

February 4, 2020

Project No. 3150-19-0010
Geauga County, Ohio

Resurvey of Parcel No. 06-707000

Situated in the State of Ohio, County of Geauga and Township of Chardon and being parts of Lots No. 159 and 160, Tract No. 3 in said Township, also being a resurvey of a 32.31 acre tract of land in the name of Knapp Road LLC, as described in Volume 2080 and Page 1177 (PPN 06-707000), all records referenced herein are on file with the Recorder's Office, Geauga County, Ohio, and being more particularly bounded and described as follows:

Beginning at 1" iron pin with an aluminum cap marked, "Gauga Co. Eng. Centerline Ref Mon." found at the centerline intersection of Auburn Road, C.H. 004, (60 feet wide) and Thwing Road, C.H. 057, (60 feet wide); thence North 01°31'21" West along the centerline of said Auburn Road, a distance of 1408.99 feet to the southwesterly corner of a 1.57 acre tract of land in the name of William G. & Edith J. Bradshaw, as described in Volume 715 and Page 184 (PPN 06-038940), being referenced by a 1/2" iron pipe found North 88°06'13" East, a distance of 30.00 feet and also being known as the PRINCIPLE PLACE OF BEGINNING of the parcel described herein;

Course No. 1: Thence **North 88°06'13" East**, passing over said iron pipe found at 30.00 feet, a total distance of **458.61 feet** with the southerly line of said Bradshaw tract to a 1/2" iron pipe found;

Course No. 2: Thence **North 01°32'06" West**, a distance of **297.47 feet** along the easterly line of said Bradshaw tract, also along the easterly line of a 1.563 acre tract of land in the name of Doris E. Thome, as described in Volume 1281 and Page 22 (PPN 06-001500), to a 5/8" iron pipe found at the northeasterly corner of said Thome tract, passing by a 5/8" iron pipe found at 148.92 feet;

Course No. 3: Thence **North 88°04'38" East**, a distance of **1573.60 feet** along the southerly line of a 7.000 acre tract of land in the name of Susan Swartzwelder & Robert Reinhard as described in Volume 1698 Page 960 (PN 06-066300), also along the southerly line of a 10.99 acre tract of land in the name of Theodore W. Gdovichin & Kimberly A. Sturm as described in Volume 1979 Page 2756 (PN 06-028800), also along the southerly line of a 6.72 acre tract of land in the name of Mitchell R. & Susan L. Pike as described in Volume 1733 Page 1601 (PN 06-076500), also along a 6.72 acre tract of land in the name of Jerry L. & Kathy L. Johnson as described in Volume 686 Page 1241 (PPN 06-050200), also along a 15.8 acre tract of land in the name of Robin M. & Theodore D. Gould III as described in Volume 2051 Page 1979 (PPN 06-120927), to a point, said point also being the west line of Lot No. 159, passing over a 3/4" iron pipe found at 786.88 feet, passing by a 1" iron pipe at 1011.43 feet, found 0.12 feet North, passing over a 3/4" iron pipe found at 1148.90 feet, and passing by a 3/4" iron pin at 1285.88 feet, found 0.36 feet South;

Course No. 4: Thence **North 88°04'38" East**, a distance of **420.42 feet** along the southerly line of said Gould III tract, to a 1/2" iron pipe found in a westerly line of a 13 acre tract of land in the name of The Cleveland Museum of Natural History as described in Volume 1142 Page 1047 (PPN 06-102200);

Course No. 5: Thence **South 01°53'57" East**, a distance of **665.27 feet** along a westerly line of said Museum of Natural History tract to a 1/2" iron pipe found at a southwesterly corner of said Museum of Natural History tract, also being in the northerly line of a 20 acre tract of land in the name of The Cleveland Museum of Natural History as described in Volume 1142 Page 1047 (PPN 06-102400);

- Course No. 6: Thence **South 88°01'14" West**, a distance of **420.29 feet** to a 1/2" iron pipe found at a northwest corner of said 20 acre tract of land in the name of The Cleveland Museum of Natural History, also being in the west line of Lot No. 159;
- Course No. 7: Thence **South 01°28'28" East**, along said Lot line a distance of **34.51 feet** to a 1/2" iron pipe found at a northeast corner of a 1.7975 acre tract of land in the name of Nicholas & Ashley L. DiFranco as described in Volume 1992 Page 1918 (PPN 06-120925);
- Course No. 8: Thence **South 88°06'08" West**, a distance of **1577.77 feet** along the northerly line of said DiFranco tract, also along the northerly lines of a 6.17 acre tract of land and a 24.129 acre tract of land in the name of Jason S. Baker as described in Volume 1981 Page 1302 (PPN 06-003400 & PPN 06-003300), to a 5/8" iron pipe found in the east line of a 1.32 acre tract of land in the name of Ante Slavic as described in Volume 2020 Page 3479 (PPN 06-009050), passing over a capped iron pin with an illegible cap found at 212.71 feet and a 1/2" iron pipe found at 474.61 feet;
- Course No. 9: Thence **North 01°30'14" West**, a distance of **341.79 feet** along the east line of said Slavic tract, also along the east line of a 1.317 acre tract of land in the name of Daniel W. & Beth L. Brown as described in Volume 1992 Page 1427 (PPN 06-091150), also along the east line of a 1.317 acre tract of land in the name of Jeremy and Glorious Miller as described in Volume 2035 Page 1090 (PPN 06-084300), to a 1/2" iron pipe found at the northeast corner of said Miller tract, passing by a 5/8" iron pipe at 91.93 feet found 0.31 feet West, also passing by a 5/8" iron pipe at 216.83 feet found 0.14 feet West;
- Course No. 10: Thence **South 88°08'08" West**, a distance of **458.96 feet** along the northerly line of said Miller tract to the centerline of said Auburn Road, passing over a 1/2" iron pipe found at 429.22 feet;
- Course No. 11: Thence **North 01°31'21" West**, a distance of **60.01 feet** along the centerline of Auburn Road to the PRINCIPLE PLACE OF BEGINNING, containing 1,410,130 square feet or 32.3723 acres of land more or less, 0.0413 acres being within the right of way of said Auburn Road, as surveyed, calculated, and described on February 4, 2020, by Branden V. Battig P.S. 8708, subject to all legal highways, leases, and restrictions of record. The bearings herein are based upon the Ohio State Plane Coordinate System, North Zone, NSRS 2011, per GPS observations and are used to denote angles only.

I hereby certify this description was created using measurements obtained from an actual field survey performed in December 2019 under my direct supervision. A plat of this survey is attached hereto and made a part thereof.

Branden Battig
Digitally signed by Branden Battig
DN: C=US,
E=branden.battig@ohm-advisors.com,
CN=Branden Battig
Reason: I agree to the terms defined by the
placement of my signature on this document
Date: 2020.06.15 10:32:40-04'00'

Branden V. Battig P.S. 8707



**SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251**
Susan J. Martin 06/15/2020
**GEAUGA COUNTY ENGINEER
TAX MAP DEPT.**