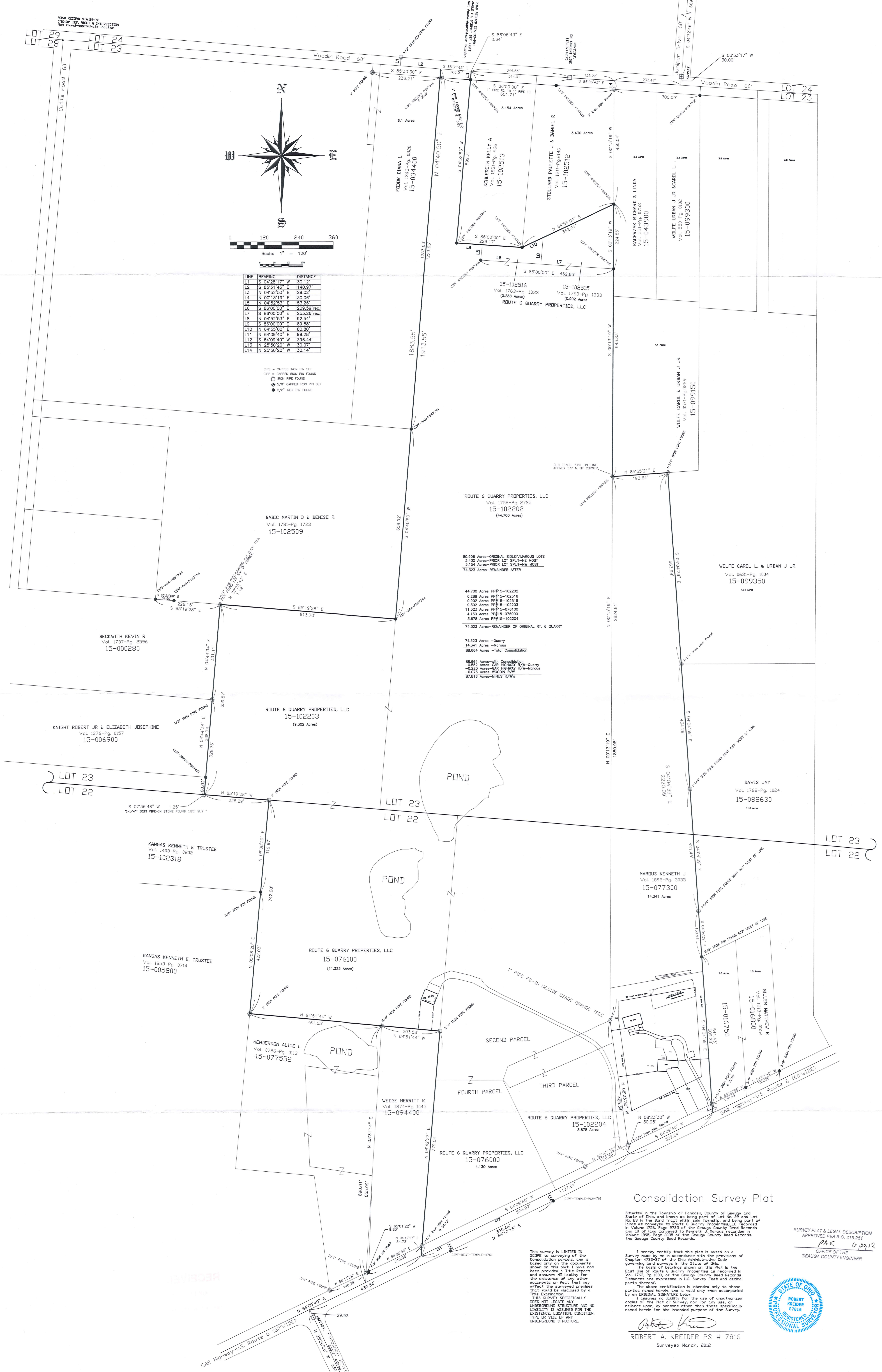


# CONSOLIDATION PLAT - ROUTE 6 QUARRY PROPERTIES, LLC



### Consolidation Survey Plat

Situated in the Township of Hamden, County of Georgia and State of Georgia and known as being part of Lot No. 88 and Lot No. 89 in the Bond Tract, extra add Township, and being part of the 60 Acres of the Route 6 Quarry Properties, LLC, recorded in Volume 1785, Page 1024 of the Georgia County Deed Records, and all of land conveyed to Kenneth J. Mardus recorded in Volume 1800, Page 2028 of the Georgia County Deed Records, the Georgia County Deed Records.

This survey is LIMITED IN SCOPE to surveying of the consolidation parcels, and is based only on the data shown on this plat. I have not been provided a title report and assume no liability for the existence of any other documents or facts that may affect the surveyed premises that would be discovered by a Title Examination. THIS SURVEY SPECIFICALLY STATES THAT THERE IS NO UNDERGROUND STRUCTURE AND NO LIABILITY IS ASSUMED FOR THE EXISTENCE, LOCATION, CONDITION, OR SIZE OF ANY UNDERGROUND STRUCTURE.

I hereby certify that this plat is based on a survey made by me in accordance with the provisions of Chapter 4722-57 of the Official Code of Georgia Annotated. The basis of bearings shown on this plat is the State of Georgia Meridian. The bearings and distances are as recorded in Volume 1785, Page 1024 of the Georgia County Deed Records and Volume 1800, Page 2028 of the Georgia County Deed Records. The above certification is intended only to those parties named herein, and is void only when accompanied by an ORIGINAL SIGNATURE before the use of unauthorized copies. I assume no liability for the use of unauthorized copies, or for any other use of this plat, or for any other reliance upon, by persons other than those specifically named herein for the intended purpose of the survey.

*Robert A. Kreider*  
 ROBERT A. KREIDER PS # 7816  
 Surveyed March, 2012

SURVEY PLAT & LEGAL DESCRIPTION  
 APPROVED PER S.C. 316.201  
 PAK  
 OFFICE OF THE  
 GEORGIA COUNTY ENGINEER



This Consolidation of land complies with the applicable Hamden Township Zoning Resolution. This day of \_\_\_\_\_, 2012.

By: \_\_\_\_\_ Township Zoning Inspector

HAM 00239  
HAM00239

Route 6 Quarry 12-048  
Pick UP Date  
6-21-12  
#15-077300  
Vol 1987 PG 0500



*Robert Kreider*

### LEGAL DESCRIPTION

Consolidation of all remaining ROUTE 6 QUARRY PROPERTIES, LLC parcels,  
With an adjoining parcel in the name of KENNETH J. MAROUS

Situated in the Township of Hambden, County of Geauga, and State of Ohio, and known as being part of Original LOT 23 and LOT22, BOND TRACT in said Hambden Township, and being further bound and described;

Beginning at a 1" iron pin found in a monument box at the center line of Juniper Drive (60 feet wide) and north right of way of Woodin Road (60 feet wide – formerly known as East-West Center Road) said point being S. 4° 32' 46" W., 669.40 feet from a 1" iron pin found in a monument box in the center line of Juniper Drive being the point of curvature of Juniper Drive;

Thence S. 3° 53' 17" W., 30.00 feet to a point on the centerline of said Woodin Road;

Thence N. 86° 06' 43" W., 233.47 feet along the center line of said Woodin Road to a point (said point being S. 86° 06' 43" E., 155.22 feet from a 1" iron pin found in a monument box on the center line of said Woodin Road, which is a tangent point with a station of 137 + 42.75 per field book road records), said point being the intersection of the North line of Lot 23, with the Northerly projection of the East line of land conveyed to Route 6 Quarry Properties, LLC by deed recorded in Volume 1763, Page 1333, (P.P. #15-102515) of the Geauga County Records of Deeds, and also the Northwest corner of Richard and Linda Kacprzak parcel as recorded in Volume 0551, Page 0753 (P.P.# 15-043900) of the Geauga County Records of Deeds, and also the Northeast corner of Paulette J. and Daniel R. Stollard parcel recorded in Volume 1911, Page 2146 (P.P. # 15-102512) of Geauga County Records of Deeds;

Thence S. 0° 13' 19" W., along the projection of the East line of the Route 6 Quarry Properties, LLC parcel, which is also the West line of Richard and Linda Kacprzak parcel, passing thru a 1" iron pipe found at a distance of 30.06 feet, and a total distance of 430.04 feet, to a 5/8" capped iron pin found S-7816, (said pin is also N. 0° 13' 19" E., a distance of 2824.81 feet from a 1" iron pipe found, in the base of a Osage orange tree, at the southerly angle point on the East line of said Route 6 Quarry Properties, LLC parcel), said point is also the southeast corner of said Stollard parcel, and is the **PRINCIPAL PLACE OF BEGINNING** of the parcel of land herein described;

Thence S. 0° 13' 19" W., continuing along said West line of Richard and Linda Kacprzak parcel, and also the West line of Carol and Urban J. Jr. Wolfe parcel as recorded in Volume 0571, Page 0229 (P.P. # 15-099150) of the Geauga County Records of Deeds, passing through a 5/8" capped iron pin found S-7816 at a distance of 224.85 feet, at a total distance of 943.83 feet to a 5/8" capped iron pin set S-7816, which is also the Southwest corner of Carol and Urban J. Jr. Wolfe parcel, and also the Northwest corner of Kenneth J. Marous parcel recorded in Volume 1895, Page 3035 (P.P. # 15-077300) of the Geauga County Records of Deeds;

Thence N. 85° 55' 21" E., along the South line of said Wolfe parcel, and the North line of said Marous parcel, a distance of 193.64 feet to a 1-1/4" iron pipe found, and also the Northeast corner of said Marous parcel;

Thence S. 4° 04' 39" E., along the East line of said Marous parcel and the West line of Carol L. and Urban J. Jr. Wolfe parcel as recorded in Volume 0631, Page 1004 (P.P. #15-099350) of the Geauga County Records of Deeds, a distance of 663.98 feet to a 1-1/4" iron pipe found, which is the Northwest corner of Jay Davis parcel as recorded in Volume 1768, Page 1024 (P.P. # 15-088630) of the Geauga County Records of Deeds ;

Thence continuing S. 4° 04' 39" E., along the East line of said Marous parcel and West line of said Davis parcel, a distance of 434.29 feet to a 1-1/4" iron pipe found bent 0.57 feet west of line;

Thence continuing S. 4° 04' 39" E., along the East line of said Marous parcel, and the West line of said Davis parcel, a distance of 421.45 feet to a 1-1/4" iron pipe found bent 0.17 feet west of line;

Thence continuing S. 4° 04' 39" E., along the East line of said Marous parcel, and the West line of said Davis parcel, a distance of 158.94 feet to a 5/8" iron pin found 0.12 feet west of line, which is a Southwest corner of said Davis parcel, and also the Northwest corner of Mathew R. Miller parcel recorded in Volume 1913, Page 0554 (P. P. # 15-016750) of Geauga County Records of Deeds;

Thence continuing S. 4° 04' 39" E., along the East line of said Marous parcel, and along the West line of said Miller parcel, and passing thru a 1-1/4" iron pipe found at a distance of 509.28 feet, a total distance of 541.43 feet to a point of the intersection of the center line of GAR Highway (60' wide -also known as U.S. Route 6) and the East line of said Marous parcel, which is the Southwest corner of said Mathew R. Miller and Southeast corner of said Marous parcel (THE PREVIOUS FIVE COURSES ALONG THE EAST LINE OF SAID MAROUS PARCEL, A TOTAL DISTANCE OF 2220.09 feet);

Thence S. 64° 09' 40" W., along the center line of said Gar Highway a distance of 1127.61 feet to a point, said point is at the intersection of said center line and the southerly projection of the East line of Merritt K. Wedge parcel recorded in Volume 1874, Page 1045 (P.P. # 15-094400) of Geauga County Record of Deeds;

Thence N. 4° 42' 27" E., along the West line of said Route 6 Quarry Properties, LLC parcel, and East line of said Wedge parcel, passing thru a 1-1/4" iron pipe found a distance of 34.73 feet, a total distance of 779.04 feet to a 3/4" iron pipe found, which is the Northeast corner of said Wedge parcel;

Thence N. 84° 51' 44" W., along the North line of said Wedge parcel a distance of 203.58 feet to a 3/4" iron pipe found, which is the Northwest corner of said Wedge parcel;

Thence continuing N. 84° 51' 44" W., along the North line of Alice L. Henderson parcel recorded in Volume 0786, Page 0113 (P.P. # 15-077552) of the Geauga County Records of Deeds, a distance of 461.55 feet to a 1" iron pipe found, which is the Northwest corner of said Henderson parcel;

Thence N. 5° 08' 20" E., along the East line of Kenneth E. Kangas, trustee, parcel recorded in Volume 1853, Page 0714 (P.P. # 15-005800) of the Geauga County Records of Deeds, and a second parcel Volume 1403, Page 0802, (P.P. # 15-102318) of the Geauga County Records of Deeds, passing thru a 5/8" iron pin found a distance of 422.03 feet, which is the common corner of said Kangas parcels, a total distance of 742.00 feet to a 1" iron pipe found, which is the Northeast corner of said Kangas parcel (P.P.# 15-102318), and the intersection of said line with the North line of said LOT 22 and the South line of said LOT 23;

Thence N. 85° 19' 28" W., along the North line of LOT 22 and North line of said Kangas parcel (P.P. # 15-102318), a distance of 226.29 feet to a point (said point is N. 7° 36' 48" E., a distance of 1.25 feet from a 1-1/4" iron pipe found in stone pile);

Thence N. 04° 44' 34" E., along the East line of said Kangas Parcel, and the East line of Robert Jr. and Elizabeth Josephine Knight parcel, recorded in Volume 1376, Page 0157 (P.P. # 15-006900) of the Geauga County Records of Deeds, and also the East line of Kevin R. Beckwith parcel, recorded in Volume 1737, Page 2596, (P.P. # 15-000280) of the Geauga County Records of Deeds, passing thru a 5/8" capped iron pin found S-7451 a distance of 60.02 feet, which is the Southeast corner of said Knight parcel, also passing thru a 1/2" iron pipe found at a of distance of 328.76 feet, which is the Southeast corner of said Beckwith parcel, a total distance of 659.87 feet to a point, (said point is also N 32° 25' 43" E., 1.19 feet from a 1-1/4" iron pipe found leaning at the top of Bank, and said point is also S. 85° 19' 28" E., a distance of 226.16 feet from a capped 5/8" iron pin found S-7794), which is the Southwest corner of Martin D. and Denise R. Babic parcel recorded in Volume 1781, page 1723 (P.P.#15-102509) of the Geauga County Records of Deeds, said point is also the Northeast corner of said Beckwith parcel;

Thence, S. 85° 19' 28" E., along the South line of said Martin D. and Denise R. Babic parcel, a distance of 613.70 feet, to a 5/8" capped iron pin found S-7794, which is the Southeast corner of said Babic parcel;

Thence, N. 4° 40' 50" E., along the East line of said Babic parcel, and East line of Dianna L. Fodor parcel; recorded in Volume 1343, Page 0820, (P.P. # 15-034400) of Geauga County Records of Deeds, passing thru a 5/8" iron pin found S-7794 a distance of 659.92 feet, which is the Northeast corner of said Babic parcel, also passing thru 5/8" iron pin set PS#7816 a distance of 1883.55 feet, a total distance of 1913.55 feet to a point in the centerline of the intersection of Woodin Road (60' wide);

Thence, S. 85° 31' 43" E., along the center line of said Road 106.01 feet to a point which is the angle point of said road with the deflection of 0° 35' to the left, and a station of 133 + 98.1 (said point is N.86 06' 43" W., a distance of 344.65 feet from a 1" iron pin found in a monument box, which is the tangent point on the center line of Woodin Road, with a stationing of 137 + 42.75, stationing running from west to east;

Thence, S. 86° 06' 43" E., a distance of 0.64 feet along the center line of said Road to a point;

Thence, S. 4° 52' 53" W., along the West line of Kelly A. Schlereth parcel recorded in Volume 1881, Page 0666, (P.P. # 15-102513) of the Geauga County Records of Deeds, passing thru a 5/8" capped iron pin found S-7816, a distance of 29.02 feet, and a total distance of 599.31 feet to a 5/8" capped iron pin found S-7816, which is the Southwest corner of said Schlereth parcel;

Thence, S. 86° 00' 00" E., a distance of 229.17 feet along the southerly line of said Schlereth parcel to a 5/8" capped iron pin found S-7816, which is the Southeast corner of said parcel;

Thence N. 64° 55' 00" E., along the southerly line of Paulette J. and Daniel R. Stollard parcel recorded in Volume 1911, Page 2146 (P.P. #15-102512) of the Geauga County Records of Deeds, a distance of 352.01 feet to the Southeast corner of said parcel, back to the **PRINCIPAL PLACE OF BEGINNING**, containing 88.664 acres of land more or less but subject to all legal highways. Being all remaining parcels of Route 6 Quarry Properties, LLC by deeds recorded in Volume 1756, Page 2725, and Volume 1763, Page 1333, of the Geauga County Records of Deeds, and a parcel of Kenneth J. Marous by deed recorded in Volume 1895, Page 3035 of the Geauga County Records of Deeds. Pursuant to a survey done in March 2012 by Robert Kreider, Ohio Registered Surveyor #7816, Richmond Heights, Ohio. Basis of bearing is the east line of Route 6 Quarry Properties, LLC as recorded in Volume 1763, Page 1333 of the Geauga County Deed Records. All iron pins set are 5/8" diameter rebar x 30" minimum length with a plastic yellow reg. Cap marked with Kreider S-7816. See EXHIBIT 'A' attached for tabulated breakdown of acreage per permanent parcel number.

SURVEY PLAT & LEGAL DESCRIPTION  
 APPROVED PER R.C. 315.251  
 PAK 6/26/12  
 OFFICE OF THE  
 GEauga COUNTY ENGINEER

EXHIBIT "A"

ACRES BREAKDOWN BY PERMENANT PARCEL #

ROUTE 6 QUARRY PROPERTIES, LLC

VOLUME 1756 - PAGE 2725

VOLUME 1763 - PAGE 1333

KENNETH J. MAROUS

VOLUME 1895 – PAGE 3035

0.288 ACRES -P.P. # 15-102516	VOLUME 1763 - PAGE 1333
0.902 ACRES -P.P. # 15-102515	“ “ “
44.700 ACRES -P.P. # 15-102202	VOLUME 1756 - PAGE 2725
9.302 ACRES -P.P. # 15-102203	“ “ “
11.323 ACRES -P.P. # 15-076100	“ “ “
4.130 ACRES -P.P. # 15-076000	“ “ “
<u>3.678 ACRES -P.P. # 15-102204</u>	<u>“ “ “</u>
74.323 ACRES –REMAINDER OF ORIGINAL <b>ROUTE 6 QUARRIES</b>	
74.323 ACRES –REMAINDER OF ORIGINAL ROUTE 6 QUARRIES	
<u>14.341 ACRES- <b>KENNETH J. MAROUS</b> - P.P.# 15-077300 Vol. 1895 – Pg. 3035</u>	
88.664 ACRES-TOTAL CONSOLIDATION	
0.552 ACRES –GAR HIGHWAY R/W–ROUTE 6 QUARRY	
0.223 ACRES –GAR HIGHWAY R/W –Marous	
<u>0.073 ACRES –WOODIN ROAD R/W–ROUTE 6 QUARRY</u>	
87.816 ACRES –TOTAL MINUS R/W	