

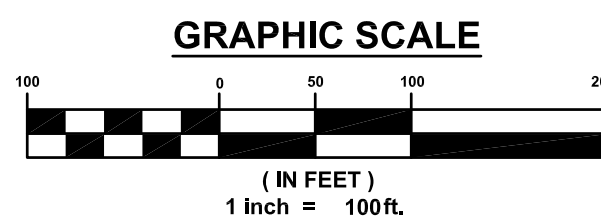
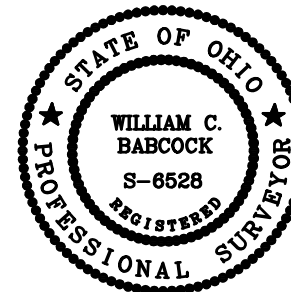
SITUATED IN CHARDON TOWNSHIP, COUNTY OF GEauga, STATE OF OHIO
AND KNOW AS PART OF LOT No.s' 152 & 158, TRACT No. 3

BASIS OF BEARINGS:
CORPORATION LINE BEING N 00° 16' 48" E USED TO DESCRIBE ANGLES ONLY.

I, WILLIAM C. BABCOCK P.S. #6528, DO HEREBY CERTIFY THAT THE SURVEY PERFORMED IS PURSUANT TO THE STATE OF OHIO ADMINISTRATIVE CODE STANDARDS SET FORTH AS PER ARTICLE NUMBER 4733-37.

William C. Babcock
WILLIAM C. BABCOCK, P.S. #6528

DATE: 11-10-2020



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
Sam Koenig
10/16/2020
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.
20-116

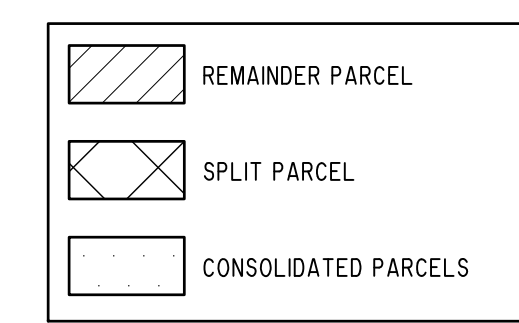
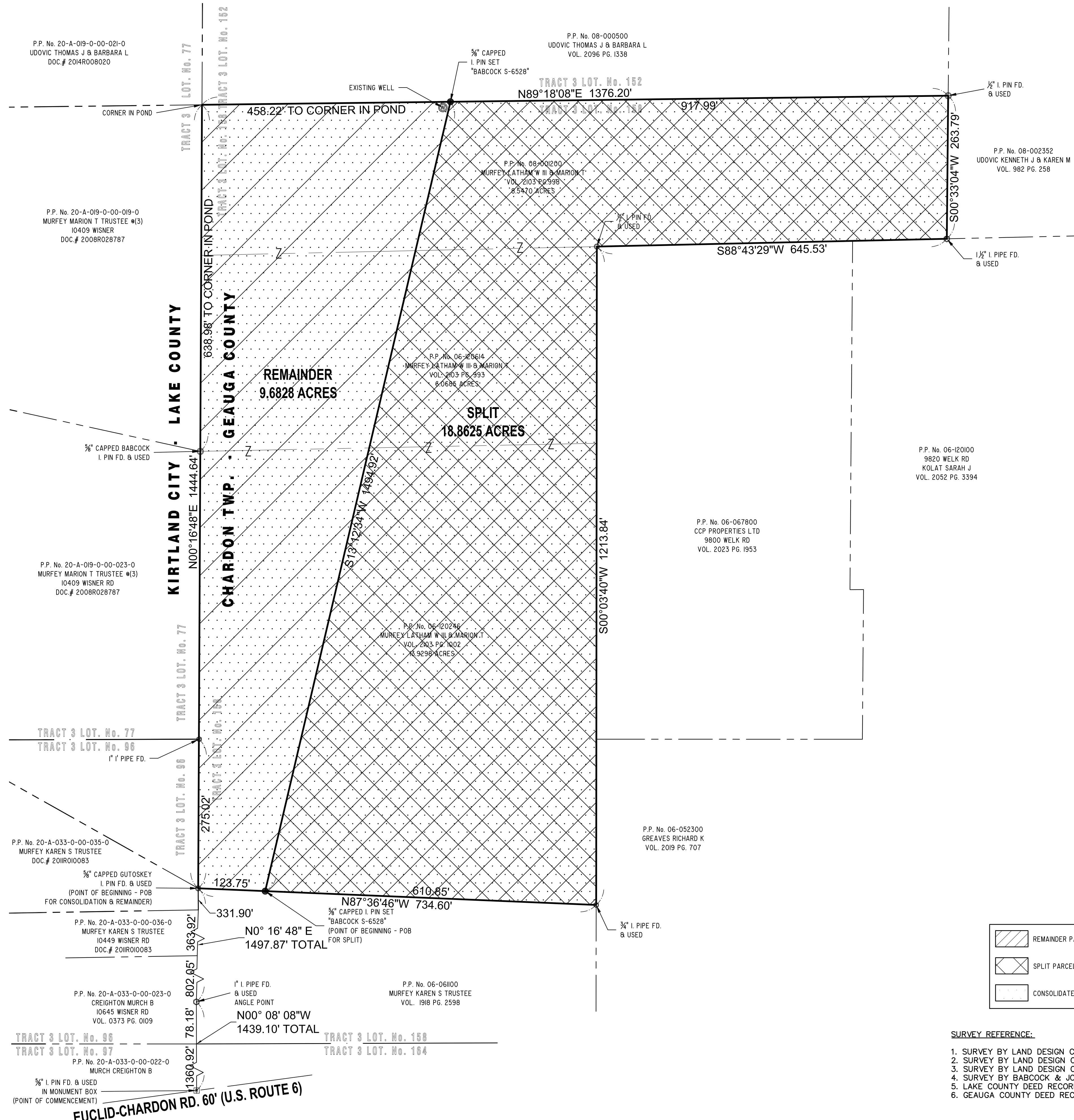
AREA CALCULATIONS

CONSOLIDATION

P.P. No. 08-001200	8.5470 ACRES
P.P. No. 06-120614	6.0685 ACRES
+ P.P. No. 06-120246	13.9298 ACRES
TOTAL	28.5453 ACRES

LOT SPLIT

CONSOLIDATED PARCEL	28.5453 ACRES
- LOT SPLIT	18.8625 ACRES
REMAINDER PARCEL	9.6828 ACRES



- SURVEY REFERENCE:**
1. SURVEY BY LAND DESIGN CONSULTANTS FOR DAVID C SKEGGS, APRIL 2012
 2. SURVEY BY LAND DESIGN CONSULTANTS FOR LOCUST FARMS, LTD, MAY 2018
 3. SURVEY BY LAND DESIGN CONSULTANTS FOR LOCUST FARMS LOT SPLIT, JUNE 2007
 4. SURVEY BY BABCOCK & JONES AND ASSOCIATES, INC FOR SKIP MURFEY, APRIL 2008
 5. LAKE COUNTY DEED RECORDS
 6. GEAUGA COUNTY DEED RECORDS

REV. NO.	DESCRIPTION	DATE	BY	CHK'D

CONSOLIDATION & LOT SPLIT
P.P. No. 08-001200, 06-120614, & 06-120246
CHARDON TWP. - GEAUGA COUNTY - OHIO

BABCOCK LAND SURVEYORS
SURVEYORS & LAND PLANNERS
PAINESVILLE OHIO 44077
babcocklandsurveyors@yahoo.com

DATE	9-16-2020
DESIGN BY	WSO
DRAWN BY	WSO
APPROVED BY	WB
CREW CHIEF	RB

LATHAM MURFEY
10409 WISNER ROAD BLDG. A
KIRTLAND, OHIO 44094

SCALE	1" = 100'
JOB NO	Murfey
SHEET	OF
1	1

CONSOLIDATION OF PPN 08-001200, PPN 06-120614 AND PPN 06-120246, CHARDON TOWNSHIP, GEUGA COUNTY OHIO

Situated in the Township of Chardon, County of Geauga and State of Ohio and known as being part of Lot 158, Tract 3 and being further bounded and described as follows:

Commencing on the centerline of Euclid-Chardon Road (A.K.A. U.S. Route 6), 60 feet wide at a 5/8" iron pin monument found at the County Line, the dividing line between Kirtland City, Lake County and Chardon Township, Geauga County, said County line also being the Lot Line between Lot 97, Tract 3 (Lake County) and Lot 158, Tract 3 (Gauga County);

Thence N 00°08'08" W, 1439.10 feet along said County Line and said Lot Line and the east Lot 96, Tract 3 (Lake County) and along the west line of a parcel of land owned by Karen S. Murfey, Trustee (PPN 06-061100), recorded deed, Volume 1918, Page 2598, Geauga County Record of Deeds and along the east line of a parcel of land owned Creighton B. Murch (PPN 20A0330000220), recorded deed, Volume 748, Page 1005, Lake County Record of Deeds and the east line of a parcel of land owned by Creighton B. Murch (PPN 20A0330000230), recorded deed, Volume 373, Page 0109, Lake County Record of Deeds to a 1" iron pipe found at an angle point;

Thence N 00°16'48" E, 1497.87 feet continuing along said County Line, said Lot 96, said Murfey's west line and said Creighton B. Murch (PPN 20A0330000230) east line and the east line of parcels of land owned Karen S. Murfey, Trustee (PPN 20A0330000360 and PPN 20A0330000350), recorded deed, Document No. 2011R010083, Lake County Record of Deeds of to a capped (GUTOSKEY) 5/8" iron pin found at the southwest corner of a parcel land owned by Latham W. III and Marion T. Murfey, (PPN 06-120246O, as recorded deed, Volume 2103, Page 1002, Geauga County Record of Deeds, said pin also being the southeast corner of a parcel of land owned by Marion T. Murfey, Trustee @ (3) (PPN20A0190000230), recorded deed, Document No. 2008R028787, Lake County Record of Deeds, said pin also being the principal place of beginning;

Thence N 00°16'48" E, 1444.64 feet continuing along said County Line, said Lot 96 and east line of Lot 77, Tract 3 (Lake County), and through a 1" iron pipe found, being the common corner of said intersection at a distance of 275.02 feet, to said Marion T. Murfey, Trustee @ (3) (PPN20A0190000230) east line, said Latham W. Murfey III and Marion T. Murfey (PPN 06-120246) west line and the east line of a parcel of land owned by Marion T Murfey, Trustee @ (3) (PPN 20A0190000190), recorded deed, Document No. 2008R028787, Lake County Record of Deeds and the west lines of a parcel of land owned by Latham W. Murfey III and Marion T. Murfey (PPN 06-120614), recorded deed, Volume 2103, Page 993, Geauga County Record of Deeds and the west line of a parcel of land owned by Latham W. Murfey III and Marion T. Murfey (PPN 06-001200), recorded deed, Volume 2103, Page 998, Geauga County Record of Deeds to the southeast corner of Lot 152, Tract 3 (Gauga County), said lot corner also the southeast corner of a parcel of land owned by Thomas J and Barbara L. Udovic (PPN 20A0190000210), recorded deed, Document No. 2014R008020, Lake County Record of Deeds, said corner also being the southwest corner of a parcel of land owned by Thomas J and Barbara L. Udovic (PPN 08-000500), recorded deed, Volume 2096, Page 1338, Geauga County Record

of Deeds, said point located in a pond and referenced by a capped 5/8" iron pin found, (B&J), being S 00°16'48" W, at a distance of 638.98 feet therefrom, and a capped 5/8" iron pin set, (Babcock #6528), being S 89°18'08" West, at a distance of 458.22 feet therefrom.

Thence N 89°18'08" E, 1376.20 feet along the Lot line dividing said Lot 158, Tract 3 (Geauga County) and said Lot 152, Tract 3 (Geauga County), and the south line of said Thomas J and Barbara L. Udovic (PPN 08-000500) and the north line of said Latham W. Murfey III and Marion T. Murfey (PPN 06-001200) to 1/2" iron pin found on the west line of a parcel of land owned by Kenneth J. and Karen M. Udovic (PPN 08-002352), record deed, Volume 982, Page 258, Geauga County Record of Deeds;

Thence S 00°33'04" W, 263.79 feet along said Kenneth J. and Karen M. Udovic (PPN 08-002352) west line to a 1 1/2" iron pipe found on the north line of a parcel of land owned by Sarah J. Kolat (PPN 06-120100), recorded deed, Volume 2052, Page 3394, Geauga County Record of Deeds;

Thence S 88°43'29" W, 645.53 feet along the north line of said Sarah J. Kolat (PPN 06-120100), and the north line of a parcel of land owned by CCP Properties LTD (PPN 06-067800), recorded deed, Volume 2023, Page 1953, Geauga County Record of Deeds to a 1/2" iron pin found;

Thence S 00°03'40" W 1213.84 feet along the west line of said by CCP Properties LTD (PPN 06-067800) and the west line of a parcel of land owned by Richard K. Greaves (PPN 06-052300), recorded deed, Volume 2019, page 707, Geauga County Record of Deeds to a 3/4" iron pin found at the northeast corner of said Karen S. Murfey, Trustee (PPN 06-061100);

Thence N 87°36'46" W 734.60 feet along the north line of said Karen S. Murfey, Trustee (PPN 06-061100) to the principal place of beginning;

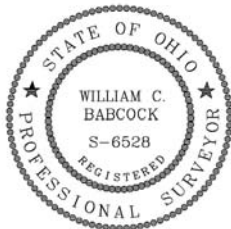
and containing 28.5453 acres of land be the same more or less but subject to all legal highways, and easements of record as surveyed and described October 29, 2020 by William C. Babcock, P.S. No. 6528. Bearings used herein based on the corporation line N 00°16'48" E and are to denote angular relationship only and do not represent true north. The intent of this description is to describe the consolidation of PPN 08-001200, PPN 06-120614 and PPN 06-120246.



William C. Babcock, P.S. #6528

11-10-2020

Date



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
Steven K. Keesom 11/16/2020
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

20-116

**REMAINDER PARCEL OF 9.6828,
CHARDON TOWNSHIP, GEUAGA COUNTY OHIO**

Situated in the Township of Chardon, County of Geauga and State of Ohio and known as being part of Lot 158, Tract 3 and being further bounded and described as follows:

Commencing on the centerline of Euclid-Chardon Road (A.K.A. U.S. Route 6), 60 feet wide at a 5/8" iron pin monument found at the County Line, the dividing line between Kirtland City, Lake County and Chardon Township, Geauga County, said County line also being the Lot Line between Lot 97, Tract 3 (Lake County) and Lot 158, Tract 3 (Gauga County);

Thence N 00°08'08" W, 1439.10 feet along said County Line and said Lot Line and the east Lot 96, Tract 3 (Lake County) and along the west line of a parcel of land owned by Karen S. Murfey, Trustee (PPN 06-061100), recorded deed, Volume 1918, Page 2598, Geauga County Record of Deeds and along the east line of a parcel of land owned Creighton B. Murch (PPN 20A0330000220), recorded deed, Volume 748, Page 1005, Lake County Record of Deeds and the east line of a parcel of land owned by Creighton B. Murch (PPN 20A0330000230), recorded deed, Volume 373, Page 0109, Lake County Record of Deeds to a 1" iron pipe found at a angle point;

Thence N 00°16'48" E, 1497.87 feet continuing along said County Line, said Lot 96, said Murfey's west line and said Creighton B. Murch (PPN 20A0330000230) east line and the east line of parcels of land owned Karen S. Murfey, Trustee (PPN 20A0330000360 and PPN 20A0330000350), recorded deed, Document No. 2011R010083, Lake County Record of Deeds of to a capped (GUTOSKEY) 5/8" iron pin found at the southwest corner of a parcel land owned by Latham W. III and Marion T. Murfey, (PPN 06-120246O, as recorded deed, Volume 2103, Page 1002, Geauga County Record of Deeds, said pin also being the southeast corner of a parcel of land owned by Marion T. Murfey, Trustee @ (3) (PPN20A0190000230), recorded deed, Document No. 2008R028787, Lake County Record of Deeds, said pin also being the principal place of beginning;

Thence N 00°16'48" E, 1444.64 feet continuing along said County Line, said Lot 96 and east line of Lot 77, Tract 3 (Lake County), and through a 1" iron pipe found, being the common corner of said intersection at a distance of 275.02 feet, to said Marion T. Murfey, Trustee @ (3) (PPN20A0190000230) east line, said Latham W. Murfey III and Marion T. Murfey (PPN 06-120246) west line and the east line of a parcel of land owned by Marion T Murfey, Trustee @ (3) (PPN 20A0190000190), recorded deed, Document No. 2008R028787, Lake County Record of Deeds and the west lines of a parcel of land owned by Latham W. Murfey III and Marion T. Murfey (PPN 06-120614), recorded deed, Volume 2103, Page 993, Geauga County Record of Deeds and the west line of a parcel of land owned by Latham W. Murfey III and Marion T. Murfey (PPN 06-001200), recorded deed, Volume 2103, Page 998, Geauga County Record of Deeds to the southeast corner of Lot 152, Tract 3 (Gauga County), said lot corner also the southeast corner of a parcel of land owned by Thomas J and Barbara L. Udovic (PPN

20A0190000210), recorded deed, Document No. 2014R008020, Lake County Record of Deeds, said corner also being the southwest corner of a parcel of land owned by Thomas J and Barbara L. Udovic (PPN 08-000500), recorded deed, Volume 2096, Page 1338, Geauga County Record of Deeds, said point located in a pond and referenced by a capped 5/8" iron pin found, (B&J), being S 00°16'48" W, at a distance of 638.98 feet therefrom, and a capped 5/8" iron pin set, (Babcock #6528), being S 89°18'08" West, at a distance of 458.22 feet therefrom.;


Thence N 89°18'08" E, 458.22 feet along the Lot line dividing said Lot 158, Tract 3, (Gauga County) and said Lot 152, Tract 3, and the south line of said Thomas J and Barbara L. Udovic (PPN 08-000500) and the north line of said Latham W. Murfey III and Marion T. Murfey (PPN 06-001200) to capped (BABCOCK S-6528) 5/8" iron pin set;

Thence S 13°12'34" W 1494.92 feet to a capped (BABCOCK S-6528) 5/8" iron pin set north line of said Karen S. Murfey, Trustee (PPN 06-061100);

Thence N 87°36'46" W 123.75 feet along the north line of said Karen S. Murfey, Trustee (PPN 06-061100) to the principal place of beginning;

and containing 9.6828 acres of land be the same more or less but subject to all legal highways, and easements of record as surveyed and described October 29, 2020 by William C. Babcock, P.S. No. 6528. Bearings used herein based on the corporation line N 00°16'48" E and are to denote angular relationship only and do not represent true north. The intent of this description is to describe the remaining 9.6828 acre parcel after a 18.8625 acre split from PPN

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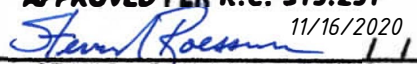


William C. Babcock, P.S. #6528

11-10-2020

Date



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
 11/16/2020
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.
20-116

**SPLIT OF 18.8625 ACRES FROM PPN(s) 08-001200, 06-120614, and 06-120246,
CHARDON TOWNSHIP, GEUAGA COUNTY OHIO**

Situated in the Township of Chardon, County of Geauga and State of Ohio and known as being part of Lot 158, Tract 3 and being further bounded and described as follows:

Commencing on the centerline of Euclid-Chardon Road (A.K.A. U.S. Route 6), 60 feet wide at a 5/8" iron pin monument found at the County Line, the dividing line between Kirtland City, Lake County and Chardon Township, Geauga County, said County line also being the Lot Line between Lot 97, Tract 3 (Lake County) and Lot 158, Tract 3 (Gauga County);

Thence N 00°08'08" W, 1439.10 feet along said County Line and said Lot Line and the east Lot 96, Tract 3 (Lake County) and along the west line of a parcel of land owned by Karen S. Murfey, Trustee (PPN 06-061100), recorded deed, Volume 1918, Page 2598, Geauga County Record of Deeds and along the east line of a parcel of land owned Creighton B. Murch (PPN 20A0330000220), recorded deed, Volume 748, Page 1005, Lake County Record of Deeds and the east line of a parcel of land owned by Creighton B. Murch (PPN 20A0330000230), recorded deed, Volume 373, Page 0109, Lake County Record of Deeds to a 1" iron pipe found at a angle point;

Thence N 00°16'48" E, 1497.87 feet continuing along said County Line, said Lot 96, said Murfey's west line and said Creighton B. Murch (PPN 20A0330000230) east line and the east line of parcels of land owned Karen S. Murfey, Trustee (PPN 20A0330000360 and PPN 20A0330000350), recorded deed, Document No. 2011R010083, Lake County Record of Deeds of to a capped (GUTOSKEY) 5/8" iron pin found at the southwest corner of a parcel land owned by Latham W. III and Marion T. Murfey, (PPN 06-120246O, as recorded deed, Volume 2103, Page 1002, Geauga County Record of Deeds, said pin also being the southeast corner of a parcel of land owned by Marion T. Murfey, Trustee @ (3) (PPN20A0190000230), recorded deed, Document No. 2008R028787, Lake County Record of Deeds, said pin also being the principal place of beginning;

Thence S 87°36'46" E, 123.75 feet along the north line of Karen S. Murfey, Trustee (PPN 06-061100) to a capped (BABCOCK S-6528) 5/8" iron pin set, said pin also being the principal place of beginning;

Thence N 13°12'34" E 1494.92 feet to capped (BABCOCK S-6528) 5/8" iron pin set on the Lot line dividing Lot 122, Tract 3, (Gauga County), being the North line of a parcel of land conveyed to Latham W. III and Marion T. Murfey (PPN 08-001200), recorded deed, Volume 2103, Page 998, Geauga County Record of Deeds, also being the south line of a parcel of land owned by Thomas J and Barbara L. Udovic (PPN 08-000500), recorded deed, Volume 2096, Page 1338, Geauga County Record of Deeds;

Thence N 89°18'08" E, 917.99 feet along the Lot line dividing said Lot 158, tract 3 and said Lot 152, Tract 3, and the south line of said Thomas J and Barbara L. Udovic (PPN 08-000500) and the north line of said Latham W. Murfey III and Marion T. Murfey (PPN 06-001200) to 1/2" iron pin found on the west line of a parcel of land owned by Kenneth J. and Karen M. Udovic (PPN 08-002352), record deed, Volume 982, Page 258, Geauga County Record of Deeds;

Thence S 00°33'04" W, 263.79 feet along said Kenneth J. and Karen M. Udovic (PPN 08-002352) west line to a 1 1/2" iron pipe found on the north line of a parcel of land owned by Sarah J. Kolat (PPN 06-120100), recorded deed, Volume 2052, Page 3394, Geauga County Record of Deeds;

Thence S 88°43'29" W, 645.53 feet along the north line of said Sarah J. Kolat (PPN 06-120100), and the north line of a parcel of land owned by CCP Properties LTD (PPN 06-067800), recorded deed, Volume 2023, Page 1953, Geauga County Record of Deeds to a 1/2" iron pin found;

Thence S 00°03'40" W 1213.84 feet along the west line of said by CCP Properties LTD (PPN 06-067800) and the west line of a parcel of land owned by Richard K. Greaves (PPN 06-052300), recorded deed, Volume 2019, page 707, Geauga County Record of Deeds to a 3/4" iron pipe found at the northeast corner of said Karen S. Murfey, Trustee (PPN 06-061100);

Thence N 87°36'46" W 610.85 feet along the north line of said Karen S. Murfey, Trustee (PPN 06-061100) to the principal place of beginning; and containing 18.8625 acres of land be the same more or less but subject to all legal highways, and easements of record as surveyed and described October 29, 2020 by William C. Babcock, P.S. No. 6528. Bearings used herein based on the corporation line N 00°16'48" E and are to denote angular relationship only and do not represent true north. The intent of this description is to describe 18.8625 acre split after the consolidation of PPN(s) 08-001200, 06-120614, and 06-120246.



William C. Babcock, P.S. #6528

11-10-2020

Date



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

Sam Roessner 11/16/2020
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

20-116