



**CEDAR FAIR  
BAINBRIDGE NORTH LAND DEVELOPMENT, LLC  
BAINBRIDGE TOWNSHIP, OHIO**

Situated in the Township of Bainbridge, County of Geauga and the State of Ohio, and known as being part of Original Bainbridge Township Lot 30, Tract 3, and being part of the CEDAR FAIR, L.P. parcel as shown in Volume 1724, Page 1949 of Geauga County Deed Records, and being further bounded and described as follows:

Beginning for reference at a 5/8" diameter iron pin found in a monument box on the centerline of Aurora Road (F.K.A. Kent Road) (S.R. 43, width varies) at its intersection with the Westerly line of said Original Lot 30 and also the Westerly line of Geauga County and the Easterly line of Cuyahoga County, thence S 50° 21' 00" E, along the centerline of Aurora Road, a distance of 1563.96 feet to a point; thence N 30° 22' 09" E, a distance of 30.40 feet to a 5/8" iron pin found (with cap Weiss) on the Northeasterly right of way of said Aurora Road, said point also being a Southwesterly corner of land now or formerly owned by Cedar Fair L.P. as recorded in Volume 1724, Page 1949 of Geauga County Deed Records and also the Southeasterly corner of land now or formerly owned by Bainbridge North Land Development, LLC as recorded in Volume 1766, Page 2509 of Geauga County Deed Records, said point being the **Principal Place of Beginning** of the parcel herein described;

1. Thence N 30° 22' 09" E , along the Northwesterly line of said Cedar Fair, L.P. land and the Southeasterly line of said Bainbridge North Land Development, LLC land, a distance of 533.61 feet to a 5/8" diameter iron pin set at a Southwesterly corner of land now or formerly owned by Bainbridge Board of Trustees as recorded in Volume 1681, Page 0718 of Geauga County Deed Records;
2. Thence S 59° 37' 51" E, along a Southerly line of said Bainbridge Board of Trustees land, a distance of 10.04 feet to a 5/8" diameter iron pin set at a point of curvature on the Westerly right of way of Relocated Geauga Lake Road (60 feet wide), said point also being a Southeasterly corner of said Bainbridge Board of Trustees land;
3. Thence Southwesterly, along the Westerly right of way of said Relocated Geauga Lake Road and the arc of a curve deflecting to the left, an arc distance of 241.47 feet to a 5/8" diameter iron pin set at a point of compound curvature, said curve having a radius of 380.00 feet a central angle of 36° 24' 33" and a chord distance of 237.43 feet which bears S 12° 09' 52" W;
4. Thence Southwesterly, along the Westerly right of way of said Relocated Geauga Lake Road, and the arc of a curve deflecting to the right, an arc distance of 251.19 feet to a 5/8" diameter iron pin set at a point of tangency, said curve having a radius of 315.00 feet a central angle of 45° 41' 24" and a chord distance of 244.59 feet which bears S 16° 48' 18" W;
5. Thence S 39° 39' 00" W, along the Westerly right of way of said Relocated Geauga Lake Road, a distance of 62.21 feet to a 5/8" diameter iron pin set at a point of curvature;

*Kenneth J. Hejduk*  
9-07-05



