

BASIS OF BEARING: DEED OF RECORD 1936-25(15-071300) TO ROYALTY HOLDINGS, LTD. DOCUMENTS USED: ALL DEEDS SHOWN HEREON DEEDS OF RECORD AS SHOWN
 GEAUGA COUNTY ENGINEER C.H. ZS
 FIELD BOOK 91, PGS. 4-20 & 39-43

88.7408 AC. CONSOLIDATION
 4.0032 ACRES FROM 15-102509
 84.7376 ACRES FROM 15-071300

ROYALTY HOLDINGS, LTD.
 1936-25
 15-071300

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

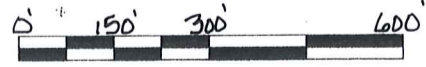
GEAUGA COUNTY AUDITOR
 TAX MAP DEPT.

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, PS. #7770

- = KRIEGER 5/8" CAPPED REBAR FOUND
- = IRON PINS PIPES OR REBAR FOUND
- = 5/8" x 30" CAPPED REBAR SET



MAP OF SURVEY FOR
 ROYALTY HOLDING LTD.
 LOT 22 & 23 of BOND TRACT, HAMBDEN TWP.
 GEAUGA COUNTY, OHIO
 SCALE 1" = 300' DATE JAN, 2014
 SURVEYED BY: CLIFFORD H. MCGUIRE
 9487 SHANK RD.
 WINDHAM, OHIO 44288
 330-472-2029

HAM 00242
HAM00242

Royalty Holdings, Ltd. (14-059)
Picked Up 7/16/14
VOL. 1976 pg. 2062
PPN# 15-077300

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

Description of Land
for
Royalty Holdings Ltd.



Situated in the Township of Hambden, County of Geauga and State of Ohio and known as being part of Original Lot 23 and Lot 22, Bond Tract in said Hambden Township and being further bound and described;

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

Thence S. 3° 53' 17" W., along said Juniper Road centerline, a distance of 30.00 feet to a point on the centerline of said 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 732.70 feet to a point at the northwest corner of lands conveyed to Kelly A. Schlereth by deed 1881-666 (15-102513) of Geauga County Record of Deeds, said point being *the true point of beginning* for the parcel herein described;

Thence South 4° 52' 51" West, along the west line of said Schlereth, and passing over a 5/8" capped "Kreider" rebar found at 29.00 feet, a distance of 599.30 feet to a 5/8" capped "Kreider" rebar found at the southwest corner thereof;

Thence South 86° 00' 00" East, along the south line of said Schlereth, a distance of 229.17 feet to a 5/8" capped "Kreider" rebar found at the southeast corner thereof and the southwest corner of lands conveyed to Paulette J. & Daniel R. Stollard by deed 1911-2146 (15-102512) of Geauga County Record of Deeds;

Thence North 64° 55' 00" East, along the south line of said Stollard, a distance of 352.01 feet to a 5/8" capped "Kreider" rebar found at the southeast corner thereof and on the west line of land conveyed to Richard & Linda Kacprzak by deed 1954-2385 (15-043900) of Geauga County Record of Deeds;

Thence South 0° 12' 49" West, along the west line of said Kacprzak and along the west line of lands conveyed to Urban J., Jr. & Carol L. Wolfe by deed 1967-2053 (15-099150) of Geauga County Record of Deeds and passing over a 5/8" capped "Kreider" rebar found at 224.87 feet, a distance of 943.83 feet to a 5/8" capped rebar set at the southwest corner thereof;

Thence North 85° 54' 51" East, along the south line of said Wolfe parcel, a distance of 193.64 feet to a 1" iron pipe found at a northwest corner of other lands conveyed to said Wolfe by deed 1967-2051 (15-099350) of Geauga County Record of Deeds;

Thence South 4° 04' 45" East, along the west line of said Wolfe and along the west line of lands conveyed to Jay Davis by deed 1768-1024 (15-088630) of the Geauga County Records of Deeds and along the west line of lands conveyed to Mathew R. Miller by deed 1913-0554 (15-016750) of Geauga County Records of Deeds and passing by a 1" iron pipe found at 1098.43 feet (0.53 feet West), a 3/4" iron pipe found at 1520.18 feet (0.22 feet West), and a 5/8" iron pin found at 1678.85 feet (0.08 feet West), a distance of 1729.63 feet to a 5/8" capped rebar set at the northeast corner of lands conveyed to Arms Land, LLC. By deed 1948-2645 (15-102580) of Geauga

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County Record of Deeds;

Thence South $79^{\circ} 52' 02''$ W., along the north line of said Arms Land, a distance of 328.08 feet to a $\frac{5}{8}$ " capped rebar set at the northwest corner thereof;

Thence South $0^{\circ} 13' 04''$ West, along the west line of said Arms Land, a distance of 112.00 feet to a $\frac{3}{4}$ " iron pipe found in the base of an Osage Orange tree at an angle point in said west line;

Thence South $8^{\circ} 23' 56''$ East., along the west line of said Arms Land and passing over a $\frac{1}{2}$ " iron pipe found at 434.39 feet, a distance of 465.34 feet to a point on the centerline of GAR Highway (U. S. Route 6, 60' R/W) ;

Thence South $64^{\circ} 09' 31''$ West, along the centerline of said GAR Highway a distance of 805.03 feet to a point at the southeast corner of lands conveyed to Park Road Properties, LLC. by deed 1961-2212 (15-094400) of Geauga County Record of Deeds;

Thence North $4^{\circ} 42' 08''$ East, along the east line of said Park Road Properties and passing over a $\frac{3}{4}$ " iron pipe found a distance of 34.70 feet, a distance of 779.04 feet to a $\frac{1}{2}$ " iron pipe found at the northeast corner thereof;

Thence North $84^{\circ} 51' 54''$ West, along the north line of said Park Road Properties and along the north line of lands conveyed to Alice L. Henderson by deed 786- 113 (15-077552) of the Geauga County Records of Deeds, a distance of 665.27 feet to a $\frac{3}{4}$ " iron pipe found at the northwest corner thereof and on the east line of lands conveyed to Kenneth E. Kangas, Trustee by deed 1853-0714 (15-005800) of the Geauga County Records of Deeds;

Thence North $5^{\circ} 08' 10''$ East, along the east line of said Kangas and along other lands conveyed to said Kangas by deed 1430-802 (15-102318) of Geauga County Record of Deeds and passing over a $\frac{5}{8}$ " iron pin found at 422.02 feet, which is the common corner of said Kangas parcels, a total distance of 742.00 feet to a $\frac{3}{4}$ " iron pipe found, which is the northeast corner of said Kangas parcel (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 North $85^{\circ} 19' 28''$ West, along the north line of Lot 22 and north line of said Kangas parcel (15-102318), a distance of 226.29 feet to a point (said point is North $7^{\circ} 36' 48''$ East, a distance of 1.25 feet from a 1" iron pipe found in stone pile);

Thence North $4^{\circ} 44' 29''$ E., along the east line of said Kangas parcel and the east line of lands conveyed to Robert A., Jr. and Elizabeth Josephine Knight by deed 1367-157 (15-006900) of the Geauga County Records of Deeds and also the east line of lands conveyed to Kevin R. Beckwith by deed 1737- 2596 (15-000280) of the Geauga County Records of Deeds, distance of 659.99 feet to a point and the northeast corner thereof, (said point is North $32^{\circ} 25' 43''$ East, 1.19 feet from a $\frac{3}{4}$ " iron pipe found leaning at the top of bank) and on the south line of lands conveyed to Martin D. and Denise R. Babic by deed 1781- 1723 (15-102509) of the Geauga County Records of deeds, said point is also the Northeast corner of said Beckwith parcel;

Thence South $85^{\circ} 19' 28''$ E., along the south line of said Babic, a distance of 443.83 feet to a $\frac{5}{8}$ " capped rebar set;

Thence North $4^{\circ} 40' 12''$ East, along a line severing said Babic lands, a distance of 117.99 feet to a $\frac{5}{8}$ " capped rebar set;

Thence North $18^{\circ} 22' 10''$ West, along a line severing said Babic lands, a distance of 587.68 feet to a $\frac{5}{8}$ " capped rebar set on the south line of lands conveyed to Andre and Lisa M. Kotlar by deed

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deed 1300-852 (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 Edward M. & Amy L. Vadakin by deed 1826-1773 (15-102282) of Geauga County Record of Deeds and along the south line of lands conveyed to Diana L. Fodor by deed 1343-0820 (15-034400) of Geauga County Records of Deeds, a distance of 399.99 feet to a 5/8" capped "AAA" rebar found at the southeast corner thereof;

Thence North 4° 40' 50" East, along the east line of said Fodor and passing over a 5/8" "Kreider" rebar found at 1223.69 feet, a distance of 1253.69 feet, to a point on the centerline of Woodin Road;

Thence South 85° 31' 43" East, along said road centerline, a distance of 106.01 feet to an angle point (Road Sta. 133+98.10);

Thence South 86° 06' 43" East, a distance of 0.64 feet along said road centerline to the true point of beginning and containing 88.7408 acres (all of 15-077300 consolidated with 4.0032 acres split from 15-102509) of land more or less but subject to all legal highways, of which 0.5516 acres in right of way of said GAR Highway and 0.0734 acres in right of way of said Woodin Road. Pursuant to a survey done in January, 2014 by Clifford H. McGuire, Ohio Registered Surveyor #7770. Basis of bearing is the centerline of Woodin Road as taken from the deed of record: 1936-25 to Royalty Holdings, LTD. (15-077300). All rebars set are 5/8" diameter rebar x 30" minimum length with a plastic yellow cap marked C. H. McGuire, P.S. 7770.

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
[Signature] 07/16/14
GEAUGA COUNTY AUDITOR
TAX MAP DEPT *Rev*

RECEIVED
JUL 16 2014
Gaugua County Auditor
Tax Map Dept