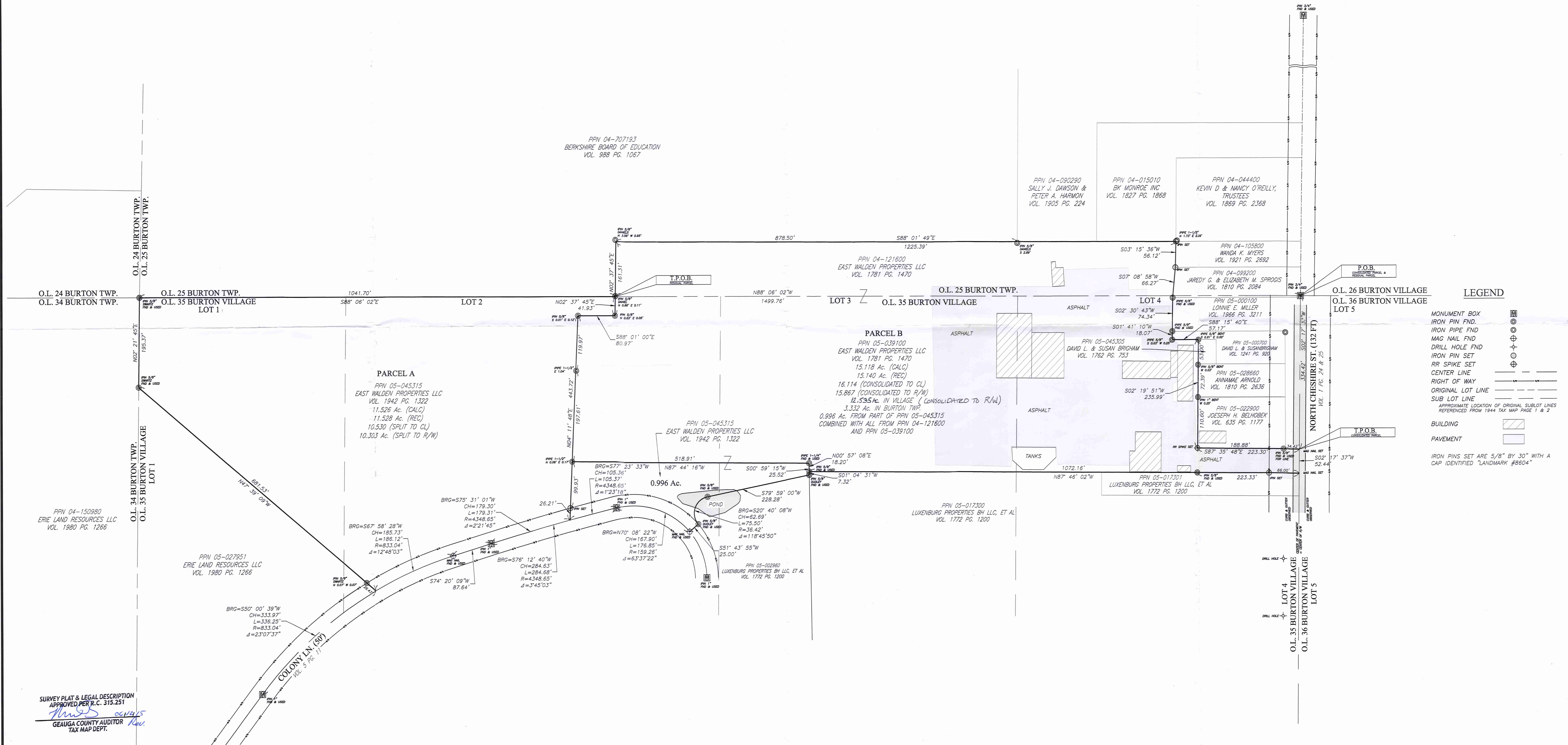
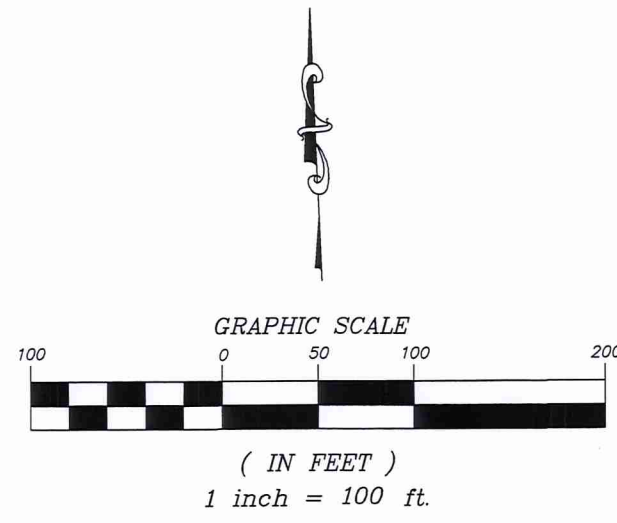


LOT SPLIT & CONSOLIDATION SURVEY

PREPARED FOR
EAST WALDEN PROPERTIES LLC
SITUATED IN THE TOWNSHIP BURTON AND THE VILLAGE OF BURTON,
COUNTY OF GEauga AND STATE OF OHIO
AND BEING PART OF ORIGINAL BURTON TOWNSHIP LOT NUMBERS 25 & 35
VILLAGE LOTS 1, 2, 3 & 4
TOWNSHIP 7 RANGE 7

BASIS OF BEARINGS:
THE NORTHERLY LINE OF BURTON VILLAGE
N 88° 06' 02" W

AS SURVEYED IN MAY OF 2015



LEGEND

- MONUMENT BOX
- IRON PIN FND
- IRON PIPE FND
- MAG NAIL FND
- DRILL HOLE FND
- IRON PIN SET
- RR SPIKE SET
- CENTER LINE
- RIGHT OF WAY
- ORIGINAL LOT LINE
- SUB LOT LINE
- APPROXIMATE LOCATION OF ORIGINAL SUBLOT LINES REFERENCED FROM 1944 TAX MAP PAGE 1 & 2
- BUILDING
- PAVEMENT
- IRON PINS SET ARE 5/8" BY 30" WITH A CAP IDENTIFIED "LANDMARK #8604"

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
Andrew W. Hickin 06/19/15
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

SURVEYOR'S CERTIFICATION

EAST WALDEN PROPERTIES LLC:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE OAC CHAPTER 4733-37 AS SURVEYED BY LANDMARK PROFESSIONAL GROUP.

Andrew W. Hickin
ANDREW W. HICKIN, P.S.
REGISTERED OHIO SURVEYOR No. 8604
May 8th 2015
DATE



REFERENCES:
GEAUGA COUNTY DEED RECORDS AS SHOWN
GEAUGA COUNTY TAX MAPS
GEAUGA COUNTY SURVEY RECORDS
GEAUGA COUNTY PLAT RECORDS AS SHOWN

PREPARED BY:
LANDMARK PROFESSIONAL GROUP
PO BOX 324
HUNTSBURG, OH 44046
W: landmarkprogroup.com
E: info@landmarkprogroup.com
P: 440-635-6026

FIELD	CHECK	DRAWN	LOT SPLIT & CONSOLIDATION SURVEY EAST WALDEN PROPERTIES LLC
AWH	TMH	AWH	
SCALE	HORIZ. 1" = 100' VERT. NA		14376 NORTH CHESHIRE ST. BURTON, OH 44021
JOB	RON15001		
DATE	MAY 2015		
SHEET 1 OF 1			

Property Description
of a
10.530 acre Split Parcel A
For
East Walden Properties LLC

Situated in the Village of Burton, County of Geauga, and State of Ohio and known as being a part of Village Lot No. 1 and 2, and a part of Original Burton Township Lot No. 35, and further being known as land conveyed to East Walden Properties LLC (PPN 05-045315) by deed recorded in Volume 1942, Page 1322 of the Geauga County Deed Records, further bounded and described as follows;

Beginning at a monument box with a 3/4 inch iron pin found in the centerline of North Cheshire St. (132 ft), at its intersection with the Northerly line of Burton Village also being the Easterly line of said Original Lot No. 35;

Thence N 88° 06' 02" W, along said Northerly line of Burton Village, a distance of 1499.76 feet to a point at a Northeasterly corner of land conveyed to East Walden Properties LLC (PPN 05-045315) by deed recorded in Volume 1942, Page 1322 of the Geauga County Deed Records, a Southeasterly corner of land conveyed to the Berkshire Board of Education (PPN 04-707193) by deed Volume 988 Page 1067 of the Geauga County Records and being on a North corner of land conveyed to East Walden Properties (PPN 05-039100) by deed recorded in Volume 1781, Page 1470 of the Geauga County Deed Records, said point is witnessed by a 5/8 inch iron pin found (Daniel) N 0.86 feet & E 0.11 feet, and being the True Place of Beginning of the premises herein intended to be described;

Course I: Thence S 02° 37' 45" W, along a Westerly line of said East Walden Properties LLC (PPN 05-~~039100~~), a distance of 41.93 feet to a 5/8 inch iron pin found N 0.03 feet & E 0.05 feet, from a corner of East Walden Properties LLC;

Course II: Thence N 88° 01' 00" W, along a Northerly line of said East Walden Properties LLC (PPN 05-~~039100~~), a distance of 80.97 feet to a 5/8 inch iron pin found S 0.01 feet & E 0.12 feet, from a corner of East Walden Properties LLC;

Course III: Thence S 04° 11' 48" W, along the westerly line of said East Walden Properties LLC (PPN 05-039100), a total distance of 443.72 feet to a point in the centerline of Colony Lane (50ft) Volume 5 page 11 of the Geauga County Plat Records, passing through a point referenced by a 1-1/2 inch iron pipe found E 1.04 at 119.97 feet, also passing through a point referenced by 1-1/2 inch iron pipe found N 0.06 feet & E 0.17 feet from the Southwesterly corner of said East Walden Properties LLC at 317.58 feet and passing through a 5/8 inch iron pin set at 417.51 feet on the northerly margin of Colony Lane;

Course IV: Thence along the arc of a curve deflecting to the left also being the centerline of said Colony Lane and having an arc length of 179.31 feet, a Radius of 4348.65 feet, a delta of 2° 21' 45", and a Chord bearing S 75° 31' 10" W, a distance of 179.30 feet to a monument box with a 1 inch iron pin found;

Course V: Thence S 74° 20' 09" W, continuing along the centerline of Colony Lane a distance of 87.64 feet to a mag nail found;

Course VI: Thence along the arc of a curve deflecting to the left also being the centerline of said Colony Lane and having an arc length of 186.12 feet, a Radius of 833.04 feet, a delta of 12° 48' 03", and a Chord bearing S 67° 58' 28" W, a distance of 185.73 feet to a point at an Easterly corner of land conveyed to Erie Land Resources LLC (PPN 05-027951) by deed recorded in Volume 1980 Page 1266 of the Geauga County Records;

Course VII: Thence N 47° 39' 09" W, along a North line of said Erie Land Resources LLC (PPN 05-027951), a distance 26.43 feet to a 5/8" iron pin found (Schwartz) N 0.07' & W 0.07', a total distance of 681.53 feet to a 5/8 inch iron pin found (Schwartz) at a Northerly corner thereof, also being an Easterly line of Erie Land Resources LLC (PPN 04-150980) by deed recorded in Volume 1980 Page 1266 of the Geauga County Records, and also being on the Westerly line of Village Lot No. 1 and Original Lot No. 35 and the Westerly line of Burton Village;

Course VIII: Thence N 02° 21' 45" E, along an easterly line of said Erie Land Resources LLC, the westerly line of Original Lot No. 35 and the Westerly line of Burton Village a distance of 195.37 feet to a 5/8 inch iron pin found on an Easterly line of said Erie Land Resources LLC, the Northwesterly corner of Village Lot No. 1 and Original Lot No. 35, the Northwesterly corner of Burton Village and a Southwesterly corner of land conveyed to the said Berkshire Board of Education;

Course IX: Thence S 88° 06' 02" E, along the southerly line of said Berkshire Board of Education, the Northerly line of Village Lot No. 1 and Original Lot No. 35 and the Northerly line of Burton Village a distance of 1041.70 feet to the True Place of Beginning and containing 10.530 acres of land (10.303 acres excluding the area within the right of way of said Colony Lane) as surveyed by Landmark Professional Group, Ltd. on May 8th 2015, 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 iron pins set are 5/8 inch in diameter, 30 inches long and marked with a cap I.D. Landmark 8604.

The intention of this property description is to split 10.530 acres from lands owned by East Walden Properties LLC (PPN 05-045315) as recorded in Volume 1942 Page 1322 of the Geauga County Records..



Andrew W. Hickin

May 17, 2015

Andrew W. Hickin P.S. 8604

Date

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

[Signature] 06/24/15
 GEauga COUNTY AUDITOR *Rev.*
 TAX MAP DEPT.

Property Description
of a
16.114 acre Consolidated Parcel B
For
East Walden Properties LLC

Situated in the Village of Burton and Burton Township, County of Geauga, and State of Ohio and known as being a part of Village Lot Nos. 2,3 & 4, a part of Original Burton Township Lot No. 25 & 35, and further being known as land conveyed to East Walden Properties LLC (PPN 05-039100) by deed recorded in Volume 1781, Page 1470 of the Geauga County Deed Records, further bounded and described as follows;

Beginning at a monument box with a 3/4 inch iron pin found in the centerline of North Cheshire St. (132 ft), at its intersection with the Northerly line of Burton Village also being the Easterly line of said Original Lot No. 35;

Thence S 02° 17' 37" W, along the centerline of said North Cheshire St. a distance of 334.42 feet to a point at a Northeasterly corner of said East Walden Properties LLC, the Southeasterly corner of land conveyed to Joseph H. Belhobek (PPN 05-022900) by deed recorded in Volume 635 Page 1177 of the Geauga County Records and being the True Place of Beginning of the premises herein intended to be described;

Course I: Thence S 02° 17' 37" W, continuing along the centerline of North Cheshire St., the Easterly line of Village Lot No. 4 and Original Lot No. 35 a distance of 52.44 feet to a point at a Southeasterly corner of said East Walden Properties LLC also being a Northeasterly corner of land conveyed to Luxenburg Properties BH LLC, et al (PPN 05-017301) by deed Volume 1772 Page 1200 of the Geauga County Records;

Course II: Thence N 87° 46' 02" W, along the Northerly line of said Luxenburg Properties BH LLC, et al (PPN 05-017301) and along another parcel of land conveyed to Luxenburg Properties BH LLC, et al (PPN 05-017300) by deed Volume 1772 Page 1200 of the Geauga County Records, passing through a 5/8 inch iron pin set at 66.00 feet on the Westerly margin of said North Cheshire St, also passing through a 5/8 inch iron pin found at 223.33 feet, a total distance of 1072.16 feet to a 5/8 inch iron pin found at a northerly corner of Luxenburg Properties BH LLC, et al (PPN 05-017300);

Course III: Thence S 01° 04' 31" W, along a line of Luxenburg Properties BH LLC, et al (PPN 05-017300), a distance of 7.32 feet to a 5/8 inch iron pin found (Dudley) at a northerly corner of Luxenburg Properties BH LLC, et al (PPN 05-026900) by deed Volume 1772 Page 1200 of the Geauga County Records;

Course IV: Thence S 79° 59' 00" W, along a Northerly line of Luxenburg Properties BH LLC, et al (PPN 05-002960), a distance of 228.28 feet to a 5/8 inch iron pin found and being a point of curvature in a Northerly line of said Luxenburg Properties BH LLC, et al;

Course V: Thence along the arc of a curve deflecting to the left and having an arc length of 75.50 feet, a Radius of 36.42 feet, a delta of 118° 45' 50", and a Chord bearing S 20° 40' 08" W, a distance of 62.69 feet to a point at a Westerly corner of Luxenburg Properties BH LLC, et al (PPN 05-002960), and being on the Northerly margin of Colony Lane (50 ft) recorded in Volume 5 Page 11 of the Geauga County Records;

Course VI: Thence S 51° 43' 55" W, a distance of 25.00 feet to a mag nail found on a curve in the centerline of said Colony Lane;

Course VII: Thence along the arc of a curve deflecting to the left and having an arc length of 176.85 feet, a Radius of 159.26 feet, a delta of 63° 37' 22", and a Chord bearing N 70° 08' 22" W, a distance of 167.90 feet to a monument box with a 1 inch iron pin found at a point of compound curvature in the centerline of Colony Lane;

Course VIII: Thence along the arc of a curve deflecting to the left and having an arc length of 105.37 feet, a Radius of 4348.65 feet, a delta of 01° 23' 18", and a Chord bearing S 77° 23' 33" W, a distance of 105.36 feet to a point in the centerline of Colony Lane ;

Course IX: Thence N 04° 11' 48" E, along a new line and along an Easterly line of land conveyed to East Walden Properties LLC (PPN 05-045315) by deed Volume 1942 Page 1322 of the Geauga County Records, a total distance of 443.72 feet to a point at a Northeasterly corner of said East Walden Properties LLC (PPN 05-045315), said point is referenced by a 5/8 inch iron pin found S 0.01 feet & E 0.12 feet and passing through a 5/8 inch iron pin set on the Northerly margin of Colony Lane a distance of 26.21 feet, also passing through a point referenced by a 1-1/2 inch iron pipe found N 0.06 feet & E 0.17 feet at distance of 126.14 feet and passing through a point referenced by a 1-1/2 inch iron pipe found E 1.04 feet a distance of 323.75 feet;

Course X: Thence S 88° 01' 00" E, along a Southerly line of said East Walden Properties LLC (PPN 05-045315), a distance of 80.97 feet to a point referenced by a 5/8 inch iron pin found S 0.03 feet & E 0.05 feet, from the Southeast corner thereof;

Course XI: Thence N 02° 37' 45" E, along a Easterly line of said East Walden Properties LLC (PPN 05-045315), and a jog in the southerly line of land conveyed to Berkshire Board of Education (PPN 04-707193) by deed Volume 988 Page 1067 of the Geauga County Records, a distance of 161.31 feet to a point referenced by a 5/8 inch iron pin found (Daniel) N 3.56 feet & W 0.95 feet, from a southerly corner of said Berkshire Board of Education, passing through a point at a Northeasterly corner of East Walden Properties LLC

(PPN 05-045315), a distance of 41.93 feet said point is referenced by a 5/8 inch iron pin found (Daniel) N 0.86 feet & E 0.11 feet;

Course XII: Thence S 88° 01' 49" E, along a southerly line of said Berkshire Board of Education, the Southerly line of land conveyed to Sally J. Harmon & Peter A. Dawson PPN (04-090290) by deed Volume 1905 Page 224 of the Geauga County Records, the Southerly line of land conveyed to BK Monroe Inc. (PPN 04-015010) by deed Volume 1827 Page 1868 of the Geauga County Records, a distance of 1225.39 feet to an iron pin set at a Southeasterly corner of said BK Monroe Inc. and the Southwesterly corner of land conveyed to Kevin D. & Nancy O'Reilly Trustees (PPN 04-044400) by deed Volume 1869 Page 2368 of the Geauga County Records, also being the Northwesterly corner of land conveyed to Wanda K. Myers (PPN 04-105800) by deed Volume 1921 Page 2692 of the Geauga County Records, and passing through a point at a Southwesterly corner of said Sally J. Harmon & Peter A. Dawson, a Southeasterly corner of said Berkshire Board of Education a distance of 878.50 feet, said point is referenced by a 5/8 inch iron pin found (Daniel) S 2.89 feet;

Course XIII: Thence S 03° 15' 36" W, along the Westerly line of said Myers a distance of 56.12 feet to a 5/8 inch iron pin set at the Southwesterly corner of said Myers, the Northwesterly corner of land conveyed to Jaredy G. & Elizabeth M. Sporgis (PPN 04-099200) by deed Volume 1810 Page 2084 of the Geauga County Records;

Course XIV: Thence S 07° 08' 58" W, along the Westerly line of said Sporgis a distance of 66.27 feet to a 5/8 iron pipe found at the Southwesterly corner of said Sporgis, the Northwesterly corner of land conveyed to Lonnie E. Miller (PPN 05-000100) by deed Volume 1966 Page 3211 of the Geauga County Records;

Course XV: Thence S 02° 30' 43" W, along the Westerly line of said Miller a distance of 74.34 feet to a 5/8 iron pipe found at the Southwesterly corner of said Miller, a Northwesterly corner of land conveyed to David L. & Susan Brigham (PPN 05-000700) by deed Volume 1241 Page 920 of the Geauga County Records;

Course XVI: Thence S 01° 41' 10" W, along the Westerly line of said Brigham a distance of 18.07 feet to a point feet at a Westerly corner of said Brigham, said point is referenced by a 5/8 iron pipe found S 0.03 feet & W 0.25;

Course XVII: Thence S 88° 15' 40" E, along a Northerly line of said Brigham a distance of 57.17 feet to a point feet at a Westerly corner of said Brigham, said point is referenced by a bent 5/8 iron pipe found S 0.61 feet & W 0.00;

Course XVIII: Thence S 02° 19' 51" W, along a Westerly line of said Brigham, the Westerly line of land conveyed to Annamae Arnold (PPN 05-028660) by deed Volume 1810 Page

2636, the Westerly line said Belhobek a total distance of 235.99 feet to a RR spike set at the Southwesterly corner of said Belhobek and passing through a point at a Southwesterly corner of said Brigham, also being the Northwesterly corner of said Arnold a distance of 53.00 feet, said point is referenced by a bent 5/8 inch iron pin found W 0.03 feet, also passing through a point at the Southwesterly corner of said Arnold also being the Northwesterly corner of said Belhobek a distance of 125.39 feet said point is referenced by a bent 1 inch iron pin found;

Course XIX: Thence S 87° 35' 48" E, along the Southerly line of said Belhobek a distance of 223.30 feet to the True Place of Beginning, passing through a 5/8 inch iron pin found at 188.88 feet and containing 16.114 acres of land (15.867 acres excluding the area within the right of way of said Colony Lane and said North Cheshire St.) as surveyed by Landmark Professional Group, Ltd. on May 8th 2015, be the same more or less but subject to all legal highways and easements of record. 3.332 acres are in Burton Township and 12.535 acres are in Burton Village (excluding the road right-of-ways) Bearings used herein refer to an assumed meridian and are intended to indicate angles only. All iron pins set are 5/8 inch in diameter, 30 inches long and marked with a cap I.D. Landmark 8604.

The intention of this property description is to consolidate 0.996 acres from the residual lands owned by East Walden Properties LLC (PPN 05-045315) with all of the lands owned by East Walden Properties LLC (PPN 05-039100 and PPN 04-121600).

Andrew W. Hickin

May 17, 2015

Andrew W. Hickin P.S. 8604

Date



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

[Signature] 06/12/15

**GEAUGA COUNTY AUDITOR
TAX MAP DEPT.**

Rev.