

LOT SPLIT PLAT

FOR PROPERTY OWNED BY:
GRANDVIEW REAL ESTATE HOLDINGS, LLC

SITUATED IN THE TOWNSHIPS OF BURTON, CLARIDON AND HUNTSBURG, COUNTY OF GEauga AND STATE OF OHIO,
AND BEING PART OF ORIGINAL LOT NO. 10 BURTON TOWNSHIP, ORIGINAL LOT NO. 3, SECTION 15 CLARIDON TOWNSHIP
AND ORIGINAL LOT NO. 1 HUNTSBURG TOWNSHIP.

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	245.35	3000.00	4°41'09"	245.28	S42°39'31"E
C2	77.82	2000.00	2°13'46"	77.83	S46°06'58"E
C3	199.84	800.00	14°18'45"	199.32	S54°23'13"E
C4	230.87	3000.00	4°24'33"	230.81	N59°20'19"W
C5	381.55	905.37	24°08'46"	378.73	S00°25'23"E
C6	402.29	1005.37	22°55'36"	399.62	S00°11'12"W
C7	109.30	1223.57	5°07'05"	109.26	N08°58'58"E

BURTON TOWNSHIP ZONING APPROVAL:

THIS DIVISION OF LAND COMPLIES WITH THE APPLICABLE BURTON TOWNSHIP ZONING RESOLUTION. THIS _____ DAY OF _____ 2016.

BURTON TOWNSHIP ZONING INSPECTOR

CLARIDON TOWNSHIP ZONING APPROVAL:

THIS DIVISION OF LAND COMPLIES WITH THE APPLICABLE CLARIDON TOWNSHIP ZONING RESOLUTION. THIS _____ DAY OF _____ 2016.

CLARIDON TOWNSHIP ZONING INSPECTOR

HUNTSBURG TOWNSHIP ZONING APPROVAL:

THIS DIVISION OF LAND COMPLIES WITH THE APPLICABLE HUNTSBURG TOWNSHIP ZONING RESOLUTION. THIS _____ DAY OF _____ 2016.

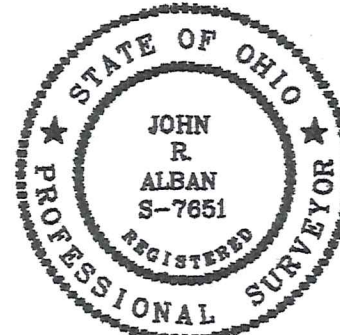
HUNTSBURG TOWNSHIP ZONING INSPECTOR

SURVEYOR'S NOTE:

THE BOUNDARY SURVEY IS BASED UPON PLAT OF SURVEY FOR GRANDVIEW INVESTMENTS LLC BY SCHWARTZ LAND SURVEYING, INC. DATED 12-17-10.

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND HAVE PREPARED THIS PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. DIMENSIONS SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF.

JOHN R. ALBAN P.S. 7651 7/1/16



LEGEND

- - 5/8" IRON PIN FOUND
- - MONUMENT
- - 5/8" IRON PIN SET X 30" W/ CAP MARKED "J. ALBAN 7651"
- ▲ - PK NAIL FOUND

NOTE:

NET AVERAGE SHOWN ARE CALCULATED EXCLUDING AREA IN RIGHT OF WAYS

SURVEY REFERENCES:

GCE OLD STATE ROAD (SR 608) - RECORD VOLUME F, PAGE 66-71

SR 608 OLD STATE ROAD 1926 PLANS - CLA-HUN TWP LINE TO CH-014 BURTON-WINDSOR ROAD

SR 608 OLD STATE ROAD 1924 PLANS - U.S. 322 MAYFIELD ROAD TO CLA-HUN TWP LINE

TR 0117-A-DURKEE ROAD 2015 MONUMENTS MAP REV 2015-09-08

SURVEY FOR THE CITY OF AKRON BY EGD DATED 1990-91

RIGHT OF WAY AND TRACK MAP OF B. & O. RAILROAD COMPANY DATED 6-30-18

SURVEY FOR GRANDVIEW INVESTMENTS LLC BY SCHWARTZ LAND SURVEYING, INC. DATED 12-17-10.

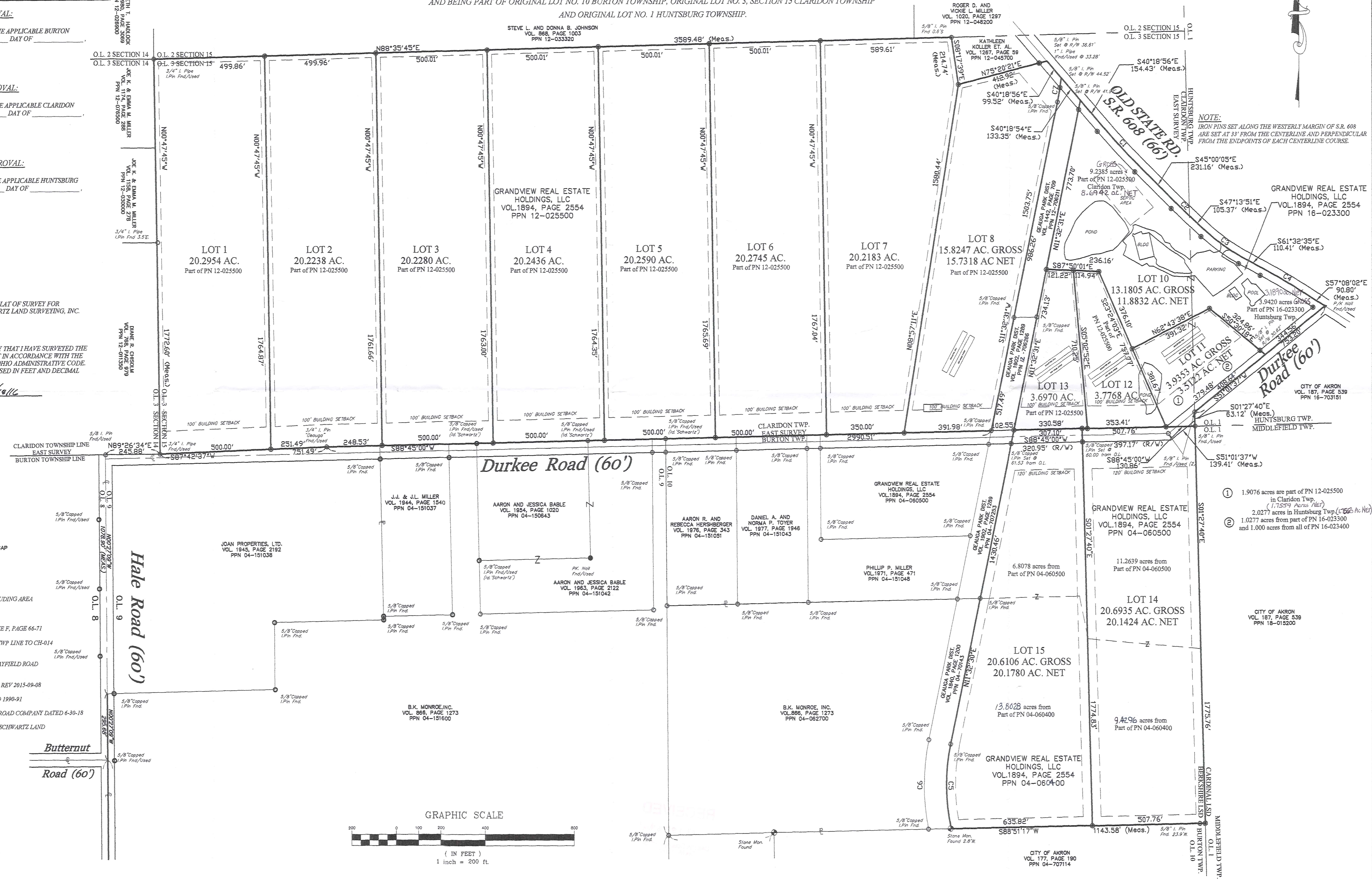
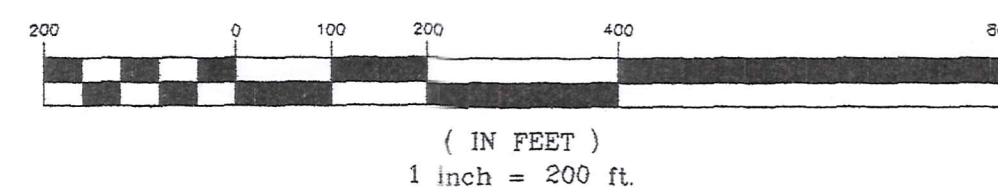
SURVEY PLAT & LEGAL DESCRIPTION APPROVED PER R.C. 315.251

GEAUGA COUNTY AUDITOR TAX MAP DEPT.

PREPARED BY:

ALBAN SURVEYING CO.
Engineers and Surveyors
38052 Euclid Avenue, Suite 200
Willoughby, Ohio 44094
Phone: 440-946-0752

GRAPHIC SCALE



NOTE:
IRON PINS SET ALONG THE WESTERLY MARGIN OF S.R. 608 ARE SET AT 33' FROM THE CENTERLINE AND PERPENDICULAR FROM THE ENDPOINTS OF EACH CENTERLINE COURSE.

- ① 1.9076 acres are part of PN 12-025500 in Claridon Twp. (1,759.9 Acres Net)
- ② 2.0277 acres in Huntsburg Twp (1,266 Ac Net)
- ③ 1.0277 acres from part of PN 16-023300 and 1.000 acres from all of PN 16-023400

CEA00237
CLA00237

Grandview Real Estate Holdings, LLC (16-072)
Picked up 07/26/16

VOL. 2020 pg 2327
PN# 12-095241

LEGAL DESCRIPTION FOR: LOT 1 – 20.2954 ACRE PARCEL

Situated in the Township of Claridon, County of Geauga and State of Ohio:
Known as being part of Original Lot No. 3, in Section No.15, in the East Survey, in said Township,
bounded and described as follows:

Beginning at a 5/8" iron pin found at the intersection of the centerline of Hale Road (60') and the northerly line of Durkee Road (60'), said line also being the southerly line of Claridon Township; THENCE, N 89°26'34" E, along the said line, a distance of 245.88 feet to 3/4" iron pipe found on the south line of the East Survey, at the southwesterly corner of Original Lot 3 in Section 15, said point being located at the southeast corner of lands conveyed to Diane R. Chisolm (PN 12-011350), as recorded in volume 768, page 979 of G.C.R., and also being the Principal Place of Beginning;

THENCE, N 00°47'45" W, along the easterly line of lands conveyed to said Diane R. Chisolm, Joe K. and Emma M. Miller (PN's 12-030000 & 12-076500), as recorded in volume 1155, page 278 and volume 1174, page 288 of G.C.R., said line also being the westerly line of Claridon Township Original Lot No.3, Section 15, a distance of 1772.60 feet to a 3/4" iron pipe found in the southwest corner of lands conveyed to Steve L. and Donna B. Johnson (PN 12-033320), as recorded in volume 868, page 1003 of G.C.R., said point also being the northwesterly corner of Original Lot No. 3 in Section No.15;

THENCE, N 88°35'45" E, along the northerly line of said Original Lot No. 3, also the southerly line of said Johnson property, a distance of 499.86 feet to a capped 5/8" iron pin set;

THENCE, S 00°47'45" E, creating a new line, a distance of 1764.87 feet to a capped 5/8" iron pin set on the northerly line of said Durkee Road, said point being located on the northerly line of Burton Township and said southerly line of Original Lot 3, and Section 15, and the East Survey;

THENCE, S 87°42'37" W, along the northerly line of said Durkee Road, said southerly line of Claridon Township, said Original Lot 3 and Section 15 and East Survey, a distance of 500.00 feet to the Principal Place of Beginning and containing 20.2954 acres of land, based on a survey conducted in June of 2016 by John R. Alban, Ohio Professional Surveyor 7651.

Bearings are based upon an assumed meridian and are to be used for reference only.

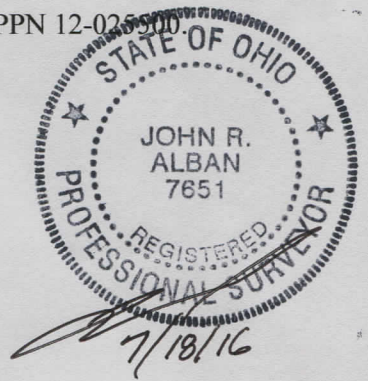
All pins set are 5/8" X 30" rebar with yellow cap marked "J. Alban 7651."

Prior deed reference: volume 1894, page 2554 of Geauga County Records.

The intent of this survey is to create a 20.2954 acre parcel of land (Lot 1) from PPN 12-025900

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

John R. Alban 07/20/16
**GEAUGA COUNTY AUDITOR
TAX MAP DEPT.** *RI*



LEGAL DESCRIPTION FOR: LOT 2 – 20.2238 ACRE PARCEL

Situated in the Township of Claridon, County of Geauga and State of Ohio:
Known as being part of Original Lot No. 3, in Section No.15, in the East Survey, in said Township,
bounded and described as follows:

Beginning at a 5/8" iron pin found at the intersection of the centerline of Hale Road (60') and the northerly line of Durkee Road (60'), said line also being the southerly line of Claridon Township; THENCE, N 89°26'34" E, along the said line, a distance of 245.88 feet to 3/4" iron pipe found on the south line of the East Survey, at the southwesterly corner of Original Lot 3 in Section 15, said point being located at the southeast corner of lands conveyed to Diane R. Chisolm (PN 12-011350), as recorded in volume 768, page 979 of G.C.R.; Thence, continuing along the northerly line of Durkee Road, and the southerly line of Original Lot 3, and Section 15, and the East Survey, N 87°42'37" E, a distance of 500.00 feet to a capped 5/8" iron pin set and the Principal Place of Beginning;

THENCE, N 00°47'45" W, a distance of 1764.87 feet to a capped 5/8" iron pin set on the southerly line of lands conveyed to Steve L. and Donna B. Johnson (PN 12-033320), as recorded in volume 868, page 1003 of G.C.R., said pin set on the northerly line of Original Lot 3;

THENCE, N 88°35'45" E, along the southerly line of said Johnson lands, and the northerly line of said Original Lot 3, a distance of 499.96 feet to a capped 5/8" iron pin set;

THENCE, S 00°47'45" E, creating a new line, a distance of 1761.66 feet to a capped 5/8" iron pin set on the northerly line of said Durkee Road, said point being located on the northerly line of Burton Township, and said southerly line of Original Lot 3, and Section 15, and the East Survey;

THENCE, S 88°45'00" W, along the northerly line of said Durkee Road, and said southerly line of Original Lot 3, and Section 15, and the East Survey, a distance of 248.53 feet to a 3/4" iron pin found "Gauga" at an angle point therein;

THENCE, S 87°42'37" W, continuing along said northerly line, a distance of 251.49 feet to the Principal Place of Beginning and containing 20.2238 acres of land, based on a survey conducted in June of 2016 by John R. Alban, Ohio Professional Surveyor 7651.

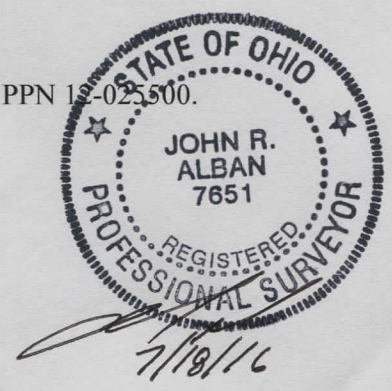
Bearings are based upon an assumed meridian and are to be used for reference only.

All pins set are 5/8" X 30" rebar with yellow cap marked "J. Alban 7651."

Prior deed reference: volume 1894, page 2554 of Geauga County Records.

The intent of this survey is to create a 20.2238 acre parcel of land (Lot 2) from PPN 12-025500.

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
MWS 07/20/16
GEAUGA COUNTY AUDITOR
TAX MAP DEPT. *R1*



LEGAL DESCRIPTION FOR: LOT 3 – 20.2280 ACRE PARCEL

Situated in the Township of Claridon, County of Geauga and State of Ohio:
Known as being part of Original Lot No. 3, in Section No.15, in the East Survey, in said Township,
bounded and described as follows:

Beginning at a 5/8" iron pin found at the intersection of the centerline of Hale Road (60') and the northerly line of Durkee Road (60'), said line also being the southerly line of Claridon Township; THENCE, N 89°26'34" E, along the said line, a distance of 245.88 feet to 3/4" iron pipe found on the south line of the East Survey, at the southwesterly corner of Original Lot 3 in Section 15, said point being located at the southeast corner of lands conveyed to Diane R. Chisolm (PN 12-011350), as recorded in volume 768, page 979 of G.C.R.; Thence, continuing along the northerly line of Durkee Road, and the southerly line of Original Lot 3, and Section 15, and the East Survey, N 87°42'37" E, a distance of 751.49 to a 3/4" iron pin found (Gauga) at an angle point therein; THENCE, N 88°45'00" E, continuing along the northerly line of Durkee Road, and the southerly line of Original Lot 3, and Section 15, and the East Survey, a distance of 248.53 feet to a capped 5/8" iron pin set and the Principal Place of Beginning;

THENCE, N 00°47'45" W, a distance of 1761.66 feet to a capped 5/8" iron pin set on the southerly line of lands conveyed to Steve L. and Donna B. Johnson (PN 12-033320), as recorded in volume 868, page 1003 of G.C.R., said pin set on the northerly line of Original Lot 3;

THENCE, N 88°35'45" E, along the southerly line of said Johnson lands, and the northerly line of said Original Lot 3, a distance of 500.01 feet to a capped 5/8" iron pin set;

THENCE, S 00°47'45" E, creating a new line, a distance of 1763.00 feet to a capped 5/8" iron pin set on the northerly line of said Durkee Road, said point being located on the northerly line of Burton Township, and said southerly line of Original Lot 3, and Section 15, and the East Survey;

THENCE, S 88°45'00" W, along the northerly line of said Durkee Road, and said southerly line of Original Lot 3, and Section 15, and the East Survey, a distance of 500.00 feet to the Principal Place of Beginning and containing 20.2280 acres of land, based on a survey conducted in June of 2016 by John R. Alban, Ohio Professional Surveyor 7651.

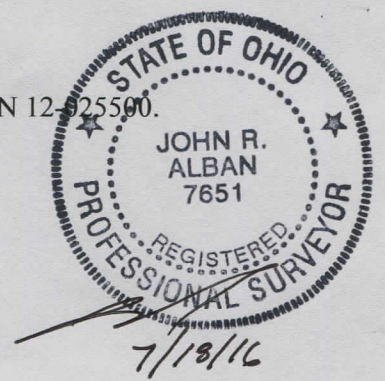
Bearings are based upon an assumed meridian and are to be used for reference only.

All pins set are 5/8" X 30" rebar with yellow cap marked "J. Alban 7651."

Prior deed reference: volume 1894, page 2554 of Geauga County Records.

The intent of this survey is to create a 20.2280 acre parcel of land (Lot 3) from PPN 12-025590.

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
[Signature] 07/20/16
GEAUGA COUNTY AUDITOR RI
TAX MAP DEPT.



LEGAL DESCRIPTION FOR: LOT 4 – 20.2436 ACRE PARCEL

Situated in the Township of Claridon, County of Geauga and State of Ohio:
Known as being part of Original Lot No. 3, in Section No.15, in the East Survey, in said Township,
bounded and described as follows:

Beginning at a 5/8" iron pin found at the intersection of the centerline of Hale Road (60') and the northerly line of Durkee Road (60'), said line also being the southerly line of Claridon Township; THENCE, N 89°26'34" E, along the said line, a distance of 245.88 feet to 3/4" iron pipe found on the south line of the East Survey, at the southwesterly corner of Original Lot 3 in Section 15, said point being located at the southeast corner of lands conveyed to Diane R. Chisolm (PN 12-011350), as recorded in volume 768, page 979 of G.C.R.; Thence, continuing along the northerly line of Durkee Road, and the southerly line of Original Lot 3, and Section 15, and the East Survey, N 87°42'37" E, a distance of 751.49 to a 3/4" iron pin found (Gauga) at an angle point therein; THENCE, N 88°45'00" E, continuing along the northerly line of Durkee Road, and the southerly line of Original Lot 3, and Section 15, and the East Survey, a distance of 748.53 feet to a capped 5/8" iron pin set and the Principal Place of Beginning;

THENCE, N 00°47'45" W, a distance of 1763.00 feet to a capped 5/8" iron pin set on the southerly line of lands conveyed to Steve L. and Donna B. Johnson (PN 12-033320), as recorded in volume 868, page 1003 of G.C.R., said pin set on the northerly line of Original Lot 3;

THENCE, N 88°35'45" E, along the southerly line of said Johnson lands, and the northerly line of said Original Lot 3, a distance of 500.01 feet to a capped 5/8" iron pin set;

THENCE, S 00°47'45" E, creating a new line, a distance of 1764.35 feet to a capped 5/8" iron pin set on the northerly line of said Durkee Road, said point being located on the northerly line of Burton Township, and said southerly line of Original Lot 3, and Section 15, and the East Survey;

THENCE, S 88°45'00" W, along the northerly line of said Durkee Road, and said southerly line of Original Lot 3, and Section 15, and the East Survey, a distance of 500.00 feet to the Principal Place of Beginning and containing 20.2436 acres of land, based on a survey conducted in June of 2016 by John R. Alban, Ohio Professional Surveyor 7651.

Bearings are based upon an assumed meridian and are to be used for reference only.

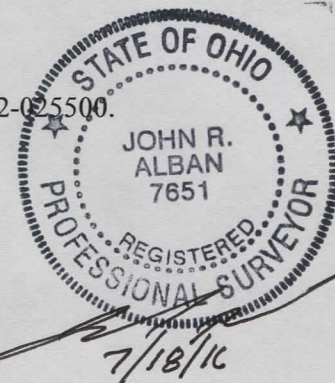
All pins set are 5/8" X 30" rebar with yellow cap marked "J. Alban 7651."

Prior deed reference: volume 1894, page 2554 of Geauga County Records.

The intent of this survey is to create a 20.2436 acre parcel of land (Lot 4) from PPN 12-025500.

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

MWB 07/20/16
GEAUGA COUNTY AUDITOR
TAX MAP DEPT. *R1*



LEGAL DESCRIPTION FOR: LOT 5 – 20.2590 ACRE PARCEL

Situated in the Township of Claridon, County of Geauga and State of Ohio:
Known as being part of Original Lot No. 3, in Section No.15, in the East Survey, in said Township,
bounded and described as follows:

Beginning at a 5/8" iron pin found at the intersection of the centerline of Hale Road (60') and the northerly line of Durkee Road (60'), said line also being the southerly line of Claridon Township; THENCE, N 89°26'34" E, along the said line, a distance of 245.88 feet to 3/4" iron pipe found on the south line of the East Survey, at the southwesterly corner of Original Lot 3 in Section 15, said point being located at the southeast corner of lands conveyed to Diane R. Chisolm (PN 12-011350), as recorded in volume 768, page 979 of G.C.R.; Thence, continuing along the northerly line of Durkee Road, and the southerly line of Original Lot 3, and Section 15, and the East Survey, N 87°42'37" E, a distance of 751.49 to a 3/4" iron pin found (Gauga) at an angle point therein; THENCE, N 88°45'00" E, continuing along the northerly line of Durkee Road, and the southerly line of Original Lot 3, and Section 15, and the East Survey, a distance of 1248.53 feet to a capped 5/8" iron pin set and the Principal Place of Beginning;

THENCE, N 00°47'45" W, a distance of 1764.35 feet to a capped 5/8" iron pin set on the southerly line of lands conveyed to Steve L. and Donna B. Johnson (PN 12-033320), as recorded in volume 868, page 1003 of G.C.R., said pin set on the northerly line of Original Lot 3;

THENCE, N 88°35'45" E, along the southerly line of said Johnson lands, and the northerly line of said Original Lot 3, a distance of 500.01 feet to a capped 5/8" iron pin set;

THENCE, S 00°47'45" E, creating a new line, a distance of 1765.69 feet to a capped 5/8" iron pin set on the northerly line of said Durkee Road, said point being located on the northerly line of Burton Township, and said southerly line of Original Lot 3, and Section 15, and the East Survey;

THENCE, S 88°45'00" W, along the northerly line of said Durkee Road, and said southerly line of Original Lot 3, and Section 15, and the East Survey, a distance of 500.00 feet to the Principal Place of Beginning and containing 20.2590 acres of land, based on a survey conducted in June of 2016 by John R. Alban, Ohio Professional Surveyor 7651.

Bearings are based upon an assumed meridian and are to be used for reference only.

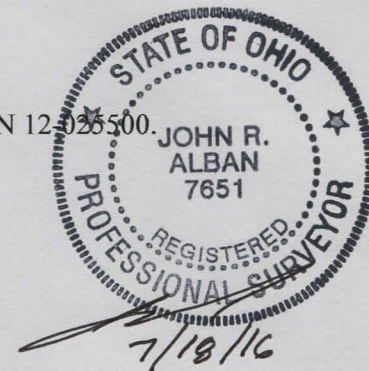
All pins set are 5/8" X 30" rebar with yellow cap marked "J. Alban 7651."

Prior deed reference: volume 1894, page 2554 of Geauga County Records.

The intent of this survey is to create a 20.2590 acre parcel of land (Lot 5) from PPN 12-025500.

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

[Signature] 07/20/16
**GEAUGA COUNTY AUDITOR
TAX MAP DEPT.** *R1*



LEGAL DESCRIPTION FOR: LOT 6 – 20.2745 ACRE PARCEL

Situated in the Township of Claridon, County of Geauga and State of Ohio:
Known as being part of Original Lot No. 3, in Section No.15, in the East Survey, in said Township,
bounded and described as follows:

Beginning at a 5/8" iron pin found at the intersection of the centerline of Hale Road (60') and the northerly line of Durkee Road (60'), said line also being the southerly line of Claridon Township; THENCE, N 89°26'34" E, along the said line, a distance of 245.88 feet to 3/4" iron pipe found on the south line of the East Survey, at the southwesterly corner of Original Lot 3 in Section 15, said point being located at the southeast corner of lands conveyed to Diane R. Chisolm (PN 12-011350), as recorded in volume 768, page 979 of G.C.R.; Thence, continuing along the northerly line of Durkee Road, and the southerly line of Original Lot 3, and Section 15, and the East Survey, N 87°42'37" E, a distance of 751.49 to a 3/4" iron pin found (Gauga) at an angle point therein; THENCE, N 88°45'00" E, continuing along the northerly line of Durkee Road, and the southerly line of Original Lot 3, and Section 15, and the East Survey, a distance of 1748.53 feet to a capped 5/8" iron pin set and the Principal Place of Beginning;

THENCE, N 00°47'45" W, a distance of 1765.69 feet to a capped 5/8" iron pin set on the southerly line of lands conveyed to Steve L. and Donna B. Johnson (PN 12-033320), as recorded in volume 868, page 1003 of G.C.R., said pin set on the northerly line of Original Lot 3;

THENCE, N 88°35'45" E, along the southerly line of said Johnson lands, and the northerly line of said Original Lot 3, a distance of 500.01 feet to a capped 5/8" iron pin set;

THENCE, S 00°47'45" E, creating a new line, a distance of 1767.04 feet to a capped 5/8" iron pin set on the northerly line of said Durkee Road, said point being located on the northerly line of Burton Township, and said southerly line of Original Lot 3, and Section 15, and the East Survey;

THENCE, S 88°45'00" W, along the northerly line of said Durkee Road, and said southerly line of Original Lot 3, and Section 15, and the East Survey, a distance of 500.00 feet to the Principal Place of Beginning and containing 20.2745 acres of land, based on a survey conducted in June of 2016 by John R. Alban, Ohio Professional Surveyor 7651.

Bearings are based upon an assumed meridian and are to be used for reference only.

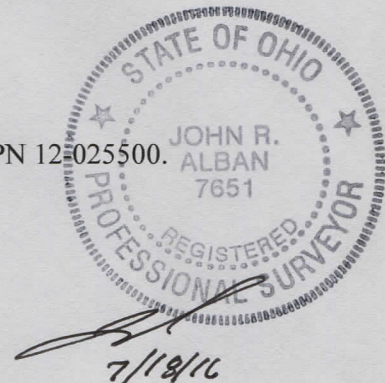
All pins set are 5/8" X 30" rebar with yellow cap marked "J. Alban 7651."

Prior deed reference: volume 1894, page 2554 of Geauga County Records.

The intent of this survey is to create a 20.2745 acre parcel of land (Lot 6) from PPN 12-025500.

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

[Signature] 07/29/16
**GEAUGA COUNTY AUDITOR
TAX MAP DEPT.** RI



LEGAL DESCRIPTION FOR: LOT 7 – 20.2183 ACRE PARCEL

Situated in the Township of Claridon, County of Geauga and State of Ohio: Known as being part of Original Lot No. 3, in Section No.15, in the East Survey, in said Township, bounded and described as follows:

Beginning at a 5/8" iron pin found at the intersection of the centerline of Hale Road (60') and the northerly line of Durkee Road (60'), said line also being the southerly line of Claridon Township; THENCE, N 89°26'34" E, along the said line, a distance of 245.88 feet to 3/4" iron pipe found on the south line of the East Survey, at the southwesterly corner of Original Lot 3 in Section 15, said point being located at the southeast corner of lands conveyed to Diane R. Chisolm (PN 12-011350), as recorded in volume 768, page 979 of G.C.R.; Thence, continuing along the northerly line of Durkee Road, and the southerly line of Original Lot 3, and Section 15, and the East Survey, N 87°42'37" E, a distance of 751.49 feet to a 3/4" iron pin found (Gauga) at an angle point therein; THENCE, N 88°45'00" E, continuing along the northerly line of Durkee Road, and the southerly line of Original Lot 3, and Section 15, and the East Survey, a distance of 2248.53 feet to a capped 5/8" iron pin set and the Principal Place of Beginning;

THENCE, N 00°47'45" W, a distance of 1767.04 feet to a capped 5/8" iron pin set on the southerly line of lands conveyed to Steve L. and Donna B. Johnson (PN 12-033320), as recorded in volume 868, page 1003 of G.C.R. said pin set on the northerly line of Original Lot 3;

THENCE, N 88°35'45" E, along the southerly line of said Johnson land and lands conveyed to Roger D. and Vickie L. Miller (PN 12-048200), as recorded in volume 1020, page 1297 of G.C.R. and along said O.L., a distance of 589.61 feet to a 5/8" iron pin found (0.6 feet south);

THENCE, S 08°17'39" E, along the west line of lands conveyed to Kathleen Koller, et.al.(PN 12-045700), as recorded in volume 1267, page 59 of G.C.R., a distance of 214.74 feet to the southwest corner of said Koller et.al. lands;

THENCE, S 08°57'11" W, creating a new line, a distance of 1580.44 feet to a capped 5/8" iron pin set on the northerly line of said Durkee Road, said point being located on the northerly line of Burton Township and said southerly line of said O.L., Section and East Survey;

THENCE, S 88°45'00" W, along the northerly line of said Durkee Road a distance of 350.00 feet to the Principal Place of Beginning and containing 20.2183 acres of land, based on a survey conducted in June of 2016 by John R. Alban, Ohio Professional Surveyor 7651.

Bearings are based upon an assumed meridian and are to be used for reference only.

All pins set are 5/8" X 30" rebar with yellow cap marked "J. Alban 7651."

Prior deed reference: volume 1894, page 2554 of Geauga County Records.

The intent of this survey is to create a 20.2183 acre parcel of land (Lot 7) from PPN 12-025500.

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

J. Alban 07/20/16

**GEAUGA COUNTY AUDITOR
TAX MAP DEPT.**



J. Alban 7/18/16

LEGAL DESCRIPTION FOR: LOT 8 – 15.8247 ACRE PARCEL

Situated in the Township of Claridon, County of Geauga and State of Ohio:
Known as being part of Original Lot No. 3, in Section No.15, in the East Survey, in said Township,
bounded and described as follows:

Beginning at a 5/8" iron pin found at the intersection of the centerline of Hale Road (60') and the northerly line of Durkee Road (60'), said line also being the southerly line of Claridon Township; THENCE, N 89°26'34" E, along the said line, a distance of 245.88 feet to 3/4" iron pipe found on the south line of the East Survey, at the southwesterly corner of Original Lot 3 in Section 15, said point being located at the southeast corner of lands conveyed to Diane R. Chisolm (PN 12-011350), as recorded in volume 768, page 979 of G.C.R.; Thence, continuing along the northerly line of Durkee Road, and the southerly line of Original Lot 3, and Section 15, and the East Survey, N 87°42'37" E, a distance of 751.49 to a 3/4" iron pin found (Gauga) at an angle point therein; THENCE, N 88°45'00" E, continuing along the northerly line of Durkee Road, and the southerly line of Original Lot 3, and Section 15, and the East Survey, a distance of 2598.53 feet to a capped 5/8" iron pin set and the Principal Place of Beginning;

THENCE, N 08°57'11" E, a distance of 1580.44 feet to a capped 5/8" iron pin set at the southwest corner of lands conveyed to Kathleen Koller et.al. (PN 12-045700), as recorded in volume 1267, page 59 of G.C.R.;

THENCE, N 75°20'21"E along lands conveyed to said Koller et.al., a distance of 412.92 feet to the centerline of Old State Road (S.R.608) (66'), passing through a 1" iron pipe found at 33.28 feet from centerline;

THENCE, S 40°18'56"E, along said centerline, a distance of 99.52 feet, to the northwest corner of lands conveyed to the Geauga Park District (PN 12-706211), as recorded in volume 1442, page 709 of G.C.R.;

THENCE, along the westerly line of said Park District property and along a curve deflecting to the right having a radius of 1223.57 feet, a central angle of 5°07'05", an arc of 109.30 and a chord which bears S 8°58'58"W, a chord distance of 109.26 feet to a 5/8" iron pin found (passing through a 5/8" iron pin set at 44.52 feet;

THENCE, S 11°32'31"W, along said Geauga Park District land, and additional lands conveyed to the Geauga Park District (PN 12-706266), as recorded in volume 1902, page 1289, a total distance of 1503.75 feet to a capped 5/8" iron pin set on the northerly line of said Durkee Road, said point being located on the northerly line of Burton Township and said southerly line of O.L. 3, Section 15, and the East Survey;

THENCE, S 88°45'00" W, along the northerly line of said Durkee Road and said Burton Township and the said southerly line of O.L. 3, Section 15, and East Survey, a distance of 391.98 feet to the Principal Place of Beginning and containing 15.8247 acres (gross) or (15.7318 acres exclusive of

right of way) of land, based on a survey conducted in June of 2016 by John R. Alban, Ohio Professional Surveyor 7651.

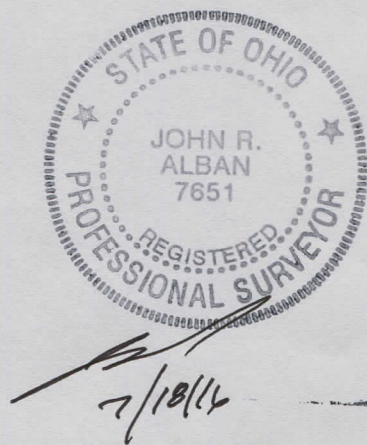
Bearings are based upon an assumed meridian and are to be used for reference only.

All pins set are 5/8" X 30" rebar with yellow cap marked "J. Alban 7651."

Prior deed reference: volume 1894, page 2554 of Geauga County Records.

The intent of this survey is to create a 15.8247 acre parcel of land (Lot 8) from PPN 12-025500.

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
MWB 07/20/16
GEAUGA COUNTY AUDITOR *RI*
TAX MAP DEPT.



RECEIVED
JUL 20 2016
COUNTY CLERK
GEAUGA COUNTY

LEGAL DESCRIPTION FOR: LOT 10 – 13.1805 ACRE PARCEL

Situated in the Township of Claridon and the Township of Huntsburg, County of Geauga and State of Ohio, and known known as being part of Original Lot No. 3, in Section No.15, in the East Survey, in Claridon Township and part of Original Lot No.1 in Huntsburg Township, bounded and described as follows:

Beginning at a PK Nail found the intersection of the centerline of Old State Road (66'), aka S.R.608, and the centerline of Durkee Road (60'), said point being the Principal Place of Beginning, also said point being located N 51°01'37" E, a distance of 753.20 feet from a 5/8" iron pin (Gauga) found at the centerline of said Durkee Road and the intersection of the westerly line of Huntsburg Township O.L. 1;

THENCE, S 51°01'37" W, along the centerline of said Durkee Road, a distance of 344.56 feet to a point;

THENCE, N 50° 30'18"W, passing through a capped 5/8" iron pin set at 30.62 feet, a total distance of 324.86 feet to a capped 5/8" iron pin set;

THENCE, S 62°43'38"W, a distance of 391.32 feet to a capped 5/8" iron pin set;

THENCE, N 23°24'03" W, a distance of 376.10 feet to a capped 5/8" iron pin set;

THENCE, N87°50'01"W, a distance of 236.16 feet to a point on the easterly line of lands conveyed to the Geauga Park District PN 04-706211), as recorded in volume 1442, page 709, to a capped 5/8" iron pin set;

THENCE, N 11°32'31"E, along said easterly line of said Geauga Park District, a distance of 773.70 feet to the centerline of said Old State Road (S.R.608), passing through a 5/8" iron pin set on the right of way of said Old State Road a distance of 41.97 feet from the centerline of said Old State Road;

THENCE, along the centerline of said Old State Road the following courses; iron pins have been set on the right of way, perpendicular and 33.00 feet from the end points of each centerline courses;

THENCE, S 40°18'56"E, along said centerline, a distance of 154.43 feet to a point of curvature;

THENCE, along a curve deflecting to the left having a radius of 3000.00 feet, a central angle of 4°41'09", an arc of 245.35 and a chord which bears S 42°39'31"E, a chord distance of 245.28 feet to a point of tangency;

THENCE, S 45°00'05"E, continuing along said centerline a distance of 231.16 feet, to a point of curvature;

THENCE, along a curve deflecting to the left having a radius of 2000.00 feet, a central angle of 2°13'46", an arc of 77.83 and a chord which bears S 46°06'58"E, a chord distance of 77.83 feet to a point of tangency;

THENCE, S 47°13'51"E, continuing along said centerline a distance of 105.37 feet, to a point of curvature;

THENCE, along a curve deflecting to the left having a radius of 800.00 feet, a central angle of 14°18'45", an arc of 199.84 feet and a chord which bears S 54°23'13"E, a chord distance of 199.32 feet to a point of tangency;

THENCE, S 61°32'35"E, continuing along said centerline a distance of 110.41 feet to a point of curvature;

THENCE, along a curve deflecting to the right having a radius of 3000.00 feet, a central angle of 4°24'33", an arc of 230.87 feet and a chord which bears S 59°20'19"E, a distance of 230.81 feet to a point of tangency;

THENCE, S 57°08'02"E, along the centerline, a distance of 90.80 feet to the Principal Place of Beginning and containing 13.1805 acres (gross) or (11.8832 acres exclusive of right of way) of land, of which 9.2385 acres (8.6942 acres exclusive of right of way) are located within Clairdon Township and 3.9420 acres (3.1890 acres exclusive of right of way) are located within Huntsburg Township, based on a survey conducted in June of 2016 by John R. Alban, Ohio Professional Surveyor 7651.

Bearings are based upon an assumed meridian and are to be used for reference only.

All pins set are 5/8" X 30" rebar with yellow cap marked "J. Alban 7651."

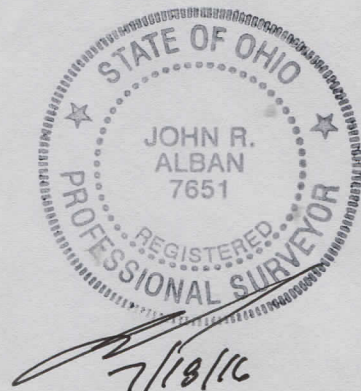
Prior deed reference: volume 1894, page 2554 of Geauga County Records.

The intent of this survey is to create a 13.1805 acre parcel of land (Lot 10) from 9.2385 acres from part of PN 12-025500 in Claridon Township, Berkshire Local School District, and 3.9420 acres from part of PN 16-023300 in Huntsburg Township, Cardinal Local District.

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

[Handwritten Signature] 07/12/16

GEAUGA COUNTY AUDITOR
TAX MAP DEPT.



RECEIVED
JUL 18 2016

LEGAL DESCRIPTION FOR: LOT 11 – 3.9353 ACRE PARCEL

Situated in the Township of Claridon and the Township of Huntsburg, County of Geauga and State of Ohio, and known known as being part of Original Lot No. 3, in Section No.15, in the East Survey, in Claridon Township and part of Original Lot No.1 in Huntsburg Township, bounded and described as follows:

Beginning at 5/8" iron pin found (Gauga) at the centerline of Durkee Road at the intersection of the westerly line of Huntsburg Township O.L. 1, said point being and the Principal Place of Beginning;

THENCE, S 01°27'40" E, along the westerly line of Huntsburg Township O.L. 1, a distance of 63.12 feet to a capped 5/8" iron pin found southwesterly corner of said Huntsburg Township O.L. 1, the northwesterly corner of Middlefield Township O.L.1, the northeasterly corner of Burton township O.L.10 and the southeasterly corner of Clairdon Township O.L. 3 in Section 15, in the East Survey;

THENCE, S 88°45'00" W, along said line, a distance of 130.86 feet to a capped 5/8" iron pin set;

THENCE, N 23°24'03" W, a distance of 381.67 feet to a capped 5/8" iron pin set

THENCE, N 62°43'38" E, a distance of 391.32 feet to a capped 5/8" iron pin set;

THENCE, S 50°30'18" E, a distance of 324.86 feet to the centerline of said Durkee Road, passing through a capped 5/8" iron pin set at 30.62 feet from centerline;

THENCE, S 51°01'37" W, along the north line of said Durkee Road, a distance of 408.64 feet to, and Principal Place of Beginning and containing 3.9353 acres of land (3.5122 acres less area in right of way) of land, of which 1.9076 acres (1.7559 acres less area in right of way) are located in Claridon Township and 2.0277 acres (1.7563 acres less area in right of way) are located in Huntsburg Township, based on a survey conducted in June of 2016 by John R. Alban, Ohio Professional Surveyor 7651.

Bearings are based upon an assumed meridian and are to be used for reference only.

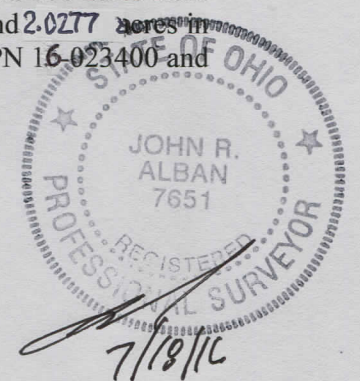
All pins set are 5/8" X 30" rebar with yellow cap marked "J. Alban 7651."

Prior deed reference: volume 1894, page 2554 of Geauga County Records.

The intent of this survey is to create a 3.9353 acre parcel of land (Lot 11) from 1.9076 acres from part of PN 12-025500 in Claridon Township, Berkshire Local School District, and 2.0277 acres in Huntsburg Township, Cardinal Local School District: 1.0000 acres from all of PN 16-023400 and 1.0277 acres from part of PN 16-023300.

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

[Signature] 07/12/16
**GEAUGA COUNTY AUDITOR
TAX MAP DEPT.**



LEGAL DESCRIPTION FOR: LOT 12 – 3.7768 ACRE PARCEL

Situated in the Township of Claridon, County of Geauga and State of Ohio:
Known as being part of Original Lot No. 3, in Section No.15, in the East Survey, in said Township,
bounded and described as follows:

Beginning at a 5/8" iron pin found at the intersection of the centerline of Hale Road (60') and the northerly line of Durkee Road (60'), said line also being the southerly line of Claridon Township; THENCE, N 89°26'34" E, along the said line, a distance of 245.88 feet to 3/4" iron pipe found on the south line of the East Survey, at the southwesterly corner of Original Lot 3 in Section 15, said point being located at the southeast corner of lands conveyed to Diane R. Chisolm (PN 12-011350), as recorded in volume 768, page 979 of G.C.R.; Thence, continuing along the northerly line of Durkee Road, and the southerly line of Original Lot 3, and Section 15, and the East Survey, N 87°42'37" E, a distance of 751.49 to a 3/4" iron pin found (Gauga) at an angle point therein; THENCE, N 88°45'00" E, continuing along the northerly line of Durkee Road, and the southerly line of Original Lot 3, and Section 15, and the East Survey, a distance of 3423.64 feet to a capped 5/8" iron pin set and the Principal Place of Beginning;

THENCE, N 88°45'00" E, continuing along the north line of said Durkee Road and said southerly line of Original Lot 3, Section 15, and the East Survey, a distance of 353.41 feet to a capped 5/8" iron pin set;

THENCE, N 23°24'03"W, creating a new line, a distance of 757.77 feet to a capped 5/8" iron pin set;

THENCE, N 87°50'01"W, a distance of 114.94 feet to a capped 5/8" iron pin set;

THENCE, S 05°02'52" E, a distance of 710.25 feet to the north line of said Durkee Road, and Principal Place of Beginning and containing 3.7768 acres of land, based on a survey conducted in June of 2016 by John R. Alban, Ohio Professional Surveyor 7651.

Bearings are based upon an assumed meridian and are to be used for reference only.

All pins set are 5/8" X 30" rebar with yellow cap marked "J. Alban 7651."

Prior deed reference: volume 1894, page 2554 of Geauga County Records.

The intent of this survey is to create a 3.7768 acre parcel of land (Lot 12) from PPN 12-025500.

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

**GEAUGA COUNTY AUDITOR
TAX MAP DEPT.**

[Handwritten Signature] 07/29/16
RI



LEGAL DESCRIPTION FOR: LOT 13 – 3.6970 ACRE PARCEL

Situated in the Township of Claridon, County of Geauga and State of Ohio:
Known as being part of Original Lot No. 3, in Section No.15, in the East Survey, in said Township,
bounded and described as follows:

Beginning at a 5/8" iron pin found at the intersection of the centerline of Hale Road (60') and the northerly line of Durkee Road (60'), said line also being the southerly line of Claridon Township; THENCE, N 89°26'34" E, along the said line, a distance of 245.88 feet to 3/4" iron pipe found on the south line of the East Survey, at the southwesterly corner of Original Lot 3 in Section 15, said point being located at the southeast corner of lands conveyed to Diane R. Chisolm (PN 12-011350), as recorded in volume 768, page 979 of G.C.R.; Thence, continuing along the northerly line of Durkee Road, and the southerly line of Original Lot 3, and Section 15, and the East Survey, N 87°42'37" E, a distance of 751.49 to a 3/4" iron pin found (Gauga) at an angle point therein; THENCE, N 88°45'00" E , continuing along the northerly line of Durkee Road, and the southerly line of Original Lot 3, and Section 15, and the East Survey, a distance of 3093.06 feet to a capped 5/8" iron pin set and the Principal Place of Beginning;

THENCE, N 88°45'00" E, continuing along the north line of said Durkee Road, a distance of 330.58 feet to a capped 5/8" iron pin set;

THENCE, N 05°02'52"W, creating a new line, a distance of 710.25 feet to a capped 5/8" iron pin set;

THENCE, N 87°50'01"W, a distance of 121.22 feet to a capped 5/8" iron pin set on the easterly line of lands convey to the Geauga Park District (PN 12-706211), as recorded in volume 1442, page 709;

THENCE, S 11°32'31"W, along said Geauga Park District lands and along additional lands conveyed to the Geauga Park District (PN 12-706266) as recorded in volume 1902, page 1289 of G.C.R., a distance of 734.13 feet to the north line of said Durkee Road, and Principal Place of Beginning and containing 3.6970 acres of land, based on a survey conducted in June of 2016 by John R. Alban, Ohio Professional Surveyor 7651.

Bearings are based upon an assumed meridian and are to be used for reference only.

All pins set are 5/8" X 30" rebar with yellow cap marked "J. Alban 7651."

Prior deed reference: volume 1894, page 2554 of Geauga County Records.

The intent of this survey is to create a 3.6970 acre parcel of land (Lot 13) from PPN 12-025500

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

[Signature] 07/20/16
**GEAUGA COUNTY AUDITOR
TAX MAP DEPT.**



LEGAL DESCRIPTION FOR: LOT 14 - 20.6935 ACRE PARCEL

Situated in the Township of Burton, County of Geauga and State of Ohio:
Known as being part of Original Lot No. 10 in said Township, bounded and described as follows:

Beginning at a 5/8" iron pin found at the intersection of the centerline of Hale Road (60') and the northerly line of Durkee Road (60'), said line also being the southerly line of Claridon Township; THENCE, N 89°26'34" E, along the said line, a distance of 245.88 feet to 3/4" iron pipe found on the south line of the East Survey, at the southwesterly corner of Original Lot 3 in Section 15, said point being located at the southeast corner of lands conveyed to Diane R. Chisolm (PN 12-011350), as recorded in volume 768, page 979 of G.C.R.; Thence, continuing along the northerly line of Durkee Road, and the southerly line of Original Lot 3, and Section 15, and the East Survey, N 87°42'37" E, a distance of 751.49 to a 3/4" iron pin found (Gauga) at an angle point therein; THENCE, N 88°45'00" E, continuing along the northerly line of Durkee Road, and the southerly line of Original Lot 3, and Section 15, and the East Survey, a distance of 3400.16 feet to a 5/8" iron pin set, and the Principal Place of Beginning;

THENCE, N 88°45'00" E, continuing along the said line, a distance of 507.76 feet to a capped 5/8" iron pin found southwesterly corner of Huntsburg Township O.L. 1, the northwesterly corner of Middlefield Township O.L.1, the northeasterly corner of Burton township O.L.10 and the southeasterly corner of Clairdon Township, O.L. 3 and Section 15 East Survey, said point also being located at the northwesterly corner of lands conveyed to the City of Akron (PN 18-0152000), as recorded in volume 187, page 539 of G.C.R.;

THENCE, S 01°27'40"E, along the said west line of Akron and the east line of O.L. 10 and Burton Township, a distance of 1775.76 feet to a capped 5/8" iron pin set at the northeast corner of lands conveyed to the City of Akron (PN 04-707114), as recorded in volume 187, page 539 of G.C.R.

THENCE, S 88°51'17" W, along the northerly line of said City of Akron, passing through a 5/8" iron pin found 23.9 feet west, a total distance of 507.76 feet to a capped 5/8" iron pin set;

THENCE, N 01°27'40"W, creating a new line, a distance of 1774.83 feet (passing through a 5/8" iron pin set at 1714.83 feet) to the northerly line of said Durkee Road and the said southerly line of Claridon Township, said Original Lot 3 and Section 15 and East Survey and the Principal Place of Beginning and containing 20.6935 acres (gross) or (20.1024 acres exclusive of the right of way) of land, based on a survey conducted in June of 2016 by John R. Alban, Ohio Professional Surveyor 7651.

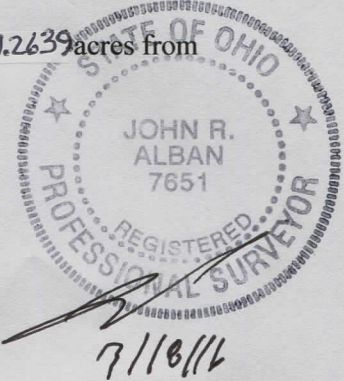
Bearings are based upon an assumed meridian and are to be used for reference only.

All pins set are 5/8" X 30" rebar with yellow cap marked "J. Alban 7651."

Prior deed reference: volume 1894, page 2554 of Geauga County Records.

The intent of this survey is to create a 20.6935 acre parcel of land (Lot 14) from 11.2639 acres from part of PN 04-060500, and 9.4296 acres from part of PN 04-060400.

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
[Signature] 07/20/16
GEAUGA COUNTY AUDITOR
TAX MAP DEPT. *[Signature]*



LEGAL DESCRIPTION FOR: LOT 15 – 20.6106 ACRE PARCEL

Situated in the Township of Burton, County of Geauga and State of Ohio:
Known as being part of Original Lot No. 10 in said Township, bounded and described as follows:

Beginning at a 5/8" iron pin found at the intersection of the centerline of Hale Road (60') and the northerly line of Durkee Road (60'), said line also being the southerly line of Claridon Township; THENCE, N 89°26'34" E, along the said line, a distance of 245.88 feet to 3/4" iron pipe found on the south line of the East Survey, at the southwesterly corner of Original Lot 3 in Section 15, said point being located at the southeast corner of lands conveyed to Diane R. Chisolm (PN 12-011350), as recorded in volume 768, page 979 of G.C.R.; Thence, continuing along the northerly line of Durkee Road, and the southerly line of Original Lot 3, and Section 15, and the East Survey, N 87°42'37" E, a distance of 751.49 to a 3/4" iron pin found (Gauga) at an angle point therein; THENCE, N 88°45'00" E, continuing along the northerly line of Durkee Road, and the southerly line of Original Lot 3, and Section 15, and the East Survey, a distance of 3093.06 feet to a 5/8" iron pin set and the Principal Place of Beginning;

THENCE, N 88°45'00" E, along the said line, a distance of 307.10 feet to a 5/8" iron pin set;

THENCE, S 01°27'40" E, creating a new line, a distance of 1774.83 feet to a capped 5/8" iron pin set on the northerly line of lands conveyed to the City of Akron (PN 04-707114), as recorded in volume 187, page 539 of G.C.R.;

THENCE, S 88°51'17" W, along the north line of said City of Akron, a distance of 635.82 feet to a stone monument found (2.8' west), on the easterly line of lands convey to Geauga Park District (PN 04-707143) as recorded in volume 1840, page 1200 and a point of curvature;

THENCE, along the easterly line of said Geauga Park District, along a curve deflecting to the right having a radius of 905.37 feet, a central angle of 24°08'46", an arc of 381.55 feet and a chord which bears N 00°25'23"W, a chord distance of 378.73 feet to a point of tangency;

THENCE, continuing along said easterly line of the Geauga Park District and additional lands conveyed to the Geauga Park District (PN 04-707253) as recorded in volume 1902, page 1289 of G.C.R., N 11°32'30" E, a distance of 1430.46 feet to the north line of said Durkee Road, and Principal Place of Beginning and containing 20.6106 acres (gross) and (20.1780 acres exclusive of right of way) of land, based on a survey conducted in June of 2016 by John R. Alban, Ohio Professional Surveyor 7651.

Bearings are based upon an assumed meridian and are to be used for reference only.

All pins set are 5/8" X 30" rebar with yellow cap marked "J. Alban 7651."

Prior deed reference: volume 1894, page 2554 of Geauga County Records.

The intent of this survey is to create a 20.6106 acre parcel of land (Lot 15) from 6.8078 acres from part of PN 04-060500 and 13.8028 acres from part of PN 04-060400.

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

[Signature] 07/20/16
**GEAUGA COUNTY AUDITOR
TAX MAP DEPT.** *RI*

