

APPROVALS

THIS PLAT IS APPROVED BY THE GEauga COUNTY PLANNING COMMISSION  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2008.

PLANNING COMMISSION SECRETARY

P.P.N. 06-090700  
GEORGE M. ROUDEBUSH III  
BOOK 1775 PAGE 2859  
PARCEL 1  
G.C.R.

STREAM  
EASEMENT  
0.7621 Ac.

ACCEPTANCE

I, THE UNDERSIGNED OWNER OF LAND SHOWN HEREON DO  
HEREBY ACCEPT THIS MAP AND THE LOT SPLIT.

\_\_\_\_\_  
GEORGE M. ROUDEBUSH III

STATE OF OHIO }  
COUNTY OF GEAGA } S.S.

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND  
STATE, PERSONALLY APPEARED GEORGE M. ROUDEBUSH III, WHO  
ACKNOWLEDGED THAT HE DID SIGN OF THE FOREGOING INSTRUMENT  
AND THAT THE SAME IS HIS FREE ACT AND DEED. IN TESTIMONY  
WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL

AT \_\_\_\_\_, OHIO

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2008.

\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
MY COMMISSION EXPIRES

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

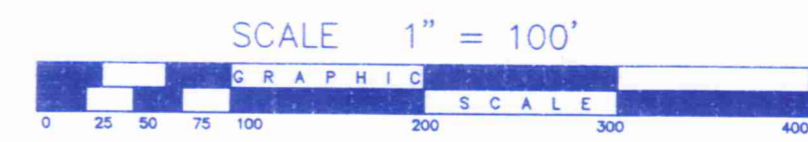
*RS* *07/23/08*  
OFFICE OF THE *Revised*  
GEAUGA COUNTY ENGINEER

LOT SPLIT FOR  
GEORGE M. ROUDEBUSH III

SITUATED IN THE TOWNSHIP OF CHARDON, COUNTY OF GEAGA AND STATE OF OHIO  
BEING PART OF ORIGINAL CHARDON TWP. LOT No. 149, TRACT No. 3.

DISTANCES SHOWN HEREON ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF,  
BEARINGS SHOWN HEREON ARE TO AN ASSUMED MERIDIAN AND SHOWN TO DEFINE  
ANGLES ONLY. "I" INDICATES 5/8" IRON PIN WITH CAP SET UNLESS NOTED.

*Richard F. Hantel* 7-15-08  
RICHARD F. HANTEL REG. NO. S-5129



JUNE 2008

BAUER SURVEYS CO.  
91 ALPHA PARK HIGHLAND HEIGHTS, OHIO 44143  
PHONE 440-461-4140

B-83001-A

WILDER ROAD 60Ft.

PARCEL "B-1"  
7.6691 acres

PARCEL "B-2"  
10.9074 acres

P.P.N. 06-090610  
GEORGE M. ROUDEBUSH III  
BOOK 1775 PAGE 2859  
G.C.R.

BASIS OF BEARINGS:  
CENTERLINE OF WILDER ROAD  
N 9°-28' 06" E IN DEED TO  
KARL HAGEDORN RECORDED IN  
VOL 1756 PG 1889 G.C.D.R.

NORTH LINE  
O.L. 149 NORTH LINE  
O.L. 148

1031.08 DEED  
1031.78 OBS

602.70 DEED & USED  
3'43'46" W

O.L. 149  
411.55 OBS.

O.L. 148

5/8" I. PIN  
FND & USED

35.29 REC  
35.25 OBS  
R/R SPIKE SET

1 1/2" I. PIPE  
FOUND & USED

R/R SPIKE SET

5/8" I. PIN SET

30.09

26.93

5/8" I. PIN SET

31.31

5/8" I. PIN SET

63.02

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315.00 C.L.

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174.61

5/8" I. PIN SET

178.31

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227.14

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78.62

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146.28

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494.63 C.L.

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857.85

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798.49

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1000.45

5/8" I. PIN SET

1315.45

5/8" I. PIN SET

1031.78 OBS

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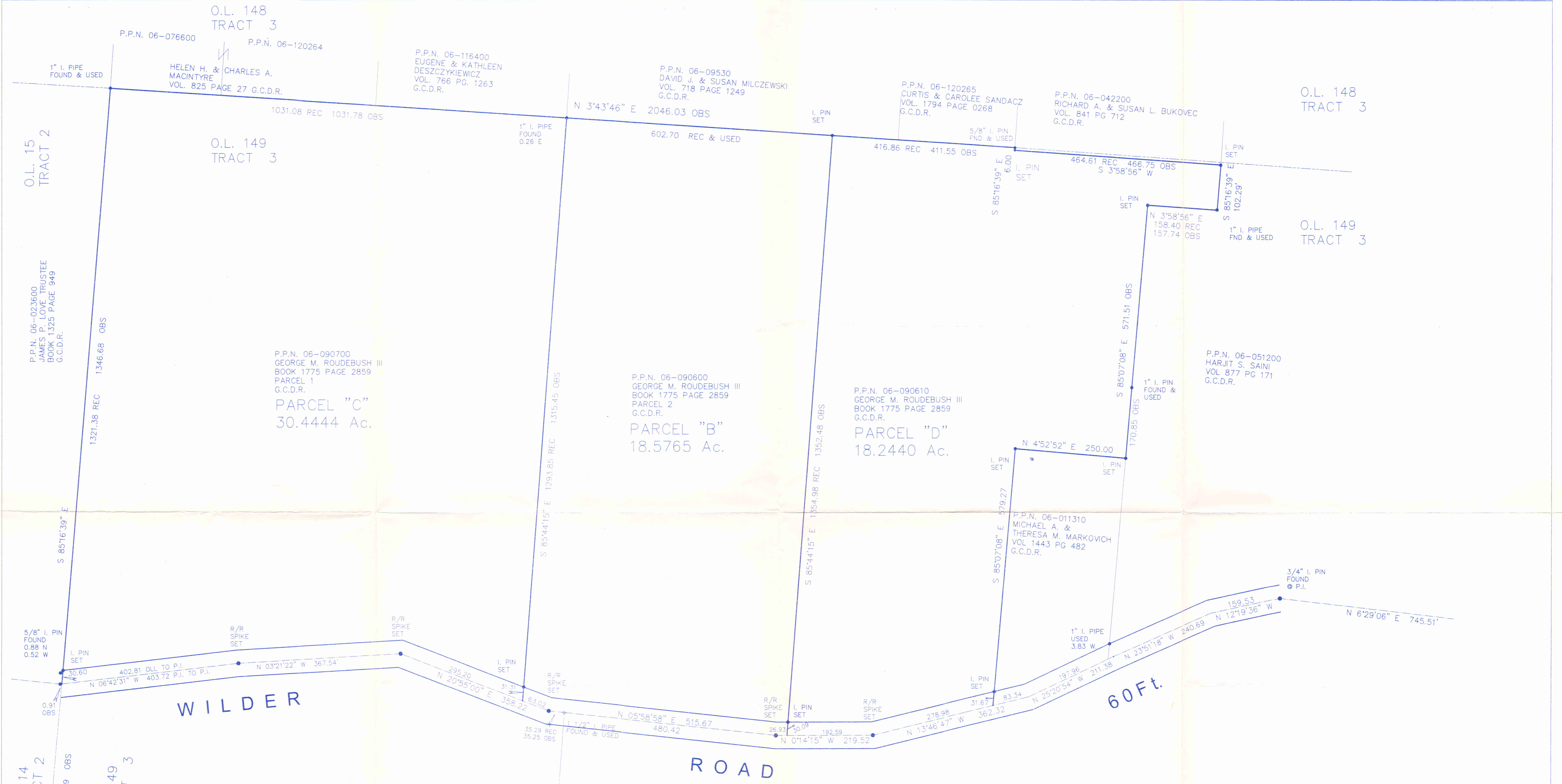
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P.P.N. 06-090700  
 GEORGE M. ROUDEBUSH III  
 BOOK 1775 PAGE 2859  
 PARCEL 1  
 G.C.D.R.  
 PARCEL "C"  
 30.4444 Ac.

P.P.N. 06-090600  
 GEORGE M. ROUDEBUSH III  
 BOOK 1775 PAGE 2859  
 PARCEL 2  
 G.C.D.R.  
 PARCEL "B"  
 18.5765 Ac.

P.P.N. 06-090610  
 GEORGE M. ROUDEBUSH III  
 BOOK 1775 PAGE 2859  
 G.C.D.R.  
 PARCEL "D"  
 18.2440 Ac.

WILDER

ROAD

60ft.

BASIS OF BEARINGS:  
 CENTERLINE OF WILDER ROAD  
 N 9°-28' 06" E IN DEED TO  
 KARL HAGEDORN RECORDED IN  
 VOL 1756 PG 1889 G.C.D.R.

MAP OF SURVEY FOR  
 GEORGE M. ROUDEBUSH III

SITUATED IN THE TOWNSHIP OF CHARDON, COUNTY OF GEAUGA AND STATE OF OHIO  
 BEING PART OF ORIGINAL CHARDON TWP. LOT No. 149, TRACT No. 3.

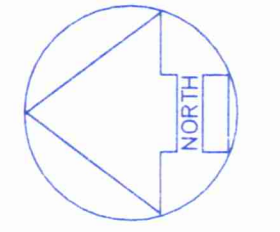
DISTANCES SHOWN HEREON ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.  
 BEARINGS SHOWN HEREON ARE TO AN ASSUMED MERIDIAN AND SHOWN TO DEFINE  
 ANGLES ONLY. "•" INDICATES 5/8" IRON PIN WITH CAP SET UNLESS NOTED.

SURVEY PLAT & LEGAL DESCRIPTION  
 APPROVED PER R.C. 315.251  
 R.S. [Signature] 6/23/08  
 OFFICE OF THE  
 GEAUGA COUNTY ENGINEER

SCALE 1" = 100'  
 GRAPHIC SCALE

JUNE 2008

BAUER SURVEYS CO.  
 91 ALPHA PARK HIGHLAND HEIGHTS, OHIO 44143  
 PHONE 440-461-4140



7-22-08

B-83001-A

RECEIVED  
 JUN 23 2008  
 GEAUGA COUNTY ENGINEER



ACCEPTANCE

I, THE UNDERSIGNED OWNER OF LAND SHOWN HEREON, DO HEREBY ACCEPT THIS MAP AND THE LOT SPLIT.

GEORGE M. ROUDEBUSH III

STATE OF OHIO }  
COUNTY OF GEauga } S.S.

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED GEORGE M. ROUDEBUSH III, WHO ACKNOWLEDGED THAT HE DID SIGN OF THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED. IN TESTIMONY WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL

AT \_\_\_\_\_, OHIO THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2008.

NOTARY PUBLIC

MY COMMISSION EXPIRES

APPROVALS

THIS PLAT IS APPROVED BY THE GEauga COUNTY PLANNING COMMISSION

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008.

PLANNING COMMISSION SECRETARY

MAP OF LOT SPLIT FOR  
GEORGE M. ROUDEBUSH III

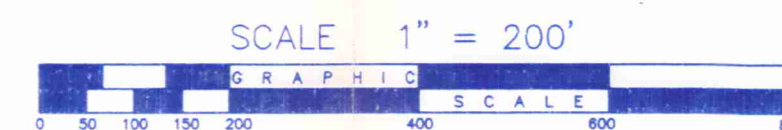
SITUATED IN THE TOWNSHIP OF CHARDON, COUNTY OF GEauga AND STATE OF OHIO BEING PART OF ORIGINAL CHARDON TWP. LOTS Nos. 149 & 155, TRACT No. 3.

DISTANCES SHOWN HEREON ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN HEREON ARE TO AN ASSUMED MERIDIAN AND SHOWN TO DEFINE ANGLES ONLY. "•" INDICATES 5/8" IRON PIN WITH CAP SET UNLESS NOTED.

RICHARD F. HANTEL REG. NO. S-5129

BASIS OF BEARINGS:

CENTERLINE OF WILDER ROAD  
N 9°-28' 06" E IN DEED TO  
KARL HAGEDORN RECORDED IN  
VOL 1756 PG 1889 G.C.D.R.



JUNE 2008

BAUER SURVEYS CO.

91 ALPHA PARK HIGHLAND HEIGHTS, OHIO 44143  
PHONE 440-461-4140

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
R.S. 072908  
OFFICE OF THE  
GEauga COUNTY ENGINEER



7-22-08

B-83001-B

**BAUER SURVEYS COMPANY**Founded in 1925  
Phone: (440) 461-4140  
Fax: (440) 461-4141PROFESSIONAL LAND SURVEYORS  
91 ALPHA PARK  
CLEVELAND, OHIO 4414306-120612  
Vol. 1847-Pg. 3241B-83001  
June 24, 2008  
Revised July 22, 2008LEGAL DESCRIPTION OF  
PARCEL "A-1"

Situated in the Township of Chardon, County of Geauga and State of Ohio and known as being part of Original Chardon Township Lot No. 149, Tract 3 and more fully described as follows:

Beginning at a point at the intersection of the centerline of Wilder Road (60 feet wide) with the Northeasterly line of Chardon Road, U.S. Route 6 (60 feet wide), said point being referenced by a 6" Concrete State of Ohio right-of-way monument located North  $61^{\circ}-59'-24''$  West 35.72 feet;

Thence North  $9^{\circ}-28'-06''$  East along the centerline of Wilder Road, as aforesaid, 2261.30 feet to an angle point;

Thence North  $6^{\circ}-29'-06''$  East along the centerline of Wilder Road, as aforesaid, 84.89 feet to a point and the principal place of beginning;

Thence North  $86^{\circ}-08'-54''$  West passing through a  $5/8''$  iron pin set at 30.03 feet a total distance of 648.98 feet to a point, said point being marked by a  $5/8''$  iron pin set;

Thence North  $3^{\circ}-54'-02''$  East 143.46 feet to a point, said point being marked by a  $5/8''$  iron pin set;

Thence North  $86^{\circ}-08'-54''$  West 830.91 feet to a point on the Easterly line of a parcel of land conveyed to St. Denis, Inc. by deed recorded in Volume 585, Page 1218 of Geauga County Deed Records, said point being marked by a  $5/8''$  iron pin set;

Thence North  $4^{\circ}-09'-01''$  East along the Easterly line of said parcel conveyed to St. Denis, Inc. 2114.40 feet to a point at the Southwest corner of a parcel of land conveyed to the Holden Arboretum by deed recorded in Volume 478, Page 61 of Geauga County Deed Records, said point being marked by a  $5/8''$  iron pin set;

B-83001  
LEGAL DESCRIPTION OF  
PARCEL "A-1"  
June 24, 2008  
Revised July 22, 2008  
Page 2



7-22-08

Thence South 86°-00'-35" East along the Southerly line of said parcel conveyed to Holden Arboretum passing through a point marked by a 5/8" iron pin set at 1100.42 feet a total distance of 1132.09 feet to a 1 1/2" iron pipe found in the centerline of Wilder Road, as aforesaid;

Thence South 5°-58'-58" West along the centerline of Wilder Road, as aforesaid, a distance of 480.42 feet to an angle point, said point being marked by a railroad spike set;

Thence South 0°-14'-15" East along the centerline of Wilder Road, as aforesaid, a distance of 219.52 feet to an angle point, said point being marked by a railroad spike set;

Thence South 13°-46'-47" East along the centerline of Wilder Road, as aforesaid, a distance of 362.32 feet to an angle point, said point being marked by a railroad spike set;

Thence South 25°-20'-54" East along the centerline of Wilder Road, as aforesaid, a distance of 211.38 feet to an angle point, said point being marked by a railroad spike set;

Thence South 23°-51'-19" East along the centerline of Wilder Road, as aforesaid, a distance of 240.69 feet to an angle point, said point being marked by a railroad spike set;

Thence South 12°-19'-36" East along the centerline of Wilder Road, as aforesaid, a distance of 159.53 feet to an angle point, said point being marked by a railroad spike set;

Thence South 6°-29'-06" West along the centerline of Wilder Road, as aforesaid, a distance of 660.62 feet to a point and the principal place of beginning and containing 65.0000 acres of land according to a survey by the Bauer Surveys Company, per Richard F. Hantel, Registered Land Surveyor No. S-5129 in June, 2008, be the same more or less but subject to all legal highways.

Present owner: George M. Roudebush III, Vol. 1775, Pg. 2859,

Basis of Bearings - Centerline of Wilder Road North 9°-28'-06" East in deed to Karl Hagedorn in Volume 1756, Page 1889 of GCR.

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
R.S. 07/23/08  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER

CHA00139

(08-079)

# BAUER SURVEYS COMPANY

Founded in 1925  
Phone: (440) 461-4140  
Fax: (440) 461-4141

PROFESSIONAL LAND SURVEYORS

91 ALPHA PARK  
CLEVELAND, OHIO 44143

06-090400  
Vol. 1847-Pg. 3324

B-83001  
June 24, 2008  
Revised: July 15, 2008

## LEGAL DESCRIPTION OF PARCEL "A-2"

Situated in the Township of Chardon, County of Geauga and State of Ohio and known as being part of Original Chardon Township Lots Nos. 149 and 155, Tract 3 and more fully described as follows:

Beginning at a point at the intersection of the centerline of Wilder Road (60 feet wide) with the Northeasterly line of Chardon Road, U.S. Route 6 (60 feet wide), said point being referenced by a 6" concrete State of Ohio right-of-way monument located North 61°-59'-24" West 35.72 feet;

Thence North 61°-59'-24" West along the Northeasterly line of Chardon Road, as aforesaid, 499.98 feet to a point at its intersection with the Westerly line of a parcel of land conveyed to Frederick G. Wilder by deed recorded in Volume 1745, Page 185 of Geauga County Deed Records, said point being marked by a 5/8" iron pin set, and being the principal place of beginning;

Thence continuing North 61°-59'-24" West along the Northeasterly line of Chardon Road, as aforesaid, 1213.95 feet to a point on the Easterly line of a parcel of land conveyed to the St. Denis G. C. Co. by deed recorded in Volume 1713, Page 3254 of Geauga County Deed Records, said point being marked by a 1 1/2" iron pipe found 0.33 feet North;

Thence North 4°-09'-01" East along the Easterly line of said parcel conveyed to St. Denis G. C. Co. 400.00 feet to a point on a Southerly line of a parcel of land conveyed to St. Denis, Inc. by deed recorded in Volume 585, Page 1218 of Geauga County Deed Records, said point being marked by a 5/8" iron pin set;

Thence South 61°-59'-24" East along the Southerly line of said parcel conveyed to St. Denis, Inc. 328.03 feet to a point at a Southeast corner thereof, said point being marked by a 5/8" iron pin set;

CTA00151

(08-097)

B-83001

LEGAL DESCRIPTION OF  
PARCEL "A-2"

June 24, 2008

Revised: July 15, 2008

Page 2

Thence North 4°-09'-01" East along the Easterly line of said parcel conveyed to St. Denis, Inc. 1511.52 feet to a point, said point being marked by a 5/8" iron pin set;

Thence South 86°-08'-54" East 830.91 feet to a point, said point being marked by a 5/8" iron pin set;

Thence South 3°-54'-02" West 143.46 feet to a point, said point being marked by a 5/8" iron pin set;

Thence South 86°-08'-54" East passing through a 5/8" iron pin set at 618.95 feet, a total distance of 648.98 feet to a point in the centerline of Wilder Road, as aforesaid;

Thence South 6°-29'-06" West along the centerline of Wilder Road, as aforesaid, 80.08 feet to a point at the Northeast corner of Parcel No. 3 conveyed to George M. Roudebush III by deed recorded in Volume 1775, Page 2859 of Geauga County Deed Records;

Thence North 86°-08'-54" West along the Northerly line of said parcel conveyed to George M. Roudebush III passing through a 5/8" iron pin set at 30.03 feet a total distance of 645.37 feet to a point, said point being marked by a 5/8" iron pin set;

Thence South 3°-54'-02" West 347.52 feet to a point, said point being marked by a 5/8" iron pin set, on the Northerly line of a parcel of land conveyed to Hosea S. Difonzo, Trustee by deed recorded in Volume 1788, Page 2730 of Geauga County Deed Records;

Thence North 86°-08'-54" West along the Northerly line of said parcel conveyed to Hosea S. Difonzo 132.86 feet to a point, said point being marked by a 5/8" iron pin set;

Thence South 3°-54'-02" West along the Westerly line of said parcel conveyed to Hosea S. Difonzo and along the Westerly line of a parcels conveyed to Karl Hagedorn by deed recorded in Volume 1756, Page 1889 and George M. Roudebush III by deed recorded in Volume 1775, Page 2870 of Geauga County Deed Records 1007.79 feet to a point, said point being marked by a 5/8" iron pin set



**BAUER SURVEYS COMPANY**Founded in 1925  
Phone: (440) 461-4140  
Fax: (440) 461-4141**PROFESSIONAL LAND SURVEYORS****91 ALPHA PARK  
CLEVELAND, OHIO 44143**Vol. 10  
B-83001  
June 20, 2008  
Revised July 15, 2008**LEGAL DESCRIPTION  
OF PARCEL "B-1"**

Situated in the Township of Chardon, County of Geauga and State of Ohio and known as being part of Original Chardon Township Lot No. 149, Tract 3 and more fully described as follows:

Beginning at a point at the Northeast corner of said Original Chardon Township lot No. 149, said point being marked by a 1" iron pipe found;

Thence South  $3^{\circ}-43'-46''$  West along the Easterly line of said Original Lot No. 149, said line also being the Easterly line of Parcel No. 1 (#06-090700) of land conveyed to George M. Roudebush III by Affidavit recorded in Book 1775, Page 2859 of Geauga County Records, 1031.78 feet to a point at the Southeast corner of said parcel conveyed to George M. Roudebush III, said point being marked by a 1" iron pipe found 0.26 feet East;

Thence North  $85^{\circ}-44'-15''$  West along the Southerly line of said parcel conveyed to George M. Roudebush III, 798.49 feet to a point, said point being marked by a  $5/8''$  iron pin set and being the principal place of beginning;

Thence South  $6^{\circ}-36'-24''$  West 174.61 feet to a point, said point being marked by a  $5/8''$  iron pin set;

Thence South  $53^{\circ}-58'-25''$  East 78.31 feet to a point, said point being marked by a  $5/8''$  iron pin set;

Thence South  $6^{\circ}-01'-29''$  West 227.14 feet to a point, said point being marked by a  $5/8''$  iron pin set;

Thence South  $59^{\circ}-50'-43''$  West 146.28 feet to a point, said point being marked by a  $5/8''$  iron pin set;

Thence South  $6^{\circ}-20'-13''$  East 78.62 feet to a point on the Northerly line of a parcel of land conveyed to George M. Roudebush III by Affidavit recorded in Book 1775, Page 2859 (#06-090610) of Geauga County Records;

LEGAL DESCRIPTION  
 OF PARCEL "B-1"  
 B-83001  
 June 20, 2008  
 Revised July 15, 2008  
 Page 2

Thence North 85°-44'-15" West along the Northerly line of said parcel conveyed to George M. Roudebush III passing through a point marked by a 5/8" iron pin set at 464.54 feet a total distance of 494.63 feet to a point in the centerline of Wilder Road (60 feet wide);

Thence North 0°-14'-15" West along the centerline of Wilder Road, as aforesaid, 26.93 feet to an angle point, said point being marked by a railroad spike set;

Thence North 5°-58'-58" East along the centerline of Wilder Road, as aforesaid, 515.67 feet to an angle point, said point being marked by a railroad spike set;

Thence North 20°-55'-00" East along the centerline of Wilder Road, as aforesaid, 63.02 feet to a point at the Southwest corner of said Parcel No. 1 (#06-090700) conveyed to George M. Roudebush III;

Thence South 85°-44'-15" East along the Southerly line of said Parcel No. 1 passing through a point marked by a 5/8" iron pin set at 31.31 feet a total distance of 516.96 feet to a point and the principal place of beginning and containing 7.6691 acres of land according to a survey by the Bauer Surveys Company, per Richard F. Hantel, Registered Land Surveyor No. S-5129 in June, 2008, be the same more or less but subject to all legal highways.

Present owner: George M. Roudebush III, Vol. 1775, Pg. 2859

Basis of Bearings - Center Line of Wilder Road North 9°-28'-06" East in deed to Karl Hagedorn recorded in Volume 1756, Page 1889 of Geauga County Records.

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

*R.S.* \_\_\_\_\_ *07/23/08*  
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*7-15-08*

# BAUER SURVEYS COMPANY

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PROFESSIONAL LAND SURVEYORS

91 ALPHA PARK  
CLEVELAND, OHIO 44143

B-83001  
June 20, 2008  
Revised July 15, 2008

## LEGAL DESCRIPTION OF PARCEL "B-2"

Situated in the Township of Chardon, County of Geauga and State of Ohio and known as being part of Original Chardon Township Lot No. 149, Tract 3 and more fully described as follows:

Beginning at a point at the Northeast corner of said Original Chardon Township lot No. 149, said point being marked by a 1" iron pipe found;

Thence South 3°-43'-46" West along the Easterly line of said Original Lot No. 149, said line also being the Easterly line of Parcel No. 1 of land conveyed to George M. Roudebush III (#06-090700) by Affidavit recorded in Book 1775, Page 2859 of Geauga County Records, 1031.78 feet to a point at the Southeast corner of said parcel conveyed to George M. Roudebush III, said point being marked by a 1" iron pipe found 0.26 feet East and being the principal place of beginning;

Thence continuing South 3°-43'-46" West along the Easterly line of said Original Lot No. 149 and along the Westerly line of a parcel of land conveyed to David J. and Susan Milczewski by deed recorded in Volume 718, Page 1249 of Geauga County Deed Records, 602.70 feet to a point, marked by a 5/8" iron pin set, at the Northeast corner of a parcel of land conveyed to George M. Roudebush III (#06-090610) by Affidavit recorded in Book 1775, Page 2859 of Geauga County Records;

Thence North 85°-44'-15" West along the Northerly line of said parcel conveyed to George M. Roudebush III, 857.85 feet to a point, marked by a 5/8" iron pin set;

Thence North 6°-20'-13" West 78.62 feet to a point, said point being marked by a 5/8" iron pin set;

Thence North 59°-50'-43" East 146.28 feet to a point, said point being marked by a 5/8" iron pin set;

Thence North 6°-01'-29" East 227.14 feet to a point, said point being marked by a 5/8" iron pin set;

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Thence North 53°-58'-25" West 78.31 feet to a point, said point being marked by a 5/8" iron pin set;

Thence North 6°-36'-24" East 174.61 feet to a point on the Southerly line of said parcel No. 1 (#06-090700) conveyed to George M. Roudebush III by Affidavit recorded in Book 1775, Page 2859 of Geauga County Records, said point being marked by a 5/8" iron pin set;

Thence South 85°-44'-15" East along the Southerly line of said Parcel No. 1 a distance of 798.49 feet to a point and the place of beginning and containing 10.9074 acres of land according to a survey by the Bauer Surveys Company, per Richard F. Hantel, Registered Land Surveyor No. S-5129 in June, 2008, be the same more or less but subject to all legal highways.

Present owner: George M. Roudebush III, Vol. 1775, Pg. 2859

Basis of Bearings - Center Line of Wilder Road North 9°-28'-06" East in Deed to Karl Hagedorn recorded in Volume 1756, Page 1889 of Geauga County Records.

SURVEY PLAT & LEGAL DESCRIPTION  
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B-83001  
June 24, 2008  
Revised July 22, 2008

## LEGAL DESCRIPTION OF PARCEL "C"

Situated in the Township of Chardon, County of Geauga and State of Ohio and known as being part of Original Chardon Township Lot No. 149, Tract 3 and more fully described as follows:

Beginning at a point at the Northeast corner of said Original Chardon Township lot No. 149, said point being marked by a 1" iron pipe found;

Thence South 3°-43'-46" West along the Easterly line of said Original Lot No. 149, said line also being the Easterly line of Parcel No. 1 of land conveyed to George M. Roudebush III by Affidavit recorded in Book 1775, Page 2859 (#06-090700) of Geauga County Records and the Westerly line of parcels of land conveyed to Helen H. and Charles A. Macintyre by deed recorded in Volume 825, Page 27 and Eugene and Kathleen Deszczykiewicz by deed recorded in Volume 766, Page 1263 of Geauga County Deed Records 1031.78 feet to a point at the Northeast corner of a parcel of land conveyed to George M. Roudebush III, by Affidavit recorded in Book 1775, Page 2859 (#06-090600) of Geauga County Records, said point being marked by a 1" iron pipe found 0.26 feet East;

Thence North 85°-44'-15" West along the Northerly line of said parcel conveyed to George M. Roudebush III (#06-090600) passing through a point marked by a 5/8" iron pin set at 1284.14 feet a total distance of 1315.45 feet to a point in the centerline of Wilder Road (60 feet wide);

Thence North 20°-55'-00" East along the centerline of Wilder Road, as aforesaid, 295.20 feet to an angle point, said point being marked by a railroad spike set;

Thence North 3°-21'-22" West along the centerline of Wilder Road, as aforesaid, 367.54 feet to an angle point, said point being marked by a railroad spike set;

Thence North 6°-42'-31" West along the centerline of Wilder Road, as aforesaid, 402.81 feet to a point on the North line of said Original Lot No. 149;

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Thence South 85°-16'-39" East along the Northerly line of said Original Lot No. 149 passing through a point marked by a 5/8" iron pin set at 30.60 feet a total distance of 1346.68 feet to a point and the place of beginning and containing 30.4444 acres of land according to a survey by the Bauer Surveys Company, per Richard F. Hantel, Registered Land Surveyor No. S-5129 in June, 2008, be the same more or less but subject to all legal highways.

Present Owner: George M. Roudebush III, Vol. 1775, Pg. 2859

Basis of Bearings - Center Line of Wilder Road North 9°-28'-06" East in Deed to Karl Hagedorn recorded in Volume 1756, Page 1889 of Geauga County Records.

SURVEY PLAT & LEGAL DESCRIPTION  
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Vol. 1847-  
Pg. 3251

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PROFESSIONAL LAND SURVEYORS  
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CLEVELAND, OHIO 44143

B-83001  
June 24, 2008  
Revised July 15, 2008

## LEGAL DESCRIPTION OF PARCEL "D"

Situated in the Township of Chardon, County of Geauga and State of Ohio and known as being part of Original Chardon Township Lot No. 149, Tract 3 and more fully described as follows:

Beginning at a point at the Northeast corner of said Original Chardon Township lot No. 149, said point being marked by a 1" iron pipe found;

Thence South 3°-43'-46" West along the Easterly line of said Original Lot No. 149, said line also being the Easterly line of Parcel No. 1 and Parcel No. 2 of land conveyed to George M. Roudebush III by Affidavit recorded in Book 1775, Page 2859 of Geauga County Records, 1634.48 feet to a point at the Southeast corner of said parcel No. 2 conveyed to George M. Roudebush III, said point being marked by a 5/8" iron pin set and being the principal place of beginning;

Thence continuing South 3°-43'-46" West along the Easterly line of said Original Lot No. 149 and along the Westerly line of a parcel of land conveyed to David J. and Susan Milczewski by deed recorded in Volume 718, Page 1249 of Geauga County Deed Records, and the Westerly line of a parcel of land conveyed to Curtis and Carolee Sandacz by deed recorded in Volume 1794, Page 268 of Geauga County Deed Records 411.55 feet to a point, said point being marked by a 5/8" iron pin found, on the Northerly line of a parcel of land conveyed to Richard A. and Susan L. Bukovec by deed recorded in Volume 841, Page 712 of Geauga County Deed Records;

Thence North 85°-16'-39" West along the Northerly line of said parcel conveyed to Richard A. and Susan L. Bukovec 6.00 feet to a point, marked by a 5/8" iron pin set, at the Northwest corner thereof;

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Thence South  $3^{\circ}-58'-56''$  West along the Westerly line of said parcel conveyed to Richard A. and Susan L. Bukovec 466.75 feet to a point, marked by a  $5/8''$  iron pin set, at the Southwest corner thereof; said point also being on the Northerly line of a parcel of land conveyed to Harjit S. Saini by deed recorded in Volume 877, Page 171, of Geauga County Deed Records;

Thence North  $85^{\circ}-16'-39''$  West along the Northerly line of said parcel conveyed to Harjit S. Saini 102.29 feet to a point, said point being marked by a 1" iron pipe found, at an interior corner thereof;

Thence North  $3^{\circ}-58'-56''$  East along an Easterly line of said parcel conveyed to Harjit S. Saini 157.74 feet to a point, said point being marked by a  $5/8''$  iron pin set, at a Northeasterly corner thereof;

Thence North  $85^{\circ}-07'-08''$  West along a Northerly line of said parcel conveyed to Harjit S. Saini 571.51 feet to a point, said point being marked by a  $5/8''$  iron pin set, at the Southeast corner of a parcel of land conveyed to Michael A. and Theresa M. Markovich by deed recorded in Volume 1443, Page 482 of Geauga County Deed Records;

Thence North  $4^{\circ}-52'-52''$  East along the Easterly line of said parcel conveyed to Michael A. and Theresa M. Markovich 250.00 feet to a point, said point being marked by a  $5/8''$  iron pin set, at the Northeasterly corner thereof;

Thence North  $85^{\circ}-07'-08''$  West along the Northerly line of said parcel conveyed to Michael A. and Theresa M. Markovich, passing through a  $5/8''$  iron pin set at 547.60 feet a total distance of 579.27 feet to a point in the centerline of Wilder Road (60 feet wide);

Thence North  $13^{\circ}-46'-47''$  West along the centerline of Wilder Road, as aforesaid, 278.98 feet to an angle point, said point being marked by a railroad spike set;

Thence North  $0^{\circ}-14'-15''$  West along the centerline of Wilder Road, as aforesaid, 192.59 feet to a point at the Southwesterly corner of said Parcel No. 2 conveyed to George M. Roudebush III (#06-090600);

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Thence South 85°-44'-15" East along the Southerly line of said parcel No. 2 passing through a point marked by a 5/8" iron pin set at 30.09 feet a total distance of 1352.48 feet to a point and the principal place of beginning and containing 18.2440 acres of land according to a survey by the Bauer Surveys Company, per Richard F. Hantel, Registered Land Surveyor No. S-5129 in June, 2008, be the same more or less but subject to all legal highways.

Present owner: George M. Roudebush III, Vol. 1775, Pg. 2859

Basis of Bearings - Center Line of Wilder Road North 9°-28'-06" East in Deed to Karl Hagedorn recorded in Volume 1756, Page 1889 of Geauga County Records.

SURVEY PLAT & LEGAL DESCRIPTION  
 APPROVED PER R.C. 315.251  
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June 24, 2008  
Revised July 22, 2008

## LEGAL DESCRIPTION OF PARCEL "E"

Situated in the Township of Chardon, County of Geauga and State of Ohio and known as being part of Original Chardon Lots Nos. 149 & 155, Tract 3 and more fully described as follows:

Beginning at a point in the centerline of Wilder Road (60 feet wide) at a point located North  $09^{\circ}-28'-06''$  East along said road centerline, a distance of 1916.93 feet from the intersection of said centerline with the North margin of Chardon Road, U.S. Route 6 (60 feet wide) said intersection point being referenced by a 6" State of Ohio concrete monument located North  $61^{\circ}-59'-24''$  West along said North margin, a distance of 35.72 feet, said point of beginning also being at the Northeast corner of a parcel of land conveyed to Hosea S. Difonzo, Trustee by deed recorded in Volume 1788, Page 2730 of Geauga County Deed Records;

Thence North  $86^{\circ}-08'-54''$  West along the Northerly line of said parcel conveyed to Hosea S. Difonzo, Trustee passing through a point on the Westerly line of Wilder Road at 30.14 feet, said point being marked by a  $5/8''$  iron pin found 0.14 feet West, a total distance of 611.74 feet to a point marked by a  $5/8''$  iron pin set;

Thence North  $3^{\circ}-54'-02''$  East a distance of 347.52 feet to a point on the Westerly prolongation of the Northerly line of Parcel 3 of land conveyed to George M. Roudebush III by deed recorded in Volume 1775, Page 2859 of Geauga County Deed Records, said point being marked by a  $5/8''$  iron pin set;

Thence South  $86^{\circ}-08'-54''$  East along the Westerly prolongation of and along the Northerly line of said parcel conveyed to George M. Roudebush III, passing through a point on the Westerly line of Wilder Road at 615.34 feet, said point being marked by a  $1\ 1/2''$  iron pipe found 0.48 feet North and 0.06 feet West, a total distance of 645.37 feet to a point in the centerline of Wilder Road, as aforesaid;

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Thence South 6°-29'-06" West along the centerline of Wilder Road, as aforesaid 4.81 feet to an angle point;

Thence South 9°-28'-06" West along the centerline of Wilder Road, as aforesaid, a distance of 344.37 feet to a point and the place of beginning, containing 5.0155 acres of land, consisting of 4.8204 acres out of P.P. No. 06-090800 and 0.1951 acres out of P.P. No. 06-090400, according to a survey by the Bauer Surveys Company per Richard F. Hantel, Registered Surveyor No. 5129 in June, 2008, be the same more or less but subject to all legal highways.

Present Owner: George M. Roudebush, Vol. 1775, Pg. 2859

Basis of Bearings - Center line of Wilder Road North 9°-28'-06" East recorded in deed to Karl Hagedorn in Volume 1756, Page 1889 of Geauga County Records

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CLEVELAND, OHIO 44143

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## LEGAL DESCRIPTION OF PARCEL "F"

Situated in the Township of Chardon, County of Geauga and State of Ohio and known as being part of Original Chardon Lot No. 155, Tract 3 and more fully described as follows:

Beginning at a point in the centerline of Wilder Road (60 feet wide) at a point located North 09°-28'-06" East along said road centerline, a distance of 1053.40 feet from the intersection of said centerline with the North margin of Chardon Road, U.S. Route 6 (60 feet wide) said intersection point being referenced by a 6" concrete State of Ohio right-of-way monument located North 61°-59'-24" West along said North margin, a distance of 35.72 feet, said point of beginning also being at the Northeast corner of a parcel of land conveyed to Frederick G. Wilder by deed recorded in Volume 1745, Page 185 of Geauga County Deed Records;

Thence South 81°-11'-49" West along the Northerly line of said parcel conveyed to Frederick G. Wilder and its Southwesterly prolongation, passing through a point on the Westerly line of Wilder Road at 31.59 feet, said point being marked by a 5/8" iron pin set, a total distance of 677.40 feet to a point marked by a 5/8" iron pin set;

Thence North 3°-54'-02" East, the land to the West of this line being owned by George M. Roudebush III by deed recorded in Volume 1775, Page 2859 (#06-090400) of Geauga County Deed Records, a distance of 397.20 feet to a point on the Southerly line of a parcel of land conveyed to Karl Hagedorn by deed recorded in Volume 1756, Page 1889 of Geauga County Deed Records, said point being marked by a 5/8" iron pin set;

Thence South 86°-08'-54" East along the Southerly line of said parcel conveyed to Karl Hagedorn, passing through a point at 654.94 feet on the Westerly line of Wilder Road, said point being marked by a 5/8" iron pin set, a total distance of 685.08 feet to a point in the centerline of Wilder Road, as aforesaid;

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Thence South 9°-28'-06" West along the centerline of Wilder Road, as aforesaid, a distance of 250.00 feet to a point and the place of beginning, containing 4.9693 acres of land, according to a survey by the Bauer Surveys Company per Richard F. Hantel, Registered Surveyor No. 5129 in June, 2008, be the same more or less but subject to all legal highways.

Present owner: George M. Roudebush III, Vol. 1775, Pg. 2870

Basis of Bearings - Center line of Wilder Road North 9°-28'-06" East in Deed to Karl Hagedorn in Volume 1756, Page 1889 of Geauga County Records

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