

BOUNDARY SURVEY AND LEGAL DESCRIPTIONS FOR JUDGEMENT ENTRY For KEY TRUST COMPANY OF OHIO, N.A., TRUSTEES

SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GEAGA AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL LOT NUMBERS 23, 22, 21, TRACT 2, BAINBRIDGE TOWNSHIP.

PROPERTY DETAILS

- 1. CHRISTIE G. SCHNECKNER VOL. 1911 PG. 2959 PPN 02-357900 PARCEL 1
2. CHRISTIE G. SCHNECKNER VOL. 1911 PG. 2959 PPN 02-357800 PARCEL 2
3. ELIZABETH FRAZIER VOL. 1876 PG. 805 PPN 02-122000
4. DENNIS PEPOY AND DIANE SHUE VOL. 1970 PG. 2223 PPN 02-277800
5. JOSEPH F. AND KAREN KAUDER VOL. 1911 PG. 580 PPN 02-187200
6. KEVIN B. AND RUTHANN C. GRAY VOL. 1468 PG. 343 PPN 02-271200
7. NICKALAS J. AND DANIELLE ZALLER VOL. 1952 PG. 1601 PPN 02-010050
8. JAMES A. AND FRANCES M. MC GEE VOL. 1945 PG. 168 PPN 02-242100 PARCEL NO. 2
9. JAMES A. AND FRANCES M. MC GEE VOL. 1945 PG. 168 PPN 02-242000 PARCEL NO. 1
10. CHARLES PATTISON FULLER AND ANN MICHELLE FULLER VOL. 1991 PG. 3244 PPN 02-265200
11. GARY JAMES AND KATHLEEN ANN NEWMAN VOL. 607 PG. 793 PPN 02-263750
12. 60X60 INGRESS/EGRESS EASEMENT VOL. 1952 PG. 1603, VOL. 132 PG. 529, VOL. 1945 PG. 166

Table with 4 columns: LINE, LENGTH, D&U, BEARING. Contains 22 rows of survey data.

REFERENCES USED:

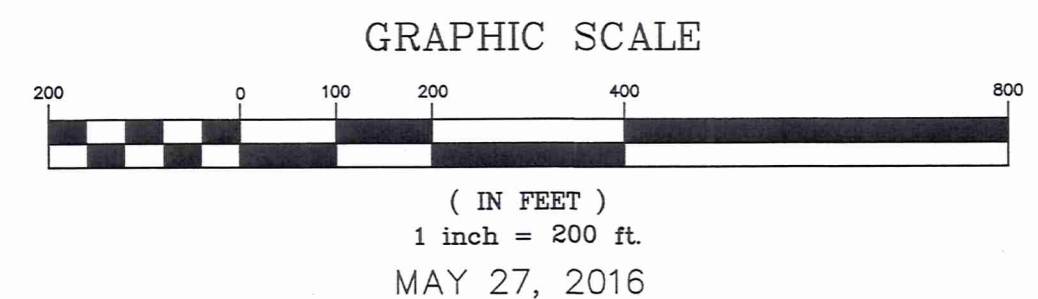
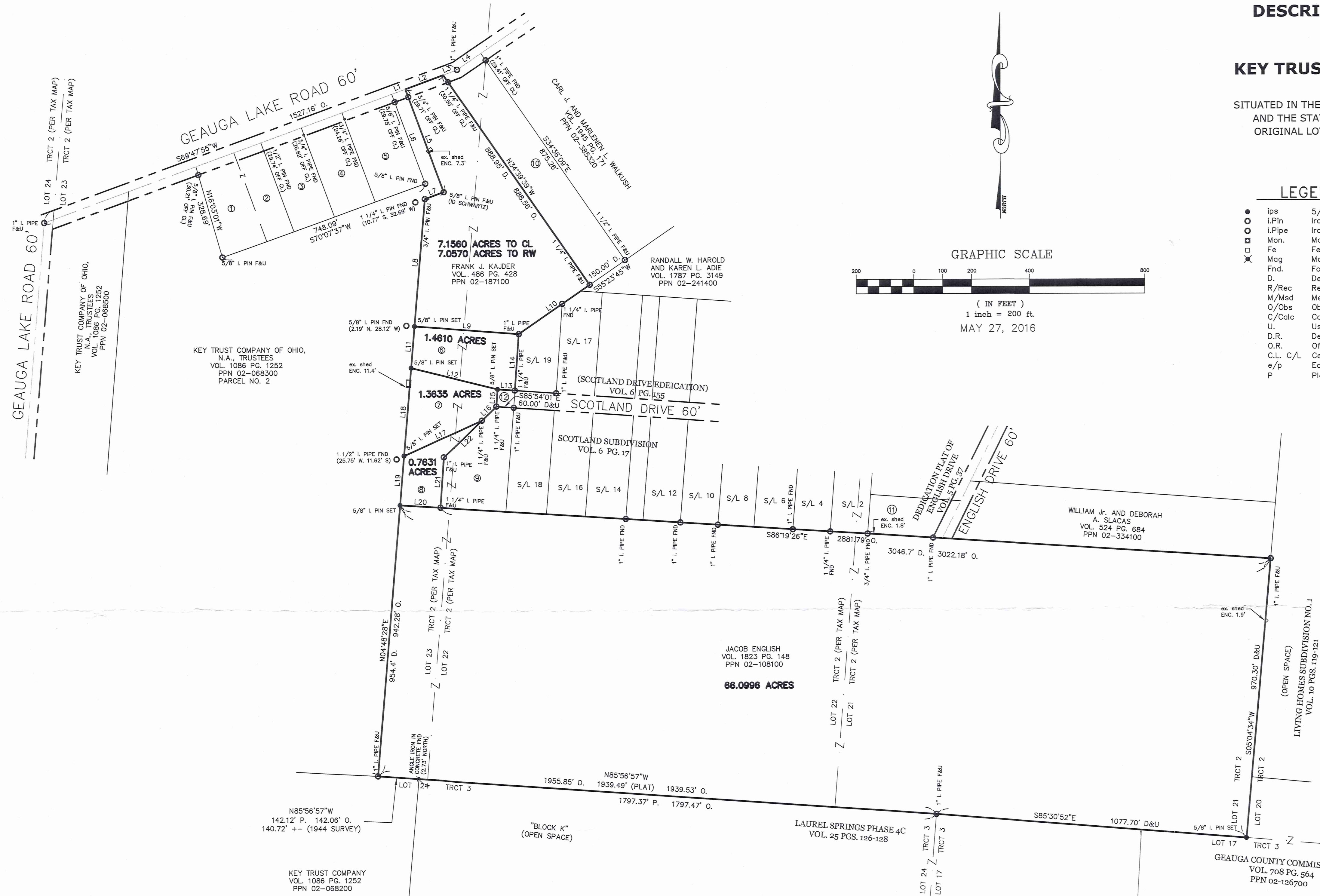
- 1 COUNTY RECORDS FOR GEAGA LAKE ROAD (TR 183)
2 COPE ALLOTMENT SUBDIVISION NO. 1 VOL. 6 PG. 95
3 SCOTLAND DRIVE DEDICATION VOL. 6 PG. 155
4 LAUREL SPRINGS PHASE 4C VOL. 25 PGS. 126-128
5 LIVING HOMES SUBDIVISION NO. 1 VOL. 10 PGS. 119-121

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 MERIDIAN 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, P.S. #7193 Date 6.6.16



SURVEY PLAT & LEGAL DESCRIPTION APPROVED PER R.C. 315.251 GEAGA COUNTY AUDITOR TAX MAP DEPT.



LEGEND

- ips 5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
iPin Iron Pin
iPipe Iron Pipe
Mon. Monument
Fe Fence post
Mag Mag Nail Set
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 Centerline
e/p Edge of Pavement
P Plat record information

BAI 00242

Key Trust Company (16-062)
Picked Up 06/08/16

VOL 2072 pg 1598

PN# 02-242100

LEGAL DESCRIPTION
OF A
0.7631 ACRE PARCEL
FOR
JAMES A. AND FRANCES M. Mc GEE

Situated in the Township of Bainbridge, County of Geauga, and State of Ohio and known as being a part of Lot Nos. 22 and 23, Tract 2, and further known as being parcel No. 2 of lands conveyed to James A. and Frances M. Mc Gee (PPN 02-242100) by deed recorded in Volume 1945, Pages 168 of Geauga County Deed records, further bounded and described as follows;

Beginning at a 1 inch iron pipe found at the Northwesterly corner of subplot No. 18 in the Scotland Subdivision as shown by plat recorded in Volume 6, Page 17 of Geauga County Plat Records, said pin also being at the Northeasterly corner of parcel No. 1 of lands conveyed to James A. and Frances M. Mc Gee (PPN 02-242000) by deed recorded in Volume 1945, Pages 168 of Geauga County Deed records;

Thence North 85° 54' 01" West, along the Northerly line of land so conveyed to James A. and Frances M. Mc Gee (PPN 02-242000), a distance of 60.00 feet to a 1 1/4 inch iron pipe found at the Northwesterly corner thereof;

Thence South 46° 06' 53" West, along a Northwesterly line of said parcel No. 1 of lands so conveyed to James A. and Frances M. Mc Gee, distance of 70.00 feet to a 1 1/4 inch iron pipe found at the Principal Place of Beginning of the premises herein intended to be described;

- COURSE I Thence South 46° 06' 53" West, along a Northwesterly line of said parcel No. 1 of lands so conveyed to James A. and Frances M. Mc Gee, distance of 183.77 feet to a 1 inch iron pipe found at an interior corner thereof;
- COURSE II Thence South 3° 59' 43" West, along the Westerly line of said parcel No. 1 of lands so conveyed to James A. and Frances M. Mc Gee, a distance of 174.96 feet to a 1 1/4 inch iron pipe found at the Southwesterly corner thereof, said pipe also being on a Northerly line of land conveyed to Jacob English (PPN 02-108100) by deed recorded in Volume 1823, Page 148 of Geauga County Deed Records;
- COURSE III Thence North 86° 19' 26" West, along said Northerly line of said land so conveyed to Jacob English, a distance of 140.39 feet to a 5/8 inch iron pin set at a Northwesterly corner thereof, said pin also being on the Easterly line of parcel No. 2 of lands conveyed to Key Trust Company of Ohio, N.A., Trustees (PPN 02-068300) by deed recorded in Volume 1086, Page 1252 of Geauga County Deed Records;

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COURSE IV

Thence North 4° 48' 28" East, along said Easterly line of said land so conveyed to Key Trust Company of Ohio, N.A., Trustees, a distance of 171.48 feet to a 5/8 inch iron pin set on the Southeasterly line of land conveyed to Nickalas J. and Danielle Zaller (PPN 02-010050) by deed recorded in Volume 1952, Page 1601 of Geauga County Deed Records;

COURSE V

Thence North 65° 42' 12" East, along said Southeasterly line of land so conveyed to Nickalas J. and Danielle Zaller, a distance of 296.64 feet to the Principal Place of Beginning and containing 0.7631 acres of land as surveyed, calculated and described, on May 27, 2016 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.

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DATE

RUDY E. SCHWARTZ, P.S. 7193

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

06/07/16

GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

LEGAL DESCRIPTION
OF A
1.3635 ACRE PARCEL
FOR
NICKALAS J. AND DANIELLE ZALLER

Situated in the Township of Bainbridge, County of Geauga, and State of Ohio and known as being a part of Lot Nos. 22 and 23, Tract 2, and further known as being land conveyed to Nickalas J. and Danielle Zaller (PPN 02-010050) by deed recorded in Volume 1952, Pages 1601 of Geauga County Deed records, further bounded and described as follows;

Beginning at a 1 inch iron pipe found at the Northwesterly corner of subplot No. 18 in the Scotland Subdivision as shown by plat recorded in Volume 6, Page 17 of Geauga County Plat Records, said pin also being at the Northeasterly corner of parcel No. 1 of lands conveyed to James A. and Frances M. Mc Gee (PPN 02-242000) by deed recorded in Volume 1945, Pages 168 of Geauga County Deed records;

Thence North 85° 54' 01" West, along the Northerly line of land so conveyed to James A. and Frances M. Mc Gee (PPN 02-242000), a distance of 60.00 feet to a 1 1/4 inch iron pipe found at the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence South 46° 06' 53" West, along a Northwesterly line of said parcel No. 1 of lands so conveyed to James A. and Frances M. Mc Gee, distance of 70.00 feet to a 1 1/4 inch iron pipe found;

COURSE II Thence South 65° 42' 12" West, along the Northerly line of said parcel No. 1 of lands so conveyed to James A. and Frances M. Mc Gee, a distance of 296.64 feet to a 5/8 inch iron pin set at the Northwesterly corner thereof, said pin also being on the Easterly line of parcel No. 2 of lands conveyed to Key Trust Company of Ohio, N.A., Trustees (PPN 02-068300) by deed recorded in Volume 1086, Page 1252 of Geauga County Deed Records;

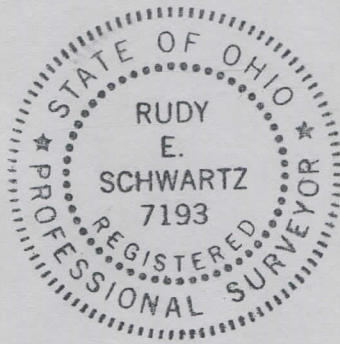
COURSE III Thence North 4° 48' 28" East, along said Easterly line of said parcel No. 2 of lands conveyed to Key Trust Company of Ohio, N.A., Trustees, a distance of 306.51 feet to a 5/8 inch iron pin set at a Southwesterly corner of land conveyed to Kevin B. and Ruthann C. Gray (PPN 02-271200) by deed recorded in Volume 1468, Page 343 of Geauga County Deed Records;

COURSE IV Thence South 75° 55' 53" East, along the Southerly line of land so conveyed to Kevin B. and Ruthann C. Gray, a distance of 308.49 feet to a 5/8 inch iron pin set;

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COURSE V

Thence South 3° 55' 36" West, along the Westerly line of a 60' by 60' easement as recorded in Volume 1952, Page 1603 of Geauga County Deed Records, a distance of 60.00 feet to the Principal Place of Beginning and containing 1.3635 acres of land as surveyed, calculated and described, on May 27, 2016 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.



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RUDY E. SCHWARTZ, P.S. 7193

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

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06/07/16

GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

LEGAL DESCRIPTION
OF A
1.4610 ACRE PARCEL
FOR
KEVIN B. AND RUTHANN C. GRAY

Situated in the Township of Bainbridge, County of Geauga, and State of Ohio and known as being a part of Lot Nos. 22 and 23, Tract 2, and further known as being land conveyed to Kevin B. and Ruthann C. Gray (PPN 02-271200) by deed recorded in Volume 1468, Pages 343 of Geauga County Deed records, further bounded and described as follows;

Beginning at a 1 inch iron pipe found at the Northwesterly corner of subplot No. 18 in the Scotland Subdivision as shown by plat recorded in Volume 6, Page 17 of Geauga County Plat Records, said pin also being at the Northeasterly corner of parcel No. 1 of lands conveyed to James A. and Frances M. Mc Gee (PPN 02-242000) by deed recorded in Volume 1945, Pages 168 of Geauga County Deed records;

Thence North $85^{\circ} 54' 01''$ West, along the Northerly line of land so conveyed to James A. and Frances M. Mc Gee (PPN 02-242000), a distance of 60.00 feet to a 1 1/4 inch iron pipe found at the Principal Place of Beginning of the premises herein intended to be described;

Thence North $3^{\circ} 55' 36''$ East, a distance of 60.00 feet to a 5/8 inch iron pin set at the Northeasterly corner of land conveyed to Nickalas J. and Danielle Zaller (PPN 02-010050) by deed recorded in Volume 1952, Page 1601 of Geauga County Deed Records, and the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence North $75^{\circ} 55' 53''$ West, along the Northerly line of land so conveyed to Nickalas J. and Danielle Zaller, distance of 308.49 feet to a 5/8 inch iron pin set on the Easterly line of parcel No. 2 of lands conveyed to Key Trust Company of Ohio, N.A., Trustees (PPN 02-068300) by deed recorded in Volume 1086, Page 1252 of Geauga County Deed Records

COURSE II Thence North $4^{\circ} 48' 28''$ East, along said Easterly line of said parcel No. 2 of lands conveyed to Key Trust Company of Ohio, N.A., Trustees, a distance of 145.27 feet to a 5/8 inch iron pin set at a Southwesterly corner of land conveyed to Frank J. Kajder (PPN 02-187100) by deed recorded in Volume 486, Page 428 of Geauga County Deed Records;

COURSE III Thence South $85^{\circ} 33' 15''$ East, along the Southerly line of land so conveyed to Frank J. Kajder, a distance of 362.06 feet to a 1 inch iron pipe found at the Northwesterly corner of subplot 19 in said Scotland Subdivision;

COURSE IV Thence South 4° 06' 17" West, along the Westerly line of said subplot 19, a distance of 196.47 feet to a 1 1/4 inch iron pipe found at the Southwesterly corner thereof;

COURSE V Thence North 85° 54' 01" West, along the Northerly line of a 60' by 60' easement as recorded in Volume 732, Page 529 of Geauga County Deed Records a distance of 60.00 feet to the Principal Place of Beginning and containing 1.4610 acres of land as surveyed, calculated and described, on May 27, 2016 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.



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RUDY E. SCHWARTZ, P.S. 7193

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

MWB 06/07/16

GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

LEGAL DESCRIPTION
OF A
7.1560 ACRE PARCEL
FOR
FRANK J. KAJDER

Situated in the Township of Bainbridge, County of Geauga, and State of Ohio and known as being a part of Lot Nos. 22 and 23, Tract 2, and further known as being land conveyed to Frank J. Kajder (PPN 02-187100) by deed recorded in Volume 486, Pages 428 of Geauga County Deed records, further bounded and described as follows;

Beginning at a 1 inch iron pipe found at the Northwesterly corner of subplot No. 19 in the Scotland Subdivision as shown by plat recorded in Volume 6, Page 17 of Geauga County Plat Records, said pin also being at the Northeasterly corner of land conveyed to Kevin B. and Ruthann C. Gray (PPN 02-271200) by deed recorded in Volume 1468, Pages 343 of Geauga County Deed records;

- COURSE I Thence North 85° 33' 15" West, along the Northerly line of land so conveyed to Kevin B. and Ruthann C. Gray, distance of 362.06 feet to a 5/8 inch iron pin set on the Easterly line of parcel No. 2 of lands conveyed to Key Trust Company of Ohio, N.A., Trustees (PPN 02-068300) by deed recorded in Volume 1086, Page 1252 of Geauga County Deed Records
- COURSE II Thence North 4° 48' 28" East, along said Easterly line of said parcel No. 2 of lands conveyed to Key Trust Company of Ohio, N.A., Trustees, a distance of 443.47 feet to a 3/4 inch iron pin found at an interior corner thereof;
- COURSE III Thence North 69° 57' 26" East, along the Southerly line of said parcel No. 2 of lands conveyed to Key Trust Company of Ohio, N.A., Trustees, a distance of 70.00 feet to a 5/8 inch iron pin found at a Southeasterly corner thereof;
- COURSE IV Thence North 20° 12' 27" West, along an Easterly line of said of said parcel No. 2 of lands conveyed to Key Trust Company of Ohio, N.A., Trustees, and passing through a 3/4 inch iron pin found at 352.49 feet, a total distance of 382.20 feet to a point in the centerline of Geauga Lake Road, 60 feet wide, at the Northeasterly corner thereof;
- COURSE V Thence North 69° 47' 55" East, along said centerline of Geauga Lake Road, a distance of 139.85 feet to a point at the Northwesterly corner of land conveyed to Charles Pattison Fuller and Ann Michelle Fuller (PPN 02-265200) by deed recorded in Volume 1991, Page 3244 of Geauga County Deed Records;

COURSE VI

Thence South 34° 39' 39" East, along the Westerly line of land so conveyed to Charles Pattison Fuller and Ann Michelle Fuller, and passing through a 1 1/4 inch iron pipe found at 30.50 feet, a total distance of 888.56 feet to a 1 1/4 inch iron pipe found at the Southwesterly corner thereof, said pipe also being on the Northerly line of land conveyed to Randall W. Harold and Karen L. Adie (PPN 02-241400) by deed recorded in Volume 1787, Page 3149 of Geauga County Deed Records;

COURSE VII

Thence South 55° 23' 54" West, along said Northerly line of land conveyed to Randall W. Harold and Karen L. Adie, and along the Northerly line of subplot 17 and said subplot 19 in said Scotland Subdivision, a distance of 299.49 feet to the Principal Place of Beginning and containing 7.1560 acres of land (7.0570 acres excepting the area within the right-of-way of Geauga Lake Road,) as surveyed, calculated and described, on May 27, 2016 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.



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[Signature]

RUDY E. SCHWARTZ, P.S. 7193

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

[Signature] 06/07/16

GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

LEGAL DESCRIPTION
OF A
66.0996 ACRE PARCEL
FOR
JACOB ENGLISH

Situated in the Township of Bainbridge, County of Geauga, and State of Ohio and known as being a part of Lot Nos. 21, 22 and 23, Tract 2, and further known as being land conveyed to Jacob English (PPN 02-108100) by deed recorded in Volume 1823, Pages 148 of Geauga County Deed records, further bounded and described as follows;

Beginning at a 1 inch iron pipe found at the Northwesterly corner of subplot No. 18 in the Scotland Subdivision as shown by plat recorded in Volume 6, Page 17 of Geauga County Plat Records, said pin also being at the Northeasterly corner of parcel No. 1 of lands conveyed to James A. and Frances M. Mc Gee (PPN 02-242000) by deed recorded in Volume 1945, Pages 168 of Geauga County Deed records;

Thence North $85^{\circ} 54' 01''$ West, along the Northerly line of land so conveyed to James A. and Frances M. Mc Gee (PPN 02-242000), a distance of 60.00 feet to a 1 1/4 inch iron pipe found at the Northwesterly corner thereof;

Thence South $46^{\circ} 06' 53''$ West, along a Northwesterly line of said parcel No. 1 of lands so conveyed to James A. and Frances M. Mc Gee, distance of 253.77 feet to a 1 inch iron pipe found at an interior corner thereof;

Thence South $3^{\circ} 59' 43''$ West, along the Westerly line of said parcel No. 1 of lands so conveyed to James A. and Frances M. Mc Gee, a distance of 174.96 feet to a 1 1/4 inch iron pipe found, and the Principal Place of Beginning of the premises herein intended to be described;

COURSE I

Thence South $86^{\circ} 19' 26''$ East, along the Southerly line of said parcel No. 1 of lands so conveyed to James A. and Frances M. Mc Gee, and along the Southerly line of subplot Nos. 2, 4, 6, 8, 10, 12, 14, 16, and 18 of said Scotland Subdivision, and along the Southerly line of land conveyed to Gary James and Kathleen Ann Newman (PPN 02-263750) by deed recorded in Volume 607, Page 793 of Geauga County Deed Records, and along the Southerly line of the Dedication Plat for English Drive as shown by plat recorded in Volume 5, Page 37 of Geauga County Plat Records, and along the Southerly line of land conveyed to William Jr. and Deborah A. Slacas (PPN 02-334100) by deed recorded in Volume 524, Page 684 of Geauga County Deed Records, a distance of 2881.79 feet to a 1 inch iron pipe found at the Southeasterly corner thereof, said pipe also being on the Westerly line of the "open space" in the Living Homes Subdivision No. 1 as shown by plat recorded in

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Volume 10, Pages 119-121 of Geauga County Deed Records, said pipe also being on the shared line between Lot Nos. 21 and 20, Tract 2;

COURSE II

Thence South 5° 04' 34" West, along said Westerly line of said the "open space" in the Living Homes Subdivision No. 1, and along a Westerly line of land conveyed to Geauga County Commissioners (PPN 02-126700) by deed recorded in Volume 708, Page 564 of Geauga County Deed Records, also being said shared line between Lot Nos. 21 and 20, Tract 2, a distance of 970.30 feet to a 5/8 inch iron pin set at an interior corner thereof, said point also being on the shared line between Lot Nos. 21, Tract 2 and Lot 17, Tract 3;

COURSE III

Thence North 85° 30' 52" West, along a Northerly line of land so conveyed to Geauga County Commissioners, and along the Northerly line of Laurel Springs Phase 4C as shown by plat recorded in Volume 25, Pages 126-128, a distance of 1077.70 feet to a 1 inch iron pipe found at the shared corner of Lot Nos. 17 and 24, Tract 3;

COURSE IV

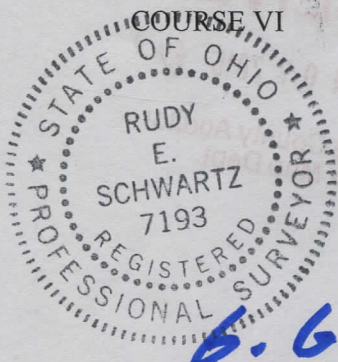
Thence North 85° 56' 57" West, continuing along said Northerly line of said "Block K", and along the Northerly line of land conveyed to Key Trust Company of Ohio, N.A., Trustees (PPN 02-068200) by deed recorded in Volume 1086, Page 1252 of Geauga County Deed Records, a distance of 1939.53 feet to a 1 inch iron pipe found at the Southeastly corner of parcel No. 2 of lands conveyed to Key Trust Company of Ohio, N.A., Trustees (PPN 02-068300) by deed recorded in Volume 1086, Page 1252 of Geauga County Deed Records;

COURSE V

Thence North 4° 48' 28" East, along the Easterly line of said parcel No. 2 of lands conveyed to Key Trust Company of Ohio, N.A., Trustees, a distance of 942.28 feet to a 5/8 inch iron pin set at the Southwesterly corner of parcel No. 2 of lands conveyed to James A. and Frances M. Mc Gee (PPN 02-242100) by deed recorded in Volume 1945, Page 168 of Geauga County Deed Records;

COURSE VI

Thence South 86° 19' 26" East, along said Southeastly line of said parcel No. 2 of lands conveyed to James A. and Frances M. Mc Gee, a distance of 140.39 feet to the Principal Place of Beginning and containing 66.0996 acres of land as surveyed, calculated and described, on May 27, 2016 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.



6.6.16

DATE

[Handwritten Signature]

RUDY E. SCHWARTZ, P.S. 7193

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

[Handwritten Signature] 06/07/16

GAUGA COUNTY AUDITOR
TAX MAP DEPT.