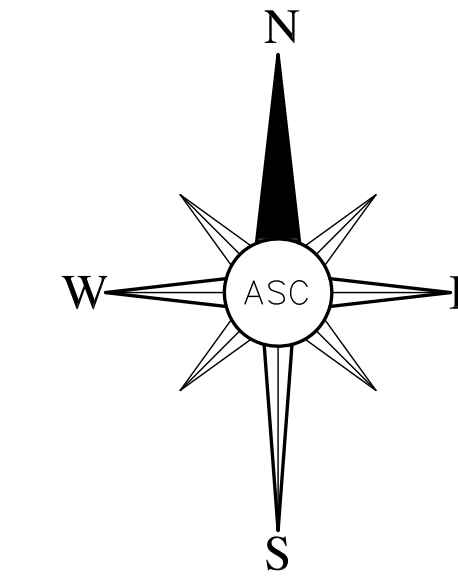


# Boundary Survey

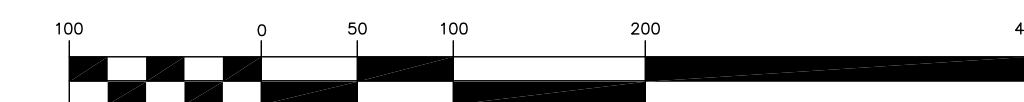
PREPARED FOR:  
**Geauga Lake, LLC.**

PPN's: 02-126200, 02-125800, 02-324000 & 02-324100

Lands Shown Are Known As Being Part Of Original Bainbridge Township Lot No's. 21 And 28, Now In The Township Of Bainbridge, County Of Geauga In The State Of Ohio.



GRAPHIC SCALE



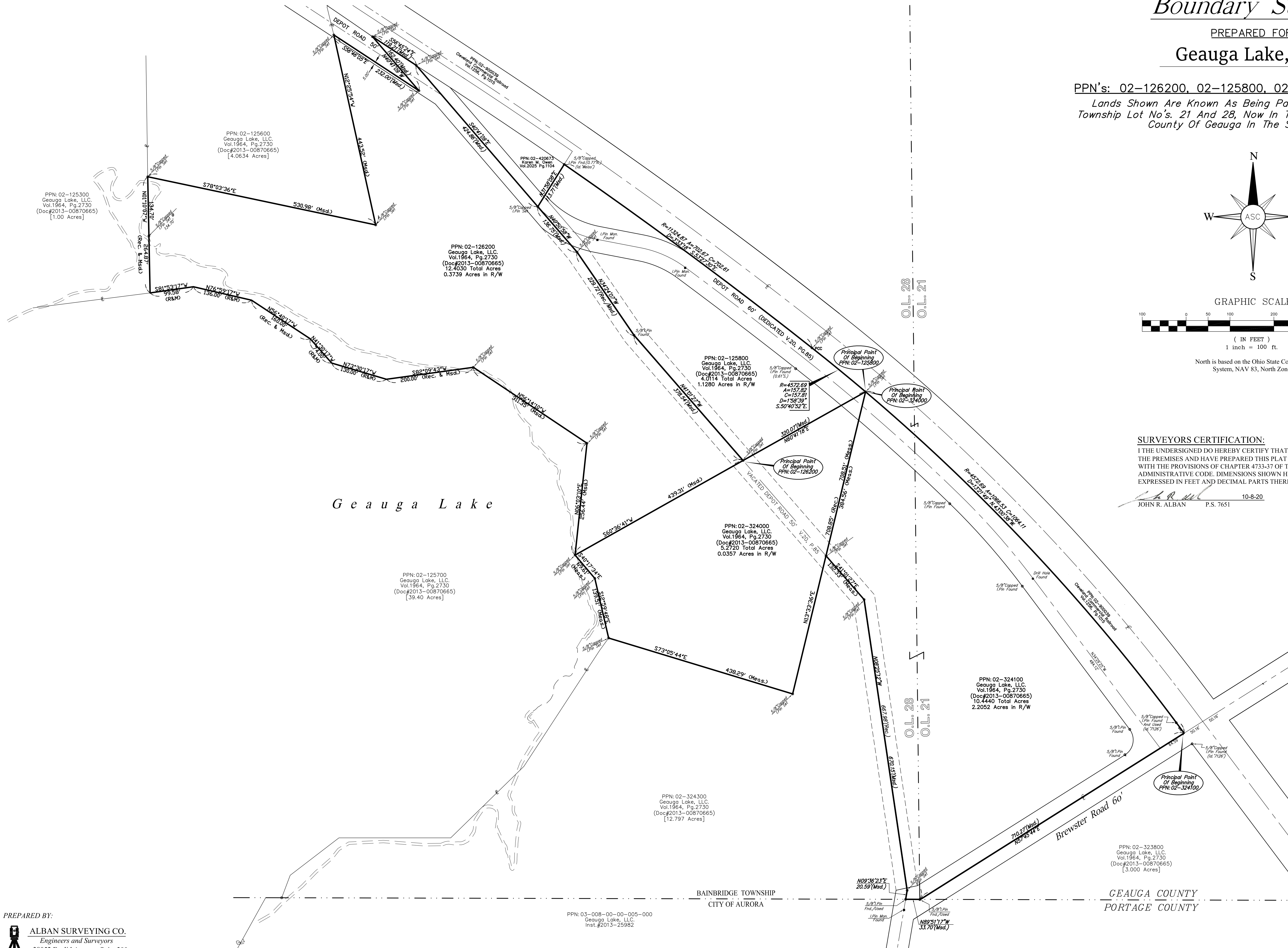
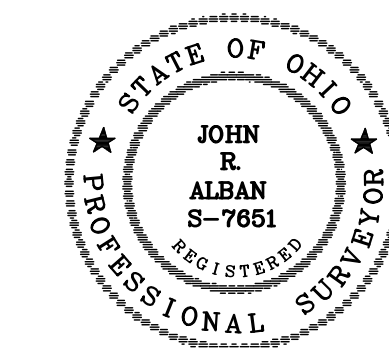
( IN FEET )  
1 inch = 100 ft.

North is based on the Ohio State Coordinate System, NAV 83, North Zone.

### SURVEYORS CERTIFICATION:

I THE UNDERSIGNED DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND HAVE PREPARED THIS PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. DIMENSIONS SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF.

*John R. Alban* 10-8-20  
JOHN R. ALBAN P.S. 7651



Geauga Lake

BAINBRIDGE TOWNSHIP  
CITY OF AURORA

GEAUGA COUNTY  
PORTAGE COUNTY

PREPARED BY:  
**ALBAN SURVEYING CO.**  
Engineers and Surveyors  
38052 Euclid Avenue, Suite 200  
Willoughby, Ohio 44094  
Phone: 440-946-0752

**SURVEY PLAT & LEGAL DESCRIPTION**  
APPROVED PER R.C. 315.251  
*John R. Alban* 10/09/2020  
GEAUGA COUNTY ENGINEER  
TAX MAP DEPT.  
20-103

DATE: October, 2020
SCALE: 1"=100'
FIELD M.H.
DRAWN BY: G.S.V.
CHKD BY: J.R.A.
SHEET 1 of 1

**LEGAL DESCRIPTION FOR:****PPN: 02-126200- Bainbridge, Ohio**

Lands described are known as being part of Original Bainbridge Township Lot Number 28, in Tract Number 3, situated now in the Township of Bainbridge, County of Geauga in the State of Ohio, being lands conveyed to Geauga Lake, LLC, as recorded in Inst.#2013-00870665 (Bk.1964, Pg.2730), further bounded and described as follows:

Beginning at a point in the centerline of Brewster Road (60') where it is intersected by the southwesterly line of PPN: 02-900039, lands conveyed to the Cleveland Commercial Railroad as recorded in Volume 1256, Page 1015 of Geauga County Records, said point also being a northerly right of way line of Depot Road (right of way varies) as recorded in plat volume 20, page 85 of Geauga County Records; THENCE, northwesterly along the southwesterly line of Cleveland Commercial Railroad and the northeasterly right of way line of Depot Road on a curve deflecting to the left, an arc distance of 1066.53 feet to a point and a 5/8" capped iron pin set; said curve having a radius of 4572.69 feet, a central angle of 13°21'49", a chord bearing of North 43°00'38" West having a length of 1064.11 feet. Said point being the common corner of PPN: 02-125800, 02-324000 and 02-324100, lands conveyed to Geauga Lake, LLC. as recorded in Volume 1964, Page 2730 of Geauga County Records; THENCE, South 60°41'18" West, along the northerly line of said PPN: 02-32400, a distance of 320.07 feet to the common corner of PPN: 02-125800 and 02-126200, also being on the centerline of vacated Depot Road as recorded in plat volume 20, page 85, lands conveyed to Geauga Lake, LLC as recorded in Volume 1964, Page 2730 of Geauga County Records, a 5/8" capped iron pin set at the principal place of beginning of the premises here intended to describe:

THENCE, South 60°36'41" West, a distance of 439.31 feet to a point and a 5/8" capped iron pin set on the easterly line of PPN: 02-125700, lands conveyed to the Geauga Lake LLC as recorded in Volume 1964, Page 2730 of Geauga County Records;

THENCE, northwesterly along the northerly lines of said PPN: 02-125700, the following courses:

THENCE, North 06°03'10" East, a distance of 256.44 feet to a point on the a 5/8" capped iron pin set;

THENCE, North 56°14'10" West, a distance of 311.35 feet to a point and a 5/8" capped iron pin set;

THENCE, South 82°09'43" West, a distance of 200.00 feet to a point located within the boundary of Geauga Lake;

THENCE, North 73°30'17" West, a distance of 130.00 feet to a point located within the boundary of Geauga Lake;

THENCE, North 41°30'17" West, a distance of 74.00 feet to a point located within the boundary of Geauga Lake;

THENCE, North 56°40'17" West, a distance of 160.00 feet to a point located within the boundary of Geauga Lake;

THENCE, North 76°59'17" West, a distance of 136.00 feet to a point located within the boundary of Geauga Lake;

THENCE, South 81°53'17" West, a distance of 99.58 feet to the southeasterly corner of PPN: 02-125300 and located within the boundary of Geauga Lake;

THENCE North 01°10'07" West, a distance of 246.87 feet to a 5/8" capped iron pin set (passing through a witness corner set at 130.17 feet ) on the easterly line of PPN: 02-125300, lands conveyed to Geauga Lake, LLC as recorded in Volume 1964, Page 2730 of Geauga County Records and, said point being the southwesterly corner of PPN: 02-125600, lands conveyed to Geauga Lake, LLC. as recorded in Volume 1964, Page 2730 of Geauga County Records ;

THENCE, South 78°03'36" East, along a southerly line of said PPN: 02-125600, a distance of 530.98 feet to the, and a 5/8" capped iron pin set at a southeasterly corner of said PPN: 02-125600;

THENCE, North 12°25'54" West, along the easterly line of PPN: 02-125600, a distance of 443.52 feet to a southwesterly corner of PPN: 02-420673, lands conveyed to Karen M. Owen, as recorded in Volume 2025, Page 1104 of Geauga County Records, and a 5/8" capped iron pin set;

THENCE, South 56°46'05" East, along the southerly limits of Owen lands, a distance of 232.00 feet to a point and a 5/8" capped iron pin set;

THENCE, continuing along said southerly limits, North 40°41'09" West, a distance of 162.40 feet to a point and a 5/8" capped iron pin set on a northerly right of way line of Depot Road;

THENCE, South 56°45'24" East, along a northerly right of way line of Depot Road, a distance of 119.21 feet to a point and a 5/8" capped iron pin set;

THENCE, South 40°41'09" East, along the centerline of Depot Road and its northwesterly extension, a distance of 424.86 feet to the northwesterly corner of PPN: 02-125800, lands conveyed to Geauga Lake, LLC., as recorded in Volume 1964, Page 2730 of Geauga County Records, and a 5/8" capped iron pin set on the centerline of said vacated Depot Road;

THENCE, South 40°50'58" East, along said southwesterly line of PPN: 02-125800, a distance of 136.75 feet, to a 5/8" iron pin set;

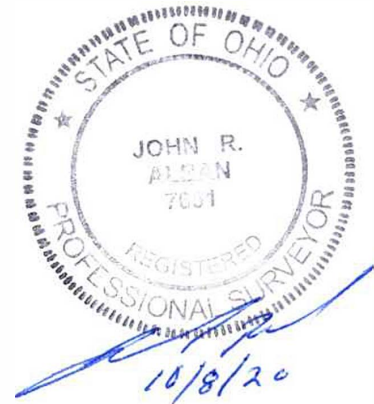
THENCE, South 34°24'07" East, continuing along said southwesterly line of PPN: 02-125800 also being the centerline of said vacated Depot Road, a distance of 229.72 feet to a 5/8" iron pin found;

THENCE, South 41°01'27" East along said southwesterly line and the centerline of said vacated Depot Road, a distance of 378.54 feet to the principal place of beginning and containing 12.4030 acres of land of which 0.3739 acres are within the public right of way, based on a survey conducted in September of 2020, by John R. Alban, Ohio Professional Surveyor 7651.

Bearings are based upon the Ohio State Coordinate System, NAD 83, North Zone.

All pins set are 5/8" x 30" rebar with yellow cap marked "J. Alban 7651".

**SURVEY PLAT & LEGAL DESCRIPTION**  
**APPROVED PER R.C. 315.251**  
*Steve Koceman* 10/09/2020  
**GEAUGA COUNTY ENGINEER**  
**TAX MAP DEPT.**  
20-103



**LEGAL DESCRIPTION FOR:**  
**PPN: 02-125800- Bainbridge, Ohio**

Lands described are known as being part of Original Bainbridge Township Lot Number 28, in Tract Number 3, situated now in the Township of Bainbridge, County of Geauga in the State of Ohio, being lands conveyed to Geauga Lake, LLC., as recorded in Inst.#2013-00870665 (Bk.1964, Pg.2730), further bounded and described as follows:

Beginning at a point in the centerline of Brewster Road (60') where it is intersected by the southwesterly line of PPN: 02-900039, lands conveyed to the Cleveland Commercial Railroad as recorded in Volume 1256, Page 1015 of Geauga County Records also being a northeasterly right of way line of Depot Road (right of way varies) as recorded in plat volume 20, page 85 of Geauga County Records; THENCE, northwesterly along the southwesterly line of Cleveland Commercial Railroad and the northeasterly right of way line of Depot Road on a curve deflecting to the left, an arc distance of 1066.53 feet to a point and a 5/8" capped iron pin set; said curve having a radius of 4572.69 feet, a central angle of 13°21'49", a chord bearing of North 43°00'38" West having a length of 1064.11 feet. Said point being a common corner of PPN: 02-125800, 02-324000 and 02-324100, lands conveyed to Geauga Lake, LLC. as recorded in Volume 1964, Page 2730 of Geauga County Records and the principal place of beginning of the premises here intended to describe:

THENCE, South 60°41'18" West, along the northwesterly line of said Geauga Lake LLC parcel 02-324000, a distance of 320.07 feet to a common corner of PPN: 02-125800 and 02-126200 also being on the centerline of vacated Depot Road as recorded in plat volume 20, page 85 of Geauga County Records, lands conveyed to Geauga Lake, LLC, as recorded in Volume 1964, Page 2730 of Geauga County Records, and a 5/8" capped iron pin found;

THENCE, North 41°01'27" West, along the northeasterly line of said PPN: 02-126200 also being the centerline of said vacated Depot Road, a distance of 378.54 feet to a point and a 5/8" capped iron pin set;

THENCE, North 34°24'07" West, continuing along said northeasterly line and the centerline of vacated Depot Road, a distance of 229.72 feet to a 5/8" capped iron pin set;

THENCE, North 40°50'58" West, continuing along said northeasterly line and the centerline of vacated Depot Road, a distance of 136.75 feet to the most southerly corner of PPN: 02-420673, lands conveyed to Karen M. Owen, as recorded in Volume 2025, Page 1104 of Geauga County Records and a 5/8" capped iron pin set;

THENCE, North 31°58'08" East, along the southeasterly line of said Owen lands, a distance 113.71 feet to the southwesterly line of the Cleveland Commercial Railroad, and a 5/8" capped iron pin found (0.77'N.);

THENCE, along the southwesterly line of Cleveland Commercial Railroad and a northeasterly right of way line of Depot Road on a curve deflecting to the right, an arc distance of 702.67 feet; said curve having a radius of 11324.87 feet, a central angle of 03°33'18", a chord bearing of South 53°27'30" East having a length of 702.61 feet to a point of compound curvature and a 5/8" capped iron pin set;

THENCE, continuing along the southwesterly line of Cleveland Commercial Railroad and a northeasterly right of way line of Depot Road on a curve deflecting to the right, an arc distance of 157.82 feet; said curve having a radius of 4572.69 feet, a central angle of 01°58'39", a chord bearing of South 50°40'52" East, having a length of 157.81 feet to the principal place of beginning and containing 4.0114 acres of land of which 1.1280 acres are located within the public right of way, based on a survey conducted in September of 2020, by John R. Alban, Ohio Professional Surveyor 7651.

Bearings are based the Ohio State Plane Coordinate System, NAD 83, North Zone.

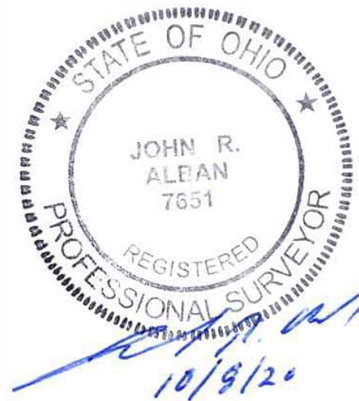
All pins set are 5/8" x 30" rebar with yellow cap marked "J. Alban 7651".

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

*John Roessner* 10/09/2020

**GEAUGA COUNTY ENGINEER**  
**TAX MAP DEPT.**

20-103



**LEGAL DESCRIPTION FOR:****PPN: 02-324000- Bainbridge, Ohio**

Lands described are known as being part of Original Bainbridge Township Lot Number 28, in Tract Number 3, situated now in the Township of Bainbridge, County of Geauga in the State of Ohio, being lands conveyed to Geauga Lake, LLC, as recorded in Inst.#2013-00870665 (Bk.1964, Pg.2730), further bounded and described as follows:

Beginning at a point in the centerline of Brewster Road (60') where it is intersected by the southwesterly line of PPN: 02-900039, lands conveyed to the Cleveland Commercial Railroad as recorded in Volume 1256, Page 1015 of Geauga County Records also being a northeasterly right of way line of Depot Road (right of way varies) as recorded in plat volume 20, page 85 of Geauga County Records; THENCE, northwesterly along the southwesterly line of Cleveland Commercial Railroad and the northeasterly right of way line of Depot Road on a curve deflecting to the left, an arc distance of 1066.53 feet to a point and a 5/8" capped iron pin set; said curve having a radius of 4572.69 feet, a central angle of 13°21'49", a chord bearing of North 43°00'38" West having a length of 1064.11 feet. Said point being a common corner of PPN: 02-125800, 02-324000 and 02-324100, lands conveyed to Geauga Lake, LLC. as recorded in Volume 1964, Page 2730 of Geauga County Records and the principal place of beginning of the premises here intended to describe:

THENCE, South 13°33'36" West, along the westerly line of said Geauga Lake LLC parcel, and the westerly line of PPN: 02-324300, lands conveyed to Geauga Lake, LLC as recorded in Volume 1964, Page 2730 of Geauga County Records, a distance of 708.51 feet to a point and a 5/8" capped iron pin set;

THENCE, North 73°05'44" West along a northerly line of PPN: 02-324-300, a distance of 438.29 feet to a point on the northwesterly corner of said PPN: 02-324300 and the easterly line of PPN: 02-125700, lands conveyed to Geauga Lake, LLC., as recorded in Volume 1964, Page 2730 of Geauga County Records, and a 5/8" capped iron pin set;

THENCE, North 12°59'48" West, along said easterly line, a distance of 139.51 feet to a point and a 5/8" capped iron pin set;

THENCE, North 40°17'34" West, continuing along said easterly line, a distance of 69.61 feet to a southwesterly corner of PPN: 02-126200, lands conveyed to Geauga Lake, LLC., as recorded in Volume 1964, Page 2730 of Geauga County Records, and a 5/8" capped iron pin set;

THENCE, North 60°36'41" East, along the southerly line of said PPN: 02-126200 owned by Geauga Lake, LLC property, a distance of 439.31 feet to a 5/8" capped iron pin set at a southeasterly corner of PPN: 02-125800;

THENCE, North 60°41'18" East, along the southerly line of said PPN: 02-125800 owned by Geauga Lake, LLC property, a distance of 320.07 feet to the principal place of beginning and containing 5.2720 acres of land of which 0.0357 acres are located within

the public right of way, based on a survey conducted in September of 2020, by John R. Alban, Ohio Professional Surveyor 7651.

Bearings are based the Ohio State Plane Coordinate System, NAD 83, North Zone.  
All pins set are 5/8" x 30" rebar with yellow cap marked "J. Alban 7651".

**SURVEY PLAT & LEGAL DESCRIPTION**  
**APPROVED PER R.C. 315.251**  
*John R. Alban* 10/09/2020  
**GEAUGA COUNTY ENGINEER**  
**TAX MAP DEPT.**  
20-103



*John R. Alban*  
10/9/20

**LEGAL DESCRIPTION FOR:**  
**PPN: 02-324100- Bainbridge, Ohio**

Lands described are known as being part of Original Bainbridge Township Lot Numbers 21 and 28, in Tract Number 3, situated now in the Township of Bainbridge, County of Geauga in the State of Ohio, being lands conveyed to Geauga Lake LLC, as recorded in Inst.#2013-00870665 (Bk.1964, Pg.2730), further bounded and described as follows:

Beginning at a point in the centerline of Brewster Road (60') where it is intersected by the southwesterly line of PPN: 02-900039, lands conveyed to the Cleveland Commercial Railroad as recorded in Volume 1256, Page 1015 of Geauga County Records;

THENCE, South 57°45'44" West, along the centerline of Brewster Road, a distance of 710.27 feet to the north line of Portage County and a 5/8" iron pin found;

THENCE, along the northerly line of Portage County, North 89°51'17" West, a distance of 33.70 feet to a 5/8" iron pin found at the southeasterly corner of PPN: 02-324300, lands conveyed to Geauga Lake LLC, as recorded in Volume 1964, Page 2730 of Geauga County Records;

THENCE, North 09°36'23" East, along said easterly line of said PPN: 02-324300, a distance of 20.59 feet to a 5/8" capped iron pin set at an angle point therein;

THENCE, North 08°25'12" West, continuing along the easterly line of said Geauga Lake LLC also being a centerline of vacated Depot Road as shown on plat volume 20, page 85 of Geauga County Records, a total distance of 670.15 feet to a 5/8" capped iron pin set;

THENCE, North 41°01'27" West, a distance of 132.33 feet to a point in the easterly line of PPN: 02-324000, lands conveyed to Geauga Lake LLC., as recorded in Volume 1964, Page 2730 of Geauga County Records and a 5/8" capped iron pin set therein;

THENCE, North 13°33'36" East, along said easterly line, a distance of 384.56 feet to a point in the southerly line of aforementioned Cleveland Commercial Railroad and a 5/8" capped iron pin set at the common corner of PPN: 02-32400, 02-324100 and 02-125800 owned by Geauga Lake LLC and the northerly right of way of Depot Road (right of way varies);

THENCE, along the southerly line of Cleveland Commercial Railroad also being the northerly right of way line of Depot Road on a curve deflecting to the right, an arc distance of 1066.53 feet, said curve having a radius of 4572.69 feet, a central angle of 13°21'49", a chord bearing of South 43°00'38" East having a length of 1064.11 feet to the place of beginning and containing 10.4440 acres of land of which 2.2052 acres are in the public right of way, based on a survey conducted in September of 2020, by John R. Alban, Ohio Professional Surveyor 7651.

Bearings are based on Ohio State Coordinate System, NAV 83, North Zone.

All pins set are 5/8" x 30" rebar with yellow cap marked "J. Alban 7651".

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

*John R. Alban* 10/09/2020

**GEAUGA COUNTY ENGINEER**  
**TAX MAP DEPT.**

20-103



*John R. Alban*  
10/9/20