

Property Description of a
5.9669 acre Split Parcel A-1
for PCM Properties Family Limited Partnership 1

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, further bounded and described as follows;

Beginning at a 5/8 inch iron pin with a cap marked Geauga Co. Eng., at the intersection of Huntsburg, Middlefield, Burton and Claridon Townships;

Thence S 88° 35' 01" W, along the northerly line of Burton Township, also being the southerly line of Claridon Township and the southerly line of O.L.3 Section 15 of Claridon Township, a distance of 917.40 feet to a 5/8 inch iron pin found with a cap marked Gutoskey 7567 at the southeasterly corner of land conveyed to PCM Properties Family Limited Partnership 1 (PN 12-095240) by deed recorded in volume 2020 page 993 of the Geauga County Deed Records, also being a southwesterly corner of land conveyed to Geauga Park District (PN 12-706266) by deed recorded in volume 1902 page 1289 of the Geauga County Deed Records;

Thence N 11° 22' 32" E, along the easterly line of said PCM Properties Family Limited Partnership 1 (PN 12-095240), the westerly line of said a Park District (PN 12-706266) and the westerly line of land conveyed to Geauga County Park District (PN 12-706211) by deed recorded in volume 1442 page 709 of the Geauga County Deed Records, passing through and iron pin found with a cap marked Gutoskey at 518.01 feet, a total distance of 1018.73 to an iron pin set and being the True Place of Beginning of the premises herein intended to be described;

Course I Thence N 81° 12' 53" W, through lands conveyed to said PCM Properties Family Limited Partnership 1 (PN 12-095240) by deed recorded in volume 2020 page 993 of the Geauga County Deed Records, a distance of 431.79 feet to an iron pin set on the easterly line of land conveyed to Blessing Hill LLC (PN 12-095243) by deed recorded in volume 2021 page 22 of the Geauga County Deed Records;

Course II Thence continuing N 08° 47' 12" E, along the easterly line of land conveyed to said Blessing Hill LLC (PN 12-095243), a distance of 493.33 feet to a 5/8 inch iron pipe found at the base of 24 inch pine tree at an easterly corner of land conveyed to said Blessing Hill LLC (PN 12-095243), a westerly corner of land conveyed to said PCM Properties Family Limited Partnership 1 (PN 12-095240) also being a southwest corner of land conveyed to Wayne E. & Margaret Corbin (PN 12-045700) by deed recorded in volume 2027 page 2856 of the Geauga County Deed Records;

Course III Thence N 75° 10' 22" E, along the southerly line of said Wayne E. & Margaret Corbin (PN 12-045700), a distance of 412.92 feet to a point in the centerline of Old State Rd. (AKA SR608) (66 feet), passing through an iron pipe found at 379.95;

Course IV Thence S 40° 28' 55" E, along the centerline of said Old State Rd., a distance of 99.52 feet to a point in said centerline;

Course V Thence along an arc of a curve deflecting to the right, having a radius of 1223.57 feet, an arc length of 109.30 feet, and a chord which bears S 08° 48' 59" W, a distance of 109.26 feet, along the westerly line of said Geauga Park County District (PN 12-706211), to a point witnessed by an iron pin found with cap marked Gutoskey S 0.11 feet & E 0.87 feet, also passing through a point at 40.21 feet referenced by an iron pin found E 0.90 feet with a cap marked Schwartz;

Course VI Thence S 11° 22' 32" W, along the westerly line of said Geauga Park Dist. (PN 12-706211), a distance of 485.02 feet to the True Place of Beginning and containing 5.9669 acres of land as surveyed by Landmark Professional Group, Ltd. on March 6th 2017, be the same more or less but subject to all legal highways and easements of record. All iron pins set are 5/8 inch in diameter, 30 inches long and marked with a cap I.D. Landmark 8604.

The intention of this property description is to describe a 5.9669 acre split parcel from lands owned by PCM Properties Family Limited Partnership 1 (PN 12-095240) by deed recorded in volume 2020 page 993 of the Geauga County Deed Records.

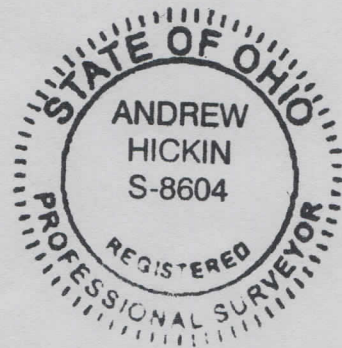
Prior deed reference: Volume 2020 Page 993 of the Geauga County Deed Records.

Bearings are based Grid North using ODOT VRS & CORS Network (NAD83 (CORS 2011)), Ohio North 3401

Andrew W. Hickin 5/19/2017

Andrew W. Hickin P.S. 8604

Date



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

[Signature] 06/10/17

**GEAUGA COUNTY AUDITOR
TAX MAP DEPT.**

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RECEIVED
MAY 23 2017
Gaugua County Auditor
Tax Map Dept.

Property Description of a
7.4270 acre Consolidated Parcel
for Wayne E. & Margaret A. Corbin

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, further bounded and described as follows;

Beginning at a 5/8 inch iron pin with a cap marked Geauga Co. Eng., at the intersection of Huntsburg, Middlefield, Burton and Claridon Townships;

Thence S 88° 35' 01" W, along the northerly line of Burton Township, also being the southerly line of Claridon Township and the southerly line of O.L.3 Section 15 of Claridon Township, a distance of 917.40 feet to a 5/8 inch iron pin found with a cap marked Gutoskey 7567 at the southeasterly corner of land conveyed to PCM Properties Family Limited Partnership 1 (PN 12-095240) by deed recorded in volume 2020 page 993 of the Geauga County Deed Records, also being a southwesterly corner of land conveyed to Geauga Park District (PN 12-706266) by deed recorded in volume 1902 page 1289 of the Geauga County Deed Records;

Thence N 11° 22' 32" E, along the easterly line of said PCM Properties Family Limited Partnership 1 (PN 12-095240), the westerly line of said a Park District (PN 12-706266) and the westerly line of land conveyed to Geauga County Park District (PN 12-706211) by deed recorded in volume 1442 page 709 of the Geauga County Deed Records, passing through and iron pin found with a cap marked Gutoskey at 518.01 feet, a total distance of 1018.73 to an iron pin set and being the True Place of Beginning of the premises herein intended to be described;

Course I Thence N 81° 12' 53" W, through lands conveyed to said PCM Properties Family Limited Partnership 1 (PN 12-095240) by deed recorded in volume 2020 page 993 of the Geauga County Deed Records, a distance of 431.79 feet to an iron pin set on the easterly line of land conveyed to Blessing Hill LLC (PN 12-095243) by deed recorded in volume 2021 page 22 of the Geauga County Deed Records;

Course II Thence continuing N 08° 47' 12" E, along the easterly line of land conveyed to said Blessing Hill LLC (PN 12-095243), a distance of 493.33 feet to a 5/8 inch iron pipe found at the base of 24 inch pine tree at an easterly corner of land conveyed to said Blessing Hill LLC (PN 12-095243), a westerly corner of land conveyed to said PCM Properties Family Limited Partnership 1 (PN 12-095240) also being a southwest corner of land conveyed to Wayne E. & Margaret Corbin (PN 12-045700) by deed recorded in volume 2027 page 2856 of the Geauga County Deed Records;

Course III Thence N 08° 12' 57" E, along the westerly line of said Wayne E. & Margaret Corbin (PN 12-045700), and the easterly line of said Blessing Hill LLC (PN 12-095243), a distance of 214.28 feet to a 5/8 inch iron pin found at the northwest corner of said Wayne E. & Margaret Corbin (PN 12-045700), the northeasterly corner of said Blessing Hill LLC (PN 12-095243), on the southerly line of land conveyed to Roger D. & Vickie L. Miller (PN 12-048200) by deed recorded in volume 1020 page 1297 of the Geauga County Deed Records, and also being on the line between O.L 2 & O.L 3 in section 15,

Course IV Thence N 88° 20' 22" E, along the southerly line of said Roger D. & Vickie L. Miller (PN 12-048200) and the line between O.L 2 & O.L 3 in section 15, a distance of 330.90 feet to the centerline of Old State Rd. AKA SR608 (66 Ft.), passing through a 1 inch iron pipe at 293.41 feet;

Course V Thence S 40° 28' 55" E, along the centerline of said Old State Rd., a distance of 252.02 feet to a point in the centerline of Old State Rd., at the northeasterly corner said PCM Properties Family Limited Partnership 1 (PN 12-095240) and the northwesterly corner of said to Geauga County Park District (PN 12-706211);

Course VI Thence along an arc of a curve deflecting to the right, having a radius of 1223.57 feet, an arc length of 109.30 feet, and a chord which bears S 08° 48' 59" W, a distance of 109.26 feet, along the westerly line of said Geauga County Park District (PN 12-706211), to a point, said point witnessed by an iron pin found with cap marked Gutoskey S 0.11 feet & E 0.87 feet, also passing through a point at 40.21 feet referenced by an iron pin found E 0.90 feet with a cap marked Schwartz;

Course VII Thence S 11° 22' 32" W, along the westerly line of said Geauga County Park District (PN 12-706211), a distance of 485.02 feet to the True Place of Beginning and containing 7.4270 acres of land as surveyed by Landmark Professional Group, Ltd. on March 6th 2017, be the same more or less but subject to all legal highways and easements of record. All iron pins set are 5/8 inch in diameter, 30 inches long and marked with a cap I.D. Landmark 8604.

The intention of this property description is to describe a 7.4270 consolidated parcel established from splitting a 5.9669 acre parcel from lands owned by PCM Properties Family Limited Partnership 1 (PN 12-095240) by deed recorded in volume 2020 page 993 of the Geauga County Deed Records, and consolidating with a 1.4601 acre parcel of lands owned by Wayne E. & Margaret A Corbin by deed recorded in volume 2027 page 2856 of the Geauga County Deed Records;

PN 12-045700

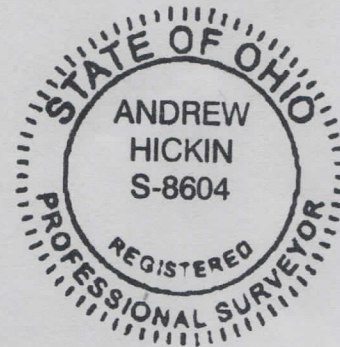
Prior deed reference: Volume ~~2020~~ Page ~~993~~ of the Geauga County Deed Records, & Volume 2027 page 2856.

Bearings are based Grid North using ODOT VRS & CORS Network (NAD83 (CORS 2011)), Ohio North 3401

Andrew W. Hickin 5/19/2017

Andrew W. Hickin P.S. 8604

Date



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

[Signature] 06/10/17
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

RECEIVED
MAY 20 2017
Gaugua County Auditor
Tax Map Dept.

CLA 00243

Corbin PCM Properties (17-066)
Picked up 6/1/2017

Property Description of a
9.8578 acre Residual Parcel B
for PCM Properties Family Limited Partnership 1

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, further bounded and described as follows;

Beginning at a 5/8 inch iron pin with a cap marked Geauga Co. Eng., at the intersection of Huntsburg, Middlefield, Burton and Claridon Townships;

Thence S 88° 35' 01" W, along the northerly line of Burton Township, also being the southerly line of Claridon Township and the southerly line of O.L.3 Section 15 of Claridon Township, a distance of 917.40 feet to a 5/8 inch iron pin found with a cap marked Gutoskey 7567 at the southeasterly corner of land conveyed to PCM Properties Family Limited Partnership 1 (PN 12-095240) by deed recorded in volume 2020 page 993 of the Geauga County Deed Records, also being a southwesterly corner of land conveyed to Geauga Park District (PN 12-706266) by deed recorded in volume 1902 page 1289 of the Geauga County Deed Records and being the True Place of Beginning of the premises herein intended to be described;

Course I: Thence S 88° 35' 01" W, continuing along the northerly of Burton Township, also being the southerly line of Claridon Township, the southerly line of O.L.3 Section 15 of Claridon Township and the southerly line of land conveyed to PCM Properties Family Limited Partnership 1 (PN 12-095240) by deed recorded in volume 2020 page 993 of the Geauga County Deed Records, a distance of 391.98 feet to a 5/8 inch iron pin found with a cap marked Alban 7651, said point also being the southeasterly corner of land conveyed to Blessing Hill LLC (PN 12-095243) by deed recorded in volume 2021 page 22 of the Geauga County Deed Records;

Course II: Thence N 08° 47' 12" E, along the easterly line of said Blessing Hill LLC. (PN 12-095243) and the westerly line of said PCM Properties Family Limited Partnership 1 (PN 12-095240), a distance of 1087.11 feet to an iron pin set;

Course III Thence S 81° 12' 53" E, through lands conveyed to said PCM Properties Family Limited Partnership 1 (PN 12-095240) by deed recorded in volume 2020 page 993 of the Geauga County Deed Records, a distance of 431.79 feet to an iron pin set on the easterly line of land conveyed to said PCM Properties Family Limited Partnership 1 (PN 12-095240), also being on the westerly line of land conveyed to Geauga County Park District (PN 12-706211) by deed recorded in volume 1442 page 709 of the Geauga County Deed Records;

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JUN 1 2017
Geauga County Auditor
Tax and Fees

Course IV Thence S 11° 22' 32" W, along the westerly line of said Geauga County Park District (PN 12-706211) and the westerly line of said Geauga Park District (PN 12-706266), passing through an iron pin found with a cap marked Gutoskey at 500.72 feet, a total distance of 1018.73 feet to the True Place of Beginning and containing 9.8578 acres of land as surveyed by Landmark Professional Group, Ltd. on March 6th 2017, be the same more or less but subject to all legal highways and easements of record. All iron pins set are 5/8 inch in diameter, 30 inches long and marked with a cap I.D. Landmark 8604.

The intention of this property description is to describe a 9.8578 acre residual parcel resulting from a 5.9669 acre split from lands owned by PCM Properties Family Limited Partnership 1 (PN 12-095240) by deed recorded in volume 2020 page 993 of the Geauga County Deed Records.

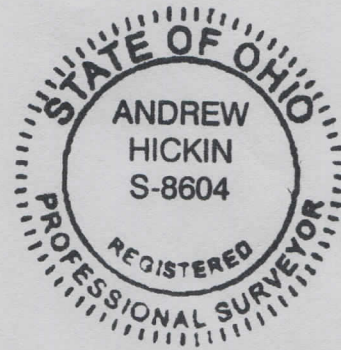
Prior deed reference: Volume 2020 Page 993 of the Geauga County Deed Records.

Bearings are based Grid North using ODOT VRS & CORS Network (NAD83 (CORS 2011)), Ohio North 3401

Andrew W. Hickin 5/19/2017

Andrew W. Hickin P.S. 8604

Date



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

[Signature] 06/19/17
GEAUGA COUNTY AUDITOR
TAX MAP DEPT. *R*

