

PROPERTY DETAILS

- MARK F. AND BARBARA E. SEIDEL
VOL. 1325 PG. 998
PPN 09-000100
- RICHARD M. AND GLORIA L. WHARTON
VOL. 1957 PG. 3141
PPN 09-000900
- EUGENE D. AND KATHLEEN A. BONNES
VOL. 876 PG. 695
PPN 09-000400
- STEVEN F. III AND ELIZABETH N. Mc CONNELL
VOL. 791 PG. 557
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- STEVEN F. III AND ELIZABETH N. Mc CONNELL
VOL. 949 PG. 105
PPN 09-001519
- HOLDEN ARBORETUM
VOL. 637 PG. 1105
PPN 24-A-010-0-00-029-0
- HOLDEN ARBORETUM
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PPN 24-A-010-0-00-018-0
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- HOLDEN ARBORETUM
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PPN 24-A-007-0-00-028-0

LINE	LENGTH O.	LENGTH D.	BEARING
L1	488.13	488.40	S30°56'45"E
L2	642.37	642.45	S45°59'03"E
L3	629.60	629.53	S44°55'32"E
L4	200.33	200.51	S45°05'14"W
L5	241.55	241.67	S44°56'04"E
L6	63.40	63.62	N45°07'03"E
L7	18.01	18.30	S01°54'22"E
L8	350.02	350.02	S00°01'35"W
L9	160.71	161.10	S01°16'52"W
L10	250.77	250.12	S00°31'35"E
L11	1395.68	1395.60	S00°15'33"W
L12	218.05	218.28	S00°47'14"W
L13	1057.15	1058.10	S00°16'21"W
L14	431.25		N31°37'53"W
L15	279.59		N59°48'16"W
L16	168.49		N20°08'08"W
L17	597.39		N12°34'50"E
L18	93.54	93.51	N27°19'10"W
L19	102.62	102.60	N32°53'22"W
L20	105.63	105.71	N33°13'23"E
L21	318.49	318.65	N17°18'07"E
L22	137.17	137.46	N03°51'34"E
L23	89.96	90.00	N10°02'43"W
L24	122.72	122.73	N47°53'06"W
L25	115.49	115.42	N71°11'30"W
L26	347.21		N44°55'32"W
L27	1022.37		S00°24'43"W
L28	282.39		N44°55'32"W

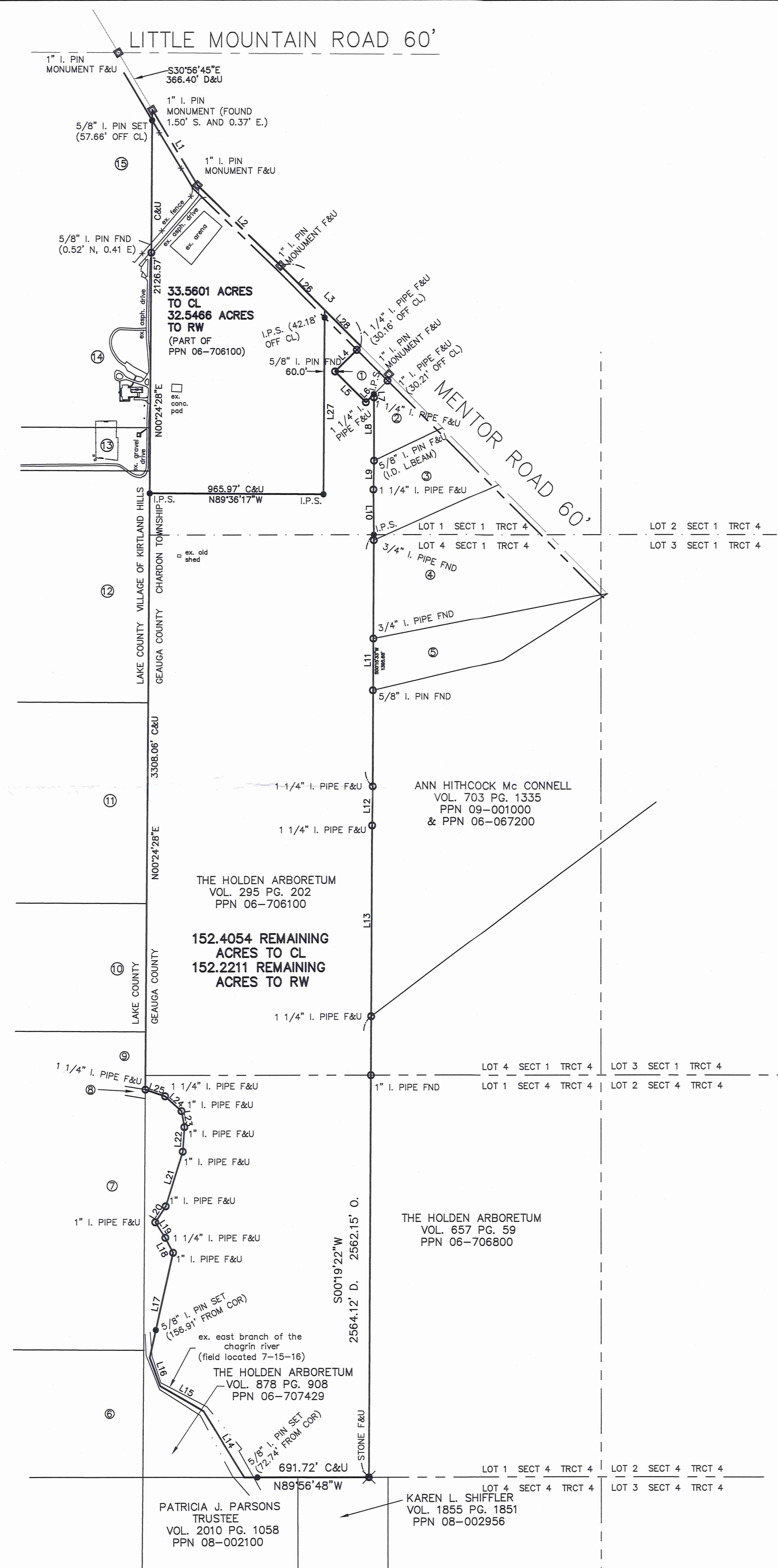
REFERENCES USED:

- DEEDS OF RECORD
- PLAT VOLUME 6, PAGES 119, 121, 123, & 125
- PLAT VOLUME 6, PAGES 137 AND 139

THIS DIVISION OF LAND COMPLIES WITH THE APPLICABLE CHARDON TOWNSHIP ZONING RESOLUTION.

THIS _____ DAY OF _____ 2016.

BY _____
CHARDON TOWNSHIP ZONING INSPECTOR



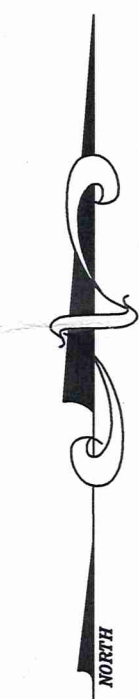
PLAT OF SURVEY AND LOT SPLIT For THE HOLDEN ARBORETUM

SITUATED IN THE TOWNSHIP OF CHARDON, COUNTY OF GEauga AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL LOT NUMBERS 1 AND 4, SECTION 1 AND PART OF LOT 1, SECTION 4, ALL IN TRACT 4 IN SAID TOWNSHIP.

PREPARED FOR: THE HOLDEN ARBORETUM 9500 SPERRY RD KIRTLAND, OH 44094

LEGEND

- 5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
- Iron Pin
- Iron Pipe
- Monument
- Fence post
- Mag Nail Set
- Fnd. Found
- D. Deed
- R/Rec Record
- M/Msd Measured
- O/Obs Observed
- C/Calc Calculated
- U. Used
- D.R. Deed Record
- O.R. Official Record
- C.L. C/L Centerline
- e/p Edge of Pavement
- P Plat record information



GRAPHIC SCALE



(IN FEET)
1 inch = 400 ft
DECEMBER 8, 2016

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION. MONUMENTS WERE FOUND OR SET AS INDICATED. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS REFER TO AN ASSUMED MERIDIAN AND ARE INTENDED TO INDICATE ANGLES ONLY. ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

Rudy E. Schwartz
RUDY E. SCHWARTZ, P.S. #7193 Date

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
Rudy E. Schwartz
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

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

CHA 00178
CHA00178

Holden Arboretum (16-144)
Picked Up 12/09/16
VOL. 2032 pg 2162
pn# 06-120632

LEGAL DESCRIPTION
OF A
33.5601 ACRE PARCEL
FOR
THE HOLDEN ARBORETUM

Situated in the Township of Chardon, County of Geauga, and State of Ohio and known as being a part of Lot No. 1, Section 1, Tract 4, and further known as being part of land conveyed to the Holden Arboretum (PPN 06-706100) by deed recorded in Volume 295, Pages 202 of Geauga County Deed records, further bounded and described as follows;

Beginning at a point in the centerline of Mentor Road, 60 feet wide, also being at the shared line between the Village of Kirtland Hills, Lake County and Chardon Township, Geauga County, also being the westerly line of said Lot No. 1, Section 1, Tract 4, also being an Easterly corner of land conveyed to the Holden Arboretum (PPN 24-A-007-0-00-028-0) by deed recorded in Volume 413, Page 229 of Lake County Deed Records (witness a monument box with a 1 inch iron pin found 1.50 feet South and 0.37' East) said point lying South 30° 56' 45" East, along said centerline of Mentor Road, a distance of 366.40 feet from a monument box with a 1 inch iron pin found at its intersection with the centerline of Little Mountain Road, 60 feet wide;

- COURSE I Thence South 30° 56' 45" East, along said centerline of Mentor Road, a distance of 488.13 feet to a monument box with a 1 inch iron pin found at an angle point;
- COURSE II Thence South 45° 59' 03" East, continuing along said centerline of Mentor Road, a distance of 642.37 feet to monument box with a 1 inch iron pin found at an angle point;
- COURSE III Thence South 44° 55' 32" East, continuing along said centerline of Mentor Road, a distance of 347.21 feet to a point;
- COURSE IV Thence South 0° 24' 43" West (creating a new line) passing through a 5/8 inch iron pin set at 42.18 feet, a total distance of 1022.37 feet to a 5/8 inch iron pin set;
- COURSE V Thence North 89° 36' 17" West (creating a new line) a distance of 965.97 feet to a 5/8 inch iron pin set on the Easterly line of land conveyed to the Holden Arboretum (PPN 24-A-007-0-00-025-0) by deed recorded in Volume 413, Page 229 of Lake County Deed Records, said pin also being on said shared line of the Village of Kirtland Hills, Lake County and Chardon Township, Geauga County, also being said westerly line of said Lot No. 1, Section 1, Tract 4;
- COURSE VI Thence North 0° 24' 28" East, along said Easterly line of land so conveyed to the Holden Arboretum, and along the Easterly lines of lands conveyed to the Holden Arboretum (PPNs 24-A-007-0-00-026-0, 24-A-

007-0-00-027-0, and 24-A-007-0-00-028-0) by deed recorded in Volume 413, Page 229 of Lake County Deed Records, also being said westerly line of said Lot No. 1, Section 1, Tract 4, Chardon Township and Geauga County, and passing through a 5/8 inch iron pin set at 2068.91 feet, a total distance of 2126.57 feet to the Place of Beginning and containing 33.5601 acres of land (32.5466 acres excepting the area within the right-of-way of Mentor Road) as surveyed, calculated and described, on December 8, 2016 by Rudy E. Schwartz, P.S. 7193 be the same more or less but subject to all legal highways and easements of record. Bearings used herein refer to an assumed meridian and are intended to indicate angles only. All 5/8 inch by 30 inch iron pins set are I.D. Schwartz 7193.



12.9.16

DATE

[Signature]

SURVEY PLAT & LEGAL DESCRIPTION APPROVED PER R.C. 315.251 RUDY E. SCHWARTZ, P.S. 7193

[Signature] 12.9.16
 GEauga COUNTY AUDITOR
 TAX MAP DEPT. *RZ*

REMAINING LANDS
LEGAL DESCRIPTION
OF A
152.4054 ACRE PARCEL
FOR
THE HOLDEN ARBORETUM

Situated in the Township of Chardon, County of Geauga, and State of Ohio and known as being a part of Lot Nos. 1 and 4, Section 1, Tract 4, and Lot No. 1, Section 4, Tract 4, and further known as being part of land conveyed to the Holden Arboretum (PPN 06-706100) by deed recorded in Volume 295, Pages 202 of Geauga County Deed records, further bounded and described as follows;

Beginning at a point in the centerline of Mentor Road, 60 feet wide, also being at the shared line between the Village of Kirtland Hills, Lake County and Chardon Township, Geauga County, also being the westerly line of said Lot No. 1, Section 1, Tract 4, also being an Easterly corner of land conveyed to the Holden Arboretum (PPN 24-A-007-0-00-028-0) by deed recorded in Volume 413, Page 229 of Lake County Deed Records (witness a monument box with a 1 inch iron pin found 1.50 feet South and 0.37' East)s said point lying South 30° 56' 45" East, along said centerline of Mentor Road, a distance of 366.40 feet from a monument box with a 1 inch iron pin found at its intersection wit the centerline of Little Mountain Road, 60 feet wide;

Thence South 30° 56' 45" East, along said centerline of Mentor Road, a distance of 488.13 feet to a monument box with a 1 inch iron pin found at an angle point;

Thence South 45° 59' 03" East, continuing along said centerline of Mentor Road, a distance of 642.37 feet to monument box with a 1 inch iron pin found at an angle point;

Thence South 44° 55' 32" East, continuing along said centerline of Mentor Road, a distance of 347.21 feet to the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence South 44° 55' 32" East, continuing along said centerline of Mentor Road, a distance of 282.39 feet to a point at the most Northerly corner of land conveyed to Mark F. and Barbara E. Seidel (PPN 09-000100) by deed recorded in Volume 1325, Page 998 of Geauga County Deed records;

COURSE II Thence South 45° 05' 14" West, along the Northwesterly line of land so conveyed to Mark F. and Barbara E. Seidel, passing through a 1 1/4 inch iron pipe found at 30.16 feet, a total distance of 200.33 feet to a 5/8 inch iron pin found at the most Westerly corner thereof;

COURSE III Thence South 44° 56' 04" East, along the Southwesterly line of land so conveyed to Mark F. and Barbara E. Seidel, a distance of 241.55 feet to a 1 1/4 inch iron pipe found at the most Southerly corner thereof;

COURSE IV Thence North 45° 07' 03" East, along the Southeasterly line of land so conveyed to Mark F. and Barbara E. Seidel, a distance of 63.40 feet to a 5/8 inch iron pin set at the Northwesterly corner of land conveyed to Richard M. and Gloria L.

- Wharton (PPN 09-000900) by deed recorded in Volume 1957, Page 3141 of Geauga County Deed Records;
- COURSE V Thence South 1° 54' 22" East, along the Westerly line of land so conveyed to Richard M. and Gloria L. Wharton, a distance of 18.01 feet to a 1 1/4 inch iron pipe found at an angle point;
- COURSE VI Thence South 0° 01' 35" West, along the Westerly line of land so conveyed to Richard M. and Gloria L. Wharton, a distance of 350.02 feet to a 5/8 inch iron pin found (I.D. L. Beam) at the Southwesterly corner thereof, also being the Northwesterly corner of land conveyed to Eugene D. and Kathleen A. Bonnes (PPN 09-000400) by deed recorded in Volume 876, Page 695 of Geauga County Deed records;
- COURSE VII Thence South 1° 16' 52" West, along the Westerly line of land so conveyed to Eugene D. and Kathleen A. Bonnes, a distance of 160.71 feet to a 1 1/4 inch iron pipe found at an angle point;
- COURSE VIII Thence South 0° 31' 35" East, along a Westerly line of land so conveyed to Eugene D. and Kathleen A. Bonnes, a distance of 250.77 feet to a 5/8 inch iron pin set at an angle point;
- COURSE IX Thence South 0° 15' 33" West, along a Westerly line of land so conveyed to Eugene D. and Kathleen A. Bonnes, and along the Westerly line of land so conveyed to Steven F. III and Elizabeth N. Mc Connell (PPN 09-000300) by deed recorded in Volume 949, Page 105 of Geauga County Deed Records, and along the Westerly line of land conveyed to Steven F. III and Elizabeth N. Mc Connell (PPN 09-001519) by deed recorded in Volume 791, Page 557 of Geauga County Deed Records, and along the Westerly line of land conveyed to Ann Hitchcock Mc Connell (PPN 09-001000) by deed recorded in Volume 703, Page 1335 of Geauga County Deed Records, a distance of 1395.68 feet to a 1 1/4 inch iron pipe found at an angle point;
- COURSE X Thence South 0° 47' 14" West, along said Westerly line of land so conveyed to Ann Hitchcock Mc Connell, a distance of 218.05 feet to a 1 1/4 inch iron pipe found at an angle point;
- COURSE XI Thence South 0° 16' 21" West, along a Westerly line of land so conveyed to Ann Hitchcock Mc Connell, a distance of 1057.15 feet to a 1 1/4 inch iron pipe found at the Southwesterly corner thereof, said pipe also being at the Northwesterly corner of land conveyed to the Holden Arboretum (PPN 06-706800) by deed recorded in Volume 657, Page 59 of Geauga County Deed Records, said pipe also being on the shared line between Lot 4, Section 1, and Lot 1, Section 4 in said Tract 4.
- COURSE XII Thence South 0° 19' 22" West, along the Westerly line of land so conveyed to the Holden Arboretum, a distance of 2562.15 feet to a stone found at the Southwesterly corner thereof, said stone also being on the Northerly line of land conveyed to Karen L. Shiffler (PPN 08-002956) by deed recorded in Volume 1855, Page 1851 of Geauga County Deed Records, said stone also being on the shared line of Lot Nos. 1 and 4, Section 4, Tract 4;

COURSE XIII Thence North 89° 56' 48" West, along said Northerly line of land so conveyed to Karen L. Shiffler, and along the Northerly line of land conveyed to Patricia J. Parsons (PPN 08-002100) by deed recorded in Volume 2010, Page 1058 of Geauga County Deed Records, also being said shared line of Lot Nos. 1 and 4, Section 4, Tract 4, and passing through a 5/8 inch iron pin set at 618.98 feet, a total distance of 691.72 feet to a point in the center of the East Branch of the Chagrin River, said point also being at the Southeasterly corner of land conveyed to the Holden Arboretum (PPN 06-707429) by deed recorded in Volume 878, Page 908 of Geauga County Deed Records;

Courses XIV through XVI follow along the center of the East Branch of the Chagrin River, and along the Easterly lines of land so conveyed to the Holden Arboretum;

- COURSE XIV Thence North 31° 37' 53" West a distance of 431.25 feet to a point;
- COURSE XV Thence North 59° 48' 16" West a distance of 279.59 feet to a point;
- COURSE XVI Thence North 20° 08' 08" West a distance of 168.49 feet to a point;
- COURSE XVII Thence North 12° 34' 50" East, along an Easterly line of land so conveyed to the Holden Arboretum (PPN 06-707429), passing through a 5/8 inch iron pin set at 156.91 feet, a total distance of 597.39 feet to a 1 inch iron pipe found at an angle point;
- COURSE XVIII Thence North 27° 19' 10" West, along an Easterly line of land so conveyed to the Holden Arboretum, a distance of 93.54 feet to a 1 1/4 inch iron pipe found at an angle point;
- COURSE XIX Thence North 32° 53' 22" West, along an Easterly line of land so conveyed to the Holden Arboretum, a distance of 102.62 feet to a 1 inch iron pipe found at an angle point;
- COURSE XX Thence North 33° 13' 23" East, along an Easterly line of land so conveyed to the Holden Arboretum, a distance of 105.63 feet to a 1 inch iron pipe found at an angle point;
- COURSE XXI Thence North 17° 18' 07" East, along an Easterly line of land so conveyed to the Holden Arboretum, a distance of 318.49 feet to a 1 inch iron pipe found at an angle point;
- COURSE XXII Thence North 3° 51' 34" East, along an Easterly line of land so conveyed to the Holden Arboretum, a distance of 137.17 feet to a 1 inch iron pipe found at an angle point;
- COURSE XXIII Thence North 10° 02' 43" West, along an Easterly line of land so conveyed to the Holden Arboretum, a distance of 89.96 feet to a 1 inch iron pipe found at an angle point;
- COURSE XXIV Thence North 47° 53' 06" West, along a Northeasterly line of land so conveyed to the Holden Arboretum, a distance of 122.72 feet to a 1 1/4 inch iron pipe found at an angle point;

- COURSE XXV Thence North 71° 11' 30" West, along a Northerly line of land so conveyed to the Holden Arboretum, a distance of 115.49 feet to a 1 1/4 inch iron pipe found at the Northeasterly corner of land conveyed to the Holden Arboretum (PPN 24-A-010-0-00-018-0) by deed recorded in Volume 413, Page 229 of Lake County Deed Records, said pipe on the West line of Chardon Township, Geauga County, and the Westerly line of Lot 1, Section 4, and Lot 4, Section 1, and Tract 4;
- COURSE XXVI Thence North 0° 24' 28" East, along the Easterly line of lands so conveyed to the Holden Arboretum, (PPN 24-A-010-0-00-016-0, 24-A-010-0-00-017-0, 24-A-007-0-00-023-0, and 24-A-007-0-00-025-0, by deed recorded in Volume 413, Page 229 of Lake County Deed Records, also along said Township and County line, and along the West line of Lot 1, Section 4 and Lot 4, Section 1, and Tract 4, a distance of 3308.06 feet to a 5/8 inch iron pin set;
- COURSE XXVII Thence South 89° 36' 17" East (creating a new line) a distance of 965.97 feet to a 5/8 inch iron pin set;
- COURSE XXVIII Thence North 0° 24' 43" East (creating a new line) and passing through a 980.19 feet, a total distance of 1022.37 feet to the Principal Place of Beginning and containing 152.4054 acres of land (152.2211 acres excepting the area within the right-of-way of Mentor Road) as surveyed, calculated and described, on December 8, 2016 by Rudy E. Schwartz, P.S. 7193 be the same more or less but subject to all legal highways and easements of record. Bearings used herein refer to an assumed meridian and are intended to indicate angles only. All 5/8 inch by 30 inch iron pins set are I.D. Schwartz 7193.



12.9.16

DATE

[Handwritten Signature]

RUDY E. SCHWARTZ, P.S. 7193

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

[Handwritten Signature] 12.9.16
 GEAUGA COUNTY AUDITOR RZ
 TAX MAP DEPT.