

BH1 00238

Geauga Lake LLC (15-080)

Picked Up 07/30/15

VOL, 2049 pg 993

PN# 02-126400

15001228DE-01

July 30, 2015

Subject Parcel A 2.4278 Acres

Situated in the Township of Bainbridge, County of Geauga, State of Ohio and being part of Original Bainbridge Township Lot 27 and 30 Tract 3 and being more fully bounded and described as follows:

Commencing at the intersection of the centerline of Aurora Road (F.K.A. Kent Road) – State Route 43 (width varies) and the centerline of Depot Road (F.K.A. Relocated Geauga Lake Road) (width varies) as recorded in Plat Volume 36, Pages 62-64 of the Geauga County Recorder's Office said point being South $38^{\circ}59'24''$ West 30.40 feet of a 5/8 inch iron pin in a monument box, thence North $38^{\circ}59'24''$ East along the said centerline of Depot Road, a distance of 110.48 feet to a point of curvature thereon, thence Northeasterly continuing along the said centerline of Depot Road and along the arc of a curve deflecting to the left, a distance of 284.99 feet, to a 5/8 inch iron pin found at a point of reverse curvature, said curve having a radius of 350.00 feet, a delta angle of $46^{\circ}39'13''$, and a chord distance of 277.18 feet bearing North $15^{\circ}39'47''$ East, thence Northeasterly continuing along the said centerline of Depot Road and along the arc of a curve deflecting to the right, a distance of 228.30 feet, to a 5/8 inch iron pin found thereon, said curve having a radius of 350.00 feet, a delta angle of $37^{\circ}22'22''$, and a chord distance of 224.27 feet bearing North $11^{\circ}01'22''$ East, thence North $29^{\circ}42'33''$ East, continuing along the said centerline of Depot Road, a distance of 677.00 feet a point thereon, thence North $60^{\circ}17'27''$ West, a distance of 30.00 feet to a 5/8 inch iron pin set with cap "Atwell" on a Westerly line of Depot Road, said point also being the Place of Beginning of the parcel of land herein described;

Course No. 1: thence North $29^{\circ}42'33''$ East, along an Easterly line of land now or formerly owned by V&V Lakeshore Ltd. (PN 02-420982) by deed recorded in Volume 1889, Page 2861 of Geauga County Recorder's Office, a distance of 745.09 feet to an iron rod found with cap "Atwell-Hicks" at a Southerly line of land now or formerly owned by Cleveland Commercial Railroad (PN 02-900039) by deed recorded in Volume 1256, Page 1015 of Geauga County Recorder's Office;

Course No. 2: thence South $56^{\circ}47'26''$ East, along a said Southerly line of Cleveland Commercial Railroad, a distance of 2822.00 feet to a 5/8 inch iron pin set with cap "Atwell";

Course No. 3: thence South $33^{\circ}12'34''$ West, along a Northerly line of Depot Road (width varies), a distance of 10.11 feet to a 5/8 inch iron pin set with cap "Atwell";

Course No. 4: thence North $56^{\circ}47'00''$ West, continuing along a said Northerly line of Depot Road, a distance of 1490.37 feet to a point;

Course No. 5: thence North $33^{\circ}13'00''$ East, continuing along a said Northerly line of Depot Road, a distance of 7.00 feet to a point;

Course No. 6: thence North 56°47'00" West, continuing along a said Northerly line of Depot Road, a distance of 20.00 feet to a point;

Course No. 7: thence South 33°13'00" West, continuing along a said Northerly line of Depot Road, a distance of 7.00 feet to a point;

Course No. 8: thence North 56°47'00" West, continuing along a said Northerly line of Depot Road, a distance of 810.52 feet to a 5/8 inch iron pin set with cap "Atwell" at a point of curvature;

Course No. 9: thence Southwesterly along a Northwesterly line of a said Depot Road and along the arc of a curve deflecting to the left, a distance 567.65 feet, to a 5/8 inch iron pin set with cap "Atwell" at a point of tangency, said curve having a radius of 405.00 feet, a delta angle of 80°18'22", and a chord distance of 522.31 feet bearing South 83°03'49" West;

Course No. 10: thence South 42°54'38" West, along a Westerly line of a said Depot Road, a distance of 302.74 feet to a 5/8 inch iron pin set with cap "Atwell" at a point of curvature;

Course No. 11: thence Southwesterly continuing along a said Westerly line of Depot Road and along the arc of a curve deflecting to the left, a distance of 99.08 feet, to a 5/8 inch iron pin set with cap "Atwell" at point of tangency, said curve having a radius of 430.00 feet, a delta angle of 13°12'05", and a chord distance of 98.86 feet bearing South 36°18'35" West, to the Place of Beginning of the parcel of land herein described, containing 2.4278 acres, 105,754 square feet of land according to a survey by Atwell, LLC dated June 2015 being the same more or less and being subject to all legal highways and easements.

The basis of bearing for this survey is State Plane Coordinate System NAD 83 Zone Ohio North, established by O.D.O.T. VRS observed on June 23, 2015. Bearings, as shown, are used to describe angular measurements only.

All pins set 5/8 inch by 30 feet steel pin with cap "Atwell LLC".

The intent of this description is to divide lands owned by Geauga Lake LLC as recorded in deed Volume 1964, Page 1730 of Geauga County Recorder's Office known as part of PN 02-267000.



Daniel P. Engle
7/30/15

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

ThwB 07/30/15
GEAUGA COUNTY AUDITOR
TAX MAP DEPT. *Rev.*

15001228DE-02

July 30, 2015

Subject Parcel B 95.1980 Acres

Situated in the Township of Bainbridge, County of Geauga, State of Ohio and being part of Original Bainbridge Township Lots 27, 28, 29, and 30 Tract 3 and being more fully bounded and described as follows:

Commencing at the intersection of the centerline of Aurora Road (F.K.A. Kent Road) – State Route 43 (width varies) and the centerline of Depot Road (F.K.A. Relocated Geauga Lake Road) (width varies) as recorded in Plat Volume 36, Pages 62-64 of the Geauga County Recorder's Office, said point being South $38^{\circ}59'24''$ West 30.40 feet of a 5/8 inch iron pin in a monument box, thence North $38^{\circ}59'24''$ East along the said centerline of Depot Road, a distance of 99.01 feet to a point thereon, thence South $51^{\circ}00'36''$ East perpendicular to the said centerline of Depot Road, a distance of 40.00 feet to a 5/8 inch iron pin set with cap "Atwell" on the Easterly line of said Depot Road to the Place of Beginning of the parcel of land herein described;

Course No 1: thence Northeasterly along the said Easterly line of Depot Road and along the arc of a curve deflecting to the left, a distance of 319.77 feet to a 5/8 inch iron pin set with cap "Atwell" at a point of reverse curvature, said curve having a radius of 385.00 feet a delta angle of $47^{\circ}35'20''$ and a chord distance of 310.66 feet bearing North $15^{\circ}11'44''$ East;

Course No. 2: thence Northeasterly continuing along the said Easterly line of Depot Road and along the arc of a curve deflecting to the right, a distance of 213.95 feet to a 5/8 inch iron pin set with cap "Atwell" thereon, said curve having a radius of 320.00 feet, a delta angle of $38^{\circ}18'28''$, and a chord distance of 209.99 feet bearing North $10^{\circ}33'18''$ East;

Course No. 3: thence North $29^{\circ}42'33''$ East continuing along the said Easterly line of Depot Road, a distance of 677.00 feet to a 5/8 inch iron pin set with cap "Atwell" at a point of curvature thereon;

Course No. 4: thence Northeasterly continuing along the said Easterly line of Depot Road and along the arc of a curve deflecting to the right, a distance of 85.25 feet to a 5/8 inch iron pin set with cap "Atwell" thereon, said curve having a radius of 370.00 feet, a delta angle of $13^{\circ}12'05''$, and a chord distance of 85.06 feet bearing North $36^{\circ}18'35''$ East;

Course No. 5: thence North $42^{\circ}54'38''$ East continuing along the said Easterly line of Depot Road, a distance of 302.74 feet to a 5/8 inch iron pin set with cap "Atwell" at a point of curvature thereon;

Course No. 6: thence Northeasterly continuing along the said Easterly line of Depot Road and along the arc of a curve deflecting to the right, a distance of 483.55 feet to a 5/8 inch iron pin set with cap "Atwell" thereon, said curve having a radius of 345.00 feet, a delta angle of $80^{\circ}18'22''$, and a chord distance of 444.93 feet bearing North $83^{\circ}03'49''$ East;

Course No.7: thence South 56°47'00" East continuing along a Westerly line of Depot Road, a distance of 797.52 feet to a point thereon;

Course No. 8: thence South 33°13'00" West continuing along the said Westerly line of Depot Road, a distance of 7.00 feet to a point thereon;

Course No. 9: thence South 56°47'00" East continuing along the said Westerly line of Depot Road, a distance of 20.00 feet to a point thereon;

Course No. 10: thence North 33°13'00" East continuing along the said Westerly line of Depot Road, a distance of 7.00 feet to a point thereon;

Course No. 11: thence South 56°47'00" East continuing along the said Westerly line of Depot Road, a distance of 1563.94 feet to a point thereon;

Course No. 12: thence South 33°13'00" West continuing along the said Westerly line of Depot Road, a distance of 7.00 feet to a point thereon;

Course No. 13: thence South 56°47'00" East continuing along the said Westerly line of Depot Road, a distance of 20.00 feet to a point thereon;

Course No. 14: thence North 33°13'00" East continuing along the said Westerly line of Depot Road, a distance of 7.00 feet to a point thereon;

Course No. 15: thence South 56°47'00" East continuing along the said Westerly line of Depot Road, a distance of 409.45 feet to a 5/8 inch iron pin set with cap "Atwell" thereon;

Course No. 16: thence South 48°56'03" East continuing along the said Westerly line of Depot Road, a distance of 146.37 feet to a 5/8 inch iron pin set with cap "Atwell" thereon;

Course No. 17: thence North 73°52'00" East continuing along the said Westerly line of Depot Road, a distance of 52.73 feet to a point on a Westerly line of Geauga Lake Road (50 feet wide, being referenced by 5/8 inch iron pin found with cap "Weiss" 0.81 feet South and 0.21 feet West thereon;

Course No. 18: thence South 56°47'43" East continuing along the said Westerly line of Geauga Lake Road, a distance of 94.58 feet to a 5/8 inch iron pin set with cap "Atwell" thereon, said pin at northeast corner of land now or formerly in the name of Geauga Lake LLC (PN 02-125900) by deed recorded in Vol.1964, Pg. 2730 in Geauga County Recorder's Office;

Course No. 19: thence North 89°24'48" West along a Northern line of land now or formerly owned by said Geauga Lake LLC (PN 02-125900) a distance of 356.20 feet to a 5/8 inch iron pin set with cap "Atwell" thereon at a northwesterly corner thereof;

Course No. 20: thence South 89°53'27" West continuing along a Northern line of land now or formerly owned by Geauga Lake LLC (PN 02-126000) by deed recorded in Vol. 1964, Pg. 1730 of Geauga County

Recorder's Office, a distance of 242.76 feet to a 5/8 inch iron pin set with cap "Atwell" thereon at a northwesterly corner thereof;

Course No. 21: thence South 01°06'33" East continuing along a Westerly line of land now or formerly owned by said Geauga Lake LLC (PN 02-126000) a distance of 289.70 feet to a 5/8 inch iron pin set with cap "Atwell" thereon said pin at a northeasterly corner of lands owned by Geauga Lake LLC (PN 02-125400) by deed recorded in Vol.1964, Pg.1730 of Geauga County Recorder's Office;

Course No. 22: thence South 55°53'27" West continuing along a Westerly line of land now or formerly owned by said Geauga Lake LLC (PN 02-125400) a distance of 575.00 feet to a 5/8 inch iron pin set with cap "Atwell" thereon said pin at westerly corner thereof;

Course No. 23: thence South 34°06'33" East continuing along a Westerly line of land now or formerly owned by said Geauga Lake LLC (PN 02-125400) a distance of 330.96 feet to a point on the low water mark of Geauga Lake passing through a set 5/8 inch iron pin with cap "Atwell" at a distance 300 feet, said point on the westerly line of lands owned by Geauga Lake LLC (PN 02-125700) by deed recorded in Vol.1964, Pg.1730 of Geauga County Recorder's Office;

Thence running along the low water mark of Geauga Lake (PN 02-125700), being referenced by the following two courses:

Course No. 24: thence South 28°14'28" West, a distance of 134.24 feet;

Course No. 25: thence South 13°51'02" West, a distance of 100.70 feet to a point, said point referenced by a set 5/8 inch iron pin with cap "Atwell" North 89°06'13" West at a distance 58.00 feet, said point at a northeast corner of land owned by Geauga Lake LLC (PN 02-126300) by deed recorded in Vol.1964, Pg.1730 of Geauga County Recorder's Office;

Course No. 26: thence North 89°06'13" West continuing along a Northerly line of land now or formerly owned by said Geauga Lake LLC (PN 02-126300) a distance of 858.00 feet to a 5/8 inch iron pin set with cap "Atwell" thereon at a northwesterly corner thereof and on the west line of O.L. 28;

Course No. 27: thence South 00°36'46" East continuing along a Westerly line of land now or formerly owned by said Geauga Lake LLC (PN 02-126300), a distance of 151.59 feet to a 5/8 inch iron pin set with cap "Atwell" thereon said pin at a northerly corner of land owned by Geauga Lake LLC (PN 02-126600) by deed recorded in Vol.1964, Pg.1730 of Geauga County Recorder's Office;

Course No. 28: thence South 52°29'07" West continuing along a Westerly line of land now or formerly owned by said Geauga Lake LLC (PN 02-126600) and along said westerly line of O.L. 28, a distance of 155.08 feet to a 5/8 inch iron pin set with cap "Atwell" set on an Easterly line of Aurora Road (F.K.A. Kent Road) – S.R. 43 (width varies) thereon said pin at the westerly corner of said Geauga Lake LLC (PN 02-126600);

Course No. 29: thence Northwesterly along the said Easterly line of Aurora Road and along the arc of a curve deflecting to the left, a distance of 294.54 feet to a 5/8 inch iron pin set with cap "Atwell", said

curve having a radius of 1472.39 feet a delta angle of $11^{\circ}27'41''$ and a chord distance of 294.05 feet bearing North $45^{\circ}16'46''$ West;

Course No. 30: thence North $51^{\circ}00'36''$ West along said Easterly line of Aurora Road, a distance of 214.34 feet to a found 5/8 inch iron pin with cap "Woolpert" thereon;

Course No. 31: thence North $06^{\circ}05'12''$ West along a new dividing line, a distance of 42.59 feet to a found 5/8 inch iron pin with cap "Woolpert" thereon;

Course No. 32: thence North $38^{\circ}59'22''$ East along a new dividing line, a distance of 784.26 feet to point thereon said point being in a pond, said point referenced by and passing through a set 5/8 inch iron pin with cap "Atwell" at a distance 624.26' feet, said point on the westerly line of lands owned by Geauga Lake LLC (PN 02-125500) by deed recorded in Vol.1964, Pg.1730 of Geauga County Recorder's Office, said point also on easterly line of O.L. 29 ;

Course No. 33: thence North $00^{\circ}36'46''$ West along the easterly line of O.L. 29 and 30, and said westerly line of Geauga Lake LLC (PN 02-125500), and a new dividing line, a distance of 721.97 feet to a found 5/8 inch iron pin with cap "Woolpert" thereon;

Course No. 34: thence North $51^{\circ}00'38''$ West along the easterly line of O.L. 29 and 30, and said westerly line of Geauga Lake LLC (PN 02-125500) and a new dividing line, a distance of 1102.18 feet to a found 5/8 inch iron pin with cap "Zaranec" on an Easterly line of the Greenbelt Corridor Preservation Area as recorded in deed recorded in Vol.1583, Pg.134 of Geauga County Recorder's Office;

Thence running along an Easterly line of said Greenbelt Corridor Preservation Area, for the following 14 courses: All iron pins found 5/8 inch iron pin with cap "Zaranec"

Course No. 35: thence South $76^{\circ}43'44''$ West, a distance of 18.38 feet to a found iron pin;

Course No. 36: thence South $44^{\circ}52'52''$ West, a distance of 58.78 feet to a found iron pin;

Course No. 37: thence South $62^{\circ}00'44''$ West, a distance of 139.73 feet to a found iron pin;

Course No. 38: thence South $34^{\circ}24'02''$ West, a distance of 83.37 feet to a found iron pin;

Course No. 39: thence South $46^{\circ}16'18''$ West, a distance of 73.62 feet to a found iron pin;

Course No. 40: thence South $21^{\circ}07'37''$ West, a distance of 66.25 feet to a found iron pin;

Course No. 41: thence South $40^{\circ}09'11''$ West, a distance of 95.98 feet to a found iron pin;

Course No. 42: thence South $41^{\circ}06'43''$ West, a distance of 51.23 feet to a found iron pin;

Course No. 43: thence South $04^{\circ}17'28''$ West, a distance of 34.24 feet to a found iron pin;

Course No. 44: thence South $06^{\circ}21'46''$ West, a distance of 119.45 feet to a found iron pin;

Course No. 45: thence South $24^{\circ}07'43''$ West, a distance of 86.88 feet to a found iron pin;

Course No. 46: thence South 54°59'08" East, a distance of 374.45 feet to a found iron pin;

Course No. 47: thence South 35°07'59" West, a distance of 153.02 feet to a found iron pin;

Course No. 48: thence South 47°52'26" West, a distance of 478.94 feet to a found iron pin on said Easterly line of Aurora Road;

Course No. 49: thence North 51°00'36" West along said Easterly line of Aurora Road, a distance of 608.91 feet to a 5/8 inch iron pin set with cap "Atwell" at a point of curvature thereon;

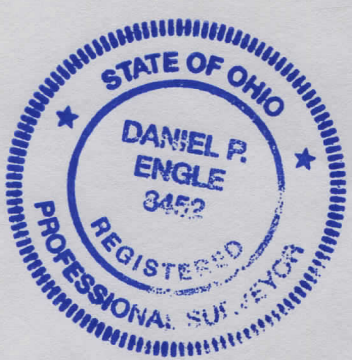
Course No. 50: thence Northwesterly continuing along the said Easterly line of Aurora Road and along the arc of a curve deflecting to the right, a distance of 47.12 feet to a 5/8 inch iron pin set with cap "Atwell" on said easterly line of Relocated Geauga Lake Road, said curve having a radius of 30.00 feet, a delta angle of 90°00'00", and a chord distance of 42.43 feet bearing North 06°00'36" West;

Course No. 51: thence North 38°59'24" East along the said Easterly line of Relocated Geauga Lake Road, a distance of 39.01 feet to the Place of Beginning of the parcel of land herein described, containing 95.1980 acres, 4,146,824 square feet of land according to a survey by Atwell, LLC dated June 2015 being the same more or less and being subject to all legal highways and easements.

The basis of bearing for this survey is State Plane Coordinate System NAD 83 Zone Ohio North, established by O.D.O.T. VRS observed on June 23, 2015. Bearings, as shown, are used to describe angular measurements only.

All pins set 5/8 inch by 30 feet steel pin with cap "Atwell LLC."

The intent of this description is to combine lands owned by Geauga Lake LLC as recorded in deed Vol.1964 Pg.1730 of Geauga County Recorder's Office known as all of PN 02-125500 with parts of: PN 02-126500, PN 02-126700, PN 02-126400, and PN 02-267000.



Daniel P. Engle
7/30/2015

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

Thurb 07/30/15
GEAUGA COUNTY AUDITOR
TAX MAP DEPT. *Rev.*

BH 00238

Geauga Lake LLC (15-080)

Picked up 7/30/15

VOL. 2049 pg 993

pn # 02-126700

15001228DE-03

July 30, 2015

Subject Parcel C 41.3926 Acres

Situated in the Township of Bainbridge, County of Geauga, State of Ohio and being part of Original Bainbridge Township Lots 27, 28, 29, and 30 Tract 3 and being more fully bounded and described as follows:

Commencing at the intersection of the centerline of Aurora Road (F.K.A. Kent Road) – State Route 43 (width varies) and the centerline of Depot Road (F.K.A. Relocated Geauga Lake Road) (width varies) as recorded in Plat Volume 36, Pages 62-64 of the Geauga County Recorder's Office, said point being South 38°59'24" West 30.40 feet of a 5/8 inch iron pin in a monument box, thence South 51°00'36" East along said centerline of Aurora Road, a distance of 678.91 feet to a point, thence North 38°59'24" East, a distance of 30.00 feet to found iron pin on a Northerly line of said Aurora Road to the Place of Beginning of the parcel of land herein described;

Thence running along an Easterly line of the Greenbelt Corridor Preservation Area as recorded in deed recorded in Vol.1583, Pg.134 of Geauga County Recorder's, for the following 14 courses: All pins found 5/8 inch iron pin with cap "Zaranec".

Course No. 1: thence North 47°52'26" East, a distance of 478.94 feet to a found iron pin;

Course No. 2: thence North 35°07'59" East, a distance of 153.02 feet to a found iron pin;

Course No. 3: thence North 54°59'08" West, a distance of 374.45 feet to a found iron pin;

Course No. 4: thence North 24°07'43" East, a distance of 86.88 feet to a found iron pin;

Course No. 5: thence North 06°21'46" East, a distance of 119.45 feet to a found iron pin;

Course No. 6: thence North 04°17'28" East, a distance of 34.24 feet to a found iron pin;

Course No. 7: thence North 41°06'43" East, a distance of 51.23 feet to a found iron pin;

Course No. 8: thence North 40°09'11" East, a distance of 95.98 feet to a found iron pin;

Course No. 9: thence North 21°07'37" East, a distance of 66.25 feet to a found iron pin;

Course No. 10: thence North 46°16'18" East, a distance of 73.62 feet to a found iron pin;

Course No. 11: thence North 34°24'02" East, a distance of 83.37 feet to a found iron pin;

Course No. 12: thence North 62°00'44" East, a distance of 139.73 feet to a found iron pin;

Course No. 13: thence North 44°52'52" East, a distance of 58.78 feet to a found iron pin;

Course No. 14: thence North 76°43'44" East, a distance of 18.38 feet to a found iron pin;

Course No. 15: thence South 51°00'36" East along a new dividing line, a distance of 1102.18 feet to a found iron pin thereon said pin on the west line of O.L. 27;

Course No. 16: thence South 00°36'46" East along a new dividing line and the westerly line of O.L. 27 and O.L. 28, also being the westerly line of Geauga Lake LLC (PN 02-125500) by deed recorded in Vol.1964, Pg.1730 of Geauga County Recorder's Office, a distance of 721.97 feet to a point thereon. Said point being in a pond, and referenced by a set 5/8 inch iron pin with cap "Atwell" South 38°59'22" West at a distance of 160.00';

Course No. 17: thence South 38°59'22" West along a new dividing line, passing through said 5/8 inch iron pin with cap "Atwell" at a distance 160.00' feet, a total distance of 784.26 feet to found 5/8 inch iron pin with cap "Woolpert" thereon;

Course No. 18: thence South 06°05'12" East along a new dividing line, a distance of 42.59 feet to an Easterly line of said Aurora Road, to a found 5/8 inch iron pin with cap "Woolpert" thereon;

Course No. 19: thence North 51°00'36" West along said Easterly line of Aurora Road, a distance of 946.68 feet to a point being referenced by an 5/8 inch iron pin with cap "Weiss" found 0.16 feet South and 0.33 feet West thereon;

Course No. 20: thence South 38°59'22" West along said Easterly line of Aurora Road, a distance of 10.00 feet to a found 5/8 inch iron pin with cap "Woolpert" thereon;

Course No. 21: thence North 51°00'36" West along the said Easterly line of Aurora Road, a distance of 287.95 feet to the Place of Beginning of the parcel of land herein described, containing 41.3926 acres, 1,803,061 square feet of land according to a survey by Atwell, LLC dated June 2015 being the same more or less and being subject to all legal highways and easements.

The basis of bearing for this survey is State Plane Coordinate System NAD 83 Zone Ohio North, established by O.D.O.T. VRS observed on June 23, 2015. Bearings, as shown, are used to describe angular measurements only.

All pins set 5/8 inch by 30 feet steel pin with cap "Atwell LLC."

The intent of this description is to combine lands owned by Geauga Lake LLC as recorded in deed recorded in Vol.1964, Pg.1730 of Geauga County Recorder's Office known as parts of: PN 02-126500, PN 02-126700, PN 02-126400, and PN 02-267000.



Daniel P. Engle
7/30/2015

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

[Signature] 07/30/15
GEAUGA COUNTY AUDITOR
TAX MAP DEPT. *Rev.*