

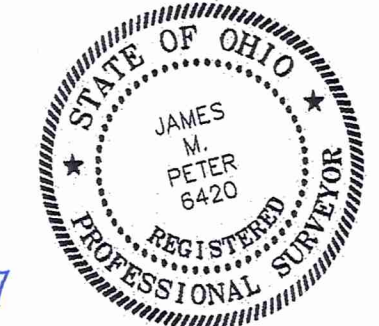
**BOUNDARY SURVEY**  
OF LANDS  
BELONGING TO  
**HOLZHEIMER  
FAMILY  
PARTNERSHIP**  
BY GEAGA COUNTY DEED RECORDS  
VOLUME 1086, PAGE 1303

PART OF BURTON TOWNSHIP LOT 91, 92, 93 & 94  
PART OF TROY TOWNSHIP SECTION 21,

GEAGA COUNTY,  
STATE OF OHIO

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

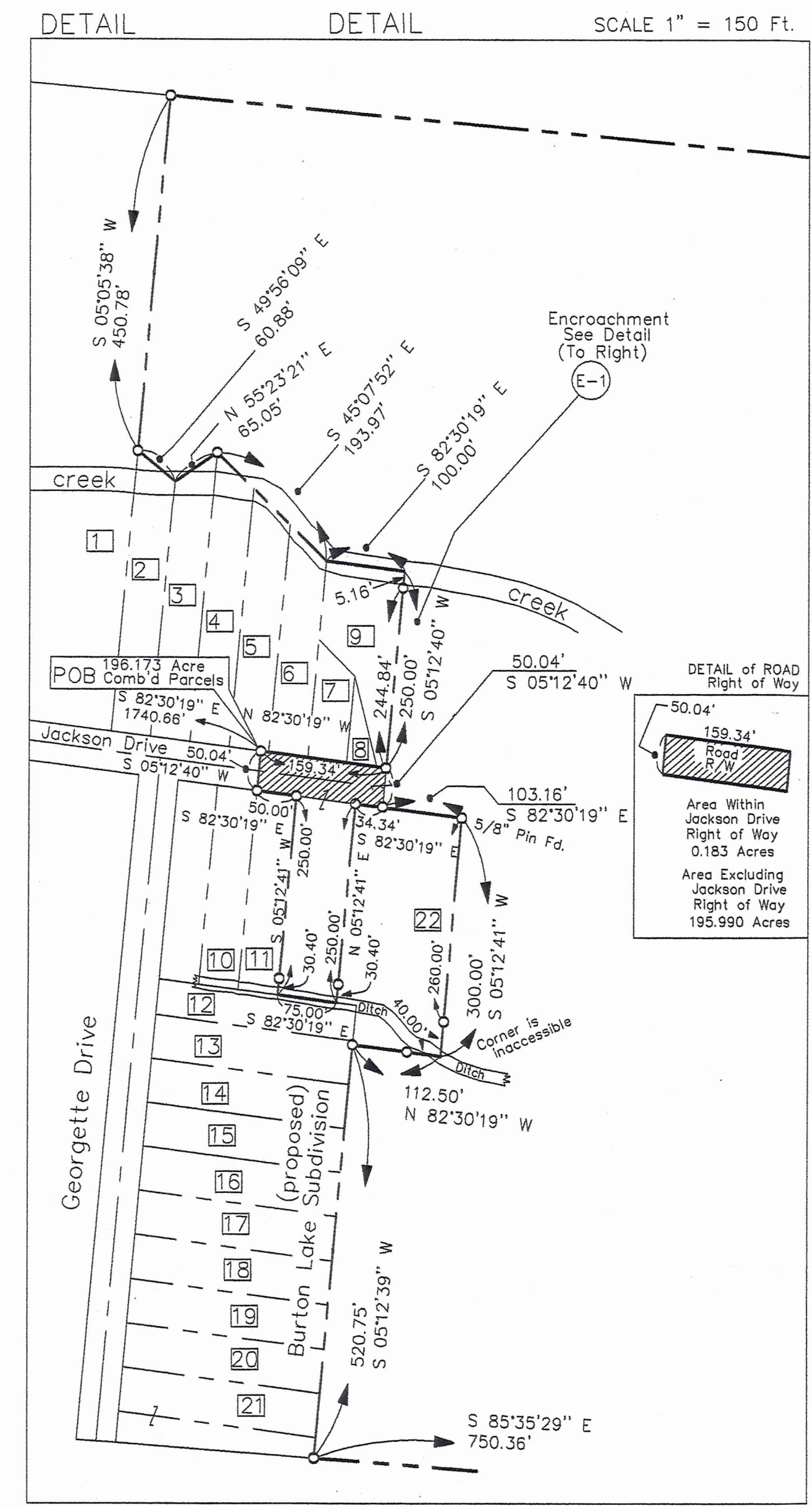
*J.M.P.* 6/29/17  
Date  
**JAMES M. PETER**  
REGISTERED LAND SURVEYOR # 6480



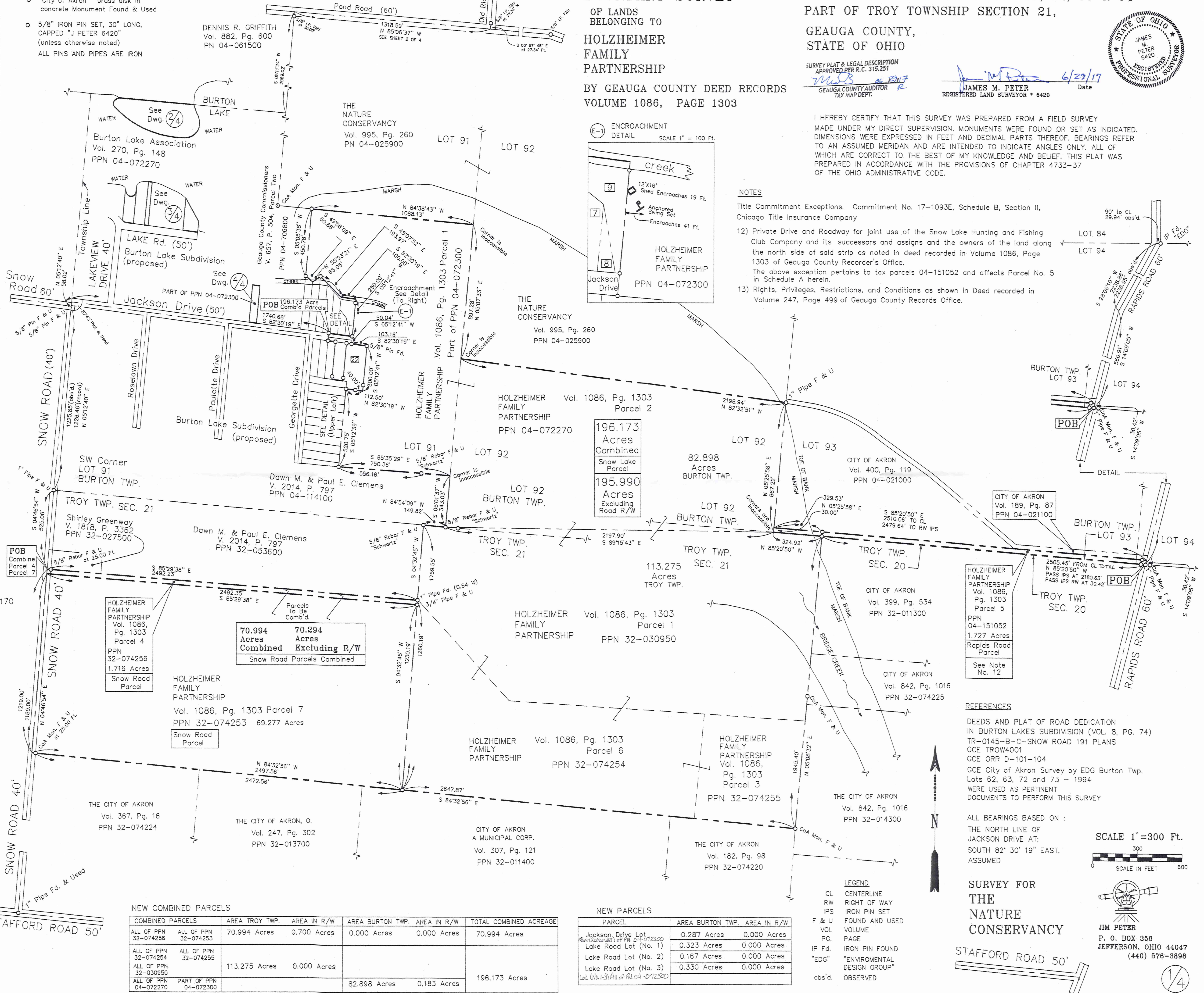
I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM A FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION. MONUMENTS WERE FOUND OR SET AS INDICATED. DIMENSIONS WERE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS REFER TO AN ASSUMED MERIDIAN AND ARE INTENDED TO INDICATE ANGLES ONLY. ALL OF WHICH ARE 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.

**NOTES**

- Title Commitment Exceptions. Commitment No. 17-1093E, Schedule B, Section II, Chicago Title Insurance Company
- 2) Private Drive and Roadway for joint use of the Snow Lake Hunting and Fishing Club Company and its successors and assigns and the owners of the land along the north side of said strip as noted in deed recorded in Volume 1086, Page 1303 of Geauga County Recorder's Office. The above exception pertains to tax parcels 04-151052 and affects Parcel No. 5 in Schedule A herein.
- 13) Rights, Privileges, Restrictions, and Conditions as shown in Deed recorded in Volume 247, Page 499 of Geauga County Records Office.



- Property Details:**
- 1 Magenta A. Albright & Tony Matcaroff, V. 1984, P. 1070, PPN 04-106170
  - 2 Luray A. Siegel, V. 1714, P. 2180, PPN 04-093750
  - 3 Wilbert E. & Ruth M. Andel, V. 480, P. 849 PPN 04-001200
  - 4 Lewis M. & Linda S. Buckles, V. 858, P. 211, PPN 04-015200
  - 5 Michael A. & Margaret A. Ballash, V. 833, P. 869, PPN 04-146550
  - 6 Terry & Carey Stetka, V. 2034, P. 36, PPN 04-002400
  - 7 Darren K. & Theelia R. Redd, V. 1173, P. 514, PPN 04-010700
  - 8 Darren K. & Theelia R. Redd, V. 1173, P. 514, PPN 04-010800
  - 9 Darren K. & Theelia R. Redd, V. 1173, P. 514, PPN 04-010900
  - 10 Christopher M. Johnson & Britney B. Duczman, V. 2025, P. 2651, PPN 04-015180
  - 11 Stephen J. & Alexandra M. Zver, V. 2007, P. 3489, PPN 04-080450
  - 12 Edward J. & Marianne Black, V. 867, P. 90, PPN 04-015260
  - 13 Edward J. & Marianne Black, V. 867, P. 90, PPN 04-015250
  - 14 Philip & Madeline Gauvin, V. 260, P. 415, PPN 04-047600
  - 15 Michael R. & Kathleen A. Bruns, V. 1037, P. 185, PPN 04-043480
  - 16 Sherry L. & Todd Worthen, V. 1968, P. 3384, PPN 04-146500
  - 17 Tabitha M. & Anthony T. Weatherholt, V. 2027, P. 2062, PPN 04-111720
  - 18 Tabitha M. & Anthony T. Weatherholt, V. 2027, P. 2062, PPN 04-111730
  - 19 Tabitha M. & Anthony T. Weatherholt, V. 2027, P. 2060, PPN 04-017800
  - 20 Jesse J. Doerger, V. 1908, P. 2489, PPN 04-008750
  - 21 Robert E. & Maureen A. Jarvis, V. 944, P. 1136, PPN 04-068550
  - 22 Geauga County Commissioners, V. 657, P. 504, PPN 04-706600 Parcel One



**NEW COMBINED PARCELS**

COMBINED PARCELS	AREA TROY TWP.	AREA IN R/W	AREA BURTON TWP.	AREA IN R/W	TOTAL COMBINED ACREAGE
ALL OF PPN 32-074256	70.994 Acres	0.700 Acres	0.000 Acres	0.000 Acres	70.994 Acres
ALL OF PPN 32-074254	113.275 Acres	0.000 Acres			
ALL OF PPN 32-030950			82.898 Acres	0.183 Acres	196.173 Acres
ALL OF PPN 04-072270					
PART OF PPN 04-072300					

**NEW PARCELS**

PARCEL	AREA BURTON TWP.	AREA IN R/W
Jackson Drive Lot	0.287 Acres	0.000 Acres
Lake Road Lot (No. 1)	0.323 Acres	0.000 Acres
Lake Road Lot (No. 2)	0.167 Acres	0.000 Acres
Lake Road Lot (No. 3)	0.330 Acres	0.000 Acres

- LEGEND**
- CL CENTERLINE
  - RW RIGHT OF WAY
  - IPS IRON PIN SET
  - F & U FOUND AND USED
  - VOL VOLUME
  - PG. PAGE
  - IP Fd. IRON PIN FOUND
  - "EDG" "ENVIRONMENTAL DESIGN GROUP"
  - obs'd. OBSERVED

**SURVEY FOR THE NATURE CONSERVANCY**

STAFFORD ROAD 50'

SCALE 1" = 300 Ft.

JIM PETER  
P. O. BOX 356  
JEFFERSON, OHIO 44047  
(440) 576-8898

DEEDS AND PLAT OF ROAD DEDICATION  
IN BURTON LAKES SUBDIVISION  
WERE USED AS PERTINENT  
DOCUMENTS TO PERFORM THIS SURVEY

○ 5/8" IRON PIN SET, 30" LONG,  
CAPPED "J PETER 6420"  
(unless otherwise noted)  
ALL PINS AND PIPES ARE IRON

NOTES

ALL BEARINGS BASED ON:  
THE CENTERLINE OF  
POND ROAD AT:  
NORTH 85° 06' 37" WEST,  
ASSUMED



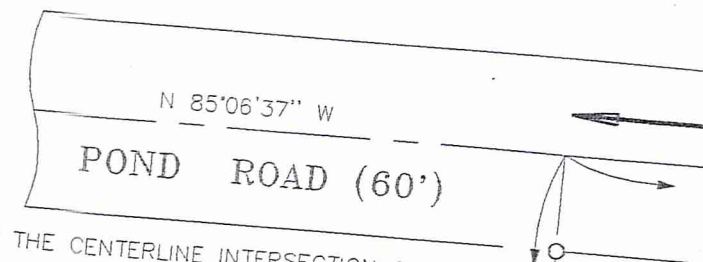
BOUNDARY SURVEY

OF LANDS  
BELONGING TO

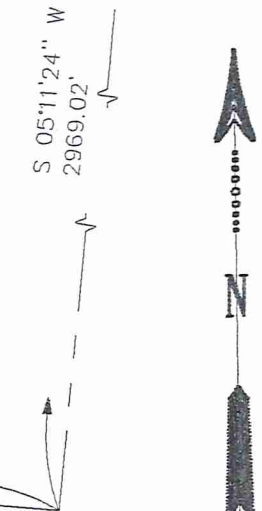
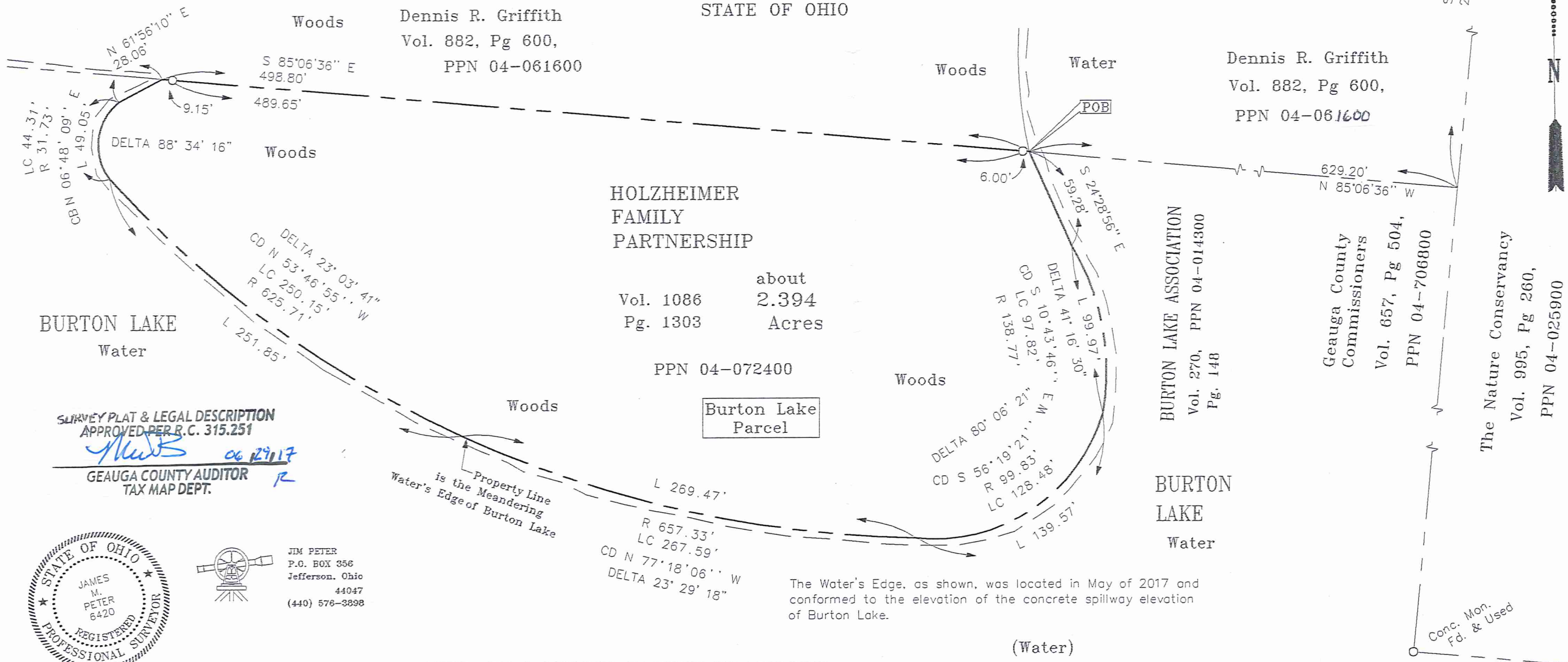
HOLZHEIMER  
FAMILY  
PARTNERSHIP

BY GEAUGA COUNTY DEED RECORDS  
VOLUME 1086, PAGE 1303, PN 04-072400

PART OF BURTON TOWNSHIP LOT 91,  
GEAUGA COUNTY,  
STATE OF OHIO

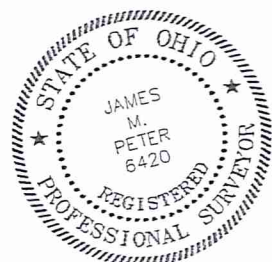


FROM THE CENTERLINE INTERSECTION OF  
POND ROAD AND OLD RIDER ROAD  
N 85°06'37" W, 1318.59'  
(SEE DETAIL ON SHEET 1 OF 4)



BURTON LAKE  
Water

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
*[Signature]* 06/29/17  
GEAUGA COUNTY AUDITOR  
TAX MAP DEPT.



JIM PETER  
P.O. BOX 356  
Jefferson, Ohio 44047  
(440) 576-3898

*[Signature]* 6/29/17  
JAMES M. PETER  
REGISTERED LAND SURVEYOR \* 6420

Burton Lake  
Parcel

about  
2.394  
Acres

PPN 04-072400

The Water's Edge, as shown, was located in May of 2017 and  
conformed to the elevation of the concrete spillway elevation  
of Burton Lake.

(Water)

BURTON LAKE ASSOCIATION  
PPN 04-014300  
Vol. 270,  
Pg. 148

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM A FIELD SURVEY  
MADE UNDER MY DIRECT SUPERVISION. MONUMENTS WERE FOUND OR SET AS INDICATED.  
DIMENSIONS WERE 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 4753-37  
OF THE OHIO ADMINISTRATIVE CODE.

# BOUNDARY SURVEY

OF LANDS  
BELONGING TO

HOLZHEIMER  
FAMILY  
PARTNERSHIP

BY GEAUGA COUNTY DEED RECORDS

VOLUME 1086, PAGE 1303

PN 04-072500

PART OF BURTON TOWNSHIP LOT 91,  
GEAUGA COUNTY,  
STATE OF OHIO

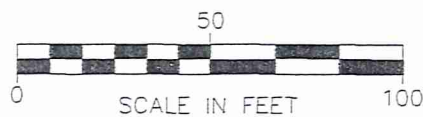
The Water's Edge, as shown,  
was located in May of 2017 and  
conformed to the elevation of  
the concrete spillway elevation  
of Burton Lake.

TOTAL RESURVEYED AREA  
OF PN 04-072500  
0.323 Acres  
0.167 Acres  
0.330 acres  
TOTAL 0.820 ACRES

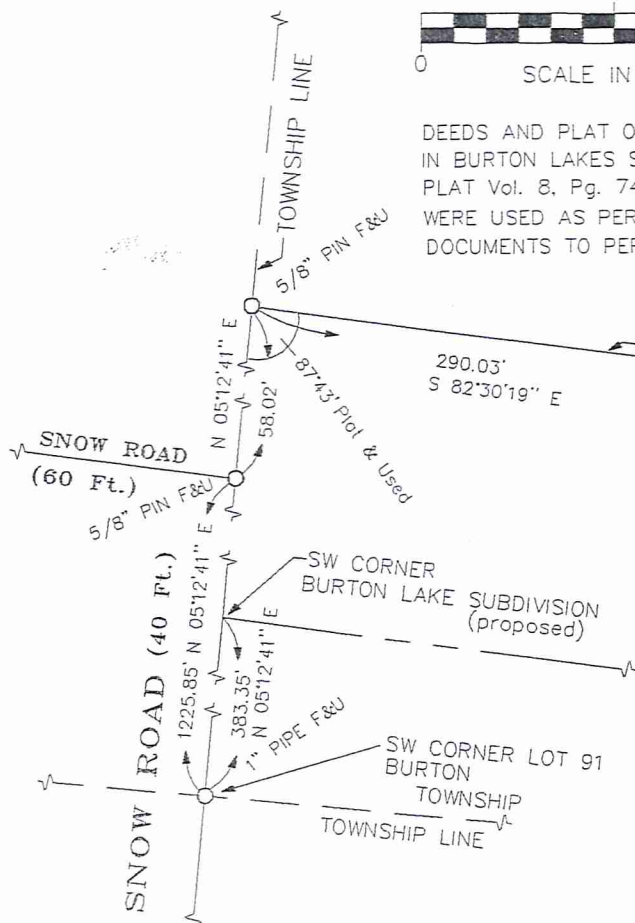
○ 5/8" IRON PIN SET, 30" LONG,  
CAPPED "J PETER 6420"  
(unless otherwise noted)  
ALL PINS AND PIPES ARE IRON

ALL BEARINGS BASED ON :  
THE NORTH LINE OF  
LAKE ROAD AT:  
SOUTH 82° 30' 20" EAST.  
ASSUMED

SCALE 1" = 50 Ft.



DEEDS AND PLAT OF ROAD DEDICATION  
IN BURTON LAKES SUBDIVISION  
PLAT Vol. 8, Pg. 74  
WERE USED AS PERTINENT  
DOCUMENTS TO PERFORM THIS SURVEY

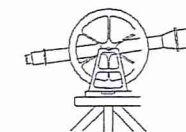


- LEGEND**
- CL CENTERLINE
  - RW RIGHT OF WAY
  - IPS IRON PIN SET
  - F & U FOUND AND USED
  - VOL VOLUME
  - PG. PAGE

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PREPARED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37  
OF THE OHIO ADMINISTRATIVE CODE.

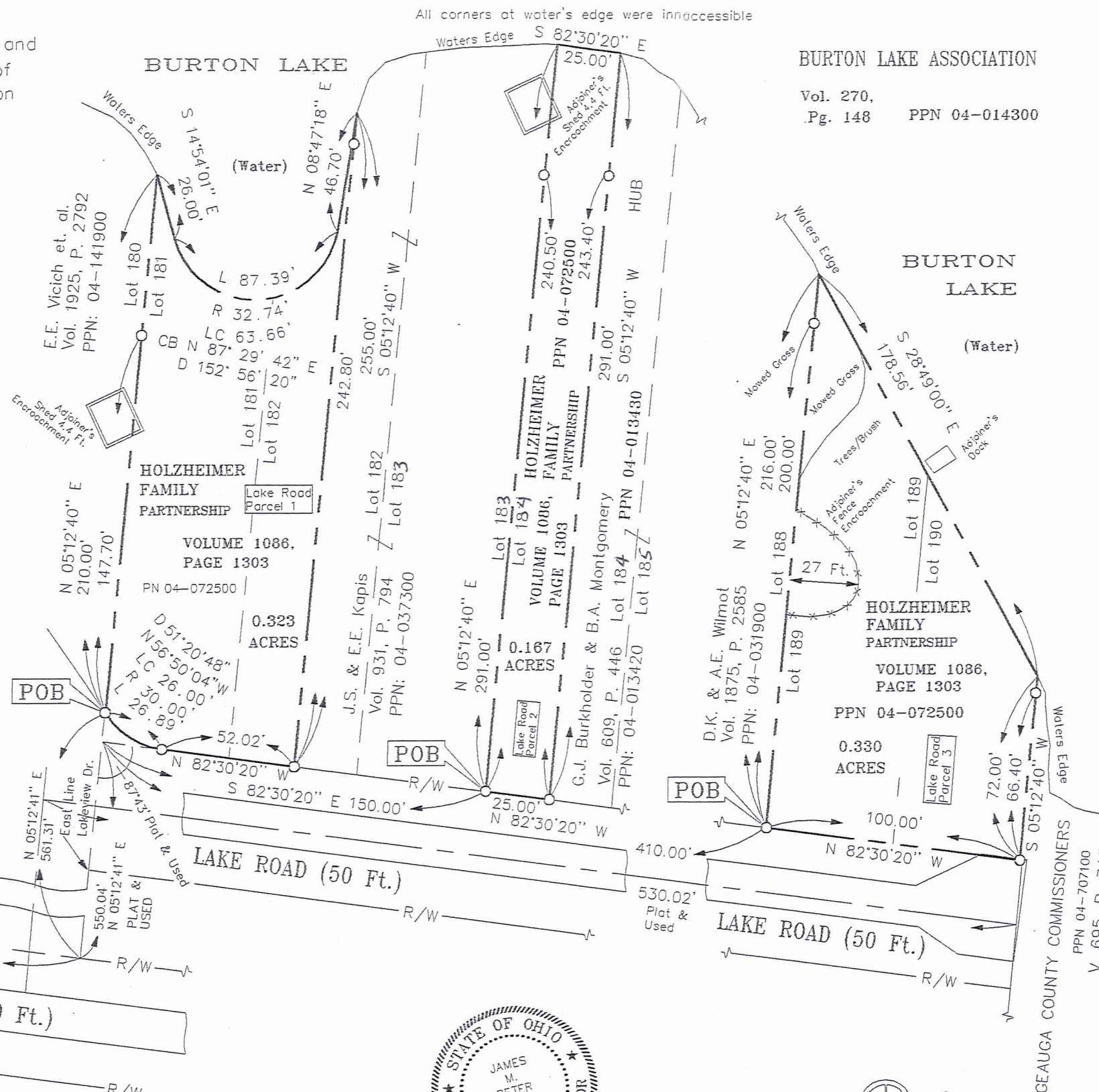


*James M. Peter* 6/29/17  
JAMES M. PETER  
REGISTERED LAND SURVEYOR \* 6420



JIM PETER  
P. O. BOX 356  
JEFFERSON, OHIO 44047  
(440) 576-3898

3/4



BURTON LAKE ASSOCIATION

Vol. 270,  
Pg. 148 PPN 04-014300

BURTON LAKE

GEAUGA COUNTY COMMISSIONERS  
PPN 04-707100  
V. 695, P. 748

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
*James M. Peter*  
GEAUGA COUNTY AUDITOR  
TAX MAP DEPT.

BOUNDARY SURVEY

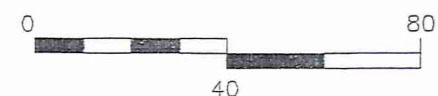
OF LANDS  
BELONGING TO

HOLZHEIMER  
FAMILY  
PARTNERSHIP

BY GEAUGA COUNTY DEED RECORDS

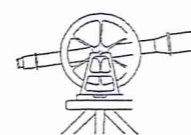
VOLUME 1086, PAGE 1303

PART OF BURTON TOWNSHIP LOT 91,  
GEAUGA COUNTY,  
STATE OF OHIO



SCALE IN FEET

SCALE 1 In. = 40 Ft.

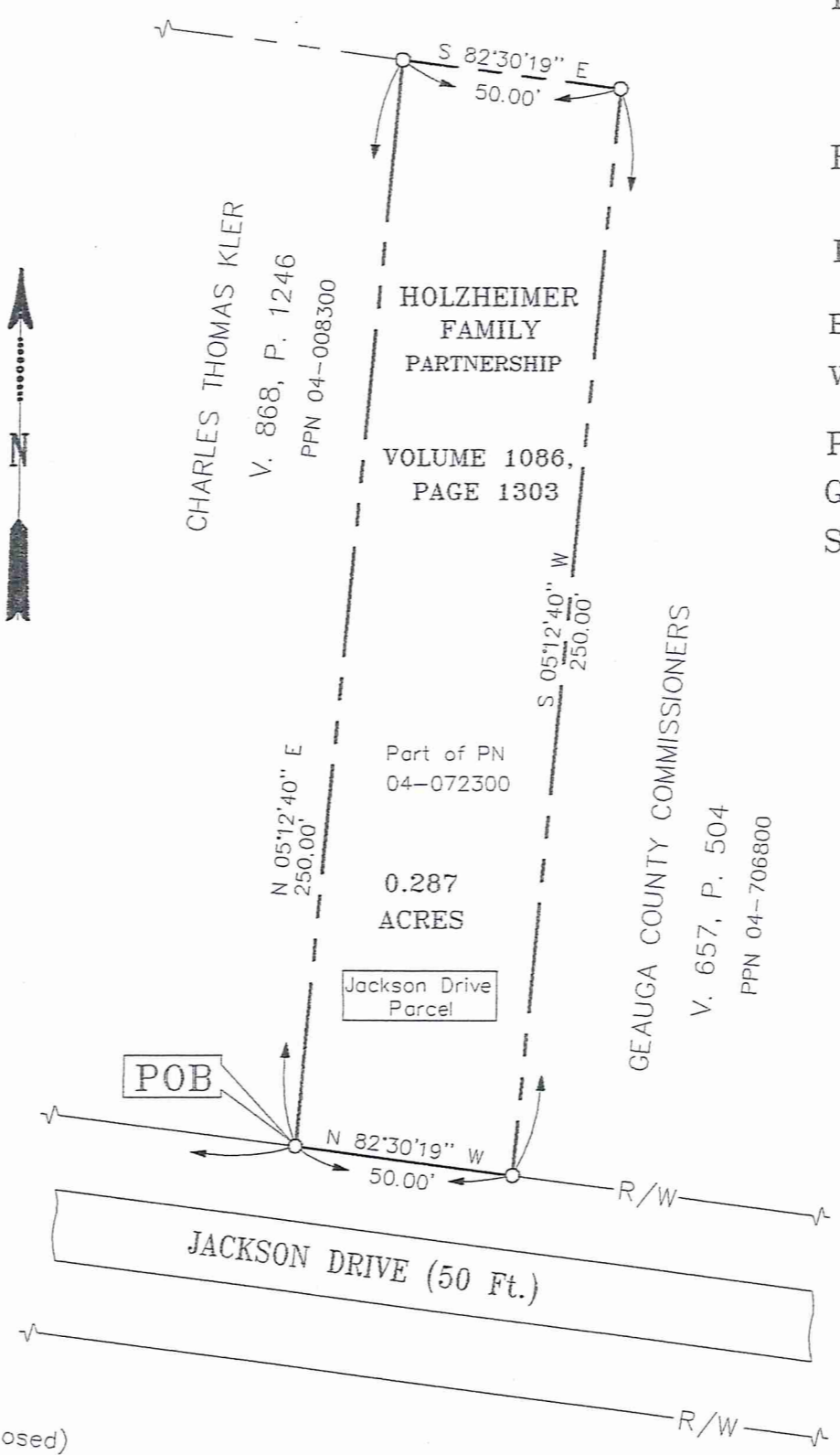
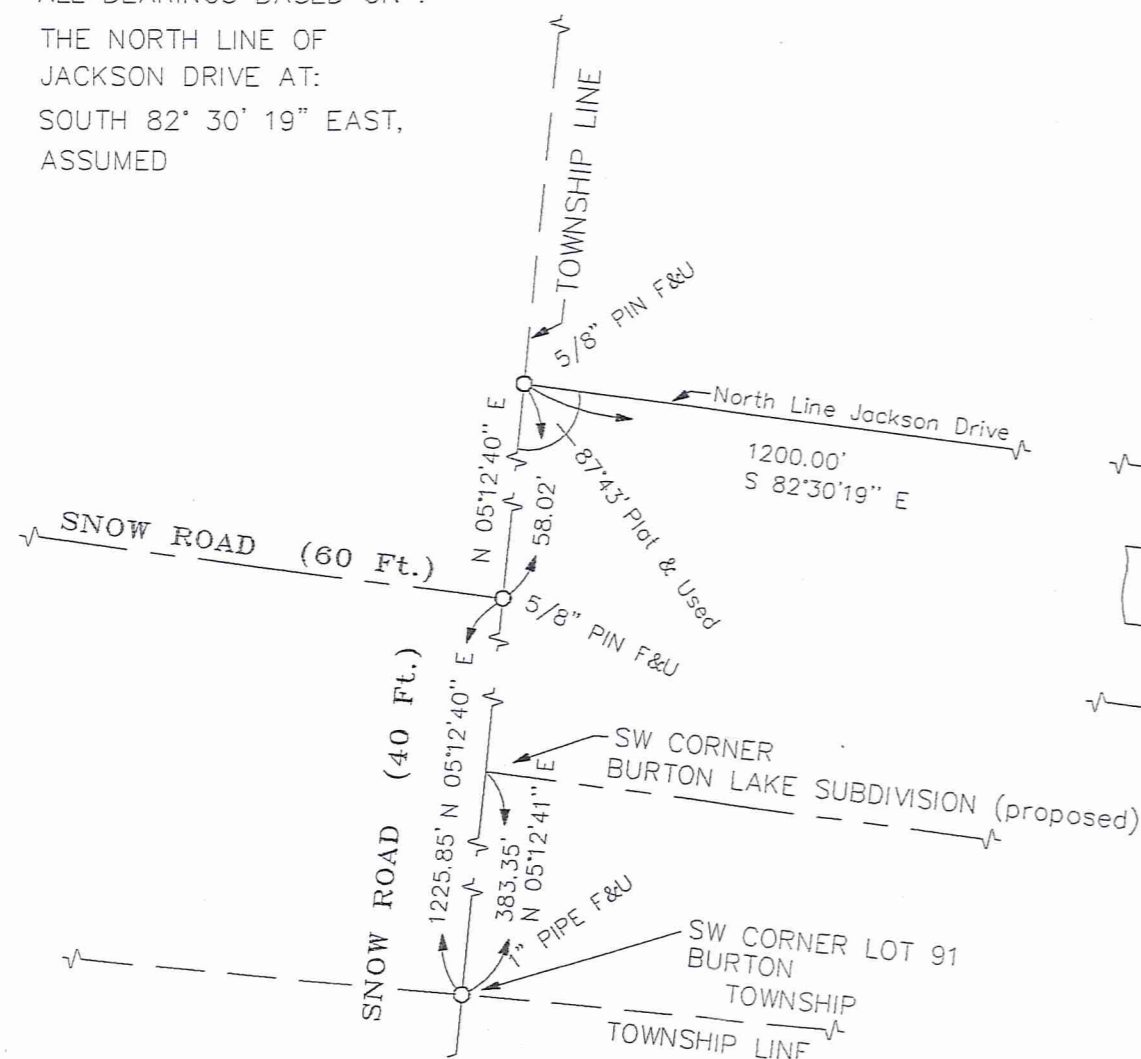


JIM PETER  
P. O. BOX 356  
JEFFERSON, OHIO 44047  
(440) 576-3898

- 5/8" IRON PIN SET, 30" LONG,  
CAPPED "J PETER 6420"  
(unless otherwise noted)
- ALL PINS AND PIPES ARE IRON

NOTES

ALL BEARINGS BASED ON :  
THE NORTH LINE OF  
JACKSON DRIVE AT:  
SOUTH 82° 30' 19" EAST,  
ASSUMED



DEEDS AND PLAT OF ROAD DEDICATION  
IN BURTON LAKES SUBDIVISION (V. 8, P. 74)  
WERE USED AS PERTINENT  
DOCUMENTS TO PERFORM THIS SURVEY

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

GEAUGA COUNTY AUDITOR  
TAX MAP DEPT.



*James M. Peter*  
JAMES M. PETER  
REGISTERED LAND SURVEYOR \* 6420

6/29/17  
Date

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM A FIELD SURVEY  
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PREPARED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37  
OF THE OHIO ADMINISTRATIVE CODE.

**Jim Peter Land Survey**

P.O. Box 356, Jefferson, Ohio 44047 (440) 576-3898

Page 1 of 6

22 May, 2017

Job Number 170401

THE PROPERTY OF

## HOLZHEIMER FAMILY PARTNERSHIP

196.173 Acre Snow Lake Parcel

SITUATED IN BURTON TOWNSHIP, GEAUGA COUNTY AND STATE OF OHIO, KNOWN AS BEING A PART OF BURTON TOWNSHIP LOT NUMBER 91 AND 92 AND TROY TOWNSHIP SECTION 21 AND BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:.

Beginning at a 1 inch pipe found in the centerline of Snow Road (40 Ft. wide), said pipe found also being the southwest corner of Burton Township; Thence North  $05^{\circ} 12' 40''$  East, along Snow Road centerline, a distance of 1225.85 feet to a 5/8 inch pin found at a deflection point in said Snow Road; Thence along the west line of Burton Township (Plat Vol. 8, Pg. 74), North  $05^{\circ} 12' 40''$  East, a distance of 58.02 feet to a 5/8 inch pin found at the northwesterly corner of Jackson Drive (50 Ft. wide); Thence South  $82^{\circ} 30' 19''$  East, along the north line of Jackson Drive, a distance of 1740.66 feet to a pin set and to the Principle Place of Beginning of the land herein described;

Course 1: Thence South  $05^{\circ} 12' 40''$  West, thru Jackson Drive, a distance of 50.04 feet to a pin set in the south line of Jackson Drive and the northwest corner of land conveyed to S.J. & A.M. Zver by Geauga County Deed Records, Volume 2007, page 3489, (PN 04-080450);

Course 2: Thence South  $82^{\circ} 30' 19''$  East, along said Zver's north line, a distance of 50.00 feet to a pin set in said Zver's northeast corner;

Course 3: Thence South  $05^{\circ} 12' 41''$  West, along said Zver's east line, a distance of 250.00 feet to a point in a ditch and the north line of land conveyed to E.J. & M. Black (Vol. 867, P. 90) , (PN 04-015260), passing thru a reference pin set at 219.60 feet;

**Jim Peter Land Survey**

P.O. Box 356, Jefferson, Ohio 44047 (440) 576-3898

22 May, 2017

Job Number 170401

THE PROPERTY OF

HOLZHEIMER FAMILY PARTNERSHIP

196.173 Acre Snow Lake Parcel

Page 2 of 6

Course 4; Thence, South 82° 30' 19" East, along said Black's north line, a distance of 75.00 feet to a point in the ditch at a southwest corner of land conveyed to Geauga County Commissioner's (Vol. 657, P. 504, Parcel 1) , (PN 04-706600);

Course 5; Thence, North 05° 12' 41" East, along said Commissioner's west line, a distance of 250.00 feet to a pin set in the south line of Jackson Drive, passing thru a reference pin set at 30.40 feet;

Course 6; Thence South 82° 30' 19" East, along the south line of Jackson Drive, a distance of 34.34 feet to a pin set in the southeasterly terminus of Jackson Drive and in the north line of said Commissioner's land;

Course 7; Thence continuing South 82° 30' 19" East, along the north line of said Commissioner's land, a distance of 103.16 feet to a 5/8 inch iron pin found in said Commissioner's northeast corner;

Course 8; Thence South 05° 12' 41" West), along said Commissioner's east line, a distance of 300.00 feet to a point in a ditch, passing thru a reference pin set at 260.00 feet;

Course 9; Thence North 82° 30' 19" West, along the south line of said Commissioner's land, a distance of 112.50 feet to a pin set in the east line of a second parcel of said Black's land (Vol. 867, Pg. 90) (PN 04-015250), passing thru a reference pin set at 40.00 feet;

Course 10: Thence South 05° 12' 39" West, along said Black's lands east line and along the east lines of land conveyed to P. and M. Gauvin (Vol. 260, Pg. 415) (PN 04-047600), M.R and K.A. Bruns (Vol. 1037, Pg. 185) (PN 04-043480), S.L. and T. Worthen (Vol. 1968, Pg. 3384) (PN 04-146500), three parcels conveyed to T.M. and A.T. Weatherholt (Vol. 2027, Pg.'s 2060 and 2062) (PN's 04-111720, 04-111730 and 04-017800), J.J. Doerger (Vol. 1908, Pg. 2489) (PN 04-008750), and R.E and M.A. Jarvis (Vol. 944, Pg. 1136) (PN 04-068550), a distance of 520.75 feet to a pin set in the north line of land conveyed to D.M. and P.E. Clemens (Vol. 2014, Pg.

**Jim Peter Land Survey**

P.O. Box 356, Jefferson, Ohio 44047 (440) 576-3898

22 May, 2017

Job Number 170401

THE PROPERTY OF

HOLZHEIMER FAMILY PARTNERSHIP

196.173 Acre Snow Lake Parcel

Pg. 3 of 6

797, Parcel 1) (PN 04-114100);

Course 11; Thence South 85° 35' 29" East, along the north line of said Clemens' land, a distance of 750.36 feet to a point (inaccessible in a marsh), in Clemens' northeast corner, passing thru a 5/8 inch iron reference pin found (cap Schwartz) at 556.16 feet;

Course 12: Thence South 05° 01' 37" West, along said Clemens' east line, a distance of 343.03 feet to a 5/8 inch iron pin found (Schwartz) in the southeast corner of said Clemens' land and in the north line of Section 21, Troy Township;

Course 13; Thence North 84° 54' 09" West, along the south line of said Clemens' land and the north line of Troy Township, a distance of 149.82 feet to a 5/8 inch iron pin found (Schwartz) in the northeast corner of other lands conveyed to D.M. and P.E. Clemens (Vol. 2014, Pg. 797, Parcel 2) (PN 32-053600);

Course 14; Thence South 04° 32' 45" West, along the east line of said Clemens' land and continuing along the east line of two other parcels of land conveyed to Holzheimer Family Partnership (Vol. 1086, Pg. 1303, Parcel 4 and parcel 7) (PN 32-074256 & PN 32-074253), a distance of 1759.55 feet to a pin set in the north line of land conveyed to The City of Akron a Municipal Corp. (Vol. 307, Pg. 121) (PN 32-011400);

Course 15; Thence South 84° 32' 56" East, along the north line of two parcels of City of Akron land (Vol. 307, Pg. 121, PN 32-011400) and Vol. 182, P. 98, PN 32-074220), a distance of 2647.87 feet to a concrete monument found in the west line of other land conveyed to The City of Akron (Vol. 842, P. 1016) (PN 32-014300);

Course 16; Thence North 05° 08' 32" East, along the west line of three additional parcels of City of Akron land (Vol. 842, Pg. 1016) (PN 32-014300), (Vol. 842, Pg. 1016) (PN 32-074225) and (Vol. 399, Pg. 534) (PN 32-011300), a distance of 1945.40 feet to a pin set in the south line of another parcel of land conveyed to Holzheimer Family Partnership (Vol.

**Jim Peter Land Survey**

P.O. Box 356, Jefferson, Ohio 44047 (440) 576-3898

22 May, 2017

Job Number 170401

THE PROPERTY OF

## HOLZHEIMER FAMILY PARTNERSHIP

196.173 Acre Snow Lake Parcel

Pg. 4 of 6

1086, Pg. 1303, Parcel 5) (PN 04-151052) and in the south line of Burton Township Lot 93;

Course 17; Thence North  $85^{\circ} 20' 50''$  West, along the south line of said Holzheimer Family Partnership's other land and the south line of Burton Township, a distance of 324.92 feet to a point (inaccessible in a marsh) in Holzheimer Family Partnership's other lands southwest corner;

Course 18; Thence North  $05^{\circ} 25' 58''$  East, along the west line of Holzheimer Family Partnership's other parcel and along the west line of land conveyed to City of Akron (Vol. 400, Pg. 119) (PN 04-021000), a distance of 867.22 feet to a 1" pipe found and used in the southeast corner of land conveyed to The Nature Conservancy (Vol. 995, Pg. 260) (PN 04-025900);

Course 19; Thence North  $82^{\circ} 32' 51''$  West, along the south line of said Conservancy's land, a distance of 2198.94 feet to a point (inaccessible in a marsh);

Course 20; Thence North  $05^{\circ} 07' 33''$  East, along the west line of said Conservancy's land, a distance of 897.28 feet to a point (inaccessible in a marsh);

Course 21; Thence North  $84^{\circ} 38' 43''$  West, along the south line of said Conservancy's land, a distance of 1088.13 feet to a concrete monument found in the northeast corner of land conveyed to Geauga County Commissioners (Vol. 657, Pg. 504, Parcel two) (PN 04-706800);

Course 22; Thence South  $05^{\circ} 05' 38''$  West), along said Commissioner's east line, a distance of 450.78 feet to a pin set and the northwest corner of land conveyed to L.A. Siegel (Vol. 1714, Pg. 2180) (PN 04-093750);

Course 23: Thence South  $49^{\circ} 56' 09''$  East, along said Siegel's north line, a distance of 60.88 feet to a point in a Creek and the northwest corner of land conveyed to W.E. and R.M. Andel (Vol. 480, Pg. 849) (PN 04-001200);

**Jim Peter Land Survey**

P.O. Box 356, Jefferson, Ohio 44047 (440) 576-3898

22 May, 2017

Job Number 170401

THE PROPERTY OF

HOLZHEIMER FAMILY PARTNERSHIP

196.173 Acre Snow Lake Parcel

Pg. 5 of 6

Course 24: Thence North 55° 23' 21" East, along said Andel's north line, a distance of 65.05 feet to pin set in the northwest corner of land conveyed to L.M. and L.S. Buckles (Vol. 858, Pg. 211) (PN 04-015200);

Course 25: Thence South 45° 07' 52" East, into and along the Creek, and along the north lines of lands conveyed to L.M. and L.S. Buckles, M.A. and M.A. Ballash (Vol. 833, Pg. 869) (PN 04-146550) and T. and C. Stetka (Vol. 2034, Pg. 36) (PN 04-002400), a distance of 193.97 feet to a point and a bend in the center of the Creek and the northwest corner of land conveyed to D.K. and T.R. Redd (Vol. 1173, Pg. 514) (PN 04-010900);

Course 26: Thence South 82° 30' 19" East, continuing along the center of the Creek, and along said Redd's north line, a distance of 100.00 feet to a point in the Creek and Redd's northeast corner;

Course 27: Thence South 05 12' 41" West, along Redd's east line, a distance of 250.00 feet to a pin set in the northeasterly terminus of Jackson Drive, passing thru a reference pin set at 5.16 feet;

Course 28: Thence North 82° 30' 19" West, along the south line of said Redd's, Stetka's and Ballash's land, and along the north line of Jackson Drive, a distance of 159.34 feet to the place of beginning and containing within said described boundaries 196.173 acres of land (195.990 acres excluding Jackson Drive Right of Way), of which 82.898 acres lies within Burton Township and 113.275 acres lies within Troy Township, be the same more or less but is subject to all legal highways.

The Bearings used were based on the north line of Jackson Drive at South 82° 30' 19" East, and are used to an assumed meridian and all pins set were 5/8 inch iron, 30 inches long and were capped ("J Peter 6420"). All Concrete monuments found were "City of Akron" 4 inch brass disks.

This being a part of the lands previously conveyed to Holzheimer Family Partnership by Geauga County Deed Records, Volume 1086, Page, 1303 and is pursuant to a description made and a survey performed by me on the 22nd of May, 2017 by James M. Peter, Registered Surveyor Number 6420.

### Jim Peter Land Survey

P.O. Box 356, Jefferson, Ohio 44047 (440) 576-3898

22 May, 2017

Job Number 170401

THE PROPERTY OF

HOLZHEIMER FAMILY PARTNERSHIP

196.173 Acre Snow Lake Parcel

Page 6 Of 6

The intent of this 196.173 acre parcel description is to combine Part of PN 04-072300 All of PPN 04-072270, All of PN 32-030950, All of PN 32-074254, and All of PN 32-074255.



*James M. Peter*      *6/26/17*  
 \_\_\_\_\_  
 JAMES M. PETER REG. No. 6420      DATE

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

*MWS* *06 29 17*  
 \_\_\_\_\_  
**GEAUGA COUNTY AUDITOR**      *R*  
 TAX MAP DEPT.

**Jim Peter Land Survey**

P.O. Box 356, Jefferson, Ohio 44047 (440) 576-3898

Page 1 of 2

22 May, 2017

Job Number 170401

THE PROPERTY OF

HOLZHEIMER FAMILY PARTNERSHIP

70.994 Acre Combined Snow Road Parcels

SITUATED IN TROY TOWNSHIP, GEAUGA COUNTY AND STATE OF OHIO,  
KNOWN AS BEING A PART OF TROY TOWNSHIP SECTION NUMBER 21 AND  
BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:.

Beginning at a 1 inch iron pipe found in the centerline of Snow Road (40 Ft. wide), said pipe found also being the northwest corner of Troy Township; Thence South 04° 46' 54" West, along Snow Road centerline and the west line of said Section and Township, a distance of 525.06 feet to a point and the southwest corner of land conveyed to Shirley Greenway by Geauga County Deed Records, Volume 1818, Page 3362 (PN 32-027500) and to the Principle Place of Beginning of the land herein described;

Course 1: Thence South 85° 29' 38" East, along said Greenway's south line and continuing along the south line of lands conveyed to D.M. and P.E. Clemens (Vol. 2014, P. 797) (PN 32-053600), a distance of 2492.23 feet to a 1 inch pipe found (0.64' West) in other lands conveyed to Holzheimer Family Partnership by Deed Volume 1086, Page 1303, Parcel 6 (PN 32-074254), passing thru a 5/8 inch iron pin found at 25.00 feet and used;

Course 2: Thence South 04° 32' 45" West, along said Holzheimer's other lands west line, a distance of 1260.19 feet to a pin set in the north line of lands conveyed to the City of Akron (Vol. 307, P. 121) (PN 32-011400);

Course 3: Thence North 84° 32' 56" West, along the north line of three parcels of land conveyed to the City of Akron (Vol. 307, P. 121, PN 32-011400) (Vol. 247, P. 302, PN 32-013700) and (Vol. 367, P. 16, PN 32-074224), a distance of 2497.56 feet to a point in the centerline of Snow Road and in the west line of Section 21, Troy Township, passing thru a concrete monument "City of Akron" found at 2472.56 feet;

### Jim Peter Land Survey

P.O. Box 356, Jefferson, Ohio 44047 (440) 576-3898

22 May, 2017

Job Number 170401

THE PROPERTY OF

HOLZHEIMER FAMILY PARTNERSHIP

70.994 Acre Combined Snow Road Parcels

Page 2 of 2

Course 4; Thence, North 04° 46' 54" East, along Snow Road centerline and the west line of Section 21, Troy Township, a distance of 1219.00 feet to a point and to the place of beginning and containing within said described boundaries 70.994 acres of land, of which 0.700 acres lies within Road Right of Way and 70.294 acres is exclusive of Road Right of Way, be the same more or less but is subject to all legal highways.

The Bearings used were based on the centerline of Snow Road at South 04° 46' 54" West, and are used to an assumed meridian and all pins set were 5/8 inch iron, 30 inches long and were capped ("J Peter 6420"). All Concrete monuments found were "City of Akron" with a 4 inch brass disk.

This being two parcels combined, of lands previously conveyed to Holzheimer Family Partnership by Geauga County Deed Records, Volume 1086, Page, 1303 Parcel 4 and Parcel 7 and is pursuant to a description made and a survey performed by me on the 22nd of May, 2017 by James M. Peter, Registered Surveyor Number 6420.

PN 32-074256, PN 32-074253 combined.



*James M. Peter*  
JAMES M. PETER REG. No. 6420

*6/26/17*  
DATE

**SURVEY PLAT & LEGAL DESCRIPTION**  
APPROVED PER R.C. 315.251  
*[Signature]* 06/29/17  
**GEAUGA COUNTY AUDITOR**  
TAX MAP DEPT. *R*

**Jim Peter Land Survey**

P.O. Box 356, Jefferson, Ohio 44047 (440) 576-3898

Page 1 of 2

22 May, 2017

Job Number 170401

THE PROPERTY OF

## HOLZHEIMER FAMILY PARTNERSHIP

1.727 Acre Rapids Road Parcel

SITUATED IN BURTON TOWNSHIP, GEAUGA COUNTY AND STATE OF OHIO, KNOWN AS BEING A PART OF BURTON TOWNSHIP LOT NUMBER 93 AND 94 AND BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:.

Beginning at a 1 inch iron pipe found in the centerline of Rapids Road (60 Ft. wide), said pipe found also being on the north line of Troy Township Section 20, a "City of Akron" concrete monument found at South 85° 20' 50" East, a distance of 30.42 feet on the east Right of Way of Rapids Road, said pin also being a northeast corner of a parcel of land conveyed to the City of Akron (deed Vol. 399, Pg. 534) PN 32-011300;

Course 1: Thence North 85° 20' 50" West, along the north line of Troy Township Section 20 and 21, and along said city of Akron's north line and along a parcel of land so conveyed to the Holzheimer Family Partnership (deed Vol. 1083, Pg. 1303, Parcel 1) PN 32-030950, a distance of 2505.45 feet to a point (inaccessible in a marsh) in Snow Lake marsh, passing thru a pin set at 30.42 feet in the westerly road right of way and passing thru a reference pin set on the high bank at 2180.63 feet;

Course 2: Thence North 05° 25' 58" East, along the west line of Lot 93, thru said marsh, and along the east line of another parcel of said Holzheimer's land PN 04-072270, a distance of 30.00 feet to a point (inaccessible in a marsh) in the southwest corner of land conveyed to the City of Akron (Vol. 400, P. 119) (PN 04-021000);

Course 3: Thence South 85° 20' 50" East, along the south line of two parcels of land conveyed to the City of Akron (Vol. 400, P. 119, PN 04-021000 and Vol. 189, P. 87 PN 04-021100), a distance of 2510.06 feet to a point in the

### Jim Peter Land Survey

P.O. Box 356, Jefferson, Ohio 44047 (440) 576-3898

22 May, 2017

Job Number 170401

THE PROPERTY OF

HOLZHEIMER FAMILY PARTNERSHIP

1.727 Acre Rapids Road Parcel

Page 2 of 2

centerline of Rapids Road, passing thru a reference pin set at 329.53 feet and passing thru a pin set on the westerly road right of way at 2479.64 feet;

Course 4; Thence, South 14° 09' 05" West, along Rapids Road centerline, a distance of 30.42 feet to a point and to the place of beginning and containing within said described boundaries 1.727 acres of land, 1.707 acres excluding road right of way, be the same more or less but is subject to all legal highways.

The Bearings used were based on the centerline of Rapids Road at South 14° 09' 05" West, and are used to an assumed meridian and all pins set were 5/8 inch iron, 30 inches long and were capped ("J Peter 6420").

This being a parcel of land previously conveyed to Holzheimer Family Partnership by Geauga County Deed Records, Volume 1086, Page, 1303 Parcel 5 and is pursuant to a description made and a survey performed by me on the 22nd of May, 2017 by James M. Peter, Registered Surveyor Number 6420.

PN 04-151052



James M. Peter 6/26/17  
JAMES M. PETER REG. No. 6420 DATE

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER B.C. 341.02  
[Signature] 06/29/17  
GEAUGA COUNTY ALTERNATE  
TAX MAP DEPARTMENT [Signature]

**Jim Peter Land Survey**

P.O. Box 356, Jefferson, Ohio 44047 (440) 576-3898

29 June, 2017

Job Number 170401

THE PROPERTY OF

## HOLZHEIMER FAMILY PARTNERSHIP

2.394 Acre Burton Lake Parcel

SITUATED IN BURTON TOWNSHIP, GEAUGA COUNTY AND STATE OF OHIO, KNOWN AS BEING A PART OF BURTON TOWNSHIP LOT NUMBER 91 AND BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:.

Beginning at centerline intersection of Pond Road (60 Ft. wide) and Old Rider Road (60 Ft. wide), said intersection located South  $00^{\circ} 57' 48''$  West, a distance of 27.50 feet from a 5/8 inch iron pin found in the centerline of Old Rider Road. Thence along Pond Road centerline, North  $85^{\circ} 06' 37''$  West, a distance of 1318.59 feet to a point and the northeast corner of lands conveyed to Dennis R. Griffith by Geauga County Deed Records, Volume 882, Page 600 (PN 04-061500);

Thence South  $05^{\circ} 11' 24''$  West, along said Griffith's east line, and along another parcel owned by Griffith (PN 04-061600), a distance of 2969.02 feet to a point and the northeast corner of lands conveyed to the Geauga County Commissioners by Deed Volume 657, Page 504 (PN 04-706800);

Thence North  $85^{\circ} 06' 36''$  West, along said Commissioner's north line and said Griffith's south line and continuing thru Burton Lake as conveyed to Burton Lake Association by Deed Volume 270, Page 1488 (PN 04-014300), a distance of 629.20 feet to a point (a <sup>reference</sup> pin set at North  $85^{\circ} 06' 36''$  West, 6.00 feet) in the northwest corner of Burton Lake Association's land, and to the Principle Place of Beginning.

Thence, generally southerly, westerly and northerly along the shoreline of Burton Lake (Burton Lake Association land), following the water's edge as located in May of 2017, the following estimated seven courses and distances:

South  $24^{\circ} 28' 56''$  East, a distance of 59.28 feet to a point;

Along a curve to the right (R=138.77 ft., Delta= $41^{\circ} 16' 30''$ , Ch. = 97.82 ft. CB= South  $10^{\circ} 43' 46''$  East) a distance of 99.97 ft. to a point;

### Jim Peter Land Survey

P.O. Box 356, Jefferson, Ohio 44047 (440) 576-3898

29 June, 2017

Job Number 170401

THE PROPERTY OF

HOLZHEIMER FAMILY PARTNERSHIP

About 2.394 Acre Burton Lake Parcel

2 of 2

Along a curve to the right (R=99.83 ft., Delta=80° 06' 21", Ch. = 128.48 Ft., CB= South 56° 19' 21" West) a distance of 139.57 ft. to a point;

Along a curve to the right (R=657.33 ft., Delta=23° 29' 18", Ch. = 267.59 Ft. CB= North 77° 18' 06" West) a distance of 269.47 ft. to a point;

Along a curve to the right (R=625.71 ft., Delta=23° 03' 41", Ch. =250.15 Ft. CB= North 53° 46' 55" West) a distance of 251.85 ft. to a point;

Along a curve to the right (R=31.73 ft., Delta=88° 34' 16", Ch. = 44.31 ft. CB= North 06° 48' 09" East) a distance of 49.05 ft. to a point;

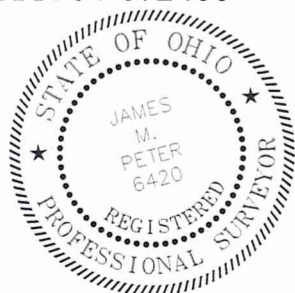
and North 61° 56' 10 East, a distance of 28.06 ft. to a point and on the west shoreline of said Burton Lake and the south line of said Griffith's land;

Thence South 85° 06' 36" East, along Griffith's south line, a distance of 498.80 feet to the place of beginning, passing thru reference pins set at 9.15 feet and 489.65 feet and containing within said described boundaries 2.394 acres of land, be the same more or less but is subject to all legal highways.

The Bearings used were based on the centerline of Pond Road at North 85° 06' 37" West, and are used to an assumed meridian and all pins set were 5/8 Inch iron, 30 inches long and were capped ("J Peter 6420").

This being all of PN 04-072400 of the lands previously conveyed to Holzheimer Family Partnership by Geauga County Deed Records, Volume 1086, Page 1303 and is pursuant to a description made and a survey performed by me on the 22nd of May, 2017 by James M. Peter, Registered Surveyor Number 6420.

PPN 04-072400



*James M. Peter*  
JAMES M. PETER REG. No. 6420

*6/29/17*  
DATE

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

*MWS* *06/29/17*  
GEAUGA COUNTY AUDITOR  
TAX MAP DEPT.

**Jim Peter Land Survey**

P.O. Box 356, Jefferson, Ohio 44047 (440) 576-3898

Page 1 of 2

29 June, 2017

Job Number 170401

THE PROPERTY OF

## HOLZHEIMER FAMILY PARTNERSHIP

0.323 Acre Lake Road Parcel 1

SITUATED IN BURTON TOWNSHIP, GEAUGA COUNTY AND STATE OF OHIO, KNOWN AS BEING A PART OF BURTON TOWNSHIP LOT NUMBER 91 AND BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:.

Beginning at a 1 inch pipe found in the centerline of Snow Road (40 Ft. wide), said pipe found also being the southwest corner of Lot 91, Burton Township as shown in the Plat of Road Dedication in Burton Lake Subdivision; Thence North  $05^{\circ} 12' 41''$  East, along Snow Road centerline and the west line of Lot 91, Burton Township, a distance of 1225.85 feet to a 5/8 inch pin found at a deflection point in said Snow Road; Thence along the west line of Lot 91, Burton Township (Plat Vol. 8, Pg. 74), North  $05^{\circ} 12' 41''$  East, a distance of 58.02 feet to a 5/8 inch pin found at the northwesterly corner of Jackson Drive (50 Ft. wide); thence South  $82^{\circ} 30' 19''$  East, along the north line of Jackson Drive, a distance of 290.03 feet to a point in the east line of Lakeview Drive (40 Ft. wide); Thence North  $05^{\circ} 12' 41''$  East, along the east line of Lakeview Drive and an extension thereof, a distance of 561.31 feet to An iron pin set in the southeast corner of a parcel of land conveyed to E.E. Vicich (Deed Vol. 1925, Pg. 2792), PN 04-141900 and to the Principle Place of Beginning of the land herein described;

Course 1: Thence North  $05^{\circ} 12' 40''$  East, along said east line of E.E. Vicich lands, a distance of 210.00 feet to a point (inaccessible) at the water's edge of Burton Lake as conveyed to Burton Lake Association by Geauga County Deed Records, Volume 270, Page 148, PN 04-014300, passing thru a reference pin set at 147.70 feet;

Thence following the inaccessible water's edge of Burton Lake, as located in May of 2017, the following three courses and distances:

Course 2: South  $14^{\circ} 54' 01''$  East, a distance of 26.00 feet to a point;

Course 3: Along a curve to the Left ( $R=32.74'$ ,  $Ch= 63.66'$ ,  $D=152^{\circ} 56' 20''$ ,  $CB= North 87^{\circ} 29' 42''$  East), a distance of 87.39 feet to a point;

### Jim Peter Land Survey

P.O. Box 356, Jefferson, Ohio 44047 (440) 576-3898

29 June, 2017

Job Number 170401

THE PROPERTY OF

HOLZHEIMER FAMILY PARTNERSHIP

0.323 Acre Lake Road Parcel 1

Course 4: And North 08° 47' 18" East, a distance of 46.70 feet to a point and to the northwest corner of land conveyed to J.S. and E.E. Kapis (Vol. 931, P. 794) PN 04-037300;

Course 5: Thence, South 05° 12' 40" West, along said Kapis' west line, a distance of 255.00 feet to a pin set in the north line of Lake Road, passing thru a reference pin set at 12.20 feet;

Course 6: Thence, North 82° 30' 20" West, along said north line of Lake Road, a distance of 52.02 feet to a pin set at a point of curvature in the north line of Lake Road;

Course 7: Thence, along a curve to the Right (R= 30.00', Ch= 26.00', CB= North 56° 50' 04" West, Delta= 51° 20' 48") , a distance of 26.89 feet to the place of beginning and containing within said described boundaries 0.323 acres of land, be the same more or less but is subject to all legal highways.

The Bearings used were based on the north line of Lake Road at South 82° 30' 20" East, and are used to an assumed meridian and all pins set were 5/8 inch iron, 30 inches long and were capped ("J Peter 6420").

The intent of this description is to more accurately describe a part of the lands previously conveyed to Holzheimer Family Partnership by Geauga County Deed Records, Volume 1086, Page 1303, part of PN 04-072500 (All of re-surveyed PN 04-072500 is 0.820 acres) and is pursuant to a description made and a survey performed by me on the 22nd of May, 2017 by James M. Peter, Registered Surveyor Number 6420.

PN: 04-072500



*James M. Peter*  
\_\_\_\_\_  
JAMES M. PETER REG. No. 6420

*6/29/17*  
\_\_\_\_\_  
DATE

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

*M. S.* *06/29/17*  
\_\_\_\_\_  
GEAUGA COUNTY AUDITOR  
TAX MAP DEPT.

**Jim Peter Land Survey**

P.O. Box 356, Jefferson, Ohio 44047 (440) 576-3898

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22 May, 2017

t

Job Number 170401

THE PROPERTY OF

## HOLZHEIMER FAMILY PARTNERSHIP

0.167 Acre Lake Road Parcel 2

SITUATED IN BURTON TOWNSHIP, GEAUGA COUNTY AND STATE OF OHIO, KNOWN AS BEING A PART OF BURTON TOWNSHIP LOT NUMBER 91 AND BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:.

Beginning at a 1 inch pipe found in the centerline of Snow Road (40 Ft. wide), said pipe found also being the southwest corner of Lot 91, Burton Township as shown in the Plat of Road Dedication in Burton Lake Subdivision;; Thence North  $05^{\circ} 12' 41''$  East, along Snow Road centerline and the west line of Lot 91, Burton Township, a distance of 1225.85 feet to a 5/8 inch pin found at a deflection point in said Snow Road; Thence along the west line of Lot 91, Burton Township (Plat Vol. 8, Pg. 74), North  $05^{\circ} 12' 41''$  East, a distance of 58.02 feet to a 5/8 inch pin found at the northwesterly corner of Jackson Drive (50 Ft. wide); thence South  $82^{\circ} 30' 19''$  East, along the north line of Jackson Drive, a distance of 290.03 feet to a point in the east line of Lakeview Drive (40 Ft. wide); Thence North  $05^{\circ} 12' 41''$  East, along the east line of Lakeview Drive and an extension thereof, a distance of 550.04 feet to a point in the westerly extension of the north line of Lake Road (50 Ft. wide); Thence South  $82^{\circ} 30' 20''$  East, along the north line of Lake Road, a distance of 150.00 feet to a 5/8 inch pin found in the southeast corner of a parcel of land conveyed to J.S. and E.E. Kapis (deed vol. 931, Pg. 794), PN 04-037300 and to the Principle Place of Beginning of the land herein described;

Course 1: Thence North  $05^{\circ} 12' 41''$  East, along said east line of Lot 181, a distance of \_\_\_\_\_ 291.00 feet but to a point at the water's edge of Burton Lake as conveyed to Burton Lake Association by Geauga County Deed Records, Volume 270, Page 148, PN 04-014300 passing thru a reference pin set at 240.50 feet;

### Jim Peter Land Survey

P.O. Box 356, Jefferson, Ohio 44047 (440) 576-3898

22 May, 2017

Job Number 170401

THE PROPERTY OF

HOLZHEIMER FAMILY PARTNERSHIP

0.167 Acre Lake Road Parcel 2

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Course 2: Thence following the water's edge of Lake Burton, South 82° 30' 20" East, a distance of 25.00 feet to a point in the northwest corner of land conveyed to G.J. Burkholder and B.A. Montgomery (Vol. 609, P. 446) PN 04-013430;

Course 3: Thence, South 05° 12' 40" West, along said Burkholder and Montgomery's west line, a distance of 291.00 feet to a pin set in the north line of Lake Road, passing thru a reference pin set at 47.60 feet;

Course 4: Thence, North 82° 30' 20" West, along said north line of Lake Road, a distance of 25.00 feet to the place of beginning and containing within said described boundaries 0.167 acres of land, be the same more or less but is subject to all legal highways.

The Bearings used were based on the north line of Lake Road at South 82° 30' 20" East, and are used to an assumed meridian and all pins set were 5/8 inch iron, 30 inches long and were capped ("J Peter 6420").

The intent of this description is to more accurately describe a part of the lands previously conveyed to Holzheimer Family Partnership by Geauga County Deed Records, Volume 1086, Page 1303, part of PN 04-072500 (All of re-surveyed PN 04-072500 is 0.820 acres) and is pursuant to a description made and a survey performed by me on the 22nd of May, 2017 by James M. Peter, Registered Surveyor Number 6420.

Part of PN: 04-072500



*James M. Peter*  
JAMES M. PETER REG. No. 6420

*6/24/17*  
DATE

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

*MJB* *06 129 17*  
**GEAUGA COUNTY AUDITOR**  
**TAX MAP DEPT.** *R*

**Jim Peter Land Survey**

P.O. Box 356, Jefferson, Ohio 44047 (440) 576-3898

Page 1 of 2

22 May, 2017

Job Number 170401

THE PROPERTY OF

## HOLZHEIMER FAMILY PARTNERSHIP

0.330 Acre Lake Road Parcel 3

SITUATED IN BURTON TOWNSHIP, GEAUGA COUNTY AND STATE OF OHIO, KNOWN AS BEING A PART OF BURTON TOWNSHIP LOT NUMBER 91 AND BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:.

Beginning at a 1 inch iron pipe found in the centerline of Snow Road (40 Ft. wide), said pipe found also being the southwest corner of Lot 91, Burton Township; Thence North  $05^{\circ} 12' 41''$  East, along Snow Road centerline, the west line of Lot 91 and Burton Township line, a distance of 1225.85 feet to a 5/8 inch pin found at a deflection point in said Snow Road; Thence along the west line of Burton township as shown in the Plat of Road Dedication in Burton Lake Subdivision; <sup>(V. 8, Pg. 74)</sup> North  $05^{\circ} 12' 41''$  East, a distance of 58.02 feet to a 5/8 inch pin found at the northwesterly corner of Jackson Drive (50 Ft. wide); thence South  $82^{\circ} 30' 19''$  East, along the north line of Jackson Drive, a distance of 290.03 feet to a point in the east line of Lakeview Drive (40 Ft. wide); Thence North  $05^{\circ} 12' 41''$  East, along the east line of Lakeview Drive and an extension thereof, a distance of 550.04 feet to a point in the north line of Lake Road (50 Ft. wide); Thence South  $82^{\circ} 30' 20''$  East, along the north line of Lake Road, a distance of 410.00 feet to a 5/8 inch pin found in the southeast corner of D.K. and A.E. Wilmot (deed Vol. 1875, Pg. 2585), PN 04-031900 and to the Principle Place of Beginning of the land herein described;

Course 1: Thence North  $05^{\circ} 12' 41''$  East, along said east line of said Wilmot's land, a distance of 216.00 feet to a point at the water's edge of Lake Burton as conveyed to Burton Lake Association by Geauga County Deed Records, Volume 270, Page 148, PN 04-014300, passing thru a reference pin set at 200.00 feet;

Course 2: Thence following the water's edge of Lake Burton, South  $28^{\circ} 49' 00''$  East, a distance of about 178.56 feet but to a point in the northwest

### Jim Peter Land Survey

P.O. Box 356, Jefferson, Ohio 44047 (440) 576-3898

22 May, 2017

Job Number 170401

THE PROPERTY OF

HOLZHEIMER FAMILY PARTNERSHIP

0.330 Acre Lake Road Parcel 3

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corner of land conveyed to Geauga County Commissioners (Vol. 695, P. 748, PN 04-707100);

Course 3: Thence, South 05° 12' 40" West, along said Commissioner's west line, a distance of 72.00 feet to a pin set in the northeasterly terminus of Lake Road, passing thru a reference pin set at 5.60 feet;

Course 4: Thence, North 82° 30' 20" West, along said north line of Lake Road, a distance of 100.00 feet to the place of beginning and containing within said described boundaries 0.330 acres of land, be the same more or less but is subject to all legal highways.

The Bearings used were based on the north line of Lake Road at South 82° 30' 20" East, and are used to an assumed meridian and all pins set were 5/8 inch iron, 30 inches long and were capped ("J Peter 6420").

The intent of this description is to more accurately describe a part of the lands previously conveyed to Holzheimer Family Partnership by Geauga County Deed Records, Volume 1086, Page 1303, part of PN 04-072500 (All of re-surveyed PN 04-072500 is 0.820 acres), and is pursuant to a description made and a survey performed by me on the 22nd of May, 2017 by James M. Peter, Registered Surveyor Number 6420.

Part of PN: 04-072500



*James M. Peter*  
\_\_\_\_\_  
JAMES M. PETER REG. No. 6420

*6/26/17*  
\_\_\_\_\_  
DATE

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

*MWS 06/29/17*  
\_\_\_\_\_  
GEAUGA COUNTY AUDITOR  
TAX MAP DEPT.

**Jim Peter Land Survey**

P.O. Box 356, Jefferson, Ohio 44047 (440) 576-3898

Page 1 of 2

22 May, 2017

Job Number 170401

THE PROPERTY OF

## HOLZHEIMER FAMILY PARTNERSHIP

0.287 Acre Jackson Drive Lot 160 Parcel

SITUATED IN BURTON TOWNSHIP, GEAUGA COUNTY AND STATE OF OHIO, KNOWN AS BEING A PART OF BURTON TOWNSHIP LOT NUMBER 91, AND BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:.

Beginning at a 1 inch iron pipe found in the centerline of Snow Road (40 Ft. wide), said pipe found also being the southwest corner of Lot 91, Burton Township; Thence North  $05^{\circ} 12' 40''$  East, along Snow Road centerline and the west line of said Township, a distance of 1225.85 feet to a 5/8 inch pin found at a deflection point in said Snow Road; Thence along the west line of Lot 91, Burton Township as shown in the Plat of Road Dedication in Burton Lake Subdivision(Plat Vol. 8, Pg. 74), North  $85^{\circ} 12' 40''$  East, a distance of 58.02 feet to a 5/8 inch iron pin found at the northwesterly corner of Jackson Drive (50 Ft. wide); Thence South  $82^{\circ} 30' 19''$  East, along the north line of Jackson Drive, a distance of 1200.00 feet to a pin set in the southeast corner of land conveyed to Charles Thomas Kler by Geauga County Deed Records, Volume 868, Page 1246 (PN 04-008300) and to the Principle Place of Beginning of the land herein described;

Course 1: Thence North  $05^{\circ} 12' 40''$  East, along said Kler's east line, a distance of 250.00 feet to a pin set in the south line of land conveyed to the Geauga County Commissioners by Deed Volume 657, Page 504 (PN 04-706800);

Course 2: Thence South  $82^{\circ} 30' 19''$  East, along said Commissioner's south line, a distance of 50.00 feet to a pin set at an interior corner of said Commissioner's land;

Course 3: Thence South  $05^{\circ} 12' 40''$  West, along said Commissioner's west line, a distance of 250.00 feet to a pin set in the north line of Jackson Drive;

# Jim Peter Land Survey

P.O. Box 356, Jefferson, Ohio 44047 (440) 576-3898

22 May, 2017

Job Number 170401

THE PROPERTY OF

HOLZHEIMER FAMILY PARTNERSHIP

0.286 Acre Jackson Drive Lot 160 Parcel

Page 2 of 2

Course 4: Thence North 82° 30' 19" West, along the north line of Jackson

Drive, a distance of 50.00 feet to the place of beginning and containing within said described boundaries 0.287 acres of land, be the same more or less but is subject to all legal highways.

The Bearings used were based on the north line of Jackson Drive at South 82° 30' 19" East, and are used to an assumed meridian and all pins set were 5/8 inch iron, 30 inches long and were capped ("J Peter 6420").

The intent of this description is to more accurately describe a part of a part of the lands previously conveyed to Holzheimer Family Partnership by Geauga County Deed Records, Volume 1086, Page 1303, part of PN 04-072300 and is pursuant to a description made and a survey performed by me on the 22nd of May, 2017 by James M. Peter, Registered Surveyor Number 6420.

Part of PN: 04-072300



*James M. Peter*  
\_\_\_\_\_  
JAMES M. PETER REG. No. 6420

*6/26/17*  
\_\_\_\_\_  
DATE

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
*James M. Peter* *06/29/17*  
\_\_\_\_\_  
GEAUGA COUNTY AUDITOR  
TAX MAP DEPT. *R*