

Conservation Easement

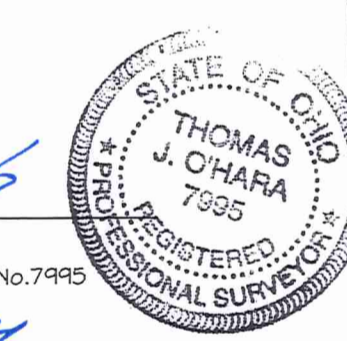
Survey of Lands  
 now or formerly owned by  
 Timothy Lee Schaefer  
 Volume 635 Page 337  
 part of Lot No. 59  
 Township of Burton  
 County of Geauga  
 State of Ohio

50.624 Total Acres Measured  
 2205175.1 Sq.ft.  
 5.968 Acres.  
 266017.9 Sq.ft.  
 Exclusive of Easement  
 Conservation Easement  
 44.656 Acres.  
 1939157.2 Sq.ft.  
 Access Easement  
 0.142 Acres.  
 6174.4 Sq.ft.

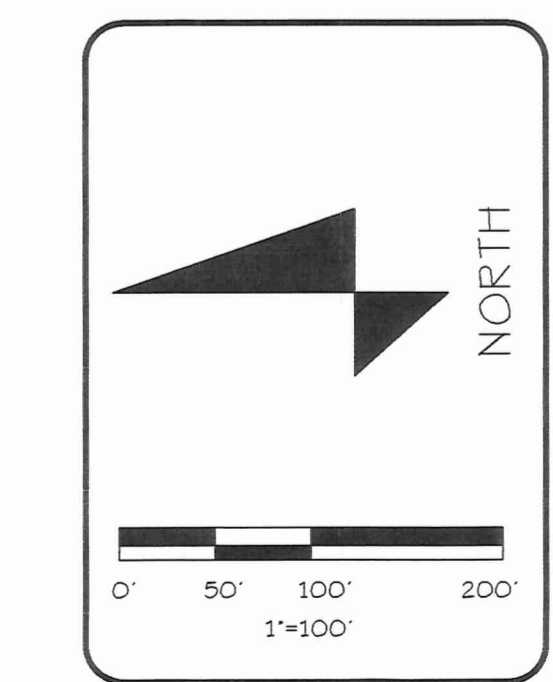
Bearings are referenced to an assumed meridian,  
 the basis of bearings for this Survey is  
 S02°21'00"E along the East line of Subject's property  
 as recorded in Deed Volume 1220 Page 561 in Geauga County

Access Easement		
L1	48.65'	N87°52'19"E
L2	25.85'	S2°07'41"E
L3	35.02'	S87°38'37"W
L4	250.60'	S2°21'23"E
L5	115.21'	S87°52'19"W
L6	15.00'	N2°23'46"W
L7	101.70'	N87°52'19"E
L8	261.58'	N2°21'23"W

Thomas J. O'Hara P.S.  
 Registered Professional Surveyor No. 7995  
 within the State of Ohio  
 Dated: 2-20-04



All iron pins noted as being set are  
 5/8" Dia. x 30" Long Steel Rebar  
 bearing plastic cap "OHARA 7995"  
 This Survey is a Boundary Survey  
 prepared in accordance with Chapter  
 4733-37 of the Administrative Code.



LEGEND			
(R)	Record / Deed Distance	—X—	Break Line
(M)	Measured Distance	P.O.B.	Place of Beginning
(C)	Calculated Distance	☁	Occupation Line
(NRD)	No Record Distance	●	Survey Monument Found
—U—U—	Utility Line	○	5/8" Dia. x 30" length Steel Rebar Set
-x-x-x-	Fence Line	⊙	Drill Hole Found
R/W	Right of Way	⊙	Drill Hole Set
C/L	Centerline	⊞	Stone Monument Found
▨	Concrete	Vol.	Volume
▩	Asphalt	Pg.	Page
▧	Brick	OR	Official Record
▨	Gravel		

SURVEY PLAT & LEGAL DESCRIPTION  
 APPROVED PER R.C. 315.21  
 R.S. 2,2304  
 OFFICE OF THE  
 GEAGA COUNTY ENGINEER

Project No: O324  
 Date of Survey: 02-16-04  
 Revised:  
 Page 1 of 1

O'Hara Land Surveying, L.L.C.  
 P.O. Box 902, Chardon, Ohio 44024  
 Voice: 440-286-8417 Fax: 440-286-8873 E-Mail: oharasurveys@adelphia.net

**O'Hara Land Surveying, L.L.C.**  
P.O. Box 902, Chardon Ohio 44024

Mortgage Location Surveys  
ALTA/ACSM Land Title Surveys  
Boundary Surveys

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oharasurveys@adelphia.net

**Timothy Lee Schaefer**  
**Deed Volume 635 Page 337**

Situated in the Township of Burton, County of Geauga, State of Ohio, being part of Lot No. 59 in said Township: Beginning at a point in the centerline of Kinsman Road (60') at the northeast corner of land now or formerly owned by Austin A. Bradley and Helen K. Bradley as recorded in Volume 1194 Page 976 in Geauga County Record of Deeds (GCRD), said point being North 87°52'19" East a distance of 421.08' from the Northwest corner of Lot No. 59, said point being the **Place of Beginning** of the parcel herein described.

Thence **North 87°52'19" East** along said centerline a distance of **275.60** feet to a point, said point being the northwest corner of land now or formerly owned by Ralph L. Bartholomew and Elayne M. Bartholomew as recorded in Deed Volume 1386 Page 542 in GCRD.

Thence **South 02°21'23" East** along the westerly line of land now or formerly owned by Bartholomew, aforementioned, passing through an iron pin set in the southerly right of way of Kinsman Road, 30' therefrom, a total distance of **322.95** feet to a point, said point witnessed by  $\frac{3}{4}$ " iron pipe found N79°00'13" West a distance of 1.91 feet therefrom.

Thence **North 87°52'19" East** along the southerly line of land now or formerly owned by Bartholomew, aforementioned, a distance of **180.41** feet to a point, said point being on the westerly line of land now or formerly owned by The Clark Family Limited Partnership, an Ohio Limited Partnership as recorded in Deed Volume 1220 Page 561 in GCRD, said point witnessed by a  $\frac{3}{4}$ " iron pipe found, South 45°55'41" West a distance of 2.10 feet from said point.

Thence **South 02°21'00" East** along the westerly line of Clark, aforementioned, and the westerly line of land now or formerly owned by Bonner Ohio Properties Limited, an Ohio Limited Liability Company, as recorded in Deed Volume 1353 Page 700, a distance of **2398.56** feet to a point, said point being the northeast corner of land now or formerly owned by Lee A. Bontrager and Ida Bontrager as recorded in Deed Volume 565 Page 130 in GCRD, said point being on the southerly line of Lot No. 59, northerly line of Lot No. 69, said point witnessed by a  $\frac{3}{4}$ " iron pipe found.

Thence **South 87°56'31" West** along the northerly line of Lot No. 69, southerly line of Lot No. 59 and the northerly line of the following parcels, Bontrager, aforementioned, Dorothy M. Dolsen as recorded in Deed Volume 855 Page 479 in GCRD, John E. Westover and Edna B. Westover as recorded in Deed Volume 551 Page 1044 in GCRD, Edith M. Hatcher as recorded in Deed Volume 767 Page 679 in GCRD, a total distance of **876.84** feet to a point, said point being the southeast corner of Lot No. 58, southwest corner of Lot No. 59, said point being the southeast corner of land now or formerly owned by S. & C. Gingerich as recorded in Deed Volume 246 Page 157 in GCRD, said point witnessed by an iron pin set.

Thence **North 02°21'23" West** along the easterly line of land now or formerly owned by Gingerich, aforementioned, the easterly line of land now or formerly owned by Kenneth E. Butler and Deborah L. Butler as recorded in Deed Volume 805 Page 216 in GCRD, the easterly line of land now or formerly owned by Robert L. Kolbfleisch as recorded in Deed Volume 568 Page 169 in GCRD, and along the westerly line of Lot No. 59, easterly line of Lot no. 58, a total distance of **2428.85** feet to a point, said point being the southwest corner of land now or formerly owned by Gregory A. Young and Debra Lynn Young as recorded in Deed Volume 565 Page 648 in GCRD, said point witnessed by an iron pin set.

Thence **North 87°52'19" East** along the southerly line of land now or formerly owned by Young, aforementioned, the southerly line of Edward B. Rand and Frances R. Rand, as recorded in Deed Volume 1309 Page 1048 in GCRD, the southerly line of Bradley, aforementioned, a total distance of **421.08** feet to a point, said point being the southeast corner of land now or formerly owned by Bradley, said point witnessed by an iron pin set.

BUR 00138

**O'Hara Land Surveying, L.L.C.**  
P.O. Box 902, Chardon Ohio 44024

Mortgage Location Surveys  
ALTA/ACSM Land Title Surveys  
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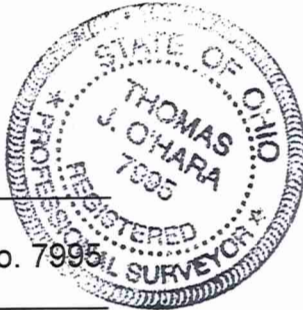
Thence **North 02°21'23" West** along the easterly line of land now or formerly owned by Bradley, aforementioned, passing through a 1" iron pipe found in the southerly right of way of Kinsman Road, total distance of **291.58** feet to a point, Said point being the Place of Beginning, and containing **50.624 acres** of land, be the same more or less, but subject to all legal highways, pursuant to a Survey (0324) dated February 16, 2004, by O'Hara Land Surveying, L.L.C. and Thomas J. O'Hara, Ohio Registered Surveyor No. 7995.

Bearings used hereon are to an assumed meridian and are used to denote angles only. The basis of bearings for this survey is South 02°21'00" East, along the west line of land now or formerly owned by The Clark Family Trust, aforementioned, as recorded in Volume 1220 Page 561 in GCRD.

The intent of this description is to describe a parcel of land as described currently in Deed Volume 635 Page 337 land now or formerly owned by Timothy Lee Schaefer in Geauga County Record of Deeds.

All iron pins noted as being set are 5/8" x 30" long steel rebar, bearing a plastic cap "OHARA 7995".

Thomas J. O'Hara  
Ohio Registered Surveyor No. 7995  
Dated: 2-20-04



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

R.S. 2/23/04  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER *Revised*

FEB 24 2004