

REFERENCES USED:

- 1 DEEDS OF RECORD
- 2 PLAT OF SURVEY FOR BLAINE KAUFMAN BY SCHWARTZ LAND SURVEYING 12/06/10
- 3 MAP OF SURVEY BY THE CITY OF AKRON R-T- 87, & 209 SURVEY
- 4 SR 87-10.55 KINSMAN ROAD-1955 PLANS
- 5 SR 44 RAVENNA ROAD-1927 PLANS

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH LENGTH	TANGENT
C1	62.83	40.00	90°00'00"	S44°27'22"W	56.57	40.00
C2	62.83	40.00	90°00'00"	S45°32'38"E	56.57	40.00

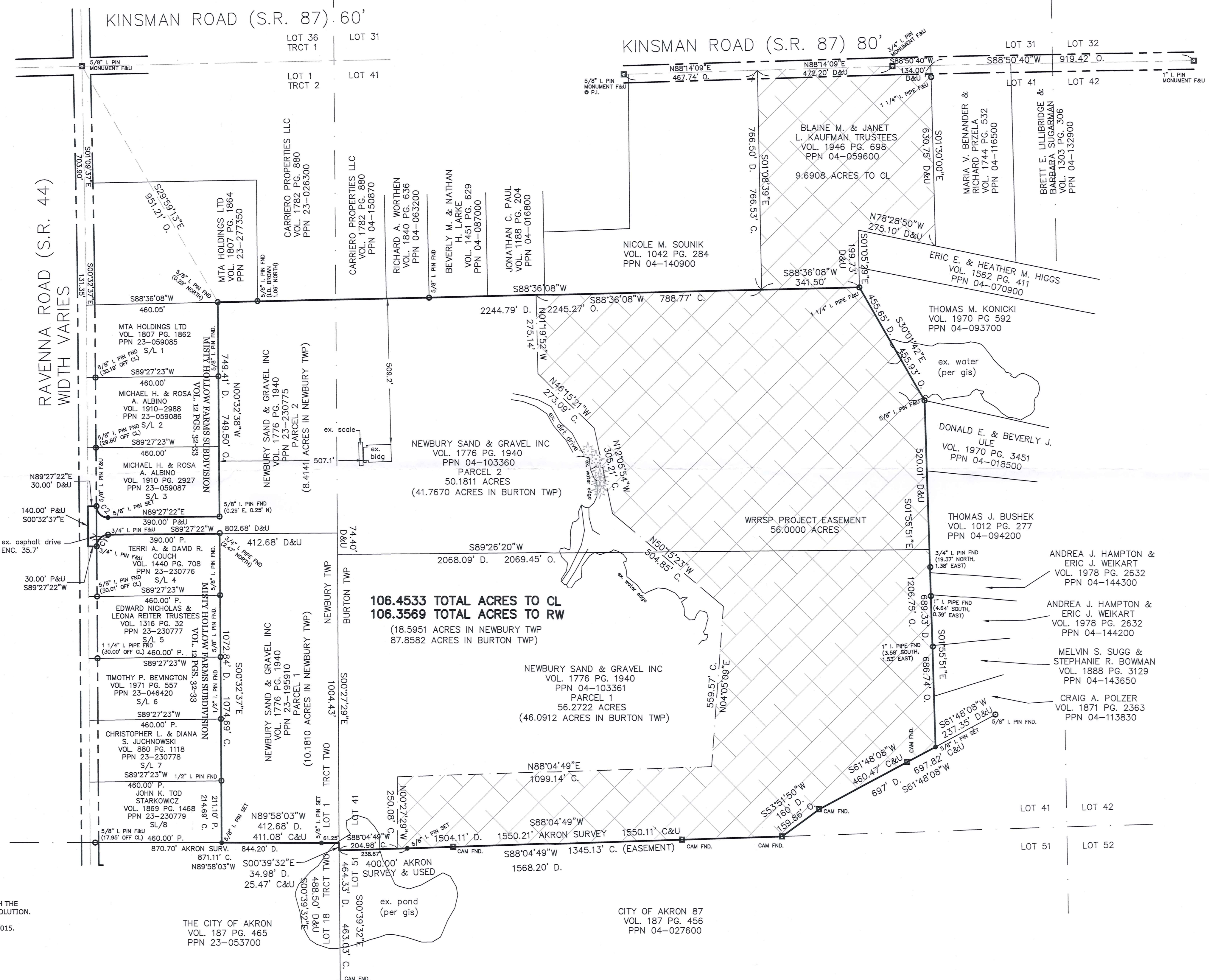
CONSOLIDATION PLAT AND EASEMENT
For
WESTERN RESERVE LAND CONSERVANCY

SITUATED IN THE TOWNSHIPS OF NEWBURY AND BURTON, COUNTY OF GEauga AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL LOT NUMBER 41, BURTON TOWNSHIP, AND ALSO BEING PART OF ORIGINAL LOT NO. 1, TRACT 2 NEWBURY TOWNSHIP.

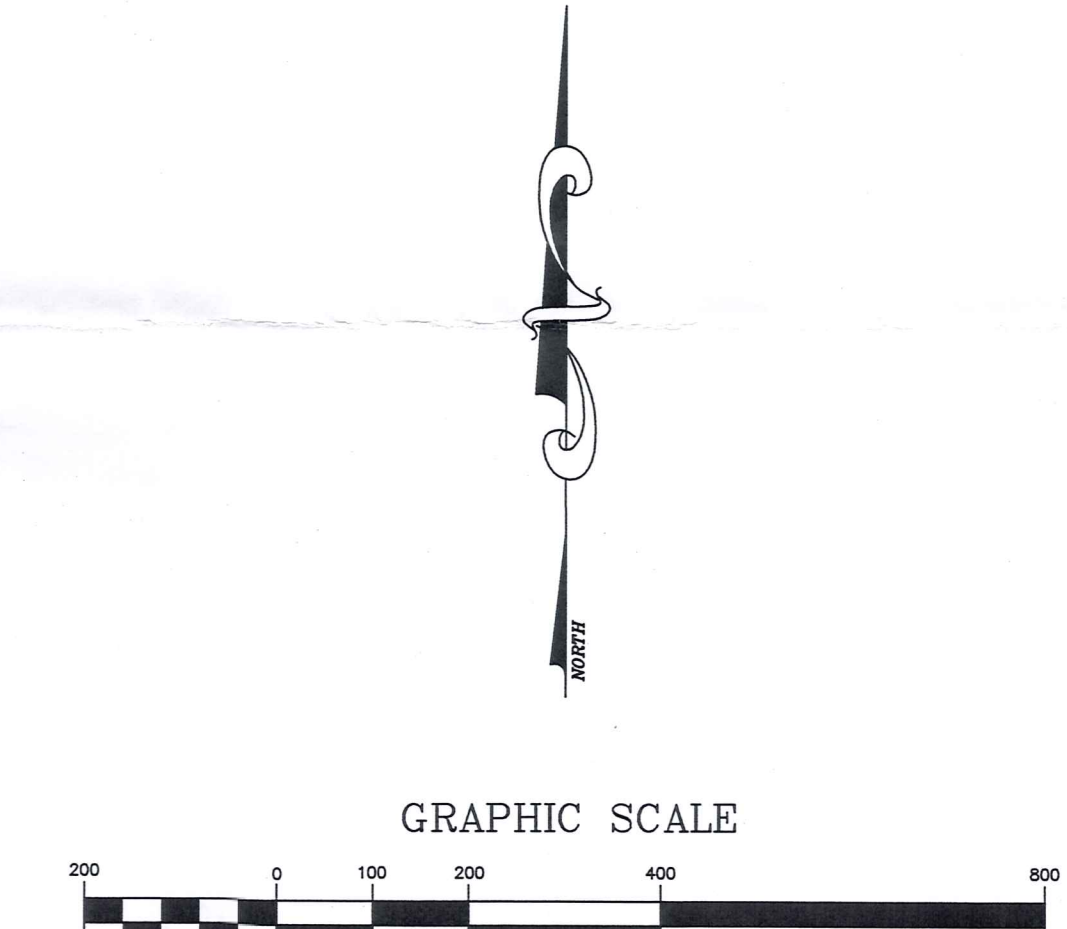
PREPARED FOR:
 WESTERN RESERVE LAND CONSERVANCY
 3850 CHAGRIN RIVER RD.
 MORELAND HILLS, OH 44022

LEGEND

- ips 5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
- i.Pin Iron Pin
- i.Pipe Iron Pipe
- Mon. Monument
- Cam City of Akron Monument (concrete)
- ✕ Mag Mag Nail Set
- Fnd. Found
- D. Dead
- 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/L Centerline
- e/p Edge of Pavement
- P Plat record information



106.453 TOTAL ACRES TO CL
106.3569 TOTAL ACRES TO RW
 (18.5951 ACRES IN NEWBURY TWP
 87.8582 ACRES IN BURTON TWP)



JANUARY 14, 2015
 FEBRUARY 4, 2015

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
 RUDY E. SCHWARTZ, P.S. #7193 Date 2.6.15
 STATE OF OHIO
 RUDY E. SCHWARTZ
 7193
 REGISTERED PROFESSIONAL SURVEYOR

THIS CONSOLIDATION OF LAND COMPLIES WITH THE APPLICABLE NEWBURY TOWNSHIP ZONING RESOLUTION.
 THIS _____ DAY OF _____ 2015.
 BY _____
 NEWBURY TOWNSHIP ZONING INSPECTOR

THE CITY OF AKRON
 VOL. 187 PG. 465
 PPN 23-053700

CITY OF AKRON 87
 VOL. 187 PG. 456
 PPN 04-027600

THIS CONSOLIDATION OF LAND COMPLIES WITH THE APPLICABLE BURTON TOWNSHIP ZONING RESOLUTION.
 THIS _____ DAY OF _____ 2015.
 BY _____
 BURTON TOWNSHIP ZONING INSPECTOR

PREPARED BY:
SCHWARTZ LAND SURVEYING INC.
 RUDY E. SCHWARTZ
 PROFESSIONAL SURVEYOR
 12121 KINSMAN ROAD
 NEWBURY, OHIO 44065
 440-564-8174 Fax: 440-564-8285

NEW00283

EASEMENT ONLY

NEW00283/BUR00236 15-009

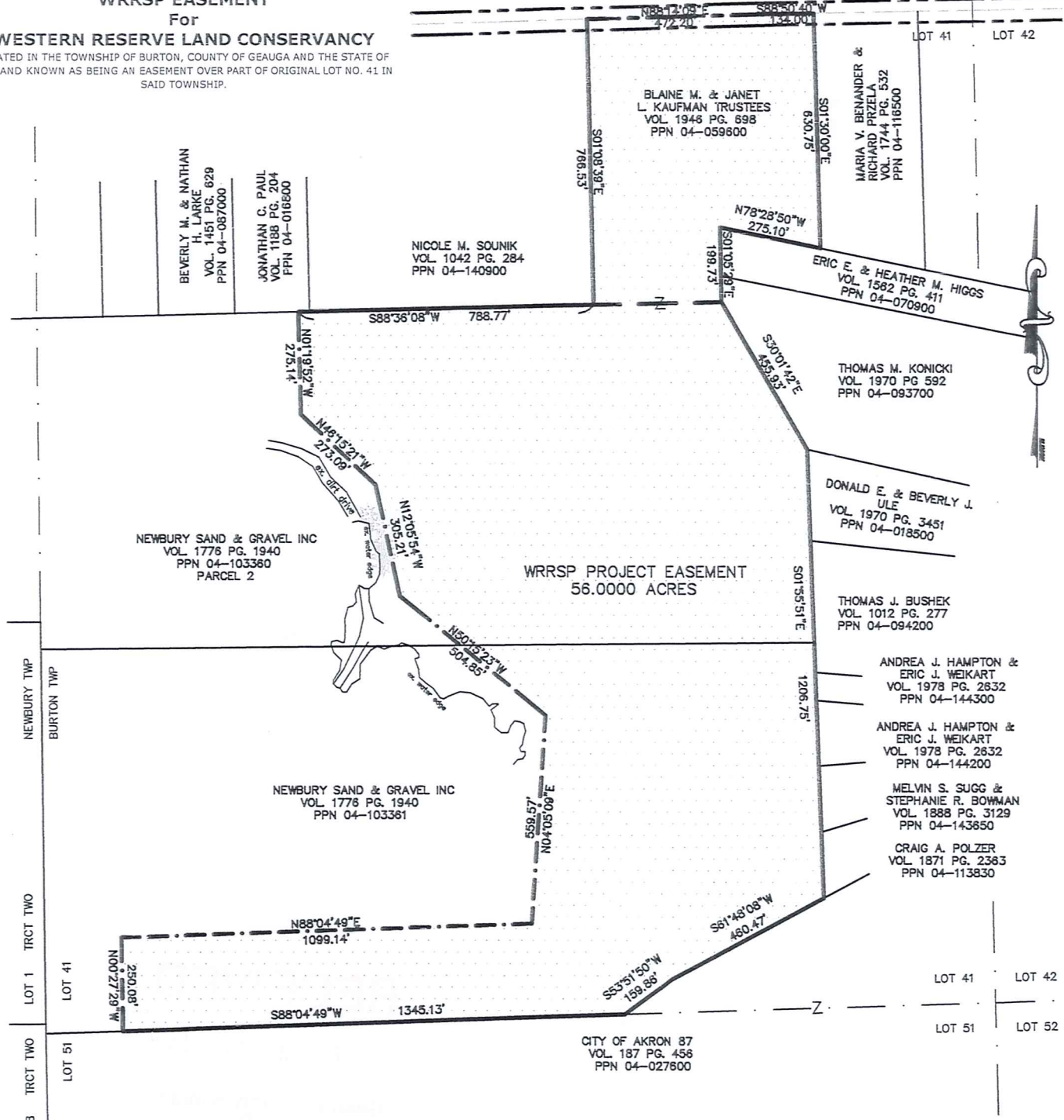
SKETCH TO ACCOMPANY
LEGAL DESCRIPTION
OF A
WRRSP EASEMENT
For

WESTERN RESERVE LAND CONSERVANCY

SITUATED IN THE TOWNSHIP OF BURTON, COUNTY OF GEauga AND THE STATE OF OHIO AND KNOWN AS BEING AN EASEMENT OVER PART OF ORIGINAL LOT NO. 41 IN SAID TOWNSHIP.

KINSMAN ROAD (S.R. 87) 80'

LOT 31 LOT 32
LOT 41 LOT 42

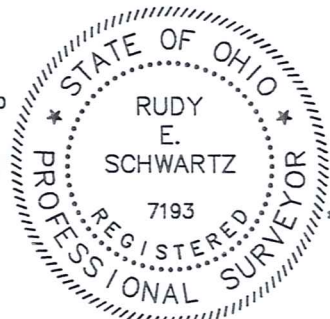


GRAPHIC SCALE



(IN FEET)
1 inch = 400 ft.

FEBRUARY 4, 2015



PREPARED FOR:
WESTERN RESERVE LAND CONSERVANCY
3850 CHAGRIN RIVER RD.
MORELAND HILLS, OH 44022

PREPARED BY:
SCHWARTZ LAND SURVEYING INC.
RUDY E. SCHWARTZ
PROFESSIONAL SURVEYOR
12121 KINSMAN ROAD
NEWBURY, OHIO 44065
440-564-8174 Fax: 440-564-8285

NEW 00283
BUR 00236

NEW00283

Newbury Sand and Gravel Inc. (15009)
Picked Up 02/06/15

VOL 1989 pg. 2009

PPN# 04-103360

23-230775

LEGAL DESCRIPTION
OF A
106.4533 ACRE PARCEL
FOR
WESTERN RESERVE LAND
CONSERVANCY

Situated in the Townships of Newbury and Burton, County of Geauga and State of Ohio and known as being a part of Original Lot No. 1, Tract 2, in Newbury Township, and also part of Original Lot No. 41 in Burton Township, and further being known as all of parcel No. 1 of lands conveyed to Newbury Sand and Gravel Inc. (PPN 04-103361, Burton Twp, and PPN 23-195910, Newbury Twp) by deed recorded in Volume 1776, Page 1940 of Geauga County Deed Records, and also being all of parcel No. 2 of land conveyed Newbury Sand and Gravel Inc. (PPN 04-103360, Burton Twp, and PPN 23-230775, Newbury Twp) by deed recorded in Volume 1776, Page 1940 of Geauga County Deed Records further bounded and described as follows;

Beginning at a point at the Northeasterly corner of subplot No. 1 of the Misty Hollow Farms Subdivision as shown by plat recorded in Volume 12, Pages 32 and 33 of Geauga County Plat Records (witness a 5/8 inch iron pin found 0.28 feet North), said point lying South 29° 59' 13" East a distance of 951.21 feet from a monument box with a 5/8 inch iron pin found at the intersection of Kinsman Road (S.R. 87), 80 feet wide, and Ravenna Road (S.R. 44), width varies, said point also being on the Southerly line of land conveyed to MTA Holdings Ltd. (PPN 23-277350) by deed recorded in Volume 1807, Page 1864 of Geauga County Deed Records;

COURSE I

Thence North 88° 36' 08" East, along said Southerly line of land so conveyed to MTA Holdings Ltd., and along the Southerly line of land conveyed to Carriero Properties LLC. (PPN 23-026300) by deed recorded in Volume 1782, Page 880 of Geauga County Deed Records, passing over the dividing line between Newbury and Burton Township, and along the Southerly line of land so conveyed to Carriero Properties LLC. (PPN 04-150870) by deed recorded in Volume 1782, Page 880 of Geauga County Deed Records, and along the Southerly line of land conveyed to Richard A Worthen (PPN 04-063200) by deed recorded in Volume 1840, Page 636 of Geauga County Deed Records, and along the Southerly line of land conveyed to Beverly M. and Nathan H. Larke (PPN 04-087000) by deed recorded in Volume 1451, Page 629 of Geauga County Deed Records, and along the Southerly line of land conveyed to Jonathan C. Paul (PPN 04-016800) by deed recorded in Volume 1188, Page 204 of Geauga County Deed Records, and along the Southerly line of land conveyed to Nicole M. Sounik (PPN 04-140900) by deed recorded in Volume 1042, Page 284 of Geauga County Deed Records, and along the Southerly line of land conveyed to Blaine M. and

Janet L. Kaufman Trustees (PPN 04-059600) by deed recorded in Volume 1946, Page 698 of Geauga County Deed Records, a distance of 2245.27 feet to a 1 1/4 inch iron pipe found at the Southeasterly corner thereof, said pipe also being on the Westerly line of land conveyed to Thomas M. Konicki (PPN 04-093700) by deed recorded in Volume 1970, Page 592 of Geauga County Deed Records;

COURSE II

Thence South 30° 01' 42" East, along said Westerly line of land so conveyed to Thomas M. Konicki, a distance of 455.93 feet to a 5/8 inch iron pin found at the Southwesterly corner thereof, said pin also being at the Northwesterly corner of land conveyed to Donald E. and Beverly J. Ule (PPN 04-018500) by deed recorded in Volume 1970, Page 3451 of Geauga County Deed Records;

COURSE III

Thence South 1° 55' 51" East, along the Westerly line of land so conveyed to Donald E. and Beverly J. Ule, and along the Westerly line of land conveyed to Thomas J. Bushek (PPN 04-094200) by deed recorded in Volume 1012, Page 277 of Geauga County Deed Records, and along the Westerly line of land conveyed to Andrea J. Hampton and Eric J. Weikart (PPN 04-144300) by deed recorded in Volume 1978, Page 2632 of Geauga County Deed Records, and along the Westerly line of land conveyed to Andrea J. Hampton and Eric J. Weikart (PPN 04-144200) by deed recorded in Volume 1978, Page 2632 of Geauga County Deed Records, and along the Westerly line of land conveyed to Melvin S. Sugg and Stephanie R. Bowman (PPN 04-143650) by deed recorded in Volume 1888, Page 3129 of Geauga County Deed Records, and along the Westerly line of land conveyed to Craig A. Polzer (PPN 04-113830) by deed recorded in Volume 1871, Page 2363 of Geauga County Deed Records, a distance of 1206.75 feet to a 5/8 inch iron pin set at the Southwesterly corner thereof, said pin also being on the Northerly line of land conveyed to City of Akron 87 (PPN 04-027600) by deed recorded in Volume 187, Page 456 of Geauga County Deed Records;

COURSE IV

Thence South 61° 48' 08" West, along said Northerly line of land so conveyed to City of Akron 87, a distance of 460.47 feet to a City of Akron monument at an angle point;

COURSE V

Thence South 53° 51' 50" West, along a Northerly line of land so conveyed to City of Akron 87, a distance of 159.86 feet to a City of Akron monument at an angle point, said monument being on the shared line between Lot Nos. 41 and 51 (Burton Township);

COURSE VI

Thence South 88° 04' 49" West, along a Northerly line of land so conveyed to City of Akron 87, also being said shared line between Lot Nos. 41 and 51 (Burton Township), and passing through a 5/8 inch iron reference pin set at 1311.44 feet, a total distance of 1550.11 feet to a point in a pond, said point being at the shared corner of Lot Nos. 41 and

51 (Burton Township) and also being on the Easterly line of Lot No. 18, Tract 2, (Newbury Township), said point also being on the Easterly line of land conveyed to The City of Akron (PPN 23-053700) by deed recorded in Volume 187, Page 465 of Geauga County Deed Records;

COURSE VII

Thence North $0^{\circ} 39' 32''$ West, along said Easterly line of land so conveyed to line of land so conveyed to The City of Akron (PPN 23-053700), also being the shared line between said Lot 18, Tract 2 (Newbury Township) and Lot No. 41 (Burton Township) a distance of 25.47 feet to a point in a pond, said point also being at the Northeasterly corner of land so conveyed to The City of Akron (PPN 23-053700), said point also being at the shared corner of Lot No. 18, Tract 2 (Newbury Township), and Lot 1, Tract 2 (Newbury Township);

COURSE VIII

Thence North $89^{\circ} 58' 03''$ West, along the Northerly line of land so conveyed to The City of Akron (PPN 23-053700), also being said shared line between said Lot No. 18, Tract 2 (Newbury Township), and Lot 1, Tract 2 (Newbury Township), and passing through a 5/8 inch iron reference pin set at 61.25 feet, a total distance of 411.08 feet to a 5/8 inch iron pin set at the Southeasterly corner of subplot No. 8 of said Misty Hollow Farms Subdivision;

COURSE IX

Thence North $0^{\circ} 32' 37''$ West, along the Easterly line of subplot Nos. 8, 7, 6, 5, and 4 of said Misty Hollow Farms Subdivision, a distance of 1074.69 feet to a point at the Northeasterly corner of subplot No. 4, of said Misty Hollow Farms Subdivision;

COURSE X

Thence South $89^{\circ} 27' 22''$ West, along the Northerly line of said subplot No. 4, a distance of 390.00 feet to a 3/4 inch iron pin found at a point of curvature;

COURSE XI

Thence along the arc of a curve deflecting to the left, also being a Northerly line of said subplot No. 4, a distance of 62.83 feet, said curve having a radius of 40.00 feet, a delta of $90^{\circ} 00' 00''$, and a chord which bears South $44^{\circ} 27' 22''$ West a distance of 56.57 feet to a 3/4 inch iron pin found on the Easterly right-of-way of said Ravenna Road;

COURSE XII

Thence South $89^{\circ} 27' 22''$ West a distance of 30.00 feet to a point in said centerline of Ravenna Road;

COURSE XIII

Thence North $0^{\circ} 32' 37''$ West, along said centerline of Ravenna Road a distance of 140.00 feet to a point;

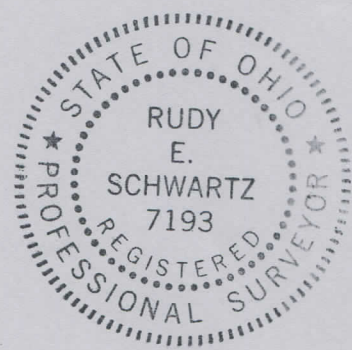
COURSE XIV

Thence North $89^{\circ} 27' 22''$ East a distance of 30.00 feet to a 5/8 inch iron pin found at a point of curvature on said Easterly right-of-way of Ravenna Road, said pin also being at an interior corner of subplot No. 3, of said Misty Hollow Farms Subdivision;

COURSE XV Thence along the arc of a curve deflecting to the left, also being a Southerly line of said subplot No. 3, a distance of 62.83 feet, said curve having a radius of 40.00 feet, a delta of 90° 00' 00", and a chord which bears South 45° 32' 38" East a distance of 56.57 feet to a 5/8 inch iron pin set at an interior corner thereof;

COURSE XVI Thence North 89° 27' 22" East, along the Southerly line of said subplot No. 3, a distance of 390.00 feet to a point at the Southeasterly corner thereof (witness a 5/8 inch iron pin found 0.29' East and 0.25 feet North);

COURSE XVII Thence North 0° 32' 38" West, along the Easterly line of subplot Nos. 3, 2, and 1 of said Misty Hollow Farms Subdivision, a distance of 749.50 feet to the Place of Beginning and containing 106.4533 acres of land (106.3569 acres excepting the area within the right-of-way of Ravenna Road, 50.1811 acres out of PPN parcel No. 2 (PPN 04-103360 and PPN 23-230775), and 56.2722 acres out of parcel No. 1 (PPN 23-195910 and PPN 04-103361), also being 87.8582 acres out of Burton Township and 18.5951 acres out of Newbury Township) as surveyed, calculated and described on January 14, 2015 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.



2-6-15
DATE

[Signature]
RUDY E. SCHWARTZ, P.S. 7193

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

[Signature] 02/06/15
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

LEGAL DESCRIPTION
OF A
56.0000 ACRE
WRRSP EASEMENT
FOR
WESTERN RESERVE LAND
CONSERVANCY

Situated in the Township Burton, County of Geauga and State of Ohio and known as being a part of Original Lot No. 41, and further being known as an easement over part of parcel No. 1 of lands conveyed to Newbury Sand and Gravel Inc. (PPN 04-103361) by deed recorded in Volume 1776, Page 1940 of Geauga County Deed Records, also being over part of parcel No. 2 of land conveyed Newbury Sand and Gravel Inc. (PPN 04-103360) by deed recorded in Volume 1776, Page 1940 of Geauga County Deed Records, and also being over all of a parcel of land conveyed to Blaine M. and Janet L. Kaufman Trustees (PPN 04-059600) by deed recorded in Volume 1946, Page 698 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Kinsman Road (S.R. 87), 80 feet wide, at the Northwesterly corner of land conveyed to Maria V. Benander and Richard Przela (PPN 04-116500) by deed recorded in Volume 1744, Page 532 of Geauga County Deed Records;

- COURSE I Thence South 1° 30' 00" East, along the Westerly line of land so conveyed to Maria V. Benander and Richard Przela, a distance of 630.75 feet to a point on the Northerly line of land conveyed to Eric and Heather M. Higgs (PPN 04-070900) by deed recorded in Volume 1562, Page 411 of Geauga County Deed Records;
- COURSE II Thence North 78° 28' 50" West, along said Northerly line of land so conveyed to Eric E. and Heather M. Higgs, a distance of 275.10 feet to a point;
- COURSE III Thence South 1° 05' 29" East, along the Westerly line of land so conveyed to Eric E. and Heather M. Higgs, and along the Westerly line of land conveyed to Thomas A. Konicki (PPN 04-093700) by deed recorded in Volume 1970, Page 592 of Geauga County Deed Records, a distance of 199.73 feet to a point;
- COURSE IV Thence South 30° 01' 42" East, along a Westerly line of land so conveyed to Thomas A. Konicki, a distance of 455.93 feet to a point at the Northwesterly corner of land conveyed to Donald E. and Beverly J. Ule (PPN 04-018500) by deed recorded in Volume 1970, Page 3451 of Geauga County Deed Records;
- COURSE V Thence South 1° 55' 51" East, along the Westerly line of land so conveyed to Donald E. and Beverly J. Ule, and along the Westerly line of land so conveyed to Thomas J. Bushek (PPN 04-094200) by deed recorded in Volume 1012, Page 277 of Geauga County Deed Records, and along the Westerly line of land so conveyed to Andrea J. Hampton and Eric J. Weikart (PPN 04-144300) by deed recorded in Volume 1978, Page 2632 of Geauga County Deed Records, and

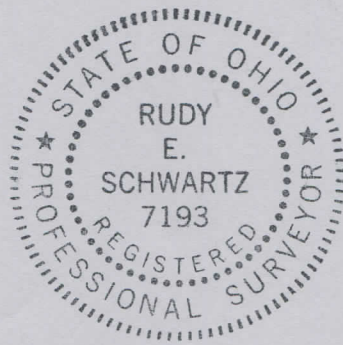
along the Westerly line of land so conveyed to Andrea J. Hampton and Eric J. Weikart (PPN 04-144200) by deed recorded in Volume 1978, Page 2632 of Geauga County Deed Records, and along the Westerly line of land so conveyed to Melvin S. Sugg and Stephanie R. Bowman (PPN 04-143650) by deed recorded in Volume 1888, Page 3129 of Geauga County Deed Records, and along the Westerly line of land so conveyed to Craig A. Polzer (PPN 04-113830) by deed recorded in Volume 1871, Page 2363 of Geauga County Deed Records, a distance of 1206.75 feet to a point on a Northerly line of land conveyed to City of Akron 87 (PPN 04-027600) by deed recorded in Volume 187, Page 456 of Geauga County Deed Records;

- COURSE VI Thence South 61° 48' 08" West, along said Northerly line of land so conveyed to City of Akron 87, a distance of 460.47 feet to an angle point;
- COURSE VII Thence South 53° 51' 50" West, along a Northerly line of land so conveyed to City of Akron 87, a distance of 159.86 feet to an angle point on the shared line between Lot Nos. 41 and 51;
- COURSE VIII Thence South 88° 04' 49" West, along a Northerly line of land so conveyed to line of land so conveyed to City of Akron 87, also being said shared line between said Lot Nos. 41 and 51, a distance of 1345.13 feet to a point;
- COURSE IX Thence North 0° 27' 29" West a distance of 250.08 feet to a point;
- COURSE X Thence North 88° 04' 49" East a distance of 1099.14 feet to a point;
- COURSE XI Thence North 4° 05' 09" East a distance of 559.57 feet to a point;
- COURSE XII Thence North 50° 15' 23" West a distance of 504.85 feet to a point;
- COURSE XIII Thence North 12° 05' 54" West a distance of 305.21 feet to a point;
- COURSE XIV Thence North 46° 15' 21" West a distance of 273.09 feet to a point;
- COURSE XV Thence North 1° 19' 52" West a distance of 275.14 feet to a point on the Southerly line of land conveyed to Jonathan C. Paul (PPN 04-016800) by deed recorded in Volume 1188, Page 204 of Geauga County Deed Records;
- COURSE XVI Thence North 88° 36' 08" East, along the Southerly line of land so conveyed to Jonathan C. Paul, and along the Southerly line of land conveyed to Nicole M. Sounik (PPN 04-140900) by deed recorded in Volume 1042, Page 284 of Geauga County Deed Records, a distance of 788.77 feet to a point at the Southeasterly corner thereof;
- COURSE XVII Thence North 1° 08' 39" West, along the Easterly line of land so conveyed to Nicole M. Sounik, a distance of 766.53 feet to a point in said centerline of Kinsman Road;
- COURSE XVIII Thence North 88° 14' 09" East, along said centerline of Kinsman Road, a distance of 472.20 feet to an angle point;

COURSE XIX

Thence North 88° 50' 40" East, along said centerline of Kinsman Road, a distance of 134.00 feet to the Place of Beginning and containing 56.0000 acres of land as calculated and described on January 14, 2015 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.

RECEIVED
FEB 11 2015
COUNTY CLERK
GAUGA COUNTY, OHIO



2-6-15

DATE

RUDY E. SCHWARTZ, P.S. 7193

DESCRIPTION APPROVED
Geauga County Auditor
By MB 02/06/15
Closure only
Rev