USA INC.

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

PREPARED FOR:
TARKETT USA INC.
16930 MUNN ROAD
CHAGRIN FALLS, OHIO 44023

LEGEND

- 1/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
- 5/8" Iron Pin found and used (I.D. SCHWARTZ)
- Iron Pin
- Iron Pipe
- Monument
- Fence post
- ✕ RR Spike Set with X
- 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

REFERENCES USED:

- 1 DEEDS OF RECORD
- 2 PLAT OF SURVEY FOR B.I.P. AUBURN LLC. BY SCHWARTZ LAND SURVEYING INC. 3/11/15
- 3 CENTERLINE SURVEY PLAT - GEAGA COUNTY - MUNN ROAD AS RECORDED IN VOLUME 21, PAGE 128 GEAGA COUNTY PLAT RECORDS
- 4 PLAT OF GOTTSCHALK INDUSTRIAL PARK PHASE 1 AS RECORDED IN VOLUME 38, PAGES 78-79 GEAGA COUNTY PLAT RECORDS

- EXISTING CELL TOWER EASEMENT
- EXISTING ACCESS EASEMENT

NOTE:
NO TITLE COMMITMENT PROVIDED

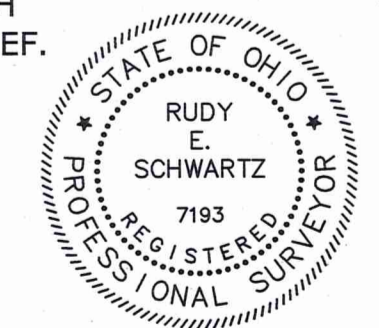
GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.
MARCH 5, 2019

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 3-5-19



SURVEY PREPARED BY:

HA HESS & ASSOCIATES ENGINEERING INC.
12121 Kinsman Rd., Newbury, Ohio 44065
Tel (440) 564-8008 Fax (440) 564-8176

SCHWARTZ LAND SURVEYING, INC.

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

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

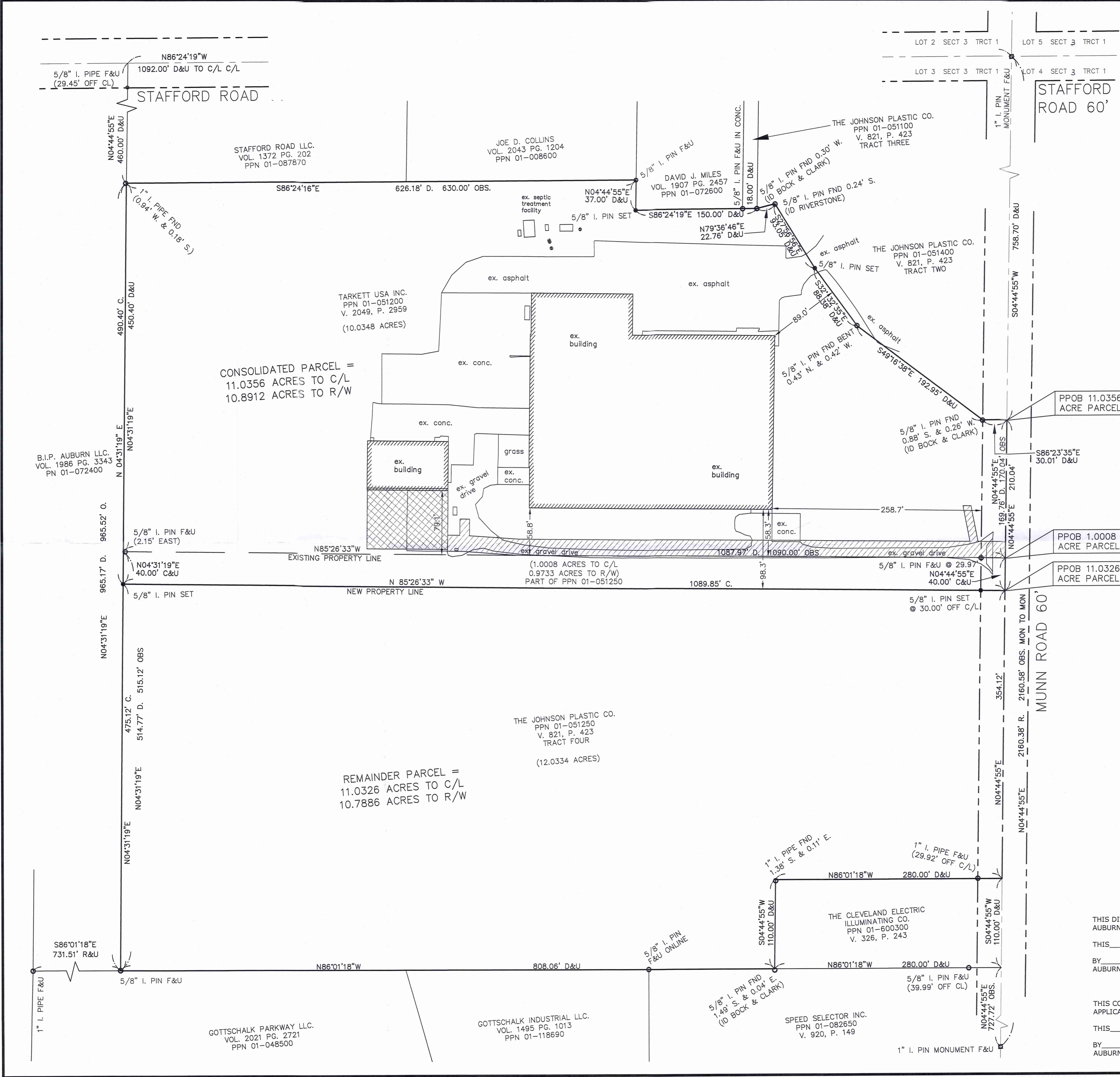
THIS _____ DAY OF _____ 2019.

BY _____
AUBURN TOWNSHIP ZONING INSPECTOR

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

THIS _____ DAY OF _____ 2019.

BY _____
AUBURN TOWNSHIP ZONING INSPECTOR



AUB 00347

TARKETT USA INC

19-029

PICKED UP 3-5-19

VOL. 2068 PG 1477

PN# 01-119189

LEGAL DESCRIPTION
OF A
1.0008 ACRE PARCEL
FOR
TARKETT USA INC.

Situated in the Township of Auburn, County of Geauga, and State of Ohio, and known as being a part of Original Lot No. 3, Section 3, Tract 1, and further known as being part of Tract four of a parcel of land conveyed to The Johnson Plastic Co. (PPN 01-051250) by deed recorded in Volume 821, Page 423 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a 1 inch iron pin found in a monument box in the centerline of Munn Road, 60 feet wide, at its intersection with the centerline of Stafford Road, 60 feet wide, said pin also being on the shared line between Lots No. 2,3,4 and 5, Section 3, Tract 1;

Thence South 04° 44' 55" West, along said centerline of Munn Road, a distance of 928.74 feet to a point at a Southeasterly corner of a parcel of land conveyed to Tarkett USA Inc. (PPN 01-051200) by deed recorded in Volume 2049, Page 2959 of Geauga County Deed Records, and being the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence South 04° 44' 55" West, continuing along said centerline of Munn Road, a distance of 40.00 feet to a point;

COURSE II Thence North 85° 26' 33" West, (creating a new line), and passing through a 5/8 inch iron pin set at 30.00 feet, a total distance of 1089.85 feet to a 5/8 inch iron pin set on the Easterly line of a parcel of land conveyed to B.I.P. Auburn LLC. (PPN 01-072400) by deed recorded in Volume 1986, Page 3343 of Geauga County Deed Records;

COURSE III Thence North 04° 31' 19" East, along said Easterly line of land so conveyed to B.I.P. Auburn LLC., a distance of 40.00 feet to a point, (reference a 5/8 inch iron pin found 2.15 feet East);

COURSE IV Thence South 85° 26' 33" East, passing through a 5/8 inch iron pin found at 1060.03 feet, a total distance of 1090.00 feet to the Principal Place of Beginning and containing 1.0008 acres of land (0.9733 acres excepting the area within the right-of-way of Munn Road) as surveyed, calculated and described, on February 22, 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 survey is to describe a created 1.0008 acre parcel of land (part of PPN 01-051250).



3-5-19

DATE

RUDY E. SCHWARTZ, P.S. 7193

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


3-15-19
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

AUB 00 347

19-029

V. 2068 pg 1496

pn# 01-051250

REMAINING LANDS
LEGAL DESCRIPTION
OF A
11.0326 ACRE PARCEL
FOR
TARKETT USA INC.

Situated in the Township of Auburn, County of Geauga, and State of Ohio, and known as being a part of Original Lot No. 3, Section 3, Tract 1, and further known as being part of Tract four of a parcel of land conveyed to The Johnson Plastic Co. (PPN 01-051250) by deed recorded in Volume 821, Page 423 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a 1 inch iron pin found in a monument box in the centerline of Munn Road, 60 feet wide, at its intersection with the centerline of Stafford Road, 60 feet wide, said pin also being on the shared line between Lots No. 2,3,4 and 5, Section 3, Tract 1;

Thence South $04^{\circ} 44' 55''$ West, along said centerline of Munn Road, a distance of 968.74 feet to a point, and being the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence South $04^{\circ} 44' 55''$ West, continuing along said centerline of Munn Road, a distance of 354.12 feet to a point at a Northeasterly corner of a parcel of land conveyed to The Cleveland Electric Illuminating Co. (PPN 01-600300) by deed recorded in Volume 326, Page 243 of Geauga County Deed Records;

COURSE II Thence North $86^{\circ} 01' 18''$ West, along the Northerly line of said Cleveland Electric Illuminating Co. parcel, and passing through a 1 inch iron pipe found at 29.92 feet, a total distance of 280.00 feet to a point at the Northwesterly corner thereof, reference a 1 inch iron pipe found 0.11' East and 1.38' South;

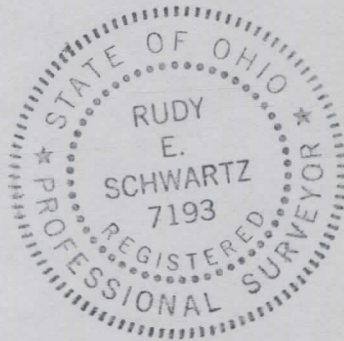
COURSE III Thence South $04^{\circ} 44' 55''$ West, along the Westerly line of land so conveyed to The Cleveland Electric Illuminating Co., a distance of 110.00 feet to a point, reference a 5/8 inch iron pin (ID Bock & Clark) found 0.04' East and 1.49' South, said point also being on the Northerly line of land conveyed to Speed Selector Inc. (PPN 01-082650) by deed recorded in Volume 920, Page 149 of Geauga County Deed Records;

COURSE IV Thence North $86^{\circ} 01' 18''$ West, along the said Northerly line of land so conveyed to Speed Selector Inc., and along the Northerly line of land conveyed to Gottschalk Industrial LLC. (PPN 01-118690) by deed recorded in Volume 1495, Page 1013 of Geauga County Deed Records, and along the Northerly line of land conveyed to Gottschalk Parkway LLC. (PPN 01-048500) by deed recorded in Volume 2021, Page 2721 of

Geauga County Deed Records, a distance of 808.06 feet to a 5/8 inch iron pin found at the Southeasterly corner of a parcel of land conveyed to B.I.P. Auburn LLC. (PPN 01-072400) by deed recorded in Volume 1986, Page 3343 of Geauga County Deed Records;

COURSE V Thence North 04° 31' 19" East, along the Easterly line of land so conveyed to B.I.P. Auburn LLC., a distance of 475.12 feet to a 5/8 inch iron pin set;

COURSE VI Thence South 85° 26' 33" East, (creating a new line), passing through a 5/8 inch iron pin set at 1059.85 feet, a total distance of 1089.85 feet to the Principal Place of Beginning and containing 11.0326 acres of land (10.7886 acres excepting the area within the right-of-way of Munn Road) as surveyed, calculated and described, on February 22, 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 survey is to describe the remaining 11.0326 acres of land (part of PPN 01-051250).



3.5.19
DATE

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

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

[Signature] 3.5.19
**GEAUGA COUNTY ENGINEER
TAX MAP DEPT.**

CONSOLIDATION
LEGAL DESCRIPTION
OF A
11.0356 ACRE PARCEL
FOR
TARKETT USA INC.

Situated in the Township of Auburn, County of Geauga, and State of Ohio, and known as being a part of Original Lot No. 3, Section 3, Tract 1, and further known as being all of a parcel of land conveyed to Tarkett USA Inc. (PPN 01-051200) by deed recorded in Volume 2049, Page 2959 of Geauga County Deed Records, also being part of Tract four of lands conveyed to The Johnson Plastic Co. (PPN 01-051250) by deed recorded in Volume 821, Page 423 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a 1 inch iron pin found in a monument box in the centerline of Munn Road, 60 feet wide, at its intersection with the centerline of Stafford Road, 60 feet wide, said pin also being on the shared line between Lots No. 2,3,4 and 5, Section 3, Tract 1;

Thence South 04° 44' 55" West, along said centerline of Munn Road, a distance of 758.70 feet to a point at a Southeasterly corner of Tract two of land conveyed to The Johnson Plastics Co. (PPN 01-051400) by deed recorded in Volume 821, Page 423 of Geauga County Deed Records, and being the Principal Place of Beginning of the premises herein intended to be described;

- COURSE I Thence South 04° 44' 55" West, continuing along said centerline of Munn Road, a distance of 210.04 feet to a point;
- COURSE II Thence North 85° 26' 33" West, (creating a new line), and passing through a 5/8 inch iron pin set at 30.00 feet, a total distance of 1089.85 feet to a 5/8 inch iron pin set on the Easterly line of land conveyed to B.I.P. Auburn LLC. (PPN 01-072400) by deed recorded in Volume 1986, Page 3343 of Geauga County Deed Records;
- COURSE III Thence North 04° 31' 19" East, along the said Easterly line of land so conveyed to B.I.P. Auburn LLC., a distance of 490.40 feet to a point, reference a 1 inch iron pipe found 0.94' West and 0.18' South, said point also being the Southwesterly corner of a parcel of land conveyed to Stafford Road LLC. (PPN 01-087870) by deed recorded in Volume 1372, Page 202 of Geauga County Deed Records;
- COURSE IV Thence South 86° 24' 16" East, along the Southerly line of land so conveyed to Stafford Road LLC. and along the Southerly line of land conveyed to Joe D. Collins (PPN 01-008600) by deed recorded in Volume 2043, Page 1204 of Geauga County Deed Records, a distance of 630.00 feet to a 5/8 inch iron pin found on the Westerly line of a parcel of land conveyed to David J. Miles (PPN 01-072600) by deed recorded in Volume 1907, Page 2457 of Geauga County Deed Records;

- COURSE V Thence South 04° 44' 55" West, along said Westerly line of land so conveyed to David J. Miles, a distance of 37.00 feet to a 5/8 inch iron pin set at the Southwesterly corner thereof;

- COURSE VI Thence South 86° 24' 19" East, along the Southerly line of land so conveyed to David J. Miles, and along the Southerly line of a parcel of land conveyed to The Johnson Plastic Co. (Tract three) (PPN 01-051100) by deed recorded in Volume 821, Page 423 of Geauga County Deed Records, a distance of 150.00 feet to a point at the Southwesterly corner of a parcel of land conveyed to The Johnson Plastic Co. (Tract two) (PPN 01-051400) by deed recorded in Volume 821, Page 423 of Geauga County Deed Records, reference a 5/8 inch iron pin found (ID Bock & Clark) 0.30' West;

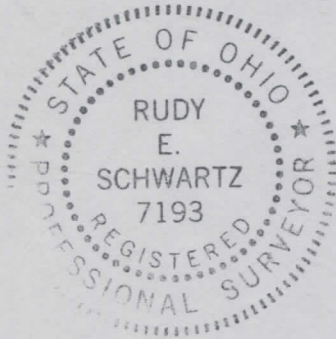
- COURSE VII Thence North 79° 36' 46" East, along a Southerly line of land so conveyed to The Johnson Plastic Co., a distance of 22.76 feet to a point, [reference a 5/8 inch iron pin found (ID Riverstone) 0.24 feet South];

- COURSE VIII Thence South 27° 56' 56" East, along a Southerly line of land so conveyed to The Johnson Plastic Co., a distance of 93.05 feet to a 5/8 inch iron pin set;

- COURSE IX Thence South 32° 32' 35" East, along a Southerly line of land so conveyed to The Johnson Plastic Co., a distance of 88.38 feet to a point, reference a 5/8 inch bent iron pin found 0.43' North and 0.42' West;

- COURSE X Thence South 49° 16' 38" East, along a Southerly line of land so conveyed to The Johnson Plastic Co., a distance of 192.95 feet to a point on the Westerly Right-of-Way of said Munn Road, reference a 5/8 inch iron pin (ID Bock & Clark) found 0.88' South and 0.26' West;

- COURSE XI Thence South 86° 23' 35" East, along a Southerly line of land so conveyed to The Johnson Plastic Co., a distance of 30.01 feet to the Principal Place of Beginning and containing 11.0356 acres of land (10.8912 acres excepting the area within the right-of-way of Munn Road) as surveyed, calculated and described, on February 22, 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 survey is to consolidate 10.0348 acres (all of PPN 01-051200) and 1.0008 acres (part of PPN 01-051250).



3.5.19
DATE

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

**SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251**
[Signature] 3/5/19
**GEAUGA COUNTY ENGINEER
TAX MAP DEPT.**