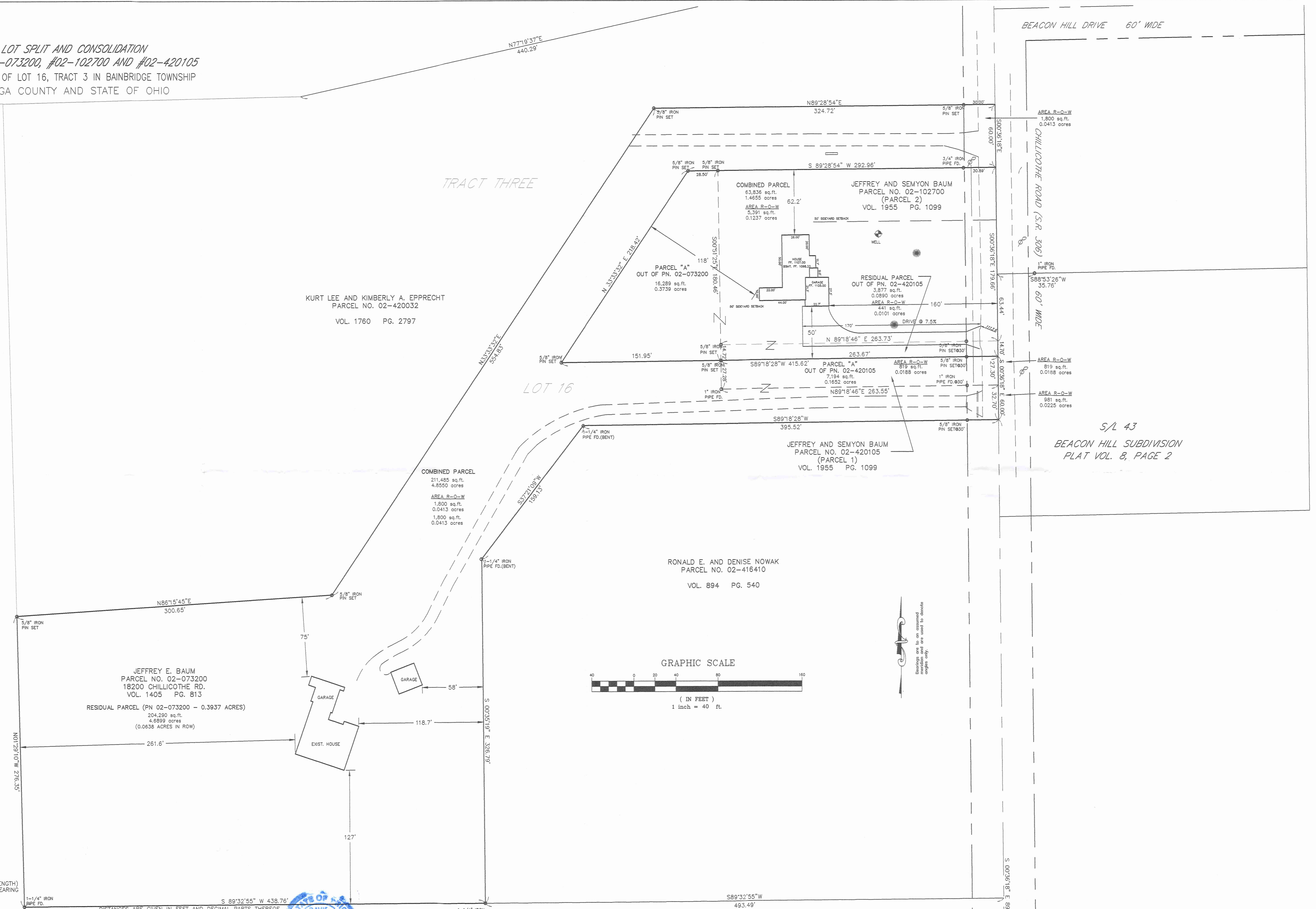


LOT SPLIT AND CONSOLIDATION
OF PP#02-073200, #02-102700 AND #02-420105
BEING PART OF LOT 16, TRACT 3 IN BAINBRIDGE TOWNSHIP
GEAUGA COUNTY AND STATE OF OHIO



KURT LEE AND KIMBERLY A. EPPRECHT
PARCEL NO. 02-420032
VOL. 1760 PG. 2797

COMBINED PARCEL
63,836 sq.ft.
1.4655 acres
AREA R-O-W
5,391 sq.ft.
0.1237 acres

PARCEL "A"
OUT OF PN. 02-073200
16,289 sq.ft.
0.3739 acres

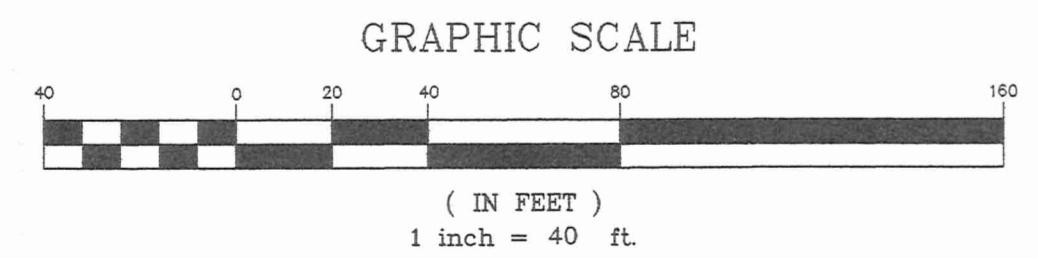
RESIDUAL PARCEL
OUT OF PN. 02-420105
3,877 sq.ft.
0.0890 acres
AREA R-O-W
441 sq.ft.
0.0101 acres

PARCEL "A"
OUT OF PN. 02-420105
7,194 sq.ft.
0.1652 acres

COMBINED PARCEL
211,485 sq.ft.
4.8550 acres
AREA R-O-W
1,800 sq.ft.
0.0413 acres
1,800 sq.ft.
0.0413 acres

RONALD E. AND DENISE NOWAK
PARCEL NO. 02-416410
VOL. 894 PG. 540

JEFFREY E. BAUM
PARCEL NO. 02-073200
18200 CHILLICOTHE RD.
VOL. 1405 PG. 813
RESIDUAL PARCEL (PN 02-073200 - 0.3937 ACRES)
204,290 sq.ft.
4.6899 acres
(0.0638 ACRES IN ROW)



SOURCES:
DEEDS AND PLATS AS NOTED
ODOT EASEMENT FOR HIGHWAY PURPOSES
GEA-166-06.42 / PID No. 87470

ALL IRON PINS SET ARE 5/8" (30" OF LENGTH)
AND ARE IDENTIFIED BY A PLASTIC CAP BEARING
THE IMPRINT "7597".

DAVID RAPP SERVICES
dave@usaq.com
(440) 983-1607
DAVID A. RAPP P.S. No. 7597



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER S.C. 315.251
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

ARLEEN E. MORGENTHAU
PARCEL NO. 02-054700
VOL. 1736 PG. 2507

Baum (15-045)
Picked Up 05/24/15

VOL. 1991 pg. 3303

PN # 02-421303

**LOT SPLIT OF PN#02-420105
PARCEL "A"**

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being part of Original Bainbridge Township Lot No. 16, Tract No. 3 and further described as follows;

Beginning at a point on the centerline of Chillicothe Road (aka State Route 306), 60 feet wide, said point being the northwest corner of Sublot 43, as shown on the Beacon Hill Subdivision Plat, Recorded in Plat Volume 8, Page 2 of the Geauga County Plat Records, said point referenced by a 1" iron pipe found bearing North 88°53'26" East, a distance of 35.76 feet, thence South 00°36'18" East, a distance of 78.14 feet to a point and being the principle place of beginning;

Thence South 00°36'18" East, along said centerline, a distance of 27.30 feet to a point at a corner of land conveyed to Jeffrey E. Baum (PN 02-073200) by deed Volume 1405, Page 813 of the Geauga County Deed Records (GCDR);

Thence South 89°18'46" West, along a northerly line of said Baum land, passing over a 1" iron pipe found at 30.00 feet, a total distance of 263.55 feet to a 1" iron pipe found in a northeast corner thereof;

Thence North 00°51'25" West, along an easterly line of said Baum land, a distance of 27.28 feet to a 5/8" iron pin set;

Thence North 89°18'28" East, creating a new line and passing over a 5/8" iron pin set at 233.67 feet, a total distance of 263.67 feet to the principle place of beginning and containing 0.1652 acres of land (0.0188 acres in ROW) more or less and subject to all legal highways and easements as surveyed by David A. Rapp in April, 2015, Professional Land Surveyor No. 7597. All iron pins set (30" of length and 5/8" in diameter) are identified by a plastic cap bearing the imprint "7597". Bearings are based on an assumed meridian and are used to denote angles only.

It is intended to be a 0.1652 acre Split from land conveyed to Jeffrey and Semyon Baum by Document Volume 1955, Page 1099 (PN 02-420015). Said parcel to be combined with land conveyed to Jeffrey E. Baum (PN 02-073200).

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
[Signature] 05/24/15
GEAUGA COUNTY AUDITOR
TAX MAP DEPT. *Rev.*

STATE OF OHIO
DAVID
RAPP
7597
[Signature]
05/24/2015

**LOT SPLIT OF PN#02-420105
RESIDUAL PARCEL**

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being part of Original Bainbridge Township Lot No. 16, Tract No. 3 and further described as follows;

Beginning at a point on the centerline of Chillicothe Road (aka State Route 306), 60 feet wide, said point being the northwest corner of Sublot 43, as shown on the Beacon Hill Subdivision Plat, Recorded in Plat Volume 8, Page 2 of the Geauga County Plat Records, said point referenced by a 1" iron pipe found bearing North 88°53'26" East, a distance of 35.76 feet, thence South 00°36'18" East, a distance of 63.44 feet to the southeast corner of land conveyed to Jeffrey and Semyon Baum (PN 02-420105) by deed Volume 1955, Page 1099 (Parcel 2) of the GCDR and being the principle place of beginning;

Thence South 00°36'18" East, along said centerline, a distance of 14.70 feet to a point;

Thence South 89°18'28" West, creating a new line and passing over a 5/8" iron pin set at 30.00 feet, a total distance of 263.67 feet to a 5/8" iron pin set on an easterly line of land conveyed to Jeffrey E. Baum (PN 02-073200) by deed Volume 1405, Page 813 of the Geauga County Deed Records (GCDR)

Thence North 00°51'25" West, along an easterly line of said Baum land, a distance of 14.72 feet to a 5/8" iron pin set on the southwest corner of said Jeffrey and Semyon Baum (PN 02-102700) land;

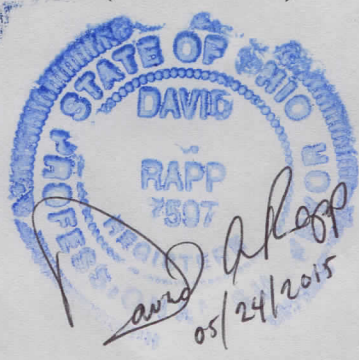
Thence North 89°18'46" East, along the southerly line of said Baum land, passing over a 5/8" iron pin set at 233.73 feet, a total distance of 263.73 feet to a point on said centerline;

to the principle place of beginning and containing 0.0890 acres of land (0.0101 acres in ROW) more or less and subject to all legal highways and easements as surveyed by David A. Rapp in April, 2015, Professional Land Surveyor No. 7597. All iron pins set (30" of length and 5/8" in diameter) are identified by a plastic cap bearing the imprint "7597". Bearings are based on an assumed meridian and are used to denote angles only.

It is intended to be a 0.0890 acre Residual from land conveyed to Jeffrey and Semyon Baum by Document Volume 1955, Page 1099, Parcel 1 (PN 02-420105) after a 0.1652 acre split. Said parcel to be combined with Parcel 2 and 0.3739 acres from land conveyed to Jeffrey E. Baum (PN 02-073200).

RECEIVED
MAY 28 2015
Gaugua County Auditor
Tax Map Dept.

**SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251**
[Signature] 05/24/15
GEAUGA COUNTY AUDITOR Rev.
TAX MAP DEPT.



Baum (15-045)
Picked up 5/26/15
VOL. 1991 pg 3309
PN# 02-421304

**LOT SPLIT OF PN#02-073200
PARCEL "A"**

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being part of Original Bainbridge Township Lot No. 16, Tract No. 3 and further described as follows;

Beginning at a point on the centerline of Chillicothe Road (aka State Route 306), 60 feet wide, said point being the northwest corner of Sublot 43, as shown on the Beacon Hill Subdivision Plat, Recorded in Plat Volume 8, Page 2 of the Geauga County Plat Records, said point referenced by a 1" iron pipe found bearing North 88°53'26" East, a distance of 35.76 feet, thence South 00°36'18" East, a distance of 78.14 a point, thence South 89°18'28" West, a distance of 263.67 feet to a 5/8" iron pin set on a westerly line of land conveyed to Jeffrey and Semyon Baum (PN 02-102700) by deed Volume 1955, Page 1099 (Parcel 1) of the GCDR and being the principle place of beginning;

Thence South 89°18'28" West, creating a new line, passing over a 5/8" a distance of 151.95 feet to a 5/8" iron pin set;

Thence North 33°33'32" East, creating a new line, a distance of 218.42 feet to a 5/8" iron pin set;

Thence North 89°28'54" East, creating a new line, a distance of 28.50 feet to a 5/8" iron pin set;

Thence South 00°51'25" East, along the westerly line of said Baum (Parcel 1 and 2), a distance of 180.46 feet to the principle place of beginning and containing 0.3739 acres of land (0.0000 acres in ROW) more or less and subject to all legal highways and easements as surveyed by David A. Rapp in April, 2015, Professional Land Surveyor No. 7597. All iron pins set (30" of length and 5/8" in diameter) are identified by a plastic cap bearing the imprint "7597". Bearings are based on an assumed meridian and are used to denote angles only.

It is intended to be a 0.3739 acre Split from land conveyed to Jeffrey E. Baum (PN 02-073200) by Document Volume 1405, Page 813 of the GCDR. Said parcel to be combined with land conveyed to Jeffrey and Semyon Baum by Document Volume 1955, Page 1099.

**SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251**
JWB 05/24/15
**GEAUGA COUNTY AUDITOR
TAX MAP DEPT.**



Baum (15-045)
Picked up 5/26/15
VOL. 1991 pg. 3318
PN # 02-102700

**CONSOLIDATION OF PARCEL 02-102700 WITH
THE RESIDUAL FROM PARCEL 02-420105 AND
0.3739 ACRES SPLIT FROM PARCEL 02-073200**

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being part of Original Bainbridge Township Lot No. 16, Tract No. 3 and further described as follows;

Beginning at a point on the centerline of Chillicothe Road (aka State Route 306), 60 feet wide, said point being the northwest corner of Sublot 43, as shown on the Beacon Hill Subdivision Plat, Recorded in Plat Volume 8, Page 2 of the Geauga County Plat Records, said point referenced by a 1" iron pipe found bearing North 88°53'26" East, a distance of 35.76 feet, thence South 00°36'18" East, a distance of 78.14 feet to the principle place of beginning;

Thence South 89°18'28" West, creating a new line, passing over a 5/8" iron pin set at 30.00 feet and 263.67 feet, a total distance of 415.62 feet to a 5/8" iron pin set;

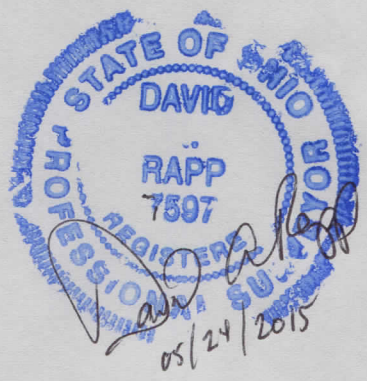
Thence North 33°33'32" East, creating a new line, a distance of 218.42 feet to a 5/8" iron pin set;

Thence North 89°28'54" East, creating a new line, passing over a 5/8" iron pin set at 28.50 feet on a corner of land conveyed to Jeffrey E. Baum (PN 02-073200) by deed Volume 1405, Page 813 of the GCDR and continuing along a southerly line of said Baum and passing over a 3/4" iron pipe found at 262.07 feet, a total distance of 292.96 feet to a point on the centerline of said Chillicothe Road;

Thence South 00°36'18" East, along said centerline, a distance of 179.66 feet to the principle place of beginning and containing 1.4655 acres of land (0.1237 acres in ROW) more or less and subject to all legal highways and easements as surveyed by David A. Rapp in April, 2015, Professional Land Surveyor No. 7597. All iron pins set (30" of length and 5/8" in diameter) are identified by a plastic cap bearing the imprint "7597". Bearings are based on an assumed meridian and are used to denote angles only.

It is intended to Consolidate 0.3739 acres split from land conveyed to Jeffrey E. Baum (PN 02-073200) by Document Volume 1405, Page 813 of the GCDR with a 0.0890 acre Residual from PN 02-420105 (Parcel 1), and all of PN 02-102700 (Parcel 2) from land conveyed to Jeffrey and Semyon Baum by Document Volume 1955, Page 1099 of the GCDR.

RECEIVED
MAY 2 2 2015
Gaugua County Auditor
Tax Map Dept.
SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
[Signature] 05/24/15
GEAUGA COUNTY AUDITOR
TAX MAP DEPT. *Ren*



RESIDUAL FROM PARCEL 02-073200

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being part of Original Bainbridge Township Lot No. 16, Tract No. 3 and further described as follows;

Beginning at a point on the centerline of Chillicothe Road (aka State Route 306), 60 feet wide, said point being the northwest corner of Sublot 43, as shown on the Beacon Hill Subdivision Plat, Recorded in Plat Volume 8, Page 2 of the Geauga County Plat Records, said point referenced by a 1" iron pipe found bearing North 88°53'26" East, a distance of 35.76 feet, thence South 00°36'18" East, a distance of 105.44 feet to southeast corner of land conveyed to Jeffrey and Semyon Baum (PN 02-420105) Parcel 2, by Document Volume 1955, Page 1099 of the Geauga County Deed Records (GCDR) and the principle place of beginning;

Thence South 00°36'18" East, continuing along said centerline, a distance of 32.70 feet to the northeast corner of land conveyed to Ronald E. and Denise Nowak (PN 02-416410) by deed Volume 894, Page 540 of the GCDR;

Thence South 89°18'28" West, along the northerly line of said Nowak,, passing over a 5/8" iron pin set at 30.00 feet, a distance of 395.52 feet to a 1-1/4" iron pipe found (bent) at an angle point in said Nowak line;

Thence South 37°21'09" West, along a westerly line of said Nowak land, a distance of 159.13 feet to a 1-1/4" iron pipe found (bent) at an angle point in said Nowak line;

Thence South 00°35'19" East, continuing along a westerly line of said Nowak land, a distance of 326.79 feet to a 1-1/4" iron pipe found at the southwest corner of said Nowak, said point also being on the northerly line of land conveyed to Arleen E. Morgenroth (PN 02-054700) by deed Volume 1736, Page 2507 of the GCDR;

Thence South 89°32'55" West, along a northerly line of said Morgenroth land, a distance of 438.76 feet to a 1-1/4" iron pipe found at an angle point in said Morgenroth land;

Thence North 01°29'10" West, along an easterly line of said Morgenroth land, a distance of 276.35 feet to a 5/8" iron pin set at the southwest corner of land conveyed to Kurt Lee and Kimberly A. Epprecht (PN 02-420032) by deed Volume 1760 Page 2797 of the GCDR;

Thence North 86°15'45" East, along a southerly line of said Epprecht land, a distance of 300.65 feet to a 5/8" iron pin set;

Thence North 33°33'32" East, along an easterly line of said Epprecht land, a distance of 554.83 feet to a 5/8" iron pin set;

Thence North 89°28'54" East, along a southerly line of said Epprecht land, passing over a 5/8" iron pin set at 294.72 feet, a total distance of 324.72 feet to a point on said the centerline of said Chillicothe Road;

[Faint red stamp, likely a recording or filing mark]

Thence South 00°36'18" East, along said centerline, a distance of 60.00 feet to a point, said point being the northeast corner of land conveyed to Jeffrey and Semyon Baum (PN 02-102700) Parcel 2, by Document Volume 1955, Page 1099 of the GCDR;

Thence South 89°28'54" West, along the northerly line of said Baum - Parcel 2 and extension thereof, passing over a 3/4" iron pipe found at 30.89 feet and a 5/8" iron pin set at 264.46 feet, a total distance of 292.96 feet to a 5/8" iron pin set;

Thence South 33°33'32" West, creating a new line, a distance of 218.42 feet to a 5/8" iron pin set;

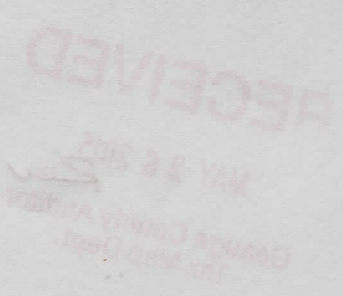
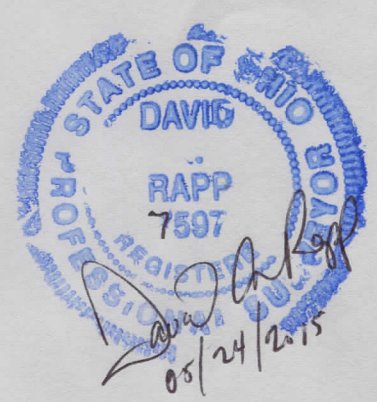
Thence North 89°18'28" East, creating a new line, a distance of 151.95 feet to a 5/8" iron pin set on the westerly line of land conveyed to Jeffrey and Semyon Baum (PN 02-420105) Parcel 1, by Document Volume 1955, Page 1099;

Thence South 00°51'25" East, along the westerly line of said Baum, a distance of 27.28 feet to a 1" iron pipe found at an angle point;

Thence North 89°18'46" East, along the southerly line of said Baum, passing over a 1" iron pipe found at 233.55 feet, a total distance of 263.55 feet to the principle place of beginning and containing 4.6899 acres of land (0.0638 acres in ROW) more or less and subject to all legal highways and easements as surveyed by David A. Rapp in April, 2015, Professional Land Surveyor No. 7597. All iron pins set (30" of length and 5/8" in diameter) are identified by a plastic cap bearing the imprint "7597". Bearings are based on an assumed meridian and are used to denote angles only.

It is intended to describe the residual 4.6899 acres from land conveyed to Jeffrey E. Baum (PN 02-073200) after a 0.3739 acre split.

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
[Signature] 05/24/15
GEAUGA COUNTY AUDITOR
TAX MAP DEPT. *Rev*



**CONSOLIDATION OF THE RESIDUAL PARCEL 02-073200
WITH 0.1652 ACRES SPLIT FROM PARCEL 02-420105**

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being part of Original Bainbridge Township Lot No. 16, Tract No. 3 and further described as follows;

Beginning at a point on the centerline of Chillicothe Road (aka State Route 306), 60 feet wide, said point being the northwest corner of Sublot 43, as shown on the Beacon Hill Subdivision Plat, Recorded in Plat Volume 8, Page 2 of the Geauga County Plat Records, said point referenced by a 1" iron pipe found bearing North 88°53'26" East, a distance of 35.76 feet, thence South 00°36'18" East, along said centerline, a distance of 78.14 feet to the principle place of beginning;

Thence South 00°36'18" East, along said centerline, a distance of 60.00 feet to the northerly line of land conveyed to Ronald E. and Denise Nowak (PN 02-416410) by deed Volume 894, Page 540 of the Geauga County Deed Records (GCDR);

Thence South 89°18'28" West, along the northerly line of said Nowak, passing over a 5/8" iron pin set at 30.00 feet, a distance of 395.52 feet to a 1-1/4" iron pipe found (bent) at an angle point in said Nowak line;

Thence South 37°21'09" West, along a westerly line of said Nowak land, a distance of 159.13 feet to a 1-1/4" iron pipe found (bent) at an angle point in said Nowak line;

Thence South 00°35'19" East, along a westerly line of said Nowak land, a distance of 326.79 feet to a 1-1/4" iron pipe found at the southwest corner of said Nowak, said point also being on the northerly line of land conveyed to Arleen E. Morgenroth (PN 02-054700) by deed Volume 1736, Page 2507 of the GCDR;

Thence South 89°32'55" West, along the northerly line of said Morgenroth land, a distance of 438.76 feet to a 1-1/4" iron pipe found at an angle point in said Morgenroth land;

Thence North 01°29'10" West, along the easterly line of said Morgenroth land, a distance of 276.35 feet to a 5/8" iron pin set at the southwest corner of land conveyed to Kurt Lee and Kimberly A. Epprecht (PN 02-420032) by deed Volume 1760 Page 2797 of the GCDR;

Thence North 86°15'45" East, along a southerly line of said Epprecht land, a distance of 300.65 feet to a 5/8" iron pin set;

Thence North 33°33'32" East, along an easterly line of said Epprecht land, a distance of 554.83 feet to a 5/8" iron pin set;

Thence North 89°28'54" East, along a southerly line of said Epprecht land, passing over a 5/8" iron pin set at 294.72 feet, a total distance of 324.72 feet to a point on said the centerline of said Chillicothe Road;

Thence South 00°36'18" East, along said centerline, a distance of 60.00 feet to a point, said point being the northeast corner of land conveyed to Jeffrey and Semyon Baum, Parcel 2 (PN 02-102700) by Document Volume 1955, Page 1099 of the GCDR;

Thence South 89°28'54" West, along the northerly line of said Baum - Parcel 2 and extension thereof, passing over a 3/4" iron pipe found at 30.89 feet and passing over a 5/8" iron pin set at 264.46 feet, a total distance of 292.96 feet to a 5/8" iron pin set;

Thence South 33°33'32" West, creating a new line, a distance of 218.42 feet to a 5/8" iron pin set;

Thence North 89°18'28" East, creating a new line, passing over a 5/8" iron pin set at 151.95 feet and 385.62 feet, a total distance of 415.62 feet to the principle place of beginning and containing 4.8550 acres of land (0.0826 acres in ROW) more or less and subject to all legal highways and easements as surveyed by David A. Rapp in April, 2015, Professional Land Surveyor No. 7597. All iron pins set (30" of length and 5/8" in diameter) are identified by a plastic cap bearing the imprint "7597". Bearings are based on an assumed meridian and are used to denote angles only.

It is intended to describe the Combination of 4.6899 acres Residual from land conveyed to Jeffrey E. Baum (PN 02-073200) by Document Volume 1405, Page 813 of the GCDR with 0.1652 acres split from land conveyed to Jeffrey and Semyon Baum (PN 02-420105) by Document Volume 1955. Page 1099 of the GCDR.

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
MWB 05/24/15
GEAUGA COUNTY AUDITOR *Rev*
TAX MAP DEPT.

STATE OF OHIO
DAVID
RAPP
7597
PROFESSIONAL LAND SURVEYOR REGISTERED
David A. Rapp
05/24/2015

RECEIVED
MAY 28 2015
Geauga County Auditor
Tax Map Dept.