

Survey Description
150.1714 acres
Nicholas Properties & Development, LLC
February, 2005

Situated in the Township of Chardon, County of Geauga, State of Ohio and being in Lots 2 and 3, Tract No. 1 of Township 9, Range VIII of the Connecticut Western Reserve and being further bounded and described as follows:

Beginning at a northwesterly corner of parcel #07-001200 owned by William R. and Walter R. Presley by deed recorded in volume 1748, page 109 of the Geauga County Records, Said northwesterly corner being located South 89°00'31" West along the centerline of Colburn Road, 60 feet wide, a distance of 1339.08 feet from a 3/4 inch iron pin found at the intersection of the centerline of Colburn Road with the centerline of Timber Lane Road, 50 foot wide;

Course I. Thence South 01°22'47" East along a westerly line of said parcel #07-001200 a distance of 2082.48 feet to a 3/4 inch iron pipe found, passing through a 3/4 inch iron pipe found at a distance of 29.73 feet;

Course II. Thence North 88°42'01" East along a southerly line of said parcel #07-001200 a distance of 1265.93 feet to a northwesterly corner of parcel #06-014587 owned by James C. and Ardell J. Murphy by deed recorded in volume 836, page 532 of the Geauga County Records, said corner being witnessed by a 3/4 inch iron pipe found bent located 3.52 feet south and 3.86 feet east of said corner, said northwesterly corner also being on the westerly line of Lot 4, Tract No. 1;

Course III. Thence South 0°34'01" East along the westerly line of Lot 4, in Tract No. 1, also being a westerly line of said parcel #06-014587 and the westerly lines of parcel #06-014586 owned by Kathleen R. Teuscher, etal by deed recorded in volume 1745, page 2031, parcel #06-014567 owned by Mark E. and Wendy A. Fredebaugh by deed recorded in volume 846, page 359 of the Geauga County Records, and parcel #06-014566 owned by James A. and Mary M. Federico by deed recorded in volume 833, page 1227 of the Geauga County Records a distance of 1511.05 feet to a 3/4 inch iron pipe found on a northerly line of parcel #06-118300 owned by Anita Daniels by deed recorded in volume 1648, page 117 of the Geauga County Records, said northerly line also being a northerly line of Lot 12 in Tract No. 1, passing through a 5/8 inch rebar found at a northwesterly corner of said parcel #06-014567 at a distance of 755.83 feet and a 5/8 inch rebar found capped Babcock and Jones at a northwesterly corner of said parcel #06-014566 at a distance of 1133.36 feet;

- Course IV. Thence South 89°03'58" West along a northerly line of said Lot 12 in Tract No. 1 also being the northerly line of said parcel #06-118300, parcel #06-052400 owned by Jong Kyu & Carol A. Hong by deed recorded in volume 685, page 452, parcel #06-120583 owned by Hikers Trail, LLC by deed recorded in volume 1666, page 370, parcel #06-120584 owned by Hikers Trail, LLC by deed recorded in volume 1666, page 370, parcel #06-120585 owned by Hikers Trail, LLC by deed recorded in volume 1666, page 370, parcel #06-120586 owned by Hikers Trail, LLC by deed recorded in volume 1666, page 370 of the Geauga County Records a distance of 2309.21 feet to a ¾ inch iron pipe found at a southeasterly corner of parcel # 07-705903 owned by the Geauga Park District by deed recorded in volume 1284, page 295 of the Geauga county Records, passing through a ¾ inch iron pipe found at a northwesterly corner of said parcel #06-118300 at a distance of 671.07 feet, a ¾ inch iron pipe found at a northwesterly corner of said parcel #06-052400 at a distance of 1296.33 feet, a ¾ inch iron pipe found at a distance of 1686.31 feet and a ¾ inch iron pipe found at a distance of 1914.85 feet;
- Course V. Thence North 8°46'02" West along an easterly line of said parcel #07-705903 a distance of 3616.44 feet to the centerline of Colburn Road, passing through a 5/8 inch rebar found at a distance of 3585.27 feet;
- Course VI. Thence North 88°55'33" East along the centerline of Colburn Road a distance of 781.26 feet to a ¾ inch iron pin found;
- Course VII. Thence North 89°00'31" East along the centerline of Colburn Road a distance of 748.41 feet to the place of beginning and containing 150.1714 acres of land as surveyed and described by Foresight Engineering Group, Inc. in February, 2005 under the supervision of Steven N. Roessner, Professional Surveyor Ohio #7070. The bearings as used herein are based upon grid north as observed from Geauga County GPS monument no. 1523. The previous instrument references are parcel #07-003200 owned by Paul F. Lipold by deed recorded in volume 1147, page 906, parcel #07-003400 owned by William R. and Margaret M. Nells by volume 917, page 702, parcel #07-003700 owned by George J. Dewey, Jr. by deed recorded in volume 1063, page 20, and parcel #07-003800 owned by Jason G. Dewey, Jr. by deed recorded in volume 840, page 1042 of the Geauga County Records.

Steven N. Roessner 2/24/05
 STEVEN N. ROESSNER, P.S. #7070
 FORESIGHT ENGINEERING GROUP, INC. DATE



SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 315.251
 R.S. 2/24/05
 OFFICE OF THE
 GEAGA COUNTY ENGINEER