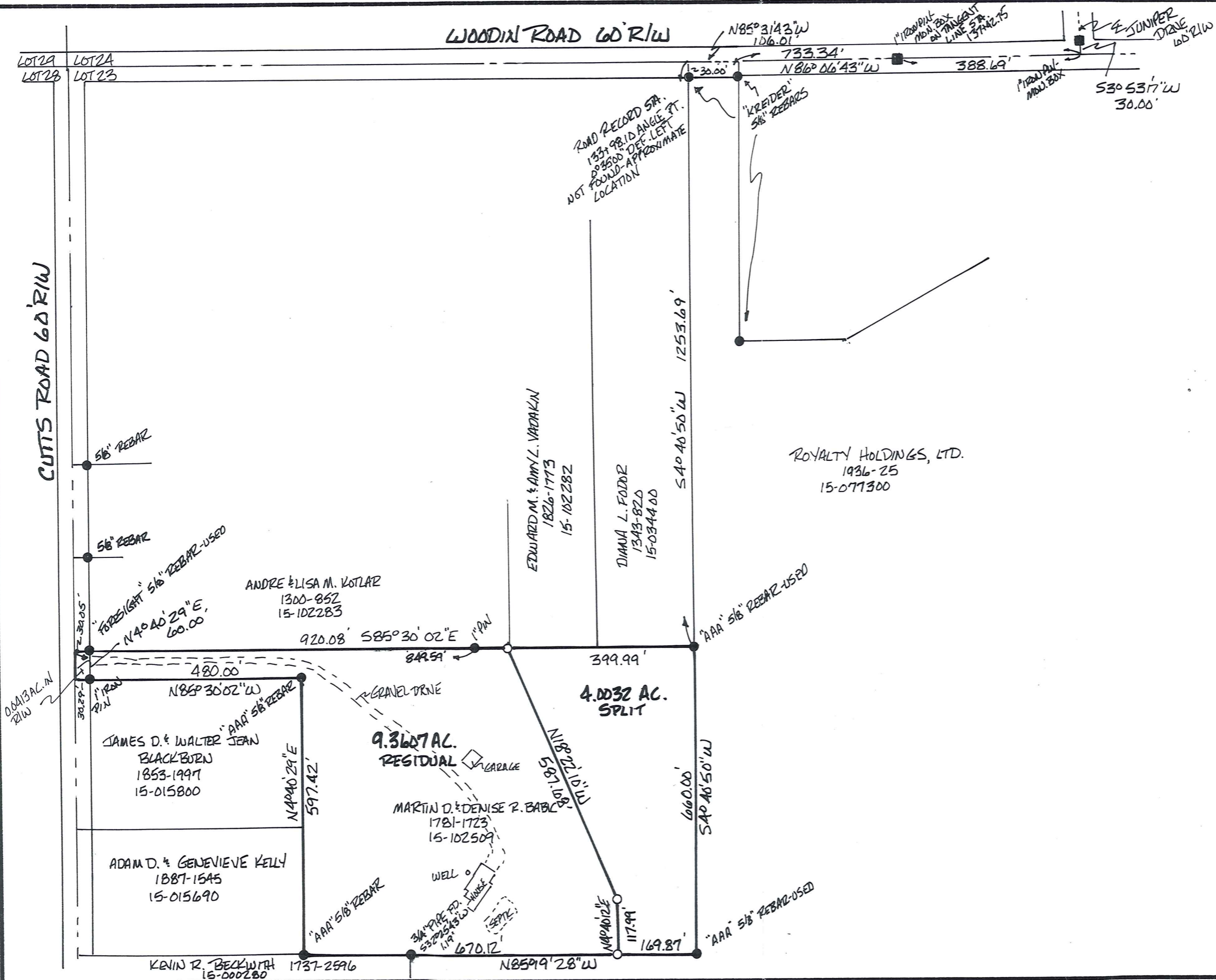


WOODIN ROAD 60' R/W

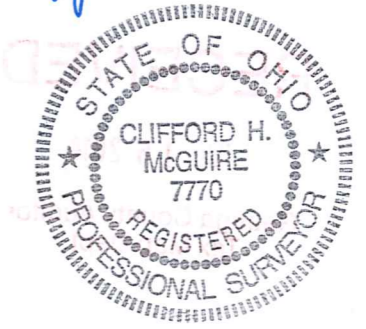
LOT 2A
LOT 2B

CUTTS ROAD 60' R/W



I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PARCELS SHOWN HEREON AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF THAT SURVEY AND THAT THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

Clifford H. McGuire
CLIFFORD H. MCGUIRE, P.S. #7770

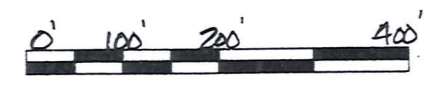


SURVEY PLAT & LEGAL DESCRIPTION APPROVED PER R.C. 315.251

M. B. 07/16/14
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

BASIS OF BEARINGS: DEED 1936-25
DOCUMENTS USED: ALL DEEDS SHOWN
DEED OF RECORD: 1781-1723 TO
MARTIN D. & DENISE R. BABIC
15-102509
GEAUGA COUNTY ENGINEER CH. 25
FIELDBOOK 91, PAGES 4-20 & 39-43

● = IRON PINS OR PIPES OR REBARS FOUND
○ = 5/8" x 30" CAPPED REBAR SET - C.H. MCGUIRE P.S. 7770



MAP OF SURVEY FOR
ROYALTY HOLDINGS

LOT 23 BOND TRACT HAMBDEN TWP.
GEAUGA COUNTY, OHIO

SCALE 1"=200' DATE JAN, 2014

SURVEYED BY: CLIFFORD H. MCGUIRE
9487 SHANK RD.
WINDHAM, OHIO 44288
330-326-3304

HAM 00241
HAM00241

Babic, Martin & Denise (14-058)
Picked-Up 7/16/14
Vol. 1976 pg. 2059
PPN # 15-102609

Clifford H. McGuire
Professional Surveyor No. 7770
9487 Shank Rd.
Windham, Oh. 44288
330-472-2029

Description of Land
for
Martin and Denise Babic



4.0032 Ac. Split

Situated in the Township of Hambden, County of Geauga, and State of Ohio and being known as part of Original Lot 23, Bond Tract of said township and part of lands conveyed to Martin D. and Denise R. Babic by Volume 1781, Page 1723 (P. P.N. 15-102509) of Geauga County Record of Deeds and further bounded and described as follows:

Commencing at a 1" iron pin found in a monument assembly at the intersection of the northerly right of way of Woodin Road (60' R/W) and the centerline of Juniper Drive (60' R/W);

thence South 3° 53' 17" West, along said Juniper Road centerline, a distance of 30.00 feet to a point on the centerline of Woodin Road;

thence North 86° 06' 43" West, along said road centerline and passing over a 1" iron pin found in a monument assembly at 388.69 feet (Road Sta. 137+42.75), a distance of 733.34 feet to an angle point (Road Sta. 133+98.10, approximate location);

thence North 85° 31' 43" West, continuing along said road centerline, a distance of 106.01 feet to a point and the northwest corner of lands conveyed to Royalty Holdings, LTD. by deed 1936-25 (P.P.N. 15-077300) of Geauga County Record of Deeds;

thence South 4° 40' 50" West, along the west line of said Royalty Holdings and passing over a 5/8" capped "Kreider" rebar found at 30.00 feet, a distance of 1253.69 feet to a 5/8" capped "AAA" rebar found at the southeast corner of lands conveyed to Diana L. Fodor by deed 1343-820 (P.P.N.15-034400), said point being *the true point of beginning* for the parcel herein described;

thence South 4° 40' 50" West, along the west line of said Royalty Holdings, a distance of 660.00 feet to a 5/8" "AAA" rebar found at an interior corner thereof;


thence North 85° 19' 28" West, along the north line of said Royalty Holdings, a distance of 169.87 feet to a 5/8" capped rebar set;

thence North 4° 40' 12" East, along a new line, a distance of 117.99 feet to a 5/8" capped rebar set;

thence North 18° 22' 10" West, along a new line, a distance of 587.68 feet to a 5/8" capped rebar set on the south line of lands conveyed to Andre & Lisa M. Kotlar by deed 1300-852 (P.P.N. 15-102283) of Geauga County Record of Deeds;

thence South 85° 30' 02" East, along the south line of said Kotlar and along the south line of lands conveyed to Edward M. & Amy L. Vadakin by deed 1826-1773 (P.P.N. 15-102282) of Geauga County Record of Deeds and along the south line of lands conveyed to Diana L. Fodor by deed 1343-820 (P.P.N. 15-034400) of Geauga County Record of Deeds, a distance of 399.99 feet to *the true point of beginning* and containing 4.0032 acres of land as surveyed in January, 2014 by Clifford H. McGuire, Professional Surveyor No. 7770. Bearing basis was taken from deed 1936-25. All rebars set were 5/8"x 30" with I. D. cap, "C.H. McGuire, P.S. 7770"

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


GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

07/16/14

Clifford H. McGuire
Professional Surveyor No. 7770
 9487 Shank Rd.
 Windham, Oh. 44288
 330-472-2029

Description of Land
 for
 Martin and Denise Babic



9.3607 Ac. Residual

Situated in the Township of Hambden, County of Geauga, and State of Ohio and being known as part of Original Lot 23, Bond Tract of said township and part of lands conveyed to Martin D. and Denise R. Babic by Volume 1781, Page 1723 (P. P.N. 15-102509) of Geauga County Record of Deeds and further bounded and described as follows:

Commencing at a 1" iron pin found in a monument assembly at the intersection of the northerly right of way of Woodin Road (60' R/W) and the centerline of Juniper Drive (60' R/W);

thence South 3° 53' 17" West, along said Juniper Road centerline, a distance of 30.00 feet to a point on the centerline of Woodin Road;

thence North 86° 06' 43" West, along said road centerline and passing over a 1" iron pin found in a monument assembly at 388.69 feet (Road Sta. 137+42.75), a distance of 733.34 feet to an angle point (Road Sta. 133+98.10, approximate location);

thence North 85° 31' 43" West, continuing along said road centerline, a distance of 106.01 feet to a point and the northwest corner of lands conveyed Royalty Holdings, LTD. by deed 1936-25 (P.P.N. 15-077300) of Geauga County Record of Deeds;

thence South 4° 40' 50" West, along the west line of said Royalty Holdings and passing over a 5/8" capped "Kreider" rebar found at 30.00 feet, a distance of 1253.69 feet to a 5/8" capped "AAA" rebar found at the southeast corner of lands conveyed to Diana L. Fodor by deed 1343-820 (P.P.N. 15-034400);

thence North 85° 30' 02" West, along the south line of said Fodor and along the south line of lands conveyed to Edward M. & Amy L. Vadakin by deed 1826-1773 (P.P.N. 15-102282) of Geauga County Record of Deeds and along the south line of lands conveyed to Andre & Lisa M. Kotlar by deed 1300-852 (P.P.N. 15-102283) of Geauga County Record of Deeds, a distance of 399.99 feet to a 5/8" capped rebar set, said point being *the true point of beginning* for the parcel herein described;

thence South 18° 22' 10" East, along a new line, a distance of 587.68 feet to a 5/8" capped rebar set;

thence South 4° 40' 12" West, along a new line, a distance of 117.99 feet to a 5/8" capped rebar set on the north line of said Royalty Holdings LTD.;

thence North 85° 19' 28" West, along the north line of said Royalty Holdings and the north line of lands conveyed to Kevin R. Beckwith by deed 1737-2596 (P.P.N. 15-000280) of Geauga County Record of Deeds and passing by a 3/4" iron pipe found South 32° 25' 43" West, 1.19 feet, a distance of 670.12 feet to a 5/8" capped "AAA" rebar found at the southeast corner of lands conveyed to Adam D. and Genevieve Kelly by deed 1887-1545 (P.P.N. 15-015690) of Geauga County Record of Deeds;

thence North 4° 40' 29" East, along the east line of said Kelly and the east line of lands conveyed to James D. and Walter Jean Blackburn by deed 1853-1997 (P.P.N. 15-

015800) of Geauga County Record of Deeds, a distance of 597.42 feet to a 5/8" capped "AAA" rebar found;

thence North 85° 30' 02" West, along the north line of said Blackburn and passing over a 1" iron pin found at 449.71 feet, a distance of 480.00 feet to a point on the centerline of Cutts Road (60' R/ W);

thence North 4° 40' 29" East, along said road centerline, a distance of 60.00 feet to a point and the southwest corner of lands conveyed to Andre & Lisa M. Kotlar by Volume 1300, Page 852 (P.P.N. 15-102283) of Geauga County Record of Deeds;

thence South 85° 30' 02" East, along the south line of said Kotlar and passing over a 5/8" capped "Foresight" rebar found at 30.05 feet and a 1" pin found at 849.59 feet, a distance of 920.08 feet to the true point of beginning and containing 9.3607 acres of land of which 0.0431 acres lie within the road right-of-way as surveyed in January, 2014 by Clifford H. McGuire, Professional Surveyor No. 7770. Bearing basis was taken from deed 1936-25. All rebars set were 5/8"x 30" with I. D. cap, "C.H. McGuire, P.S. 7770"

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
msb 07/16/14
GEAUGA COUNTY AUDITOR *Rec.*
TAX MAP DEPT.

RECEIVED
JUL 16 2014
Gaugua County Auditor
Tax Map Dept.