

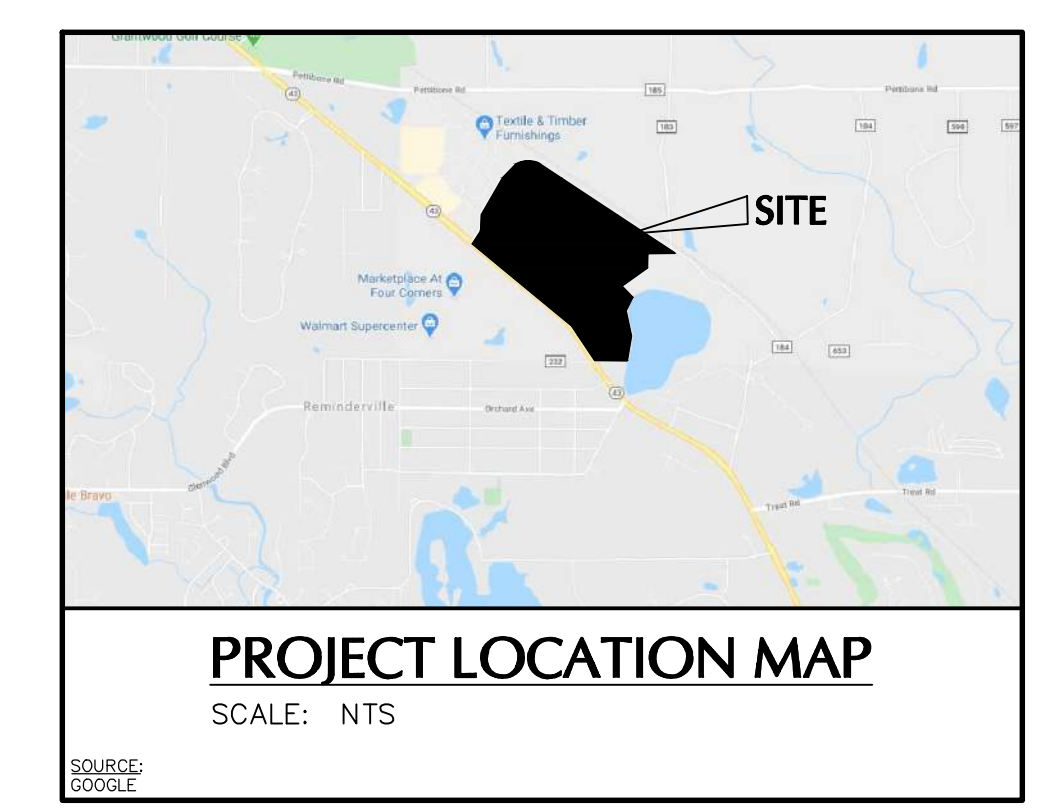
LOT SPLIT AND CONSOLIDATION PLAT

OF PPN's 02-126700, 02-126300, 02-126600, & 02-126100

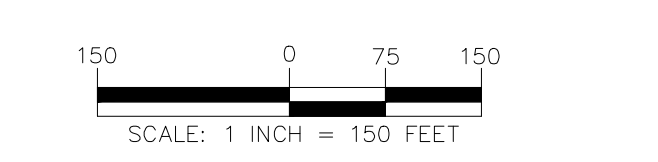
ORIGINAL BAINBRIDGE TOWNSHIP
LOT NOS. 27, 28, 29 AND 30, TRACT 3
NOW IN THE TOWNSHIP OF BAINBRIDGE
COUNTY OF GEauga, STATE OF OHIO

LEGEND

- SET 5/8" BY 30" STEEL PIN WITH CAP "LANGAN".
- ⊙ SET MAG NAIL.
- (L) ⊙ FND 5/8" REBAR W/ CAP "LANGAN".
- (Z) ⊙ FND 5/8" REBAR W/CAP "ZARANEC".
- ⊙ ⊙ FOUND MONUMENTATION AS NOTED.
- CENTERLINE.
- RIGHT OF WAY.
- PARCEL NUMBER.
- REC. RECORD.
- AC. ACRES.
- VOL. VOLUME.
- PG. PAGE.
- CALC. CALCULATED.
- OBS. OBSERVED.
- SQ. FT. SQUARE FEET.
- DOC. RECORDER'S FILE NO.

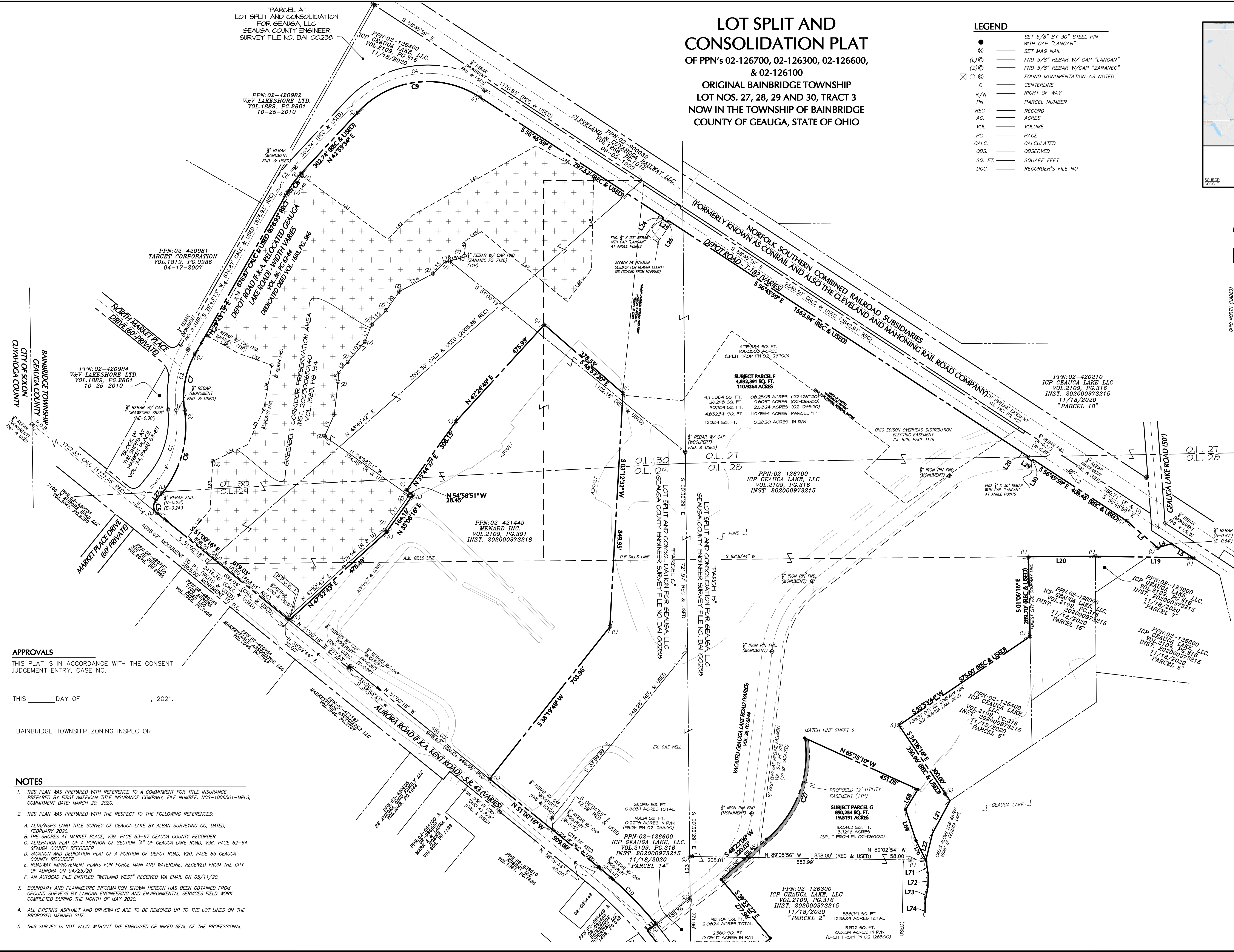


BASIS OF BEARINGS
MERIDIAN IS REFERENCED TO OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83, PER GPS OBSERVATIONS IN MARCH, 2020.



AREA

PARCEL F:	4,832,391 SQ. FT. 110,9364 ACRES
PARCEL G:	850,254 SQ. FT. 19,5191 ACRES
TOTAL:	5,682,645 SQ. FT. 130,4555 ACRES



APPROVALS
THIS PLAT IS IN ACCORDANCE WITH THE CONSENT JUDGEMENT ENTRY, CASE NO. _____

THIS _____ DAY OF _____, 2021.

BAINBRIDGE TOWNSHIP ZONING INSPECTOR _____

- NOTES**
- THIS PLAN WAS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NUMBER: NCS-1006501-MPLS, COMMITMENT DATE: MARCH 20, 2020.
 - THIS PLAN WAS PREPARED WITH THE RESPECT TO THE FOLLOWING REFERENCES:
 - A. ALTA/NPS LAND TITLE SURVEY OF GEAGA LAKE BY ALBAN SURVEYING CO, DATED, FEBRUARY 2020.
 - B. THE SHOPS AT MARKET PLACE, V39, PAGE 63-67 GEAGA COUNTY RECORDER
 - C. ALTERATION PLAT OF A PORTION OF SECTION "A" OF GEAGA LAKE ROAD, V36, PAGE 62-64 GEAGA COUNTY RECORDER
 - D. VACATION AND DEDICATION PLAT OF A PORTION OF DEPOT ROAD, V20, PAGE 85 GEAGA COUNTY RECORDER
 - E. ROADWAY IMPROVEMENT PLANS FOR FORCE MAIN AND WATERLINE, RECEIVED FROM THE CITY OF AURORA ON 04/25/20
 - F. AN AUTOCAD FILE ENTITLED "WETLAND WEST" RECEIVED VIA EMAIL ON 05/11/20.
 - BOUNDARY AND PLANIMETRIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM GROUND SURVEYS BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES FIELD WORK COMPLETED DURING THE MONTH OF MAY 2020.
 - ALL EXISTING ASPHALT AND DRIVEWAYS ARE TO BE REMOVED UP TO THE LOT LINES ON THE PROPOSED MENARD SITE.
 - THIS SURVEY IS NOT VALID WITHOUT THE EMBOSSED OR INKED SEAL OF THE PROFESSIONAL.

8/2/21	COMMENTS	1
REVISIONS		

LANGAN
Langan Engineering and Environmental Services, Inc.
6000 Lombardo Center, Suite 210
Cleveland, OH 44131
T: 216.328.3300 F: 216.328.3301 www.langan.com

Project: **GEAGA LAKE**
ORIGINAL BAINBRIDGE TWP.
LOT NOS. 27, 28, 29, & 30
BAINBRIDGE TOWNSHIP
GEAGA COUNTY STATE OF OHIO

LOT SPLIT AND CONSOLIDATION PLAT

Project No.	Drawing No.
400067401	VB101
Date	12-20-2020
Drawn By	ALM
Checked By	BLR
Sheet 1 of 2	

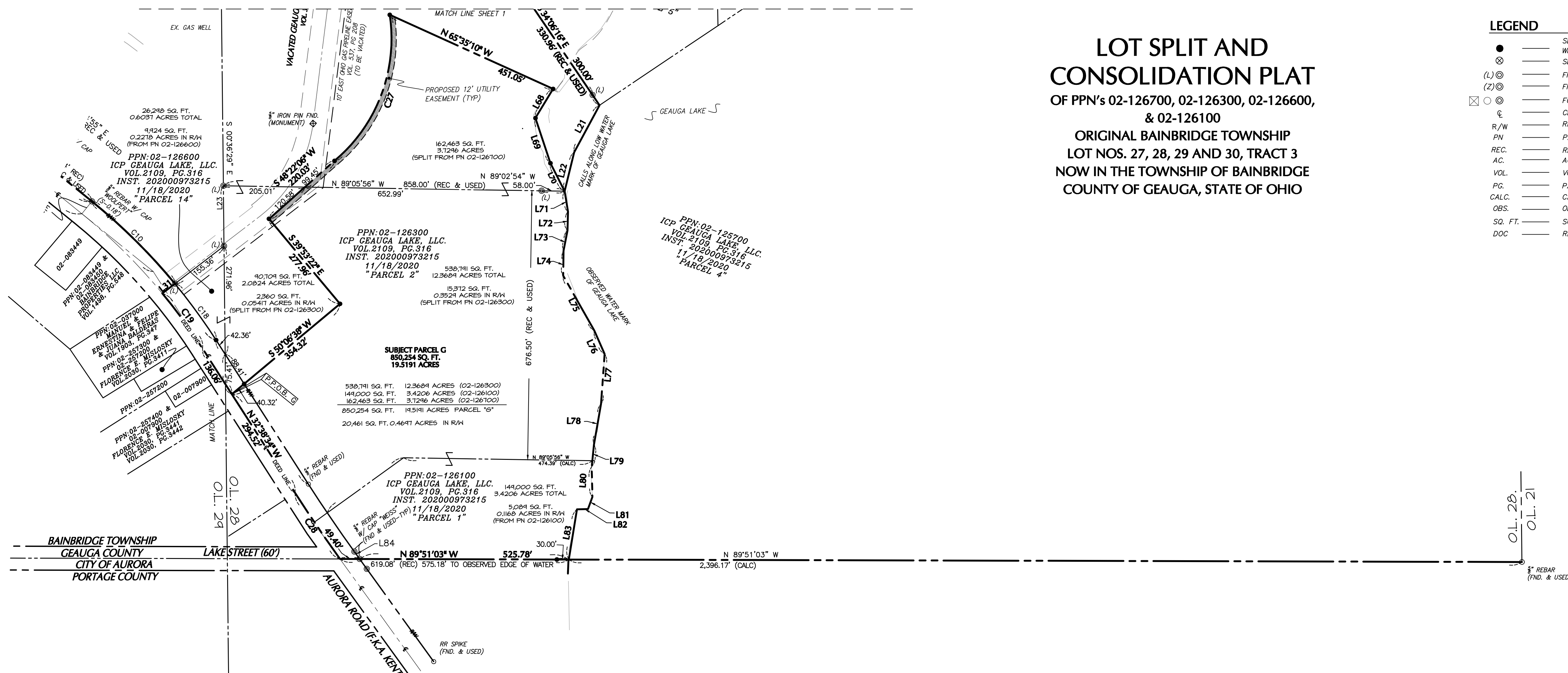
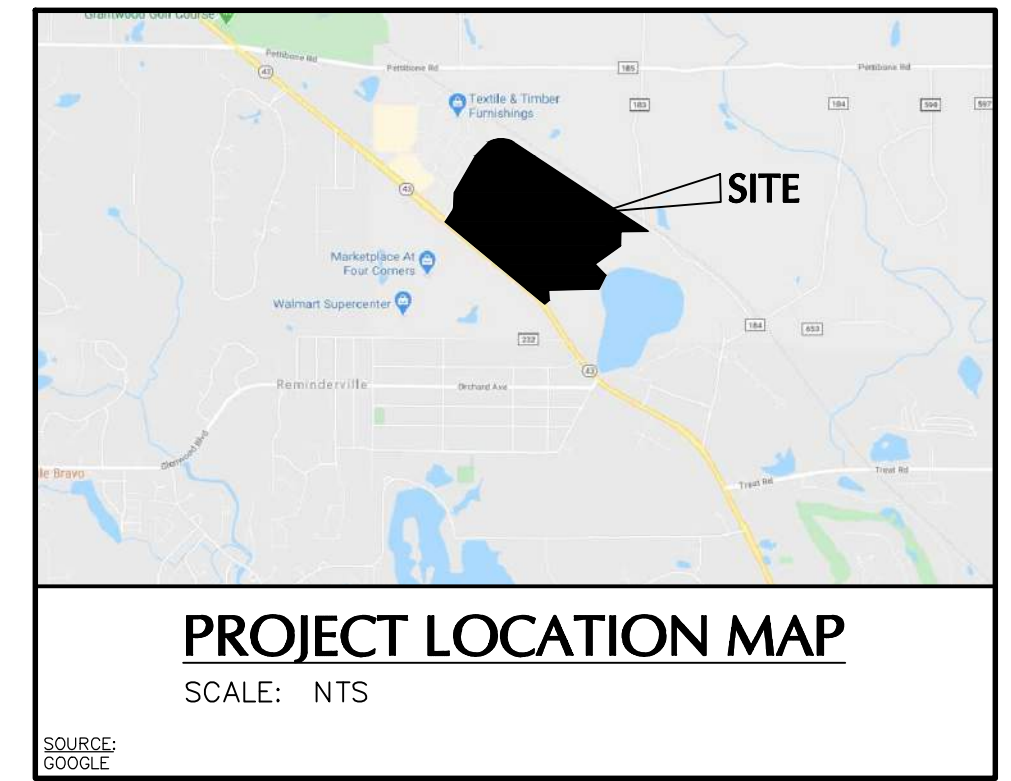
LOT SPLIT AND CONSOLIDATION PLAT

OF PPN's 02-126700, 02-126300, 02-126600, & 02-126100

ORIGINAL BAINBRIDGE TOWNSHIP
LOT NOS. 27, 28, 29 AND 30, TRACT 3
NOW IN THE TOWNSHIP OF BAINBRIDGE
COUNTY OF GEAUGA, STATE OF OHIO

LEGEND

- SET 5/8" BY 30" STEEL PIN WITH CAP "LANGAN".
- ⊗ SET MAG NAIL
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- ⊗ FOUND MONUMENTATION AS NOTED
- ⊕ CENTERLINE
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NOTES

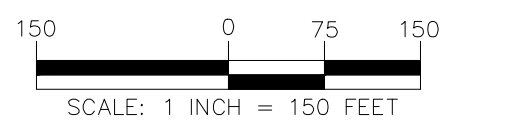
1. THIS PLAN WAS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NUMBER: NCS-1006501-MPLS, COMMITMENT DATE: MARCH 20, 2020.
2. THIS PLAN WAS PREPARED WITH THE RESPECT TO THE FOLLOWING REFERENCES:
 - A. ALTA/NSPS LAND TITLE SURVEY OF GEAUGA LAKE BY ALBAN SURVEYING CO., DATED, FEBRUARY 2020.
 - B. THE SHOPS AT MARKET PLACE, V39, PAGE 63-67 GEAUGA COUNTY RECORDER
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3. BOUNDARY AND PLANIMETRIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM GROUND SURVEYS BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES FIELD WORK COMPLETED DURING THE MONTH OF MAY 2020.
4. ALL EXISTING ASPHALT AND DRIVEWAYS ARE TO BE REMOVED UP TO THE LOT LINES ON THE PROPOSED MENARD SITE.
5. THIS SURVEY IS NOT VALID WITHOUT THE EMBOSSED OR INKED SEAL OF THE PROFESSIONAL.

AREA

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PARCEL G:	850,254 SQ. FT. 19.5191 ACRES
TOTAL	5,682,645 SQ. FT. 130.4555 ACRES

BASIS OF BEARINGS

MERIDIAN IS REFERENCED TO OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83, PER GPS OBSERVATIONS IN MARCH, 2020.



CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	285.03	350.00	46°39'36"	N 15°40'39" E	277.22'
C2	228.30	350.00	37°22'22"	S 11°02'02" W	224.27'
C3	92.16	400.00	13°12'05"	S 36°19'32" W	91.96'
C4	525.61	375.00	80°18'27"	S 8°04'48" W	483.63'
C5	47.13	30.00	90°00'43"	N 05°59'55" W	42.43'
C6	319.81	385.00	47°35'39"	N 15°12'35" E	310.69'
C7	213.95	320.00	38°18'28"	S 10°33'59" W	209.99'
C8	85.25	370.00	13°12'05"	N 36°19'32" E	85.06'
C9	483.56	345.00	80°18'26"	N 8°04'48" E	444.94'
C10	294.52	1472.39	11°27'38"	N 45°14'20" W	294.03'
C18	175.52	1472.39	06°49'49"	S 36°05'36" E	175.42'
C19	171.96	1432.39	06°52'42"	S 36°07'02" E	171.85'
C27	410.40	400.00	58°47'10"	N 20°43'05" E	392.64'
C28	201.06	3935.02	02°55'39"	S 34°12'00" E	201.04'
C29	20.10	84.00	13°42'45"	N 43°15'17" E	20.06'
C30	38.18	30.00	72°55'37"	N 00°03'54" W	35.66'

LINE TABLE


LINE	BEARING	DISTANCE	REMARKS
L1	S 39°00'27" W	110.24'	110.48' REC
L2	S 33°14'01" W	10.00'	REC & USED
L3	S 48°55'02" E	146.37'	REC & USED
L4	N 73°53'01" E	52.88'	REC & USED
L5	S 56°46'38" E	94.58'	REC & USED
L6	N 24°08'00" E	86.88'	REC & USED
L7	N 06°22'03" E	119.45'	REC & USED
L8	N 04°17'45" E	34.24'	REC & USED
L9	N 41°07'00" E	51.23'	REC & USED
L10	N 40°09'28" E	95.98'	REC & USED
L11	N 21°07'54" E	66.25'	REC & USED
L12	N 46°16'35" E	73.62'	REC & USED
L13	N 34°24'19" E	83.37'	REC & USED
L14	N 62°01'01" E	139.73'	REC & USED
L15	N 44°53'09" E	58.78'	REC & USED
L16	N 76°44'01" E	18.38'	REC & USED
L17	N 35°08'16" E	153.02'	REC & USED
L18	S 52°31'33" W	155.36'	155.08' REC
L19	N 88°58'41" W	356.07'	356.20' REC
L20	N 89°30'44" W	242.76'	REC & USED
L21	S 26°14'45" W	134.24'	REC & USED
L22	S 13°51'19" W	100.70'	REC & USED
L23	S 00°36'29" E	151.59'	REC & USED
L24	S 33°14'01" W	7.00'	REC & USED
L25	S 56°45'59" E	20.00'	REC & USED
L26	N 33°14'01" E	7.00'	REC & USED
L27	N 39°00'27" W	38.77'	38.78' REC
L28	S 33°14'01" W	7.00'	REC & USED
L29	S 56°45'59" E	20.00'	REC & USED
L30	N 33°14'01" E	7.00'	REC & USED

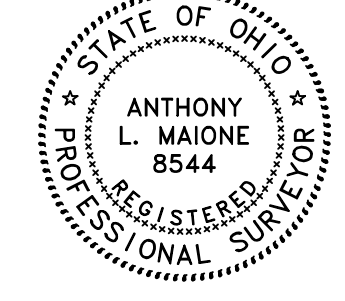
LINE TABLE

LINE	BEARING	DISTANCE	REMARKS
L31	N 52°31'33" E	40.00'	
L32	N 39°00'43" E	127.21'	
L33	N 02°59'23" E	174.78'	
L34	N 64°20'30" E	141.44'	
L35	N 24°22'52" E	140.39'	
L36	N 10°20'39" E	162.65'	
L37	N 70°18'04" W	133.26'	
L38	N 60°16'30" W	121.21'	
L39	N 29°43'30" E	609.55'	
L40	N 36°15'20" E	66.54'	
L41	S 53°22'17" E	385.63'	
L42	N 46°11'02" E	124.38'	
L43	N 60°40'11" E	515.65'	
L44	S 61°40'44" E	237.49'	
L45	S 01°33'36" W	535.49'	
L46	S 37°08'40" W	146.83'	
L47	N 50°51'54" W	401.47'	
L48	S 60°41'22" W	63.91'	
L49	S 07°07'31" W	47.54'	
L50	S 37°09'41" W	23.39'	
L51	S 23°40'31" E	132.13'	
L52	S 50°06'40" W	65.57'	
L53	S 50°06'40" W	251.49'	
L54	S 50°06'40" E	250.26'	
L55	N 48°23'31" E	200.00'	
L56	N 50°06'40" E	63.04'	
L57	N 23°40'31" W	132.13'	
L58	N 09°55'30" W	103.64'	
L59	S 05°46'08" W	55.89'	
L60	S 01°19'58" E	76.21'	
L61	S 20°03'40" W	32.21'	
L62	S 88°14'59" W	27.79'	
L63	S 09°17'38" W	127.80'	
L64	S 35°48'11" E	22.85'	
L65	N 50°06'40" E	126.26'	
L66	N 36°23'55" E	78.62'	

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT AND SURVEY IN ACCORDANCE WITH OAC 4733-37, AND THAT THE SAME IS CORRECT AND ACCURATE. THIS PLAT WAS PREPARED FROM A FIELD SURVEY, ANALYSIS OF RECORDED PLATS, RECORDED DEEDS AND SURVEY RECORDS, (AS APPLICABLE). BEARINGS ARE SHOWN TO DENOTE ANGLES ONLY. DISTANCES ARE GIVEN IN FEET AND DECIMAL PART THEREOF. ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.


 ANTHONY L. MAIONE, P.S.
 PROFESSIONAL LAND SURVEYOR
 OH LIC. No. 8544



Survey Plat & Description
 Approved Per O.R.C. 315.251
 Geauga County Engineer
 Reviewed under the supervision of
 Steven W. Boushock, P.E., Ohio #0205
 By: SNR Date: 08/23/2021
 21-088

8/2/21	COMMENTS	1
REVISIONS		
<h2 style="margin: 0;">LANGAN</h2> <p style="margin: 0;">Langan Engineering and Environmental Services, Inc. 6000 Lombardo Center, Suite 210 Cleveland, OH 44131</p> <p style="margin: 0;">T: 216.328.3300 F: 216.328.3301 www.langan.com</p>		
Project		
<h2 style="margin: 0;">GEAUGA LAKE</h2> <p style="margin: 0;">ORIGINAL BAINBRIDGE TWP. LOT NOS. 27, 28, 29, & 30 BAINBRIDGE TOWNSHIP</p>		
<small>GEAUGA COUNTY STATE OF OHIO</small> Drawing Title		
<h1 style="margin: 0;">LOT SPLIT AND CONSOLIDATION PLAT</h1>		
Project No.	Drawing No.	
400067401	VB101	
Date		
09-21-2020		
Drawn By		
ALM		
Checked By		
BLR		
	Sheet 2 of 2	

Proposed Parcel "F"

21-088

Situated in what is now the Township of Bainbridge, County of Geauga, State of Ohio and known as being part of Original Bainbridge Township Lot Nos. 27, 28, 29 and 30, Tract 3, and also known as being a portion of land conveyed to ICP Geauga Lake LLC, as recorded in Instrument No. 2020-00973215 (Book 2109, Page 316) and also known as being a portion of ICP Geauga County parcels PPN 02-126700, 02-126600, 02-126300, being more fully bounded and described as follows;

Beginning at the centerline intersection of Aurora Road, also known as State Route 43 and formerly known as Kent Road, width varies, and the westerly line of said Bainbridge Township also being the westerly line of said Geauga County, being referenced by a $\frac{3}{4}$ " rebar found in a monument box assembly, thence South $51^{\circ}00'16''$ East along the centerline of said Aurora Road a distance of 2416.36 feet to a point, thence North $38^{\circ}59'44''$ East, a distance of 30.00 feet to a set $5/8'' \times 30''$ rebar with cap "Langan" at the northerly right of way of said Aurora Road, said point also being the Principal Place of Beginning for the parcel of land herein described;

Course No.1 Thence North $51^{\circ}00'16''$ West along the northeasterly right of way of said Aurora Road, a distance of 619.03 feet to a found $5/8'' \times 30''$ rebar with cap "Langan" at the beginning of a curve into the easterly right of way of Depot Road, With Varies, as recorded in Plat Volume 36, Page 62-64 of the Geauga County Records of Plats, also known as Relocated Geauga Lake Road;

Course No.2 Thence along the arc of a curve deflecting to the right also being the easterly right of way of said Depot Road, an arc distance of 47.13 feet to a point being referenced by a $5/8''$ rebar found North 0.23 feet and East 0.24 feet thereof, said curve having a radius of 30.00 feet, a delta of $90^{\circ}00'43''$, and a chord distance of 42.43 feet which bears North $5^{\circ}59'55''$ West,

Course No.3 Thence North $39^{\circ}00'27''$ East along the easterly right of way of said Depot Road, a distance of 38.77 feet to a found $5/8'' \times 30''$ rebar with cap "Langan" at a point of curvature thereon;

21-088

Course No.4 Thence continuing along the easterly right of way of said Depot Road along the arc of a curve deflecting to the left, an arc distance of 319.81 feet to a found 5/8" x 30" rebar with cap "Langan" at a point of reverse curvature, said curve having a radius of 385.00 feet, a delta of 47°35'39", and a chord distance of 310.69 feet which bears North 15°12'35" East;

Course No.5 Thence continuing along the easterly right of way of said Depot Road along the arc of a curve deflecting to the right, an arc distance of 213.95 feet to a found 5/8" x 30" rebar with cap "Langan" at a point of tangency, said curve having a radius of 320.00 feet, a delta of 38°18'28", and a chord distance of 209.99 feet which bears North 10°33'59" East;

Course No.6 Thence North 29°43'13" East along the easterly right of way of said Depot Road, a distance of 676.87 feet to a found 5/8" x 30" rebar with cap "Langan" at a point of curvature thereon;

Course No.7 Thence continuing along the easterly right of way of said Depot Road along the arc of a curve deflecting to the right, an arc distance of 85.25 feet to a found 5/8" x 30" rebar with cap "Langan" at a point of tangency, said curve having a radius of 370.00 feet, a delta of 13°12'05", and a chord distance of 85.06 feet which bears North 36°19'32" East;

Course No.8 Thence North 42°55'34" East along the easterly right of way of said Depot Road, a distance of 302.74 feet to a found 5/8" x 30" rebar with cap "Langan" at a point of curvature thereon;

Course No.9 Thence continuing along said Depot Road right of way along the arc of a curve deflecting to the right, an arc distance of 483.56 feet to a found 5/8" x 30" rebar with cap "Langan" at a point of tangency, said curve having a radius of 345.00 feet, a delta of 80°18'26", and a chord distance of 444.94 feet which bears North 83°04'48" East;

Course No.10; Thence South 56°45'59" East along the southerly right of way of said Depot Road, a distance of 797.52 feet to a found 5/8" x 30" rebar with cap "Langan" at an angle point thereon;

21-088

Course No.11 Thence South $33^{\circ}14'01''$ West along said Depot Road right of way, a distance of 7.00 feet to a found $5/8'' \times 30''$ rebar with cap "Langan" at an angle point thereon;

Course No.12 Thence South $56^{\circ}45'59''$ East along said Depot Road right of way, a distance of 20.00 feet to a found $5/8'' \times 30''$ rebar with cap "Langan" at an angle point thereon;

Course No.13 Thence North $33^{\circ}14'01''$ East along said Depot Road right of way, a distance of 7.00 feet to a found $5/8'' \times 30''$ rebar with cap "Langan" at an angle point thereon;

Course No.14 Thence South $56^{\circ}45'59''$ East the southerly right of way of said Depot Road, a distance of 1563.94 feet to an angle point being referenced by a $5/8''$ rebar found North 0.21 feet and West 0.20 feet thereof;

Course No.15 Thence South $33^{\circ}14'01''$ West along said Depot Road right of way, a distance of 7.00 feet to a found $5/8'' \times 30''$ rebar with cap "Langan" at an angle point thereon;

Course No.16 Thence South $56^{\circ}45'59''$ East along said Depot Road right of way, a distance of 20.00 feet to a found $5/8'' \times 30''$ rebar with cap "Langan" at an angle point thereon;

Course No.17 Thence North $33^{\circ}14'01''$ East along said Depot Road right of way, a distance of 7.00 feet to a found $5/8'' \times 30''$ rebar with cap "Langan" at an angle point thereon;

Course No. 18 Thence South $56^{\circ}45'59''$ East along the southerly right of way of said Depot Road, a distance of 409.45 feet to a found $5/8'' \times 30''$ rebar with cap "Langan" at an angle point thereon;

Course No.19 Thence South $48^{\circ}55'02''$ East along the southerly right of way of said Depot Road, a distance of 146.37 feet to a found $5/8'' \times 30''$ rebar with cap "Langan" at an angle point thereon;

Course No.20 Thence North $73^{\circ}53'01''$ East along the southerly right of way of said Depot Road, a distance of 52.88 feet to a $5/8''$ rebar with cap "Weiss" found South 0.87' and East 0.64' of an angle point thereon;

21-088

Course No.21 Thence South $56^{\circ}46'38''$ East along the southerly right of way of said Depot Road, a distance of 94.58 feet to a found $5/8'' \times 30''$ rebar with cap "Langan" at the northeasterly corner of Geauga county parcel 02-125600 now or formerly owned by ICP Geauga Lake LLC, as recorded in Instrument 201300870665 and V. 2109 Pg. 316 of the Geauga county records;

Course No.22 Thence North $88^{\circ}58'41''$ West along a northerly line of said ICP Geauga Lake LLC land being parcels 02-125600 and 02-125900, as recorded in Instrument 202000973215 and V. 2109 Pg. 316 of the Geauga county records a distance of 356.07 feet to a found $5/8'' \times 30''$ rebar with cap "Langan" at an angle point thereon;

Course No.23 Thence South $89^{\circ}30'44''$ West along a northerly line of Geauga county parcel 02-126000 now or formerly owned by ICP Geauga Lake, LLC as recorded in Instrument 201300870665 and V. 2109 Pg. 316 of the Geauga county records, a distance of 242.76 feet to a found $5/8'' \times 30''$ rebar with cap "Langan" at an angle point thereon;

Course No.24 Thence South $01^{\circ}06'16''$ East along a westerly line of said ICP Geauga Lake LLC Land being parcel 02-126000, also being known as the former Forest City Ice Company Line, a distance of 289.70 feet to a found $5/8'' \times 30''$ rebar with cap "Langan" at an angle point thereon;

Course No.25 Thence South $55^{\circ}53'44''$ West along a northerly line of Geauga county parcel 02-125400 now or formerly owned by ICP Geauga Lake, LLC as recorded in Instrument 201300870665 and V. 2109 Pg. 316 of the Geauga county records and also known as the former Forest City Ice Company line, a distance of 575.00 feet to a found $5/8'' \times 30''$ rebar with cap "Langan" at an angle point thereon;

Course No.26 Thence South $34^{\circ}06'16''$ East along a westerly line of said ICP Geauga Lake LLC land being parcel 02-125400, a distance of 330.96 feet to a point on the low water mark of Geauga Lake, passing through a found $5/8'' \times 30''$ rebar with cap "Langan" at a distance of 300 feet;

21-088

Thence running along the low water mark of Geauga Lake, also being a westerly line of Geauga county parcel 02-125700 now or formerly owned by ICP Geauga Lake LLC, as recorded in instrument 201300870665 and V. 2109 Pg. 316 of the Geauga county records, the following two courses;

Course No.27 Thence South $28^{\circ}14'45''$ West, a distance of 134.24 feet;

Course No.28 Thence South $13^{\circ}51'19''$ West, a distance of 100.70 feet to a point, said point being referenced by a set $5/8'' \times 30''$ rebar with cap "Langan" North $89^{\circ}02'54''$ West at a distance of 58.00 feet, also being at a northeasterly corner of Geauga county parcel 02-126300 now or formerly owned by ICP Geauga Lake LLC, as recorded in Instrument 201300870665 and V. 2109 Pg. 316 of the Geauga county records;

Course No.29 Thence North $26^{\circ}54'18''$ West along a new division line, a distance of 79.05 feet to a set $5/8'' \times 30''$ rebar with cap "Langan" at an angle point thereon;

Course No.30 Thence North $18^{\circ}21'33''$ West along a new division line, a distance of 119.49 feet to a set $5/8'' \times 30''$ rebar with cap "Langan" at an angle point thereon;

Course No.31 Thence North $31^{\circ}15'02''$ East along a new division line, a distance of 85.68 feet to a set $5/8'' \times 30''$ rebar with cap "Langan" at an angle point thereon;

Course No.32 Thence North $65^{\circ}35'10''$ West along a new division line, a distance of 451.05 feet to a set $5/8'' \times 30''$ rebar with cap "Langan" at a non-tangential point of curvature thereon;

Course No.33 Thence along the arc of a curve deflecting to the right, an arc distance of 410.40 feet, said curve having a radius of 400.00 feet, a delta of $58^{\circ}47'10''$, and a chord distance of 392.64 feet which bears South $20^{\circ}43'05''$ West;

Course No.34 Thence South $48^{\circ}22'06''$ West along a new division line, a distance of 220.03 feet to a set $5/8'' \times 30''$ rebar with cap "Langan" set at an angle point thereon;

Course No.35 Thence South $39^{\circ}53'22''$ East along a new division line, a distance of 277.96 feet to a set $5/8'' \times 30''$ rebar with cap "Langan" at an angle point thereon;

Course No.36 Thence South $50^{\circ}06'38''$ West along a new division line, a distance of 354.32 feet to a point in the centerline of said State Route 43, passing over a set $5/8'' \times 30''$ rebar with cap "Langan" on the northeasterly right of way line of State Route 43 at a distance of 314.00 feet;

Course No.37 Thence North $32^{\circ}38'34''$ West along said centerline, a distance of 136.06 feet to a point of curvature thereon;

Course No.38 Thence along said centerline of State Route 43 being the arc of a curve deflecting to the left, an arc distance of 171.96 feet to a point, said curve having a radius of 1432.39 feet, a delta of $06^{\circ}52'42''$, and a chord distance of 171.85 feet which bears North $36^{\circ}07'02''$ West;

Course No. 39 Thence North $52^{\circ}31'33''$ East, a distance of 40.00 feet to a found $5/8'' \times 30''$ rebar with cap "Langan" on the northerly right of way line of said State Route 43 and a point of curvature thereon;

Course No.40 Thence along said right of way line being the arc of a curve deflecting to the left, an arc distance of 294.52 feet to a point, said curve having a radius of 1472.39 feet, a delta of $11^{\circ}27'38''$, and a chord distance of 294.03 feet which bears North $45^{\circ}14'20''$ West;

Course No. 41 Thence North $51^{\circ}00'16''$ West along said right of way line a distance of 509.80 feet to a found $5/8'' \times 30''$ rebar with cap "Langan" at the southeasterly corner of Geauga County Parcel 02-421449 now or formerly owned by Menard Inc, as recorded in Instrument 202000973218 (Book 2109, Page 391);

Course No. 42 Thence North $38^{\circ}19'48''$ East along an easterly line of said Menard Inc. land, a distance of 703.96 feet to a found $5/8'' \times 30''$ rebar with cap "Langan" at an angle point thereon;

Course No. 43 Thence North $03^{\circ}12'32''$ East along an easterly line of said Menard Inc. land, a distance of 849.95 feet to a found $5/8'' \times 30''$ rebar with cap "Langan" at an angle point thereon;

Course No. 44 Thence North $48^{\circ}53'20''$ West along a northerly line of said Menard Inc. land, a distance of 378.55 feet to a found $5/8'' \times 30''$ rebar with cap "Langan" at an angle point thereon;

Course No. 45 Thence South $42^{\circ}24'49''$ West along a westerly line of said Menard Inc. land, a distance of 475.99 feet to a found $5/8'' \times 30''$ rebar with cap "Langan" at an angle point thereon;

Course No. 46 Thence South $35^{\circ}44'37''$ West along a westerly line of said Menard Inc land, a distance of 308.15 feet to a found $5/8'' \times 30''$ rebar with cap "Langan" at an angle point thereon;

Course No. 47 Thence South $54^{\circ}58'51''$ East along a westerly line of said Menard Inc, land, a distance of 28.45 feet to a found $5/8'' \times 30''$ rebar with cap "Langan" at an angle point thereon;

Course No. 48 Thence South $35^{\circ}08'16''$ West along a westerly line of said Menard Inc, land, a distance of 164.16 feet to a found $5/8'' \times 30''$ rebar with cap "Langan" at an angle point thereon;

Course No. 49 Thence South $47^{\circ}52'43''$ West a westerly line of said Menard Inc., land, a distance of 478.49 feet to the Principal Place of Beginning, said parcel containing 4,832,391 square feet or 110.9364 acres of land of which 12,284 square feet or 0.2820 acres being in the right of way according to a survey by Langan Engineering and Environmental Services dated July of 2020 and being the same more or less and being subject to all legal highways and easements. The basis of bearings of this survey is based on the Ohio State Plane Coordinate System, North Zone, NAD 83(2011) derived from GPS observations and bearings are to denote angles only.

21-088

The intent of this description is to divide and consolidate lands owned by ICP Geauga Lake LLC as recorded in Volume 2109, Page 316 of Geauga County Recorder's Office known as part of PN 02-126700, 02-126600, and 02-126300, creating parcel F consisting of 4,832,391 square feet or 110.9364 acres.



6/15/2021



Survey Plat & Description
Approved Per O.R.C. 315.251
Gauga County Engineer

Reviewed under the supervision of
Steven N. Roessner, P.S. Ohio #7070

By: SJM Date: 06/15/2021

21-088

Proposed Parcel "G"

21-088

Situated in what is now the Township of Bainbridge, County of Geauga, State of Ohio and known as being part of Original Bainbridge Township Lot No. 28, Tract 3, and also known as being a portion of land conveyed to ICP Geauga Lake LLC, as recorded in Instrument No. 2020-00973215 (Book 2109, Page 316) and also known as being a portion of Geauga County parcels PPN 02-126700, 02-126100, 02-126300, being more fully bounded and described as follows;

Beginning at the centerline intersection of Aurora Road, also known as State Route 43 and formerly known as Kent Road, width varies, and the westerly line of said Bainbridge Township also being the westerly line of said Geauga County, being referenced by a $\frac{3}{4}$ " rebar found in a monument box assembly, thence South $51^{\circ}00'16''$ East along the centerline of said Aurora Road a distance of 3855.00 feet to a point of curvature in said centerline, thence North $38^{\circ}59'44''$ East, a distance of 40.00 feet to the northeasterly right of way of said State Route 43, thence southeasterly along the northeasterly right of way of said State Route 43 and along the arc of a curve deflecting to the right an arc distance of 294.52 feet to a point of tangency, said curve having a radius of 1472.39 feet, a delta of $11^{\circ}27'38''$, and a chord distance of 294.03 feet which bears South $45^{\circ}14'20''$ East, thence South $52^{\circ}31'33''$ West leaving said right of way line to the centerline of said State Route 43, a distance of 40.00 feet, then along said centerline being the arc of a curve deflecting to the right an arc distance of 171.96 feet to a point of tangency, said curve having a radius of 1432.39 feet, a delta of $06^{\circ}52'42''$, and a chord distance of 171.85 feet which bears South $36^{\circ}07'02''$ East, thence South $32^{\circ}38'34''$ East a distance of 136.06 feet to a point, said point also being the Principal Place of Beginning for the parcel of land herein described;

Course No.1 Thence North $50^{\circ}06'38''$ East along a new division line, passing through a set $5/8''$ x $30''$ rebar with cap "Langan" at a distance of 40.32 feet, a total distance of 354.32 feet to a set $5/8''$ x $30''$ rebar with cap "Langan" at an angle point thereon;

Course No.2 Thence North $39^{\circ}53'22''$ West along a new division line, a distance of 277.96 feet to a set $5/8''$ x $30''$ rebar with cap "Langan" at an angle point thereon;

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Course No.3 Thence North $48^{\circ}22'06''$ East along a new division line, a distance of 220.03 feet to a set $5/8'' \times 30''$ rebar with cap "Langan" at a point of curvature thereon;

Course No.4 Thence along the arc of a curve deflecting to the left, an arc distance of 410.40 feet to a set $5/8'' \times 30''$ rebar with cap "Langan" at an angle point thereon, said curve having a radius of 400.00 feet, a delta of $58^{\circ}47'10''$, and a chord distance of 392.64 feet which bears North $20^{\circ}43'05''$ East;

Course No.5 Thence South $65^{\circ}35'10''$ East along a new division line, a distance of 451.05 feet to a set $5/8'' \times 30''$ rebar with cap "Langan" at an angle point thereon;

Course No.6 Thence South $31^{\circ}15'02''$ West along a new division line, a distance of 85.68 feet to a set $5/8'' \times 30''$ rebar with cap "Langan" at an angle point thereon;

Course No.7 Thence South $18^{\circ}21'33''$ East along a new division line, a distance of 119.49 feet to a set $5/8'' \times 30''$ rebar with cap "Langan" at an angle point thereon;

Course No.8 Thence South $26^{\circ}54'18''$ East along a new division line, a distance of 79.05 feet to the observed waterline line of Geauga Lake being a westerly line of Geauga County parcel 02-125700 now or formerly owned by ICP Geauga Lake LLC as recorded in Instrument 202000973215 (Book 2109, Page 316) of the Geauga County records;

Thence the following courses and distances along the observed waterline of Geauga Lake

Course No.9 South $09^{\circ}15'34''$ East, a distance of 52.18 feet;

Course No.10 South $01^{\circ}18'28''$ West, a distance of 47.24 feet;

Course No.11 South $10^{\circ}58'57''$ West, a distance of 52.28 feet;

Course No.12 South $00^{\circ}56'50''$ West, a distance of 62.18 feet;

Course No.13 South $29^{\circ}29'45''$ East, a distance of 158.64 feet;

Course No.14 South $23^{\circ}54'21''$ East, a distance of 64.38 feet;

Course No.15 Thence South $04^{\circ}04'15''$ West, a distance of 126.17 feet;

Course No.16 Thence South $09^{\circ}55'30''$ West, a distance of 103.64 feet;

Course No.17 Thence South $05^{\circ}46'08''$ West, a distance of 55.89 feet;

Course No.18 Thence South $01^{\circ}19'58''$ East, a distance of 76.21 feet;

Course No.19 Thence South $20^{\circ}03'40''$ West, a distance of 32.21 feet;

Course No.20 Thence South $88^{\circ}14'59''$ West, a distance of 27.79 feet'

Course No.21 Thence South $09^{\circ}17'38''$ West, a distance of 127.80 feet to the south line of Geauga county also being the south line of Geauga county parcel 02-126100 now or formerly owned by ICP Geauga Lake LLC as recorded in Instrument 202000973215 (Book 2109, Page 316);

Course No.22 Thence North $89^{\circ}51'03''$ West along a southerly line of said ICP Geauga Lake LLC land, passing through a set $5/8'' \times 30''$ rebar with cap "Langan" at a distance of 30.00 feet, a total distance of 525.78 feet to the easterly right of way of said State Route 43 being referenced by a found $5/8''$ rebar w/ cap "Weiss";

Course No.23 Thence continuing North $89^{\circ}51'03''$ West, a distance of 49.40 feet to point at the centerline intersection of said State Route 43 and Lake Street, 60 feet, to a point of curvature;

Course No.24 Thence northwesterly along the centerline of said State Route 43 being the arc of a curve deflecting to the right, an arc distance of 201.06 feet to a point of tangency, said curve having a radius of 3935.02 feet, a delta of $02^{\circ}55'39''$, and a chord distance of 201.04 feet which bears North $34^{\circ}12'00''$ West;

Course No.25 Thence North $32^{\circ}38'34''$ West along the centerline of said State Route 43, a distance of 294.52 feet to the Principal Place of Beginning, said parcel containing 850,254 square feet or 19.5191 acres of land of which 20,461 square feet or 0.4697 acres being in the right of way according to a survey by Langan Engineering and Environmental Services dated July of 2020 and being the same more or less and being subject to all legal highways and easements. The basis of bearings of this survey is based on the Ohio State Plane Coordinate System, North Zone, NAD 83(2011) derived from GPS observations and bearings are to denote angles only.

21-088

The intent of this description is to divide and consolidate lands owned by ICP Geauga Lake LLC as recorded in Volume 2109, Page 316 of Geauga County Recorder's Office known as part of PN 02-126700, 02-126100 and 02-126300, creating parcel G consisting of 850,254 square feet or 19.5191 acres.



6/15/2021



Survey Plat & Description
Approved Per O.R.C. 315.251
Gauga County Engineer
Reviewed under the supervision of
Steven N. Roessner, P.S. Ohio #7070

By: SJM Date: 06/15/2021

21-088