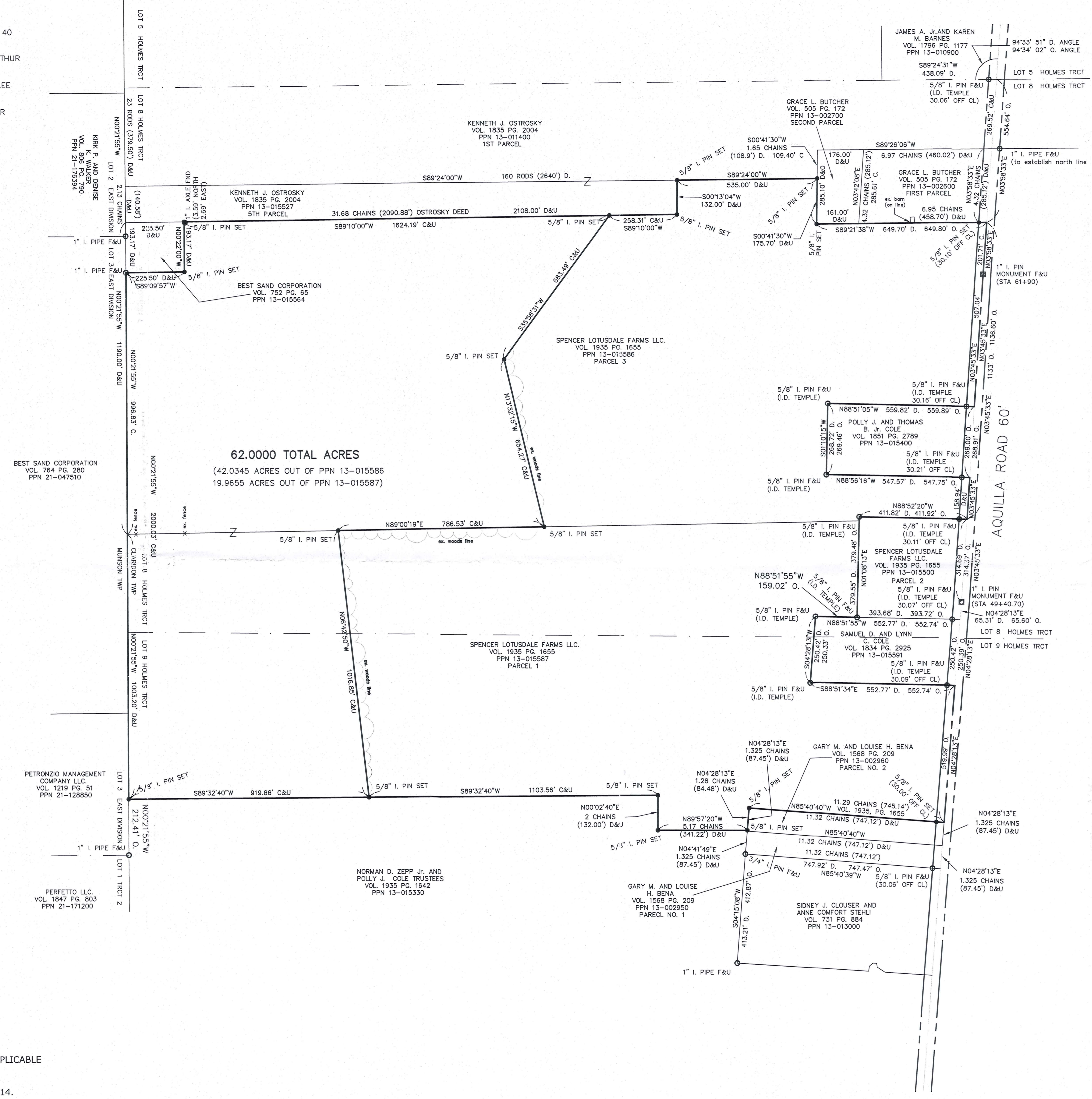


REFERENCES USED:

- DEEDS OF RECORD.
- AQUILLA RD ROAD FIELD BOOK RECORDS BOOK 40 PGS. 64-68, BOOK 29, 2-12.
- MAP OF SURVEY FOR THE ZEPP ESTATE BY ARTHUR TEMPLE 11/7/03.
- MAP OF SURVEY FOR CONNIE WILCOX AND KELLE ANN TRENTA BY ARTHUR TEMPLE 7/9/97.
- MAP OF SURVEY FOR NORMAN ZEPP BY ARTHUR TEMPLE 9/18/07.

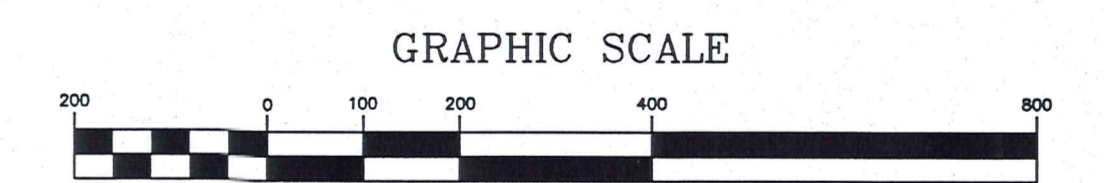


PLAT OF SURVEY AND LOT SPLIT
For
SPENCER-LOTUSDALE FARM, LLC.
 SITUATED IN THE TOWNSHIP OF CLARIDON, COUNTY OF GAUGA
 AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF
 ORIGINAL LOT NUMBERS 8 AND 9, HOLMES TRACT, CLARIDON
 TOWNSHIP.

PREPARED FOR:
 SPENCER-LOTUSDALE FARM LLC.
 12068 AQUILLA RD
 CHARDON, OH 44024

LEGEND

- 5/8" x 30" Iron Pin Set (I.D. SCHWARTZ)
- Iron Pin
- Iron Pipe
- Monument
- Fence post
- Mag Nail Set
- Found
- Deed
- Record
- Measured
- Observed
- Calculated
- Used
- Deed Record
- Official Record
- Centerline
- Edge of Pavement
- Plat record information



FEBRUARY 18, 2014
 REVISED FEBRUARY 24, 2014

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 MERIDAN 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 _____
 STATE OF OHIO
 RUDY E. SCHWARTZ
 7193
 REGISTERED PROFESSIONAL SURVEYOR

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

THIS DIVISION OF LAND COMPLIES WITH THE APPLICABLE CLARIDON TOWNSHIP ZONING RESOLUTION.
 THIS _____ DAY OF _____, 2014.
 BY _____
 CLARIDON TOWNSHIP ZONING INSPECTOR

LEGAL DESCRIPTION
OF A
62.0000 ACRE PARCEL
FOR
SPENCER-LOTUSDALE FARM LLC.

Situated in the Township of Claridon, County of Geauga, and State of Ohio and known as being a part of Original Lot Nos. 8 and 9, Holmes Tract, and further being known as being part of parcel No. 1 of lands conveyed to Spencer-Lotusdale Farm LLC. (PPN 13-015587) by deed recorded in Volume 1935, Page 1655 of Geauga County Deed Records, and also being part of parcel No. 3 of lands conveyed to Spencer-Lotusdale Farm LLC. (PPN 13-015586) by deed recorded in Volume 1935, Page 1655 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Aquilla Road, 60 feet wide, at the Southeasterly corner of the first parcel lands conveyed to Grace L. Butcher (PPN 13-002600) by deed recorded in Volume 505, Page 172 of Geauga County Deed Records, said point lying South $3^{\circ} 58' 33''$ West along said centerline of Aquilla Road, a distance of 554.64 feet from a point at the Southeasterly corner of land conveyed to James A. Jr. and Karen M. Barnes (PPN 13-010900) by deed recorded in Volume 1796, Page 1177 of Geauga County Deed Records, (said Southeasterly corner also being on the shared line between Lot 5, Holmes Tract and Lot 8, Holmes Tract), which is lying North $89^{\circ} 24' 31''$ East along said shared line between Lot 5, Holmes Tract and Lot 8, Holmes Tract, a distance of 30.06 feet from a $5/8$ inch iron pin found (I.D. Temple), said point of beginning also lying North $3^{\circ} 58' 33''$ East along said centerline a distance of 201.71 feet from a monument box with a 1 inch iron pin found (station 61+90) per Geauga County Road Records of Aquilla Road, Book 40, Pages 64-68, and Book 29, Pages 2-12;

Thence South $89^{\circ} 21' 38''$ West, along the Southerly line of the first parcel lands so conveyed to Grace L. Butcher (PPN 13-002600), and along the second parcel of lands conveyed to Grace L. Butcher (PPN 13-002700) by deed recorded in Volume 505, Page 172 of Geauga County Deed Records, and passing through a $5/8$ inch iron pin set at 30.10 feet, a total distance of 649.80 to $5/8$ inch iron pin set at the Southwesterly corner thereof:

Thence North $0^{\circ} 41' 30''$ East, along the Westerly line of said second parcel of lands conveyed to Grace L. Butcher, a distance of 175.70 feet to a $5/8$ inch iron pin set at a Southeasterly corner of the first parcel of lands conveyed to Kenneth J. Ostrosky (PPN 13-011400) by deed recorded in Volume 1835, Page 2004 of Geauga County Deed Records;

Thence South $89^{\circ} 24' 00''$ West, along a Southerly line of said first parcel of lands conveyed to Kenneth J. Ostrosky, a distance of 535.00 feet to a $5/8$ inch iron pin set at the Northeasterly corner of the fifth parcel of land so conveyed to Kenneth J. Ostrosky (PPN 13-015527) by deed recorded in Volume 1835, Page 2004 of Geauga County Deed Records;

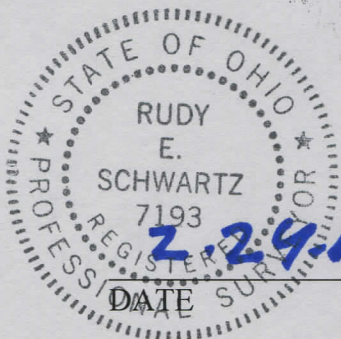
Thence South $0^{\circ} 13' 04''$ West, along the Easterly line of said fifth parcel of lands so conveyed to Kenneth J. Ostrosky, a distance of 132.00 feet to a $5/8$ inch iron pin set at the Southeasterly corner thereof;

Thence South $89^{\circ} 10' 00''$ West, along the Southerly line of said fifth parcel of lands so conveyed to Kenneth J. Ostrosky, a distance of 258.31 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 $35^{\circ} 58' 31''$ West, (creating a new line), a distance of 683.49 feet to a $5/8$ inch iron pin set;

- COURSE II Thence South 13° 32' 15" East, (creating a new line), a distance of 654.27 feet to a 5/8 inch iron pin set on the Northerly line of said parcel No. 1 of lands so conveyed to Spencer-Lotusdale Farm LLC. (PPN 13-015587);
- COURSE III Thence South 89° 00' 19" West, along said the Northerly line of said parcel No. 1 of lands so conveyed to Spencer-Lotusdale Farm LLC. (PPN 13-015587), a distance of 786.53 feet to a 5/8 inch iron pin set;
- COURSE IV Thence South 6° 42' 50" East, (creating a new line), a distance of 1016.85 feet to a 5/8 inch iron pin set on the Northerly line of land conveyed to Norman D. Zepp Jr. and Polly J. Cole Trustees (PPN 13-015330) by deed recorded in Volume 1935, Page 1642 of Geauga County Deed Records;
- COURSE V Thence South 89° 32' 40" West, along said Northerly line of land so conveyed to Norman D. Zepp Jr. and Polly J. Cole Trustees, a distance of 919.66 feet to a 5/8 inch iron pin set on the Easterly line of land conveyed to Petronzio Management Company LLC. (PPN 21-128850) by deed recorded in Volume 1219, Page 51 of Geauga County Deed Records, said pin also being on the shared line between Lot 9, Holmes Tract and Lot 3, East Division, also being the shared line between Claridon Township and Munson Township;
- COURSE VI Thence North 0° 21' 55" West, along said Easterly line of land conveyed to Petronzio Management Company LLC. , and along the Easterly line of land conveyed to Best Sand Corporation (PPN 21-047510) by deed recorded in Volume 764, Page 280 of Geauga County Deed Records, also being said shared line between Lot 9, Holmes Tract and Lot 3, East Division, and also being the shared line between Claridon Township and Munson Township and along the shared line between Lot 8, Holmes Tract and said Lot 3, East Division, a distance of 2000.03 feet to a 1 inch iron pipe found at the Southwesterly corner of land conveyed to Best Sand Corporation (PPN 13-015564) by deed recorded in Volume 752, Page 65 of Geauga County Deed Records;
- COURSE VII Thence North 89° 09' 57" East, along said Southerly line of land so conveyed to Best Sand Corporation, a distance of 225.50 feet to a 5/8 inch iron pin set at the Southeasterly corner thereof;
- COURSE VIII Thence North 0° 22' 00" West, along the Easterly line of land so conveyed to Best Sand Corporation, a distance of 193.17 feet to a 5/8 inch iron pin set at the Northeasterly corner thereof (witness a 1 inch iron axle found 3.59' North, and 2.69' East), said pin also being on said Southerly line of said fifth parcel of lands conveyed to Kenneth J. Ostrosky;
- COURSE IX Thence North 89° 10' 00" East, along said Southerly line of land so conveyed to Kenneth J. Ostrosky, a distance of 1624.19 feet to the Principal Place of Beginning and containing 62.0000 acres of land (42.0345 acres out of PPN 13-015586, and 19.9655 acres out of PPN 13-015587) as surveyed, calculated and described on February 19, 2014 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.



[Handwritten Signature]

RUDY E. SCHWARTZ, P.S. 7193

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

[Handwritten Signature] 02 2414

**GEAUGA COUNTY AUDITOR
TAX MAP DEPT.** *[Handwritten Signature]*