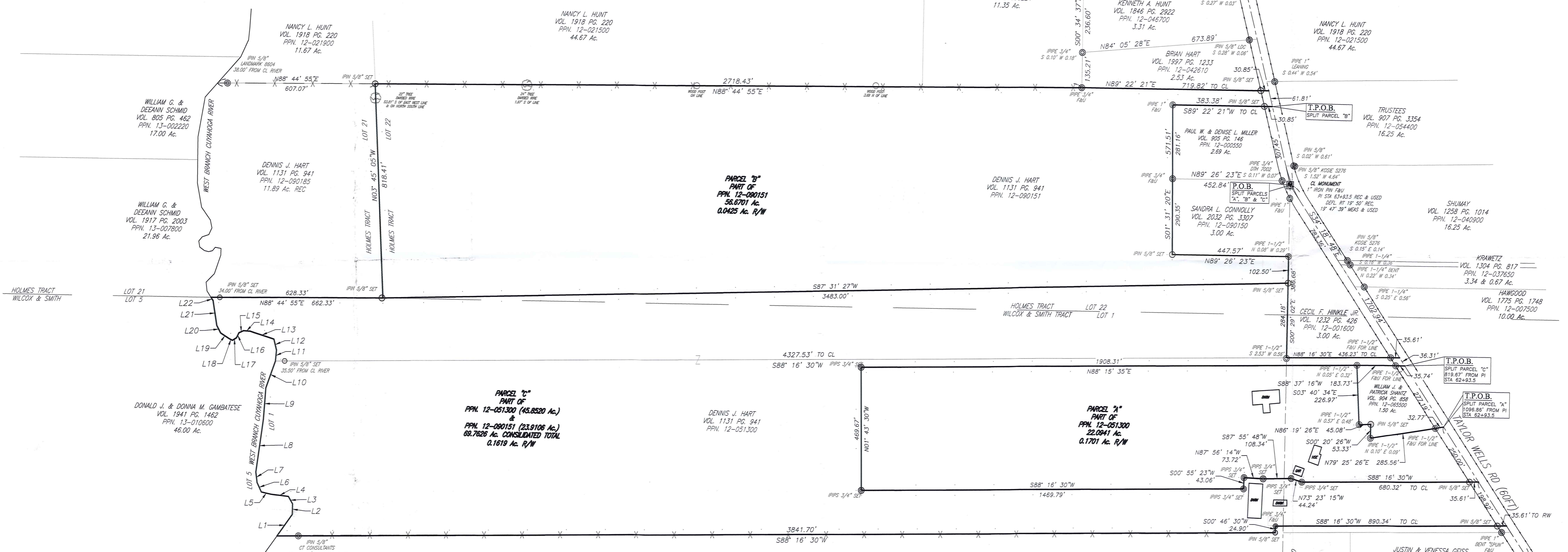
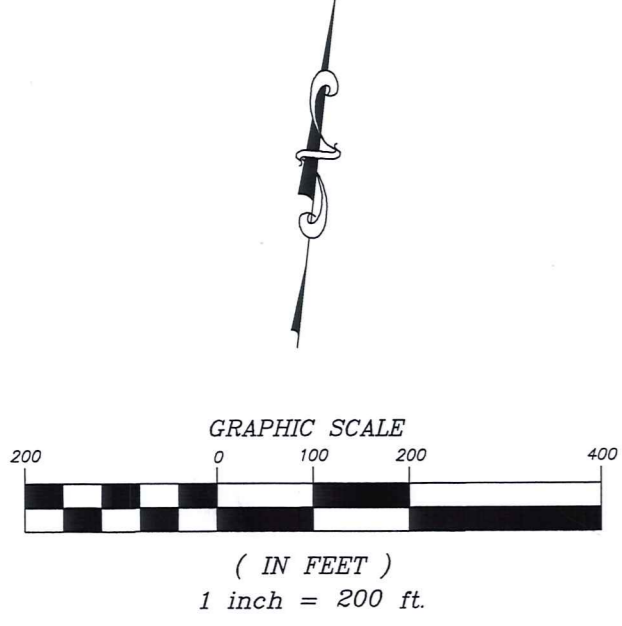


# LOT SPLIT & CONSOLIDATION SURVEY

PREPARED FOR  
**DENNIS J. HART**

SITUATED IN THE TOWNSHIP OF CLARIDON,  
COUNTY, OF GEauga, STATE OF OHIO AND KNOWN AS BEING PART OF LOT NO.1  
OF THE SMITH & WILCOX TRACT AND LOT NO. 22 OF THE HOLMES TRACT,  
TOWNSHIP 8 RANGE 7 OF THE CONNECTICUT WESTERN RESERVE

**BASIS OF BEARINGS:**  
THE BASIS OF BEARINGS SHOWN HEREON WERE BASED  
ON A SURVEY BY CT CONSULTANTS FOR THE JEWISH  
COMMUNITY CENTER OF CLEVELAND DATED MAY 2006.  
THE SOUTH PROPERTY LINE OF PPN. 12-051300 WAS  
ASSUMED TO BE N88° 16' 30"E  
AS SURVEYED IN FEBRUARY OF 2018



- LEGEND:**
- MONUMENT BOX
  - IRON PIN SET
  - IRON PIPE SET
  - MAG SPIKE SET
  - IRON PIN FOUND
  - IRON PIPE FOUND
  - FOUND
  - USED
  - FENCE
  - WOOD POST
  - TREE
  - CENTERLINE
  - RIGHT OF WAY
  - LOT LINE
  - SET BACK LINE
  - 100' FRONT
  - 20' SIDE & REAR
- ALL IRON PINS SET ARE 5/8" DIAMETER, 30" LONG, CAPPED LANDMARK 8604  
 ALL IRON PIPES SET ARE 3/4" DIAMETER, 30" LONG, CAPPED LANDMARK 8604

**Parcel Line Table**

Line #	Length	Direction
L1	100.87	N33° 57' 00"E
L2	40.23	N0° 23' 11"E
L3	32.97	N3° 02' 57"W
L4	66.72	N84° 26' 50"W
L5	38.65	N78° 46' 47"W
L6	39.92	N25° 49' 49"W
L7	40.19	N8° 37' 24"W
L8	203.23	N6° 34' 13"E
L9	119.71	N2° 51' 27"E
L10	108.94	N18° 04' 02"E
L11	41.25	N4° 25' 19"E
L12	43.82	N15° 09' 51"W

**Parcel Line Table**

Line #	Length	Direction
L13	97.06	N73° 15' 46"W
L14	24.90	N87° 13' 43"W
L15	19.34	S63° 44' 24"W
L16	20.71	S25° 26' 47"W
L17	18.10	S55° 47' 58"W
L18	14.26	N66° 19' 06"W
L19	39.77	N57° 45' 33"W
L20	31.94	N28° 32' 20"W
L21	95.11	N10° 17' 55"W
L22	15.25	N33° 56' 35"W

"THIS DIVISION & CONSOLIDATION OF LAND COMPLIES WITH THE APPLICABLE CLARIDON TOWNSHIP  
ZONING RESOLUTION ALONG WITH APPEAL No. 17-03 FOR VARIANCE. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2018.  
BY: \_\_\_\_\_ CLARIDON TOWNSHIP ZONING INSPECTOR."

PREPARED BY:  
**LANDMARK PROFESSIONAL GROUP**  
PO BOX 334  
HUNTSBURG, OH 44046  
W: [landmarkprogroup.com](http://landmarkprogroup.com)  
E: [info@landmarkprogroup.com](mailto:info@landmarkprogroup.com)  
P: 440-835-8026

**SURVEYOR'S CERTIFICATION**  
DENNIS J. HART:  
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED  
WERE MADE IN ACCORDANCE WITH THE O.C. CHAPTER 4753-37

APPROVED PER A.C. 315.251  
*Andrew W. Hickin*  
GEAUGA COUNTY AUDITOR  
TAX MAP DEPT.

DATE: 2/20/2018



**REFERENCES**  
GEAUGA COUNTY DEED RECORDS  
GEAUGA COUNTY TAX MAP & SURVEY RECORDS  
GEAUGA COUNTY ROAD RECORDS  
CH-0028-A-TAYLOR WELLS ROAD 1928 PLANS

**LOT SPLIT & CONSOLIDATION SURVEY**  
DENNIS J. HART

13154 TAYLOR WELLS RD  
CHARDON, OHIO 44024

CLA 00251  
CLA00251

Hart, Dennis J. (18-047)  
Picked-Up<sup>04/27/18</sup>  
VOL. 2051 pg 2762  
PN# 12-051300

Property Description of a  
22.0941 acre Split Parcel A  
For Dennis J. Hart

Situated in the Township of Claridon, County of Geauga, and State of Ohio and known as being part of Lot 1, of the Wilcox & Smith Tract of said Township, and further being known as part of the land conveyed to Dennis J. Hart (PN 12-051300) by deed volume 1131 page 941 of the Geauga County Deed Records, further bounded and described as follows;

Beginning at a 1" iron pin found at a point of intersection in Taylor Wells Rd. (60 Ft) at station 62+93.5, thence S34° 18' 48"E, a distance of 1096.86' to a point in the centerline of said Taylor Wells Rd. at the southeast corner of land conveyed to William J. & Patricia Shantz (PN 12-065500) by deed volume 904 page 858 of the Geauga County Records, and a southeasterly corner of said Dennis J. Hart (PN 12-051300) and being the True Place of Beginning of the premises herein intended to be described;

Course I: Thence S34° 18' 48" E, along the centerline of Taylor Wells Rd., a distance of 250.00' to a point in the centerline of Taylor Wells Rd.;

Course II: Thence S88° 16' 30" W, through land conveyed to said Dennis J. Hart (PN 12-051300), a distance of 680.32' to a 3/4" iron pipe set, passing through a 5/8" iron pin set on the westerly R/W of Taylor Wells Rd. at a distance of 35.61';

Course III: Thence N73° 23' 15" W, through land conveyed to said Dennis J. Hart (PN 12-051300), a distance of 44.24' to a 3/4" iron pipe set;

Course IV: Thence S87° 55' 48" W, through land conveyed to said Dennis J. Hart (PN 12-051300), a distance of 108.34' to a 3/4" iron pipe set;

Course V: Thence N87° 56' 14" W, through land conveyed to said Dennis J. Hart (PN 12-051300), a distance of 73.72' to a 3/4" iron pipe set;

Course VI: Thence S00° 55' 23" W, through land conveyed to said Dennis J. Hart (PN 12-051300), a distance of 43.06' to a 3/4" iron pipe set;

Course VII: Thence S88° 16' 30" W, through land conveyed to said Dennis J. Hart (PN 12-051300), a distance of 1469.79' to a 3/4" iron pipe set;

Course VIII: Thence N01° 43' 30" W, through land conveyed to said Dennis J. Hart (PN 12-051300), a distance of 469.67' to a 3/4" iron pipe set;

Course IX: Thence N88° 15' 35" E, through land conveyed to said Dennis J. Hart (PN 12-051300), a distance of 1908.31' to a point at the northwesterly corner of land conveyed to William J. & Patricia Shantz (PN 12-065500) by deed volume 904 page 858 of the Geauga County Deed Records, also being an interior corner of land conveyed to said Dennis J. Hart (PN 12-051300), said point is witnessed by a 1-1/2" iron pipe found N 0.05' & E 0.32';

Course X: Thence S03° 40' 34" E, along a westerly line of said William J. & Patricia Shantz (PN 12-065500), an easterly line of said Dennis J. Hart (PN 12-051300), a distance of 226.97' to a point witnessed by a 1-1/2" iron pipe found N 0.57' & E 0.48', at a south westerly corner of said William J. & Patricia Shantz (PN 12-065500), an interior corner of said Dennis J. Hart (PN 12-051300);

Course XI: Thence N86° 19' 26" E, along a southerly line of said William J. & Patricia Shantz (PN 12-065500), a northerly line of said Dennis J. Hart (PN 12-051300), a distance of 45.08' to a 5/8" iron pin set at an interior corner of said William J. & Patricia Shantz (PN 12-065500), a northeasterly corner of said Dennis J. Hart (PN 12-051300);

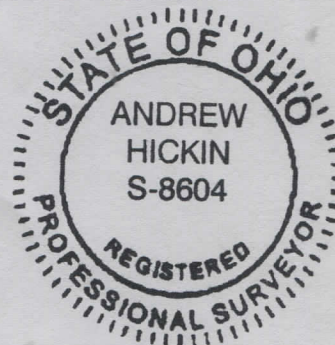
Course XII: Thence S00° 20' 26" W, along a westerly line of said William J. & Patricia Shantz (PN 12-065500), an easterly line of said Dennis J. Hart (PN 12-051300), a distance of 53.33' to a to a point witnessed by a 1-1/2" iron pipe found N 0.10' & E 0.09' at a south westerly corner of said William J. & Patricia Shantz (PN 12-065500), an interior corner of said Dennis J. Hart (PN 12-051300);

Course XIII: Thence N79° 25' 26" E, along a southerly line of said William J. & Patricia Shantz (PN 12-065500), a northerly line of said Dennis J. Hart (PN 12-051300), a distance of 285.56' to the True Place of Beginning and passing through a 1-1/2" iron pipe found & used for line on the westerly R/W of Taylor Wells Rd., at a distance of 252.79', and containing 22.0941 acres of land (0.1701 R/W) as surveyed by Landmark Professional Group, Ltd. on February 20<sup>th</sup> 2018, 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, iron pipes are 3/4 inch in diameter, both are 30 inches long and marked with a cap I.D. Landmark 8604. The intention of this property description is to describe a split parcel from lands owned by Dennis J. Hart (PN 12-051300) by deed volume 1131 page 941, Basis of bearings were based on a survey by CT Consultants for the Jewish Community Center of Cleveland dated May 2006. The south line of PN 12-051300 was assumed to bear N 88° 16' 30" E.

Andrew W. Hickin 2/20/2018

Andrew W. Hickin P.S. 8604

Date



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

[Signature] 02/27/18  
GEAUGA COUNTY AUDITOR  
TAX MAP DEPT.

Property Description of a  
56.6701 acre Split Parcel B  
For Dennis J. Hart

Situated in the Township of Claridon, County of Geauga, and State of Ohio and known as being part of Lot 22, of the Holmes Tract of said Township, and further being known as part of the land conveyed to Dennis J. Hart (PN 12-090151) by deed volume 1131 page 941 of the Geauga County Deed Records, further bounded and described as follows;

Beginning at a 1" iron pin found at a point of intersection in Taylor Wells Rd. (60 Ft) at station 62+93.5, thence N14° 31' 09"W, a distance of 307.45' to a point in the centerline of said Taylor Wells Rd. at the northeast corner of land conveyed to Paul W. & Denise L. Miller (PN 12-000550) by deed volume 905 page 146 of the Geauga County Records, also a southeasterly corner of land conveyed to Dennis J. Hart (PN 12-090151) by deed volume 1131 page 941 of the Geauga County Records and being the True Place of Beginning of the premises herein intended to be described;

Course I: Thence S89° 22' 21" W, along the north line of said Paul W. & Denise L. Miller (PN 12-000550) and a southerly line of said Dennis J. Hart (PN 12-090151), a distance of 383.38' to a 1" iron pipe found & used, at the northwest corner of said Paul W. & Denise L. Miller (PN 12-000550), and an interior corner of said Dennis J. Hart (PN 12-090151) and passing through a 5/8" iron pin set on the westerly R/W of Taylor Wells Rd. at a distance of 30.85';

Course II: Thence S 01° 31' 20" E, along the west line of said Paul W. & Denise L. Miller (PN 12-000550), the west line of land conveyed to Sandra L. Connolly (PN 12-090150) by deed volume 2032 page 3307 of the Geauga County Records, an easterly line of said Dennis J. Hart (PN 12-090151), a distance of 571.51' to a 5/8" iron pin set, at the southwest corner of said Sandra L. Connolly (PN 12-090150) and an interior corner of said Dennis J. Hart (PN 12-090151), and passing through a 3/4" iron pipe found & used at a distance of 281.16';

Course III: Thence N 89° 26' 23" E, along the south line of said Sandra L. Connolly (PN 12-090150), a northerly line of said Dennis J. Hart (PN 12-090151), a distance of 447.57' to a point witnessed by a 1 1/2" iron pipe found N 0.08', W 0.29', at the southeast corner of said Sandra L. Connolly (PN 12-090150), a northeasterly corner of said Dennis J. Hart (PN 12-090151), on the west line of land conveyed to Cecil F. Hinkle (PN 12-001600) by deed volume 1232 page 426 of the Geauga County Records, also being on the centerline of Mill Rd. (vacated) volume E page 231 of the Geauga County Records.;

Course IV: Thence S 00° 29' 02" E, along the west line of said Cecil F. Hinkle (PN 12-001600), an easterly line of said Dennis J. Hart (PN 12-090151), the centerline of said Mill Rd. (vacated), a distance of 102.50' to a 5/8" iron pin set on the west line of said Cecil F. Hinkle (PN 12-001600), an easterly line of said Dennis J. Hart (PN 12-090151), and the centerline of said Mill Rd. (vacated);

Course V: Thence S 87° 31' 27" W, through land of said Dennis J. Hart (PN 12-090151), a distance of 3483.00' to a 5/8" iron pin set at the southeast corner of land conveyed to Dennis J. Hart (PN 12-090185) by deed volume 1131 page 941 of the Geauga County Records, and a southwesterly corner said Dennis J. Hart (PN 12-090151), also being the southwest corner of Lot 22, of the Holmes Tract;

Course VI: Thence N 03° 45' 05" W, along the easterly line of said Dennis J. Hart (PN 12-090185), the westerly line of said Dennis J. Hart (PN 12-090151), and the westerly line of Lot 22 of the Holmes Tract, a distance of 818.41, to a 5/8" iron pin set, at the northeast corner of said Dennis J. Hart (PN 12-090185), the northwesterly corner of said Dennis J. Hart (PN 12-090151), the southeasterly corner of land conveyed to Nancy L. Hunt (PN 12-021900) by deed volume 1918 page 220 of the Geauga County Records, the southwesterly corner of land conveyed to Nancy L. Hunt (PN 12-021500) by deed volume 1918 page 220 of the Geauga County Records;

Course VII: Thence N 88° 44' 55" E, along the south line of said Nancy L. Hunt (PN 12-021500), the north line of said Dennis J. Hart (PN 12-090151), and the southerly line of land conveyed to Nancy L. & Kenneth D. Hunt (PN 12-090224) by deed volume 996 page 364 of the Geauga County Records, a distance of 2718.43' to a 3/4" iron pipe found & used at the southwest corner of land conveyed to Brian Hart (PN 12-042610) by deed volume 1997 page 1233 of the Geauga County Records, and a southeasterly corner of said Nancy L. & Kenneth D. Hunt (PN 12-090224);

Course VIII: Thence N 89° 22' 21" E, along the north line of said Dennis J. Hart (PN 12-090151), a distance of 719.82' to a point in the centerline of Taylor Wells Rd., at the southeasterly corner of said Brian Hart (PN 12-042610), the northeasterly corner of said Dennis J. Hart (PN 12-090151, and passing through a 5/8" iron pin set on the westerly R/W of Taylor Wells Rd., at a distance of 688.97';

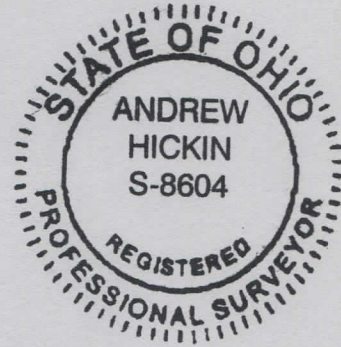
RECEIVED  
MAY 21 2014  
GAUGA COUNTY AUDITOR  
TAYLOR WELLS RD.

Course IX: Thence S 14° 31' 09" E, along the centerline of said Taylor Wells Rd., a distance of 61.81' to the True Place of Beginning and containing 56.6701 acres of land (0.0425 R/W) as surveyed by Landmark Professional Group, Ltd. on February 20<sup>th</sup> 2018, 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, iron pipes are 3/4 inch in diameter, both are 30 inches long and marked with a cap I.D. Landmark 8604. The intention of this property description is to describe a split parcel from lands owned by Dennis J. Hart (PN 12-090151) by deed volume 1131 page 941, Basis of bearings were based on a survey by CT Consultants for the Jewish Community Center of Cleveland dated May 2006. The south line of PN 12-051300 was assumed to bear N 88° 16' 30" E.

*AWH* 2/20/2018

Andrew W. Hickin P.S. 8604

Date



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

*MWS* 04/27/18  
GEAUGA COUNTY AUDITOR  
TAX MAP DEPT. *R*

RECEIVED

APR 27 2018  
Geauga County Auditor  
Tax Map Dept.

Property Description of a  
69.7626 acre Split Parcel C  
For Dennis J. Hart

Situated in the Township of Claridon, County of Geauga, and State of Ohio and known as being part of Lot 22, of the Holmes Tract and part of Lot 1, of the Wilcox & Smith Tract of said Township, and further being known as part of the land conveyed to Dennis J. Hart (PN 12-090151) by deed volume 1131 page 941 of the Geauga County Deed Records, and part of the land conveyed to Dennis J. Hart (PN 12-051300) by deed volume 1131 page 941 of the Geauga County Deed Records, further bounded and described as follows;

Beginning at a 1" iron pin found at a point of intersection in Taylor Wells Rd. (60 Ft) at station 62+93.5, thence S34° 18' 48"E, a distance of 819.67' to a point in the centerline of said Taylor Wells Rd. at the northeast corner of land conveyed to William J. & Patricia Shantz (PN 12-065500) by deed volume 904 page 858 of the Geauga County Records, and a southeasterly corner of said Dennis J. Hart (PN 12-051300) and being the True Place of Beginning of the premises herein intended to be described;

Course I: Thence S88° 37' 16" W, along the northerly line of said William J. & Patricia Shantz (PN 12-065500), a distance of 183.73' to a point at the northwesterly corner of said William J. & Patricia Shantz (PN 12-065500), said point is witnessed by a 1-1/2" iron pipe found N 0.05' & E 0.32';

Course II: Thence S88° 15' 35" W, through land conveyed to said Dennis J. Hart (PN 12-051300), a distance of 1908.31' to a 3/4" iron pipe set;

Course III: Thence S01° 43' 30" E, through land conveyed to said Dennis J. Hart (PN 12-051300), a distance of 469.67' to a 3/4" iron pipe set;

Course IV: Thence N88° 16' 30" E, through land conveyed to said Dennis J. Hart (PN 12-051300), a distance of 1469.79' to a 3/4" iron pipe set;

Course V: Thence N00° 55' 23" E, through land conveyed to said Dennis J. Hart (PN 12-051300), a distance of 43.06' to a 3/4" iron pipe set;

Course VI: Thence S87° 56' 14" E, through land conveyed to said Dennis J. Hart (PN 12-051300), a distance of 73.72' to a 3/4" iron pipe set;

Course VII: Thence N87° 55' 48" E, through land conveyed to said Dennis J. Hart (PN 12-051300), a distance of 108.34' to a 3/4" iron pipe set;

Course VIII: Thence  $S73^{\circ} 23' 15''$  E, through land conveyed to said Dennis J. Hart (PN 12-051300), a distance of 44.24' to a 3/4" iron pipe set;

Course IX: Thence  $N88^{\circ} 16' 30''$  E, through land conveyed to said Dennis J. Hart (PN 12-051300), a distance of 680.32' to a point in the centerline of Taylor Wells Rd., and passing through a 5/8" iron pin set on the westerly R/W of Taylor Wells Rd. at a distance of 644.71';

Course X: Thence  $S34^{\circ} 18' 48''$  E, along the centerline of Taylor Wells Rd., a distance of 198.92', to a point in the centerline of Taylor Wells Rd. at the northeasterly corner of land conveyed to Jewish Community Center of Cleveland (PN 12-704800) by deed volume 1794 page 2879 of the Geauga County Deed Records, and the southeasterly corner of said Dennis J. Hart (PN 12-051300);

Course XI: Thence  $S88^{\circ} 16' 30''$  W, along the northerly line of said Jewish Community Center of Cleveland (PN 12-704800), the southerly line of said Dennis J. Hart (PN 12-051300), a distance of 890.34 to a 3/4" iron pipe found & used at a northwesterly corner of said Jewish Community Center of Cleveland (PN 12-704800), and an interior corner of said Dennis J. Hart (PN 12-051300), passing through a 5/8" iron pin set on the westerly R/W of Taylor Wells Rd. at a distance of 35.61';

Course XII: Thence  $S00^{\circ} 46' 30''$  W, along a westerly line of said Jewish Community Center of Cleveland (PN 12-704800), an easterly line of said Dennis J. Hart (PN 12-051300), a distance of 24.90 to a 5/8" iron pin set at an interior corner of said Jewish Community Center of Cleveland (PN 12-704800), and a southeasterly corner of said Dennis J. Hart (PN 12-051300);

Course XIII: Thence  $S88^{\circ} 16' 30''$  W, along the northerly line of said Jewish Community Center of Cleveland (PN 12-704800), the southerly line of said Dennis J. Hart (PN 12-051300), a distance of 3841.70 to a point in the centerline of the west branch of the Cuyahoga River at the northwesterly corner of said Jewish Community Center of Cleveland (PN 12-704800), the southwestly corner of said Dennis J. Hart (PN 12-051300), on the easterly line of land conveyed to Donald J. & Donna M. Gambatese (PN 13-010600) by deed volume 1941 page 1462 of the Geauga County Deed Records, and passing through a reference 5/8" iron pin with a CT Consultants cap found & used at a distance of 3759.47';

The following 22 courses are along the centerline of the west branch of the Cuyahoga River, also the westerly line of Lot 1, of the Wilcox and Smith Tract, the easterly line of said Donald J. & Donna M. Gambatese (PN 13-010600), the westerly line of said Dennis J. Hart (PN 12-051300), and the westerly line of a portion of land conveyed to Dennis J. Hart (PN -090151) by deed volume 1131 page 941 of the Geauga County Deed Records;

Course XIV: Thence  $N33^{\circ} 57' 00''$  E, a distance of 100.87'

Course XV: Thence  $N00^{\circ} 23' 11''$  E, a distance of 40.23'

Course XVI: Thence N31° 02' 57" W, a distance of 32.97'

Course XVII: Thence N84° 26' 50" W, a distance of 66.72'

Course XVIII: Thence N78° 46' 47" W, a distance of 38.65'

Course XIX: Thence N25° 49' 49" W, a distance of 39.92'

Course XX: Thence N08° 37' 24" W, a distance of 40.19'

Course XXI: Thence N06° 34' 13" E, a distance of 203.23'

Course XXII: Thence N02° 51' 27" E, a distance of 119.71'

Course XXIII: Thence N18° 04' 02" E, a distance of 108.94'

Course XXIV: Thence N04° 25' 19" E, a distance of 41.25'

Course XXV: Thence N15° 09' 51" W, a distance of 43.82'

Course XXVI: Thence N73° 15' 46" W, a distance of 97.06'

Course XXVII: Thence N87° 13' 43" W, a distance of 24.90'

Course XXVIII: Thence S63° 44' 24" W, a distance of 19.34'

Course XXIX: Thence S25° 26' 47" W, a distance of 20.71'

Course XXX: Thence S55° 47' 58" W, a distance of 18.10'

Course XXXI: Thence N66° 19' 06" W, a distance of 14.26'

Course XXXII: Thence N57° 45' 33" W, a distance of 39.77'

Course XXXIII: Thence N28° 32' 20" W, a distance of 31.94'

Course XXXIV: Thence N10° 17' 55" W, a distance of 95.11'

Course XXXV: Thence N33° 56' 35" W, a distance of 15.25' to a point in the centerline of the west branch of the Cuyahoga River, at the southwesterly corner of land conveyed to Dennis J. Hart (PN -090185) by deed volume 1131 page 941 of the Geauga County Deed Records, the southeasterly corner of land conveyed to William G. & Deeann Schmid (PN 13-007800) by deed volume 1917 page 2003 of the Geauga County Deed Records, the northwesterly corner of said Dennis J. Hart (PN 12-090151), the northeasterly corner of said Donald J. & Donna M. Gambatese (PN 13-010600), and the northwesterly corner of Lot 1 of the Wilcox & Smith Tract, and on the southerly line of Lot 21, Holmes Tract;

Course XXXVI: Thence N88° 44' 55" E, along the northerly line of Lot 1, Wilcox & Smith Tract, the southerly line of Lot 21, Holmes Tract, the northerly line of said Dennis J. Hart (PN 12-090151), the southerly line of said Dennis J. Hart (PN -090185), a distance of 662.33' to a 5/8" iron pin set at the southeast corner of said Dennis J. Hart

(PN -090185), an interior corner of said Dennis J. Hart (PN 12-090151), the southeast corner of Lot 21, Holmes Tract, the southwest corner of Lot 22, Holmes Tract, on the northerly line of Lot 1, Wilcox & Smith Tract, passing through a reference 5/8" iron pin set a 34.00';

Course XXXVII: Thence N87° 31' 27" E, through lands of said Dennis J. Hart (PN -090151), a distance of 3483.00', to a 5/8" iron pin set on the westerly line of land conveyed to Cecil F. Hinkle Jr. (PN 12-001600) by deed volume 1232 page 426 of the Geauga County Deed Records, the centerline of Mill Road (vacated) volume E page 231 of the Geauga County Records, and an easterly line of said Dennis J. Hart (PN -090151);

Course XXXVIII: Thence S00° 29' 02" E, along the centerline of Mill Road (vacated), the westerly line of said Cecil F. Hinkle Jr. (PN 12-001600), an easterly line of said Dennis J. Hart (PN -090151), and an easterly line of said Dennis J. Hart (PN -051300) a distance of 284.18' to a point at the southwesterly corner of said Cecil F. Hinkle Jr. (PN 12-001600), on the centerline of Mill Road (vacated), and a southeasterly corner of said Dennis J. Hart (PN 12-090151), said point is witnessed by a 1-1/2" iron pipe found S 2.53' & W 0.56';

Course XXXIX: Thence N88° 16' 30" E, along the southerly line of said Cecil F. Hinkle Jr. (PN 12-001600), a northerly line of said Dennis J. Hart (PN 12-051300), a distance of 436.23' to a point in the centerline of Taylor Wells Rd., and being the southeasterly corner of said Cecil F. Hinkle Jr. (PN 12-001600), and the northeasterly corner of said Dennis J. Hart (PN 12-051300), passing through a 1-1/2" iron pipe found & used on the westerly R/W of Taylor Wells Rd., at a distance of 400.62';

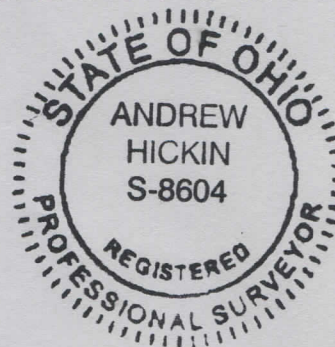
Course XL: Thence S34° 18' 48" E, along the centerline of Taylor Wells Rd., a distance of 36.31' to the True Place of Beginning and containing 69.7626 acres of land (0.1619 R/W) as surveyed by Landmark Professional Group, Ltd. on February 20<sup>th</sup> 2018, be the same more or less but subject to all legal highways and easements of record. All iron pins set are 5/8 inch in diameter, iron pipes are 3/4 inch in diameter, both are 30 inches long and marked with a cap I.D. Landmark 8604. The intention of this property description is to describe a 45.8520 acre split parcel from lands owned by Dennis J. Hart (PN 12-051300) by deed volume 1131 page 941, and combined with 23.9106 acres of a split parcel from lands owned by Dennis J. Hart (PN -090151) by deed volume 1131 page 941, Basis of bearings were based on a survey by CT Consultants for the Jewish Community Center of Cleveland dated May 2006. The south line of PN 12-051300 was assumed to bear N 88° 16' 30" E.

*Andrew W. Hickin*

2/20/2018

Andrew W. Hickin P.S. 8604

Date



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

*[Signature]* 2/27/18  
GEAUGA COUNTY AUDITOR  
TAX MAP DEPT.