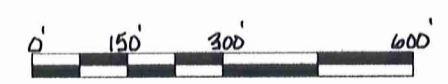


BEARING BASIS ASSUMED

- = IRON PINS OR PIPES OR REBARS FOUND
- = 5/8" x 30" CAPPED REBARS SET - C.H. MCGUIRE, P.S. 7770

DOCUMENTS USED: ALL DEEDS SHOWN HEREDIN
 GEauga COUNTY ENGINEER FIELD BOOK 1-13-35 FOR HASKINS ROAD

DEED OF RECORD: 1980-61 (02-199200)
 TO DANN S. TIMMONS, TRUSTEE
 ALL OF PARCEL 02-199200 TO BE DIVIDED INTO PARCELS 1, 3, 4, 5, & 6
 THIS DIVISION OF LAND COMPLIES WITH THE APPLICABLE BAINBRIDGE TOWNSHIP ZONING RESOLUTION.
 THIS ____ DAY OF _____ 2014
 BY: _____
 BAINBRIDGE TOWNSHIP ZONING INSPECTOR



I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PARCELS SHOWN HEREON AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF THAT SURVEY AND THAT THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

Clifford H. McGuire
 CLIFFORD H. MCGUIRE, P.S. #7770



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

MWS 12/23/14
 GEAGA COUNTY AUDITOR TAX MAP DEPT.

MAP OF SURVEY FOR KNOFF ESTATE

LOT 11, 12, 5 TRACT 3 BAINBRIDGE TWP.
 GEAGA COUNTY, OHIO

SCALE 1"=300' DATE NOV. 2014

SURVEYED BY: CLIFFORD H. MCGUIRE
 9487 SHANK RD.
 WINDHAM, OHIO 44288
 330-472-2029

Clifford H. McGuire
Professional Surveyor No. 7770
9487 Shank Rd.
Windham, Ohio 44288
330-472-2029

Description of Land
for
Knopf Estate



Parcel 1, 23.0003 Ac.

Situated in the Township of Bainbridge, County of Geauga, and State of Ohio, and known as being part of Lot 5 and Lot 12 of Tract 3 of said township and further bounded and described as follows:

Beginning at a point on the centerline of Haskins Road (60' R/W), said point being North 0° 47' 17" West, 1287.31 feet along said centerline from a 1" iron pin found at the centerline intersection of said Haskins Road (60' R/W) and Crackel Road (60' R/W);

thence North 0° 47' 17" West, along the centerline of said Haskins Road, a distance of 600.54 feet to a point;

thence North 89° 16' 00" East, along a new line and passing over a 5/8" capped rebar set at 30.00 feet, a distance of 1674.08 feet to a 5/8" capped rebar set on a west line of lands conveyed to Hugh A. Edwards, Etal. by Volume 1878, Page 2553 (P.P.N. 02-104055);

thence South 0° 18' 43" West, along the west line of said Edwards, a distance of 600.64 feet to a 1" crimped iron pipe found at an exterior corner thereof;

thence South 89° 16' 00" West, along a new line and following an existing tree row and passing over 5/8" capped rebars set at 979.04 feet and 1632.55 feet, a distance of 1662.55 feet to the point of beginning and containing 23.0003 acres of land of which 0.4136 acres lie within the road right-of-way as surveyed in November, 2014 by Clifford H. McGuire, Professional Surveyor No. 7770. The basis of bearing was assumed. The deed of record was 1980-61 (P.P.N. 02-199200) to Dann S. Timmons, Trustee. All corners set were 5/8" X 30" rebar capped with I. D. cap marked "C. H. McGuire, P. S. 7770".

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

[Signature] 12/31/14
**GEAUGA COUNTY AUDITOR
TAX MAP DEPT.**

Clifford H. McGuire
Professional Surveyor No. 7770
9487 Shank Rd.
Windham, Ohio 44288
330-472-2029

Description of Land
for
Knopf Estate



Parcel 3, 52.8536 Ac.

Situated in the Township of Bainbridge, County of Geauga, and State of Ohio, and known as being part of Lots 5, 11, and 12, of Tract 3 of said township and further bounded and described as follows:

Beginning at a point on the centerline of Haskins Road (60' R/W), said point being North 0° 47' 17" West, 1887.85 feet along said centerline from a 1" iron pin found at the centerline intersection of said Haskins Road (60' R/W) and Crackel Road (60' R/W);

thence North 0° 47' 17" West, along the centerline of said Haskins Road, a distance of 1059.19 feet to a 1" iron pin found in a monument assembly at an angle point;

thence North 0° 14' 43" East, continuing along said centerline, a distance of 910.10 feet to a point and the southwest corner of lands conveyed to Stephen and Barbara Paterek by Volume 1126, Page 65 (P.P.N. 02-158500) of Geauga County Record of Deeds;

thence North 89° 50' 04" East, along the south line of said Paterek and passing over a 1" iron pipe found at 30.74 feet, a distance of 879.58 feet to a point at the southeast corner thereof and on the west line of lands conveyed to Rose Paterek by Volume 1332, Page 50 (P.P.N. 02-273200), said point also being on the dividing line between Lot 11 and Lot 6 and witnessed by a 1" iron pipe found North 89° 49' 46" East, 0.95 feet;

thence South 0° 02' 36" West, along said west line of Paterek and Lot line and along a west line of lands conveyed to Hugh A. Edwards, Etal. by Volume 1878, Page 2553 (P.P.N. 02-104055) and passing over a ½" iron pipe found at 27.24 feet, a distance of 1241.91 feet to a 1" iron pipe found at an exterior corner thereof and at the common corners of Lots 5, 6, 11, and 12;

thence North 89° 54' 02" East, along a south line of said Edwards and along the dividing line between Lot 6 and Lot 5, a distance of 809.86 feet to a 5/8" capped rebar set at an interior corner thereof;

thence South 0° 18' 43" West, along a west line of said Edwards, a distance of 709.80 feet to 5/8" capped rebar set ;

thence South 89° 16' 00" West, along a new line and passing over 5/8" capped rebar set at 1644.08 feet, a distance of 1674.08 feet to the point of beginning and containing 52.8536 acres of land of which 1.3562 acres lie within the road right-of-way as surveyed in November, 2014 by Clifford H. McGuire, Professional Surveyor No. 7770. The basis of bearing was assumed. The deed of record was 1980-61 (P.P.N. 02-199200) to Dann S. Timmons, Trustee. All corners set were 5/8" X 30" rebar capped with I. D. cap marked "C. H. McGuire, P. S. 7770".

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

[Signature] 12/23/14
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

Clifford H. McGuire
Professional Surveyor No. 7770
9487 Shank Rd.
Windham, Ohio 44288
330-472-2029

Description of Land
for
Knopf Estate



Parcel 4, 20.3226 Ac.

Situated in the Township of Bainbridge, County of Geauga, and State of Ohio, and known as being part of Lot 12, of Tract 3 of said township and further bounded and described as follows:

Beginning at a 1" iron pin found at the centerline intersection of Haskins Road (60' R/W) and Crackel Road (60' R/W) and on the common line between Geauga and Portage Counties and on the south line of Lot 12 and Tract 3;

thence North 0° 47' 17" West, along the centerline of said Haskins Road, a distance of 1287.31 feet to a point;

thence North 89° 16' 00" East, along a new line and passing over a 5/8" capped rebar set at 30.00 feet, a distance of 683.51 feet to a 5/8" capped rebar set;

thence South 0° 47' 17" East, along a new line and passing over a capped 5/8" rebar set at 1273.00 feet, a distance of 1303.01 feet to a point on the centerline of said Crackel Road, county line, and lot and tract line;

thence North 89° 25' 02" West, along said road centerline, county line, and lot and tract line, a distance of 683.70 feet to the point of beginning and containing 20.3226 acres of land of which 1.3369 acres lie within the road right-of-ways as surveyed in November, 2014 by Clifford H. McGuire, Professional Surveyor No. 7770. The basis of bearing was assumed. The deed of record was 1980-61 (P.P.N. 02-199200) to Dann S. Timmons, Trustee. All corners set were 5/8" X 30" rebar capped with I. D. cap marked "C. H. McGuire, P. S. 7770".

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

Handwritten signature and date 12/10/14
**GEAUGA COUNTY AUDITOR
TAX MAP DEPT.**

Clifford H. McGuire
Professional Surveyor No. 7770
9487 Shank Rd.
Windham, Ohio 44288
330-472-2029

Description of Land
for
Knopf Estate



Parcel 5, 23.7303 Ac.

Situated in the Township of Bainbridge, County of Geauga, and State of Ohio, and known as being part of Lots 5 and 12, of Tract 3 of said township and further bounded and described as follows:

Beginning at a point on the centerline of Crackel Road (60' R/W) and on the common line between Geauga and Portage County and on the south line of Lot 12 and Tract 3, said point being South 89° 25' 02" East, 683.70 feet along said centerline, county line, lot and tract line, from a 1" iron pin found at the centerline intersection of Haskins Road (60' R/W) and said Crackel Road (60' R/W);

thence North 0° 47' 17" West, along a new line and passing over a 5/8" capped rebar set at 30.01 feet, a distance of 1303.01 feet to a 5/8" capped rebar set;

thence North 89° 16' 00" East, along a new line, a distance of 979.04 feet to a 1" crimped iron pipe found at an interior corner of lands conveyed to Hugh A. Edwards, Etal. by Volume 1878, Page 2553 (P.P.N. 02-104055);

thence South 0° 18' 43" West, along a new line, a distance of 890.73 feet to a 5/8" capped rebar set on the north line of lands conveyed to Joann M. Biro by Volume 1384, Page 98 (P.P.N. 02-419400) of Geauga County Record of Deeds;

thence North 89° 16' 00" West, along the north line of said Biros and along the north line of land conveyed to Gilbert J. & Bertha Anne Colnar by Volume 734, Page 7 (P.P.N. 02-073220) and along the north line of two parcels conveyed to David Leibitzke by Volume 1124, Page 773 (P.P.N. 02-120900 and 02-121000 respectively) and passing by a 1/2" iron pipe found at 91.27 feet (0.02 feet South), a 3/4" iron pipe found at 241.14 feet (0.22 feet South) and a 5/8" rebar found at 392.24 feet (0.29 feet South), a distance of 541.28 feet to a 5/8" capped rebar set at the northwest corner of said Leibitzke;

thence South 0° 42' 01" West, along the west line of said Leibitzke and passing over a 1/2" iron pipe found at 405.43 feet, a distance of 435.83 feet to a point on said Crackel Road centerline, county line, and south line of Lot 5 and Tract 3;

thence North 89° 25' 02" West, along said road centerline, county line, south line of Lots 5 and 12 and tract line a distance of 409.65 feet to the point of beginning and containing 23.7303 acres of land of which 0.2824 acres lie within the road right-of-way as surveyed in November, 2014 by Clifford H. McGuire, Professional Surveyor No. 7770. The basis of bearing was assumed. The deed of record was 1980-61 (P.P.N. 02-199200) to Dann S. Timmons, Trustee. All corners set were 5/8" X 30" rebar capped with I. D. cap marked "C. H. McGuire, P. S. 7770".

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

Clifford H. McGuire 12/23/14
GEAUGA COUNTY AUDITOR
TAX MAP DEPT. *Rev.*

Clifford H. McGuire
Professional Surveyor No. 7770
9487 Shank Rd.
Windham, Ohio 44288
330-472-2029

Description of Land
for
Knopf Estate



Parcel 6, 21.7189 Ac.

Situated in the Township of Bainbridge, County of Geauga, and State of Ohio, and known as being part of Lot 5 of Tract 3 of said township and further bounded and described as follows:

Commencing at a 1" iron pin found at the centerline intersection of Haskins Road (60' R/W) and Crackel Road (60' R/W) and on the common line between Geauga and Portage Counties and south line of Lot 12 and Tract 3;

thence South 89° 25' 02" East, along said Crackel Road centerline, county line, south line of Lot 12 and Lot 5, and said tract line, a distance of 1394.08 to a 1" iron pin found at an angle point;

thence South 89° 17' 01" East, continuing along said road centerline, county line, and lot and tract line a distance of 599.28 feet to a point and the southeast corner of land conveyed to Cynthia P. Martin by Volume 998, Page 809 (P.P.N. 02-124810) of Geauga County Record of Deeds; said point being *the true point of beginning* for the parcel herein described;

thence North 0° 42' 01" East, along the east line of said Martin and passing over a 1/2" iron pipe found at 29.62 feet, a distance of 434.86 feet to a point witnessed by a 1/2" crimped pipe found South 75° 23' 41" West, 0.34 feet and a 1" iron pipe found North 24° 28' 21" East, 0.68 feet and the northeast corner thereof;

thence North 89° 16' 00" West, along the north line of said Martin and along the north line of lands conveyed to Joseph M. Hocerar by Volume 915, Page 584 (P.P.N. 02-227400) of Geauga County Record of Deeds and the north line of lands conveyed to Joann M. Biro by Volume 1384, Page 98 (P.P.N. 02-419400) of Geauga County Record of Deeds and passing by a 1" crimped iron pipe at 150.02 feet (0.09 feet South) and passing over a 1/2" crimped iron pipe found at 300.01 feet, a distance of 358.72 feet to a 5/8" capped rebar set;

thence North 0° 18' 43" East, along a new line, a distance of 890.73 feet to a 1" crimped iron pipe found at an interior corner of lands conveyed to Hugh A. Edwards, Etal. by Volume 1878, Page 2553 (P.P.N. 02-104055);

thence South 89° 19' 32" East, along a south line of said Edwards, a distance of 813.57 feet to a 1" iron pipe found at the northwest corner of lands conveyed to Edwards Crystal Brook Holdings, LLC. by Volume 1825, Page 3134 (P.P.N. 02-104050) of Geauga County Record of Deeds;

thence South 1° 09' 51" East, along the west line of said Edwards Crystal Brook Holdings and along the west line of lands conveyed to Kerri L. Bobnar by Volume 1909, Page 708 (P.P.N. 02-138400) of Geauga County Record of Deeds and passing over a 1/2" iron pipe found at 1297.69 feet, a distance of 1326.99 feet to a point on said road centerline and county line;

thence North 89° 17' 0" West, along said road centerline, county line, and lot and tract line, a distance of 491.98 feet to *the true point of beginning* and containing 21.7189 acres of land of which 0.3385 acres lie within the road right-of-way as surveyed in November, 2014 by Clifford H. McGuire, Professional Surveyor No. 7770. The basis of bearing was assumed. The deed of record was 1980-61 (P.P.N. 02-199200) to Dann S. Timmons, Trustee. All corners set were 5/8" X 30" rebar capped with I. D. cap marked "C. H. McGuire, P. S. 7770".

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
McG 12/03/14
GEAUGA COUNTY AUDITOR
TAX MAP DEPT. *Kel*