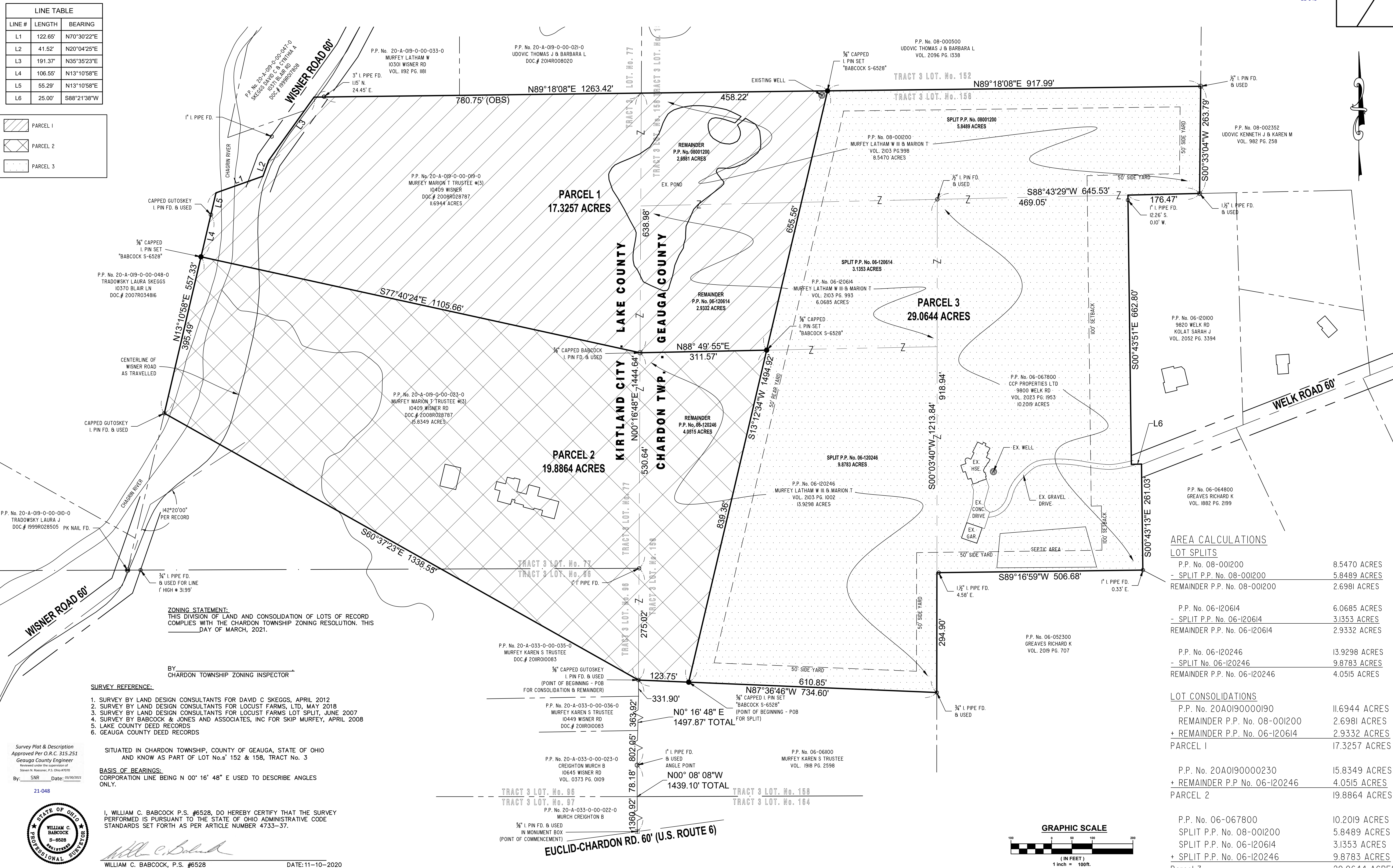
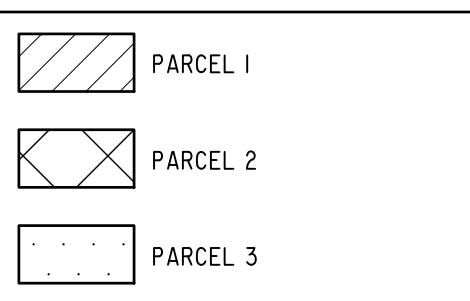


LINE #	LENGTH	BEARING
L1	122.65'	N70°30'22"E
L2	41.52'	N20°04'25"E
L3	191.37'	N35°35'23"E
L4	106.55'	N13°10'58"E
L5	55.29'	N13°10'58"E
L6	25.00'	S88°21'38"W



ZONING STATEMENT:
 THIS DIVISION OF LAND AND CONSOLIDATION OF LOTS OF RECORD COMPLIES WITH THE CHARDON TOWNSHIP ZONING RESOLUTION. THIS DAY OF MARCH, 2021.

BY _____
 CHARDON TOWNSHIP ZONING INSPECTOR

- SURVEY REFERENCE:**
1. SURVEY BY LAND DESIGN CONSULTANTS FOR DAVD 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. GAUGA COUNTY DEED RECORDS

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

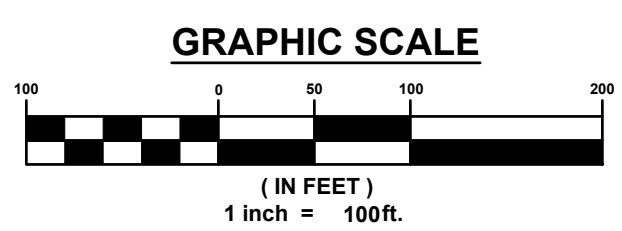
BASIS OF BEARINGS:
 CORPORATION LINE BEING N 00° 16' 48" E USED TO DESCRIBE ANGLES ONLY.

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, P.S. #6528
 DATE: 11-10-2020

AREA CALCULATIONS

LOT SPLITS	ACRES
P.P. No. 08-001200	8.5470 ACRES
- SPLIT P.P. No. 08-001200	5.8489 ACRES
REMAINDER P.P. No. 08-001200	2.6981 ACRES
P.P. No. 06-120614	6.0685 ACRES
- SPLIT P.P. No. 06-120614	3.1353 ACRES
REMAINDER P.P. No. 06-120614	2.9332 ACRES
P.P. No. 06-120246	13.9298 ACRES
- SPLIT No. 06-120246	9.8783 ACRES
REMAINDER P.P. No. 06-120246	4.0515 ACRES
LOT CONSOLIDATIONS	
P.P. No. 20A0190000190	11.6944 ACRES
REMAINDER P.P. No. 08-001200	2.6981 ACRES
+ REMAINDER P.P. No. 06-120614	2.9332 ACRES
PARCEL 1	17.3257 ACRES
P.P. No. 20A0190000230	15.8349 ACRES
+ REMAINDER P.P. No. 06-120246	4.0515 ACRES
PARCEL 2	19.8864 ACRES
P.P. No. 06-067800	10.2019 ACRES
SPLIT P.P. No. 08-001200	5.8489 ACRES
SPLIT P.P. No. 06-120614	3.1353 ACRES
+ SPLIT P.P. No. 06-120246	9.8783 ACRES
Parcel 3	29.0644 ACRES



REV NO.	DESCRIPTION	DATE	BY	CHK'D

CONSOLIDATION & LOT SPLIT
 P.P. No. 08-001200, 06-120614, 06-120246, 06-067800 GAUGA & P.P. No. 20-A-019-0-00-019-0 & 20-A-019-0-00-023-0 LAKE KIRTLAND CITY & CHARDON TWP. - LAKE & GAUGA COUNTY - OHIO

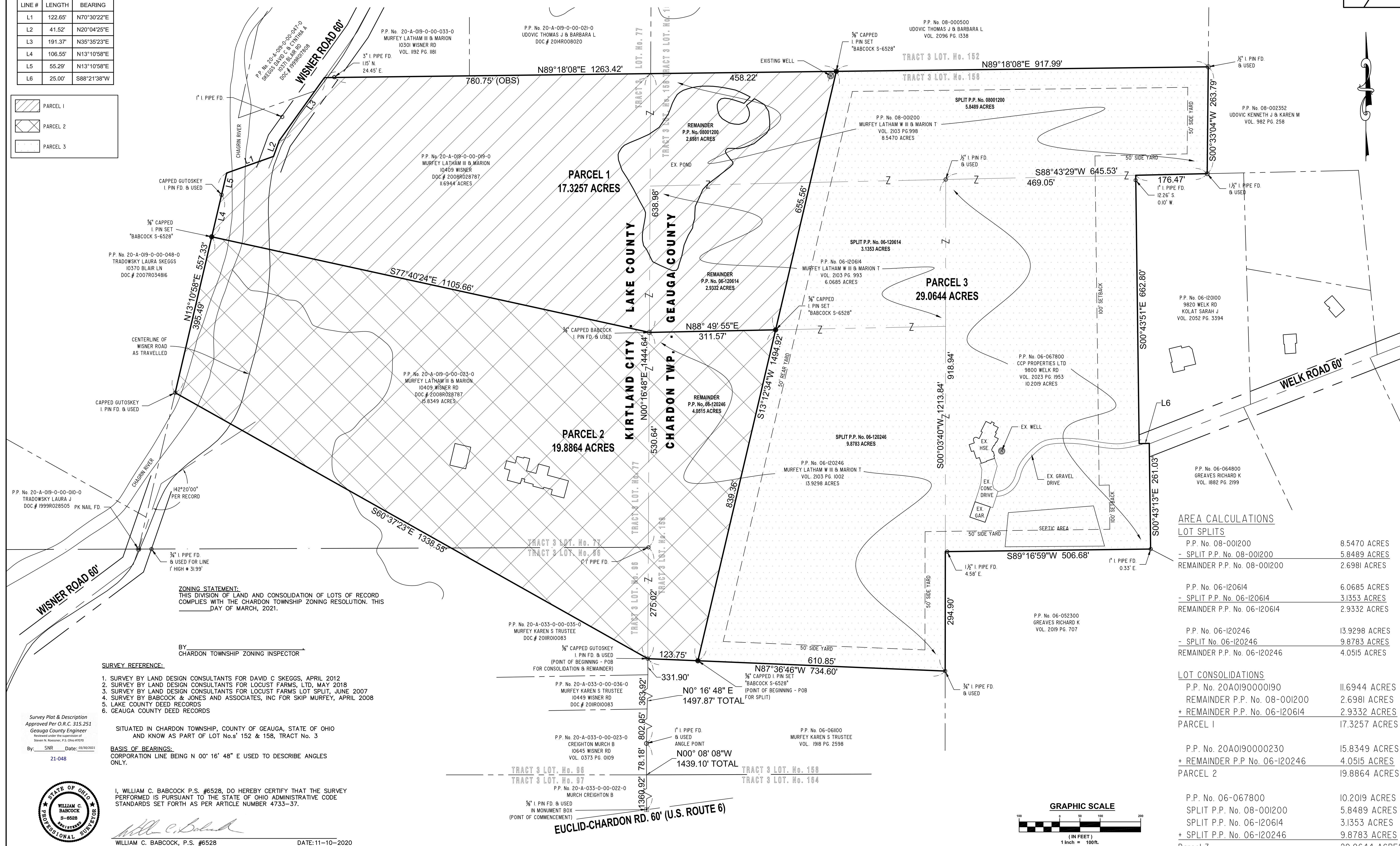
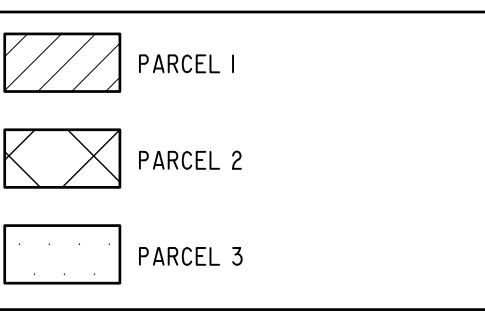
BABCOCK LAND SURVEYORS
 SURVEYORS & LAND PLANNERS
 PAINESVILLE OHIO 44077
 babcocklandsurveyors@yahoo.com

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 1 OF 1

LINE #	LENGTH	BEARING
L1	122.65'	N70°30'22"E
L2	41.52'	N20°04'25"E
L3	191.37'	N35°35'23"E
L4	106.55'	N13°10'58"E
L5	55.29'	N13°10'58"E
L6	25.00'	S88°21'38"W



ZONING STATEMENT:
THIS DIVISION OF LAND AND CONSOLIDATION OF LOTS OF RECORD COMPLIES WITH THE CHARDON TOWNSHIP ZONING RESOLUTION. THIS DAY OF MARCH, 2021.

BY CHARDON TOWNSHIP ZONING INSPECTOR

SURVEY REFERENCE:

1. SURVEY BY LAND DESIGN CONSULTANTS FOR DAVD 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 2018
5. LAKE COUNTY DEED RECORDS
6. GEAUGA COUNTY DEED RECORDS

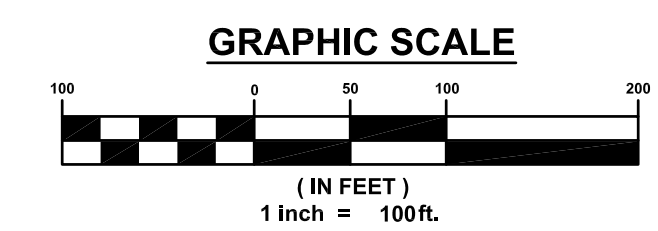
SITUATED IN CHARDON TOWNSHIP, COUNTY OF GEAUGA, STATE OF OHIO AND KNOW AS PART OF LOT No.s' 152 & 158, TRACT No. 3

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, P.S. #6528 DATE: 11-10-2020

AREA CALCULATIONS	
LOT SPLITS	
P.P. No. 08-001200	8.5470 ACRES
- SPLIT P.P. No. 08-001200	5.8489 ACRES
REMAINDER P.P. No. 08-001200	2.6981 ACRES
P.P. No. 06-120614	6.0685 ACRES
- SPLIT P.P. No. 06-120614	3.1353 ACRES
REMAINDER P.P. No. 06-120614	2.9332 ACRES
P.P. No. 06-120246	13.9298 ACRES
- SPLIT No. 06-120246	9.8783 ACRES
REMAINDER P.P. No. 06-120246	4.0515 ACRES
LOT CONSOLIDATIONS	
P.P. No. 20A0190000190	11.6944 ACRES
REMAINDER P.P. No. 08-001200	2.6981 ACRES
+ REMAINDER P.P. No. 06-120614	2.9332 ACRES
PARCEL 1	17.3257 ACRES
P.P. No. 20A0190000230	15.8349 ACRES
+ REMAINDER P.P. No. 06-120246	4.0515 ACRES
PARCEL 2	19.8864 ACRES
P.P. No. 06-067800	10.2019 ACRES
SPLIT P.P. No. 08-001200	5.8489 ACRES
SPLIT P.P. No. 06-120614	3.1353 ACRES
+ SPLIT P.P. No. 06-120246	9.8783 ACRES
Parcel 3	29.0644 ACRES



REV NO.	DESCRIPTION	DATE	BY	CHK'D

CONSOLIDATION & LOT SPLIT
P.P. No. 08-001200, 06-120614, 06-120246, 06-067800 GEAUGA & P.P. No. 20-A-019-0-00-019-0 & 20-A-019-0-00-023-0 LAKE KIRTLAND CITY & CHARDON TWP. - LAKE & 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	1
OF	1

Babcock Land Surveyors, Inc.

6914 Brakeman Rd. Painesville, OH 44077 – Phone (440)487-5095

March 17, 2021

MURFEY PARCEL #1

CONSOLIDATION OF 17.3257 ACRES FROM PPN(s)

06-120614, 08-001200 & 20-A-019-0-00-019-0

CHARDON TOWNSHIP, GEUAGA COUNTY

AND CITY OF KIRTLAND, LAKE 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 Situated in the City of Kirtland, County of Lake and State of Ohio and known as being part of Original lots 77 in 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 164, 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 Lot 158, Tract 3 (Gauga County) and 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, 2303.53 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, and along the east line of Marion Murfey Trustee @ (3)(PPN 20A0190000230) and along the west line of Latham W. & Marion Murfey (PPN 06-120246) as recorded deed, Volume 2103, Page 1002, Geauga County Record of Deeds to a capped (BABCOCK S-6528) 5/8" iron pin set, said pin also being the principal place of beginning;

Thence N77°40'24" W, 1105.66 feet along the north line of Marion Murfey Trustee @ (3)(PPN 20A0190000230) to a capped (BABCOCK S-6528) 5/8" iron pin set, on the east line of a parcel of land conveyed to Laura Tradowsky (PPN 20A0190000480), recorded document number 2007R034816 of the Lake County Record of deeds;

Thence N 13°10'58" E 161.84 feet along the east line of said Tradowsky, passing through a capped (GUTOSKEY) 5/8" iron pin found at 106.55; said point within the East Branch of the Chagrin River

Thence N 70°30'22" E 122.65 feet along the east line of said Tradowsky, to point within Wisner Rd;


Thence N 20°04'25" E 41.52 feet continuing along the east line of said Tradowsky, to point within Wisner Rd;

Thence N 35°35'23" E 191.37 feet continuing along the east line of said Tradowsky, also along the east line of parcel conveyed to David & Cynthia Skeggs (PPN 20A0190000470), as recorded in document number 2018R025248 of the Lake County Record of Deeds, to point within Wisner Rd, said point being the southwest corner of land conveyed to Latham W. Murfey (PPN20A0190000330), recorded deed, Volume 1192 Page 1181 of the Lake County Record of Deeds;

Thence N 89°18'08" E, 1263.42 feet along the south line of said Latham W. Murfey Trustee (PPN 20A0190000330) and along the south line of Thomas and Barbara Udovic (PPN 20A0190000210) as recorded in document number 2014R008020 of the Lake County Record of deeds, and along the south line of Thomas and Barbara Udovic (08-000500) as recorded in Volume 2096 Page 1338 of the Geauga County Record of Deeds, passing through a 3" iron pipe found at 24.44 (1.15 N) to a capped (BABCOCK S-6528) 5/8" iron pin set;

Thence S 13°12'34" W, 655.56 feet to capped (BABCOCK S-6528) 5/8" iron pin set on the north line of said Latham & Marion Murfey (PPN 06-120246);

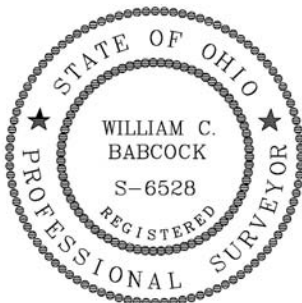
Thence S 88°49'55" W 311.57 feet along the north line of said Latham & Marion Murfey (PPN 06-120246) to the principal place of beginning; and containing 17.3257 acres of land (11.6944 Ac. within Lake County PPN 20A019000019 and 5.6313 Ac within Geauga County of which 2.6981 is in PPN 08-001200 and 2.9332 is in PPN 06-120614) 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 consolidate 17.3257 acres from PPN(s) 06-120614 (2.9332 Ac.), 08-001200 (2.6981 Ac.) and 20A0190000230 (11.6944 Ac.)



William C. Babcock, P.S. #6528

03-17-2021

Date



Survey Plat & Description
Approved Per O.R.C. 315.251
Gauga County Engineer
Reviewed under the supervision of
Steven N. Roessner, P.S. Ohio #7070

By: SNR Date: 03/30/2021

21-048

Babcock Land Surveyors, Inc.

6914 Brakeman Rd. Painesville, OH 44077 – Phone (440)487-5095

March 17, 2021

MURFEY PARCEL #2

CONSOLIDATION OF 19.8864 ACRES FROM PPN(s)

06-120246, & 20-A-019-0-00-023-0

CHARDON TOWNSHIP, GEUAGA COUNTY

AND CITY OF KIRTLAND, LAKE 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 Situated in the City of Kirtland, County of Lake and State and known as being part of Ohio Original lots 77 & 96 in 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 164, 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 Lot 158, Tract 3 (Gauga County) and 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 06-120246), as recorded deed, Volume 2103, Page 1002, Geauga County Record of Deeds, said pin also being the northeast corner of a parcel of land owned by Marion T. Murfey, Trustee @ (3) (PPN20A0330000350), recorded deed, Document No. 2011R010083, Lake County Record of Deeds, said pin also being the principal place of beginning;

Thence N60°37'23" W, 1338.55 feet along the north line of Karen S. Murfey, Trustee (PPN20A0330000350) to a capped (GUTOSKEY) 5/8" iron pin fd, on the east line of a parcel of land conveyed to Laura Tradowsky (PPN 20A0190000480), recorded document number 2007R034816

Thence N 13°10'58" E 395.49 feet along the east line of said Tradowsky, to capped (BABCOCK S-6528) 5/8" iron pin set at the southwest corner of a parcel of land conveyed to Marion T. Murfey Trustee (PPN 20A0190000190), recorded document 2008R028787, Lake County Record of Deeds,

Thence S 77°40'24" E, 1105.66 feet along the south line of said Marion T. Murfey Trustee (PPN 20A0190000190) to capped (BABCOCK S-6528) 5/8" iron pin set on the line common between Lake and Geauga Counties, said point also being the southwest corner of a parcel of land owned by Latham W. III and Marion T. Murfey (PPN 06-120614), recorded deed, Volume 2103, Page 993, Geauga County Record of Deeds;

Thence N 88°49'55" E, 311.57 feet along the south line of said Latham W. III and Marion T. Murfey (PPN 06-120614), to capped (BABCOCK S-6528) 5/8" iron pin set;

Thence S 13°12'34" W, 839.36 feet to capped (BABCOCK S-6528) 5/8" iron pin set on the north line of said Karen 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 19.8864 acres of land (15.8349 Ac. within Lake County PPN 20-A-019-0-00-023 and 4.0515 Ac within Geauga County PPN 06-120246) 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 consolidate 19.8864 acres from PPN(s) 06-120614 (4.0515 Ac.) and 20-A-019-0-00-023-0 (15.8349 Ac.)



William C. Babcock, P.S. #6528

03-17-2021

Date



Survey Plat & Description
Approved Per O.R.C. 315.251
Geauga County Engineer
Reviewed under the supervision of
Steven N. Roessner, P.S. Ohio #7070

By: SNR Date: 03/30/2021

21-048

Babcock Land Surveyors, Inc.

6914 Brakeman Rd. Painesville, OH 44077 – Phone (440)487-5095

March 17, 2021

MURFEY TO CCP PROPERTITES, LTD.

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 164, 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 Lot 158, Tract 3 (Gauga County) and 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 06-120246), 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 152, 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);

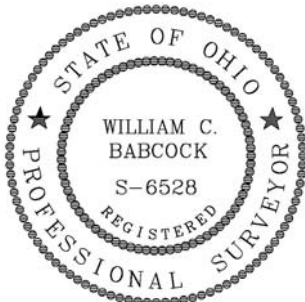
Thence N 87°36'46" W 610.85 feet along the north line of said Karen S. Murfey, Trustee (PPN 06-061100) to the principal place of beginning; and containing 18.8625 acres of land be the same more or less but subject to all legal highways, and easements of record as surveyed and described October 29, 2020 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 (5.8489Ac.), 06-120614 (3.1353 Ac.), and 06-120246 (9.8783Ac.).



William C. Babcock, P.S. #6528

03-17-2021

Date



Survey Plat & Description
Approved Per O.R.C. 315.251
Gauga County Engineer
Reviewed under the supervision of
Steven N. Roessner, P.S. Ohio #7070

By: SNR Date: 03/30/2021

21-048

Babcock Land Surveyors, Inc.

6914 Brakeman Rd. Painesville, OH 44077 – Phone (440)487-5095

March 17, 2021

CONSOLIDATION FOR CCP PROPERTITES, LTD.

CONSOLIDATION OF 29.0644 ACRES FROM PPN(s)

08-001200, 06-120614, 06-120246, & 06-067800

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 164, 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 Lot 158, Tract 3 (Gauga County) and 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 06-120246), 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,

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 152, 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, 176.47 feet along the north line of said Sarah J. Kolat (PPN 06-120100), to a point, witness a 1" iron pipe found (12.26' S, 0.10' W);

Thence S 00°43'51" E, 662.80 feet along the west line of said Sarah J. Kolat (PPN 06-120100), to a point within the ROW of Welk Rd. (60');

Thence N 88°21'38" E, 25.00 feet to a point within the ROW of Welk Rd. (60');

Thence S 00°43'13" E, 261.03 feet leaving the ROW of said Welk Rd. and along the west line of Richard K. Greaves (PPN 06-064800), recorded deed, Volume 1882, Page 2199, Geauga County Record of Deeds to a 1" iron pipe found (0.33'E) on the north line of Richard K. Greaves (PPN 06-052300), recorded deed, Volume 2019, Page 707, Geauga County Record of Deeds;

Thence S 89°16'59" W 506.68 feet along the north line of said Richard K. Greaves (PPN 06-052300), to a 1-1/2" iron pipe found (4.58 E) at the northwest corner of said Richard K. Greaves (PPN 06-052300);

Thence S 00°03'40" W, 294.90 feet along the west line of said Richard K. Greaves (PPN 06-052300), 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 29.0644 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 consolidate 29.0644 acres from PPN(s) 08-001200 (5.8489Ac.), 06-120614 (3.1353 Ac.), 06-120246 (9.8783Ac.) and 06-067800 (10.2019 Ac.)

William C. Babcock

William C. Babcock, P.S. #6528

03-17-2021

Date



Survey Plat & Description
Approved Per O.R.C. 315.251

Geauga County Engineer

Reviewed under the supervision of
Steven N. Roessner, P.S. Ohio #7070

By: SNR Date: 03/30/2021

21-048