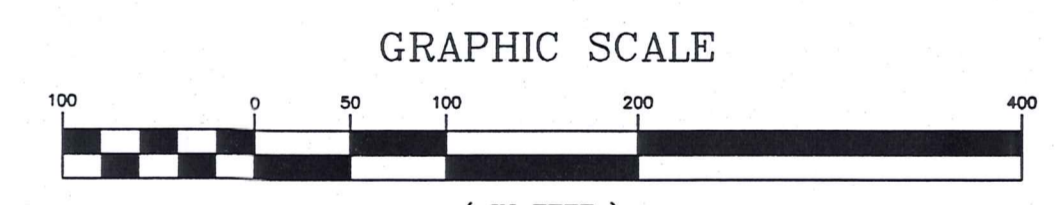


PLAT OF SURVEY
For
OLD STATE ROAD PROPERTY LLC.
 SITUATED IN THE TOWNSHIP OF CLARIDON, COUNTY OF GEauga
 AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF
 ORIGINAL LOT NUMBER 3, SECTION 10 IN THE EAST SURVEY,
 CLARIDON TOWNSHIP.

PREPARED FOR:
 OLD STATE ROAD PROPERTY LLC.
 14998 SPERRY ROAD
 NOVELTY, OH 44072

LEGEND

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



AUGUST 10, 2012

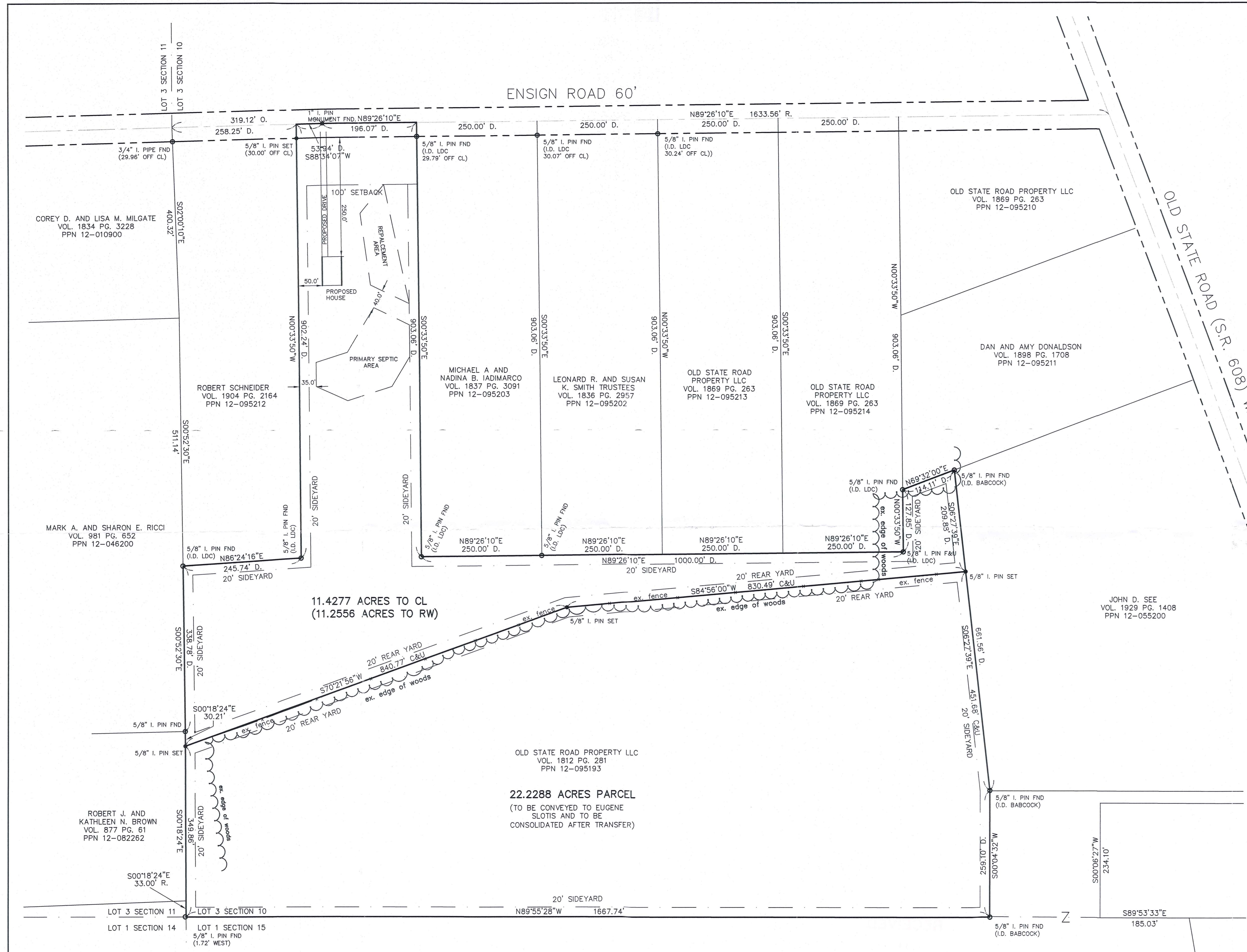
I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION. MONUMENTS WERE FOUND OR SET AS INDICATED. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS REFER TO AN ASSUMED MERIDIAN AND ARE INTENDED TO INDICATE ANGLES ONLY. ALL OF WHICH ARE CORRECT 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.

[Signature] 8.13.12
 RUDY E. SCHWARTZ, P.S. #7193 Date



SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 315.251
[Signature] 8/20/12
 OFFICE OF THE
 GEauga COUNTY ENGINEER

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



REFERENCES:

- DEEDS OF RECORD
- PLAT OF LOT SPLIT FOR OLD STATE ROAD PROPERTY LLC. BY LAND DESIGN CONSULTANTS 7/15/08
- LOT SPLIT FOR OLD STATE ROAD PROPERTY LLC, BY BABCOCK, JONES AND ASSOCIATES, INC. 9/7/06

EUGENE SOLTIS
 VOL. 1852 PG. 1063
 PPN 12-067750

NOTE:

SEPTIC AREAS PER PLAN ON FILE AT THE GEauga COUNTY HEALTH DEPARTMENT

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

THIS _____ DAY OF _____ 2012.

BY _____
 CLARIDON TOWNSHIP ZONING INSPECTOR

S89°49'43"E
 371.35'

CLA002ZZ
CLA002ZZ

OLD STATE RD PROPERTY
LLC
(12-074)
PICKED UP 8/20/12
12-095193
1934-0224

LEGAL DESCRIPTION
OF A
11.4277 ACRE PARCEL
FOR
OLD STATE ROAD PROPERTY LLC.

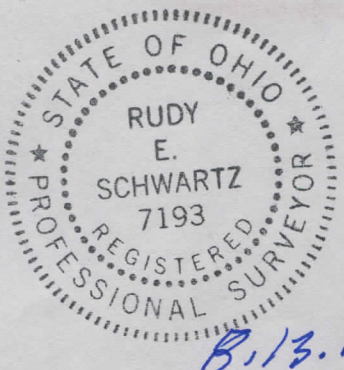
Situated in the Township of Claridon, County of Geauga, and State of Ohio and known as being a part Original Lot No. 3, Section 10 in the East Survey, in said Township, and further being known as being part of a parcel of land conveyed to Old State Road Property LLC. (PPN 12-095193) by deed recorded in Volume 1812, Page 281 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a monument box with a 1 inch iron pin found at an angle point in the centerline of Ensign Road, 60 feet wide, said monument lying South 89° 26' 10" West, along said centerline of Ensign Road, a distance of 1633.56 feet from its intersection with the centerline of Old State Road (S.R. 608) width varies, said monument also lying North 88° 34' 07" East, along said centerline, a distance of 319.12 feet from a point on the Easterly line of Lot No. 3, Section 11, (witness a 3/4 inch iron pipe found North 2° 00' 10" West a distance of 29.96 feet from a 3/4 inch iron pipe found on the Southerly right-of-way of said Ensign Road);

- COURSE I Thence North 89° 26' 10" East, along said centerline of Ensign Road, a distance of 196.07 feet to a point at the Northwesterly corner of land conveyed to Michael A. and Nadine B. Iadimarco (PPN 12-095203) by deed recorded in Volume 1837, Page 3091 of Geauga County Deed Records;
- COURSE II Thence South 0° 33' 50" East, passing through a 5/8 inch iron pin found (I.D. LDC) at 29.79 feet, a total distance of 903.06 feet to a 5/8 inch iron pin found (I.D. LDC) at the Southwesterly corner thereof;
- COURSE III Thence North 89° 26' 10" East, along the Southerly line of land so conveyed to Michael A. and Nadine B. Iadimarco, and along the Southerly line of land conveyed to Leonard R. and Susan K. Smith Trustees (PPN 12-095202) by deed recorded in Volume 1836, Page 2957 of Geauga County Deed Records, and along the Southerly line of land conveyed to Old State Road Property LLC. (PPN 12-095213) by deed recorded in Volume 1869, Page 263 of Geauga County Deed Records, and along the Southerly line of land conveyed to Old State Road Property LLC. (PPN 12-095214) by deed recorded in Volume 1869, Page 263 of Geauga County Deed Records, a distance of 1000.00 feet to a 5/8 inch iron pin found (I.D. LDC) at the Southeasterly corner thereof;
- COURSE IV Thence North 0° 33' 50" West, along the Easterly line of land so conveyed to Old State Road Property LLC., a distance of 127.85 feet to a 5/8 inch iron pin found (I.D. LDC) at the Southwesterly corner of land conveyed to Dan and Amy Donaldson (PPN 12-095211) by deed recorded in Volume 1898, Page 1708 of Geauga County Deed Records;
- COURSE V Thence North 69° 32' 00" East, along the Southerly line of land so conveyed to Dan and Amy Donaldson, a distance of 114.11 feet to a 5/8 inch iron pin found (I.D. Babcock) at the Northwesterly corner of land conveyed to John D. See

(PPN 12-055200) by deed recorded in Volume 1929, Page 1408 of Geauga County Deed Records;

- COURSE VI Thence South 6° 27' 39" East, along the Westerly line of land so conveyed to John D. See, a distance of 209.88 feet to a 5/8 inch iron pin set;
- COURSE VII Thence South 84° 56' 00" West a distance of 830.49 feet to a 5/8 inch iron pin set;
- COURSE VIII Thence South 70° 21' 56" West a distance of 840.77 feet to a 5/8 inch iron pin set on the Easterly line of land conveyed to Robert J. and Kathleen N. Brown (PPN 12-082262) by deed recorded in Volume 877, Page 61 of Geauga County Deed Records, said pin also being on said Easterly line of Lot No. 3, Section 11;
- COURSE IX Thence North 0° 18' 24" West, along said Easterly line of land conveyed to Robert J. and Kathleen N. Brown, also being said Easterly line of Lot No. 3, Section 11, a distance of 30.21 feet to a 5/8 inch iron pin found at an angle point at the Southeasterly corner of land conveyed to Mark A. and Sharon E. Ricci (PPN 12-046200) by deed recorded in Volume 981, Page 652 of Geauga County Deed Records;
- COURSE X Thence North 0° 52' 30" West, along the Easterly line of land so conveyed to Mark A. and Sharon E. Ricci, also being said Easterly line of Lot No. 3, Section 11, a distance of 338.78 feet to a 5/8 inch iron pin found (I.D. LDC) at the Southwesterly corner of land conveyed to Robert Schneider (PPN 12-095212) by deed recorded in Volume 1904, Page 2164 of Geauga County Deed Records;
- COURSE XI Thence North 86° 24' 16" East, along the Southerly line of land so conveyed to Robert Schneider, a distance of 245.74 feet to a 5/8 inch iron pin found (I.D. LDC) at the Southeasterly corner thereof;
- COURSE XII Thence North 0° 33' 50" West, along the Easterly line of land so conveyed to Robert Schneider and passing through a 5/8 inch iron pin set at 872.24 feet, a total distance of 902.24 feet to a point in said centerline of Ensign Road;
- COURSE XIII Thence North 88° 34' 07" East, along said centerline of Ensign Road, a distance of 53.94 feet to the Place of Beginning and containing 11.4277 acres of land (11.2556 acres excluding the area within the right-of-way of said Ensign Road) as surveyed, calculated and described, on August 10, 2012 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.



DATE

[Handwritten Signature]

RUDY E. SCHWARTZ, P.S. 7193

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

PAK 8/30/12

OFFICE OF THE
GEAUGA COUNTY ENGINEER

LEGAL DESCRIPTION
OF A
22.2288 ACRE PARCEL
FOR
OLD STATE ROAD PROPERTY LLC.

Situated in the Township of Claridon, County of Geauga, and State of Ohio and known as being a part Original Lot No. 3, Section 10 in the East Survey, in said Township, and further being known as being part of a parcel of land conveyed to Old State Road Property LLC. (PPN 12-095193) by deed recorded in Volume 1812, Page 281 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a monument box with a 1 inch iron pin found at an angle point in the centerline of Ensign Road, 60 feet wide, said monument lying South 89° 26' 10" West, along said centerline of Ensign Road, a distance of 1633.56 feet from its intersection with the centerline of Old State Road (S.R. 608) width varies, said monument also lying North 88° 34' 07" East, along said centerline, a distance of 319.12 feet from a point on the Easterly line of Lot No. 3, Section 11, (witness a 3/4 inch iron pipe found North 2° 00' 10" West a distance of 29.96 feet from a 3/4 inch iron pipe found on the Southerly right-of-way of said Ensign Road);

Thence North 89° 26' 10" East, along said centerline of Ensign Road, a distance of 196.07 feet to a point at the Northwesterly corner of land conveyed to Michael A. and Nadine B. Iadimarco (PPN 12-095203) by deed recorded in Volume 1837, Page 3091 of Geauga County Deed Records;

Thence South 0° 33' 50" East, passing through a 5/8 inch iron pin found (I.D. LDC) at 29.79 feet, a total distance of 903.06 feet to a 5/8 inch iron pin found (I.D. LDC) at the Southwesterly corner thereof;

Thence North 89° 26' 10" East, along the Southerly line of land so conveyed to Michael A. and Nadine B. Iadimarco, and along the Southerly line of land conveyed to Leonard R. and Susan K. Smith Trustees (PPN 12-095202) by deed recorded in Volume 1836, Page 2957 of Geauga County Deed Records, and along the Southerly line of land conveyed to Old State Road Property LLC. (PPN 12-095213) by deed recorded in Volume 1869, Page 263 of Geauga County Deed Records, and along the Southerly line of land conveyed to Old State Road Property LLC. (PPN 12-095214) by deed recorded in Volume 1869, Page 263 of Geauga County Deed Records, a distance of 1000.00 feet to a 5/8 inch iron pin found (I.D. LDC) at the Southeasterly corner thereof;

Thence North 0° 33' 50" West, along the Easterly line of land so conveyed to Old State Road Property LLC., a distance of 127.85 feet to a 5/8 inch iron pin found (I.D. LDC) at the Southwesterly corner of land conveyed to Dan and Amy Donaldson (PPN 12-095211) by deed recorded in Volume 1898, Page 1708 of Geauga County Deed Records;

Thence North 69° 32' 00" East, along the Southerly line of land so conveyed to Dan and Amy Donaldson, a distance of 114.11 feet to a 5/8 inch iron pin found (I.D. Babcock) at the Northwesterly corner of land conveyed to John D. See (PPN 12-055200) by deed recorded in Volume 1929, Page 1408 of Geauga County Deed Records;

Thence South 6° 27' 39" East, along the Westerly line of land so conveyed to John D. See, a distance of 209.88 feet to a 5/8 inch iron pin set and the Principal Place of Beginning of the premises herein intended to be described;

- COURSE I Thence South 6° 27' 39" East, along said Westerly line of land so conveyed to John D. See, a distance of 451.68 feet to a 5/8 inch iron pin found (I.D. Babcock) at a Northwesterly corner of land conveyed to Eugene Soltis (PPN 12-067750) by deed recorded in Volume 1852, Page 1063 of Geauga County Deed Records;
- COURSE II Thence South 0° 04' 32" West, along a Westerly line of land so conveyed to Eugene Slotis, a distance of 259.10 feet to a 5/8 inch iron pin found (I.D. Babcock) at an interior corner thereof;
- COURSE III Thence North 89° 55' 28" West, along a Northerly line of land so conveyed to Eugene Slotis a distance of 1667.74 feet to a point at the Southeasterly corner of said Lot No. 3, Section 11, also being the Northwesterly corner of Lot 1, Section 15 (witness a 5/8 inch iron pin found 1.72 feet west);
- COURSE IV Thence North 0° 18' 24" West, along said Easterly line of Lot No. 3, Section 11, and along the Easterly line of land conveyed to Robert J. and Kathleen N. Brown (PPN 12-082262) by deed recorded in Volume 877, Page 61 of Geauga County Deed Records, a distance of 349.86 feet to a 5/8 inch iron pin set;
- COURSE V Thence North 70° 21' 56" East a distance of 840.77 feet to a 5/8 inch iron pin set;
- COURSE VI Thence North 84° 56' 00" East a distance of 830.49 feet to the Principal Place of Beginning and containing 22.2288 acres of land as surveyed, calculated and described, on August 10, 2012 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.

RECEIVED
AUG 13 2012
SURVEYING DIVISION



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

PAK 8/20/12
OFFICE OF THE
GEAUGA COUNTY ENGINEER

8.13.12
DATE

[Signature]
RUDY E. SCHWARTZ, P.S. 7193