

NOTES:

1. The Root Parcel (41.4217 Acres) is subject to the Oil and Gas Lease granted to POI Energy dated October 31, 1982 and recorded in Volume 691 Page 1387.
2. Locations designated as $\equiv \equiv \equiv \equiv$ are approximate areas subject to the RIPARIAN SETBACK REGULATIONS (25 Feet) per Article XV, Section 1500 of Hambden Township Zoning Resolution and are shown hereon as reproduced from the Guide Map - Exhibit "A" of said Resolutions. Defined locations must be determined prior to any construction.
3. ZONING = R:1 Residential Refer to Article IV, Section 402 of HAMB DEN TOWNSHIP ZONING RESOLUTION

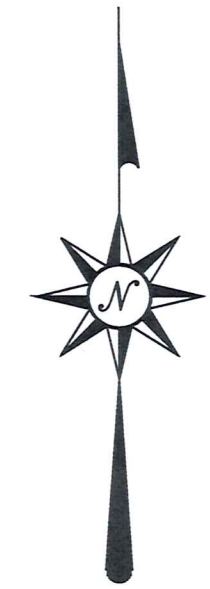
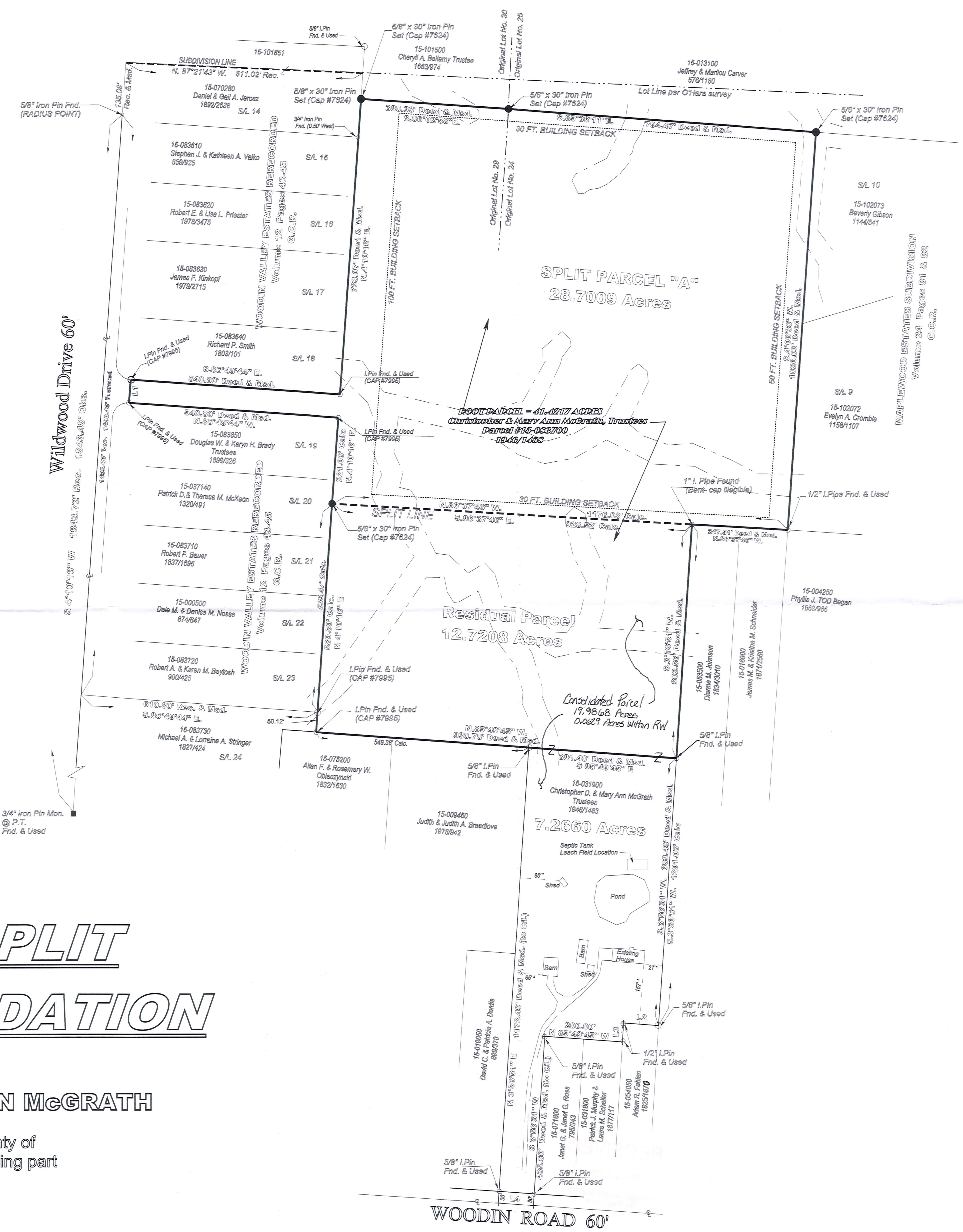
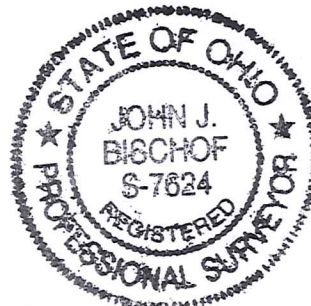
From Parcel 15-083700 Residual Parcel = 12.7208 Acres
 All of Parcel 15-031900 = 7.2660 Acres
NEW CONSOLIDATED PARCEL = 19.9868 ACRES
 Minus R/W = (0.0629 Acres)
NET CONSOLIDATED AREA = 19.9239 ACRES

SURVEYOR'S STATEMENT

I hereby certify that this plat was prepared from a field survey made under my direct supervision in accordance with OAC 4733-37. Monuments were found or set as indicated hereon. Dimensions are expressed in feet and decimal parts thereof. Bearings are intended to indicate angles only. All of which are correct to the best of my knowledge and belief. Field work was performed on November 1 through 15, 2014. All Iron Pins set are 5/8" x 30" - capped "J. Bischof - 7624".

John J. Bischof
 John J. Bischof P.S. #7624

11-15-14
 Date



Scale: 1" = 150'
 November 15, 2014



Purpose of Plat:

THE PURPOSE OF THIS PLAT IS TO ILLUSTRATE THE SPLIT OF THE ROOT PARCEL (41.4217 Acres) INTO SPLIT PARCEL "A" WHICH WILL BE CONVEYED TO OTHERS AND THE RESIDUAL PARCEL THAT WILL BE CONSOLIDATED WITH PARCEL 15-031900.

Reference

1. Survey (0034-2) of 41.421 acres of land by O'Hara Land Surveying, L.L.C. on September 21, 2000. [Parcel 15-083700]
2. Plat of property survey (7.27 acres) by Rudy E. Schwartz on June 4, 1998. [Parcel 15-031900]
3. Geauga County Deed Records

Basis of Bearings

is the centerline of Wildwood Drive (S.4°10'16"W), as shown on the plat for Woodin Valley Estates as recorded in Volume 12, pages 43-45 of Geauga County Records.

APPROVALS

This plat is hereby approved by the Geauga County Planning Commission on this _____ day of _____, 20__.

 Chairman, Geauga County Planning Commission

This division and consolidation of land complies with the applicable Hambden Township Zoning Resolution. This _____ day of _____, 20__.

 Hambden Township Zoning Inspector

This plat is hereby approved by the Geauga County Auditor Tax Map Room on this _____ day of _____, 20__.

 Tax Map Room

LINE	BEARING	HORIZ	DIST
L1	N4°10'16"E		60.000'
L2	N85°49'45"W		90.000'
L3	S3°56'51"W		48.400'
L4	N85°49'45"W		91.400'

SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 315.251
[Signature]
 GEOGA COUNTY AUDITOR
 TAX MAP DEPT.

MAP OF LOT SPLIT AND CONSOLIDATION

FOR
CHRISTOPHER AND MARY ANN McGRATH

Situated in the Township of Hambden, County of Geauga and State of Ohio and known as being part of Lot Nos. 24 and 29, Bond Tract.

November 15, 2014

Legal Description Of
SPLIT PARCEL "A"
Page 1 of 3

Situated in the Township of Hambden, County of Geauga, and State of Ohio and known as being part of Lot Numbers 24 and 29, Bond Tract, and more fully described as follows:

Beginning at a 5/8" iron pin found at the terminus radius of Wildwood Drive, 60 feet wide;

Thence South 4°10'16" West, along the centerline of Wildwood Drive as aforesaid, a distance of 1498.46 feet to a point;

Thence South 85°49'44" East, along the southerly line of Sublot 23 in the Woodin Valley Estates as recorded in Plat Volume 12, Pages 43-45 of Geauga County records, a distance of 610.80 feet to a 5/8" iron pin found (capped #7995) and the southeasterly corner thereof;

Thence North 4°10'16" East along the easterly lines of said Sublot 23, and Sublots 22, 21 and part of Sublot 20 in said Woodin Valley Estates, a distance of 539.47 feet to a 5/8" iron pin set (capped #7624) and the principal place of beginning;

Course No. 1: Thence continuing North 4°10'16" East along the easterly lines of Sublots 20 and 19 in said Woodin Valley Estates, a distance of 221.06 feet to a 5/8" iron pin found (capped #7995) and northeasterly corner of said Sublot 19;

Course No.2: Thence North 85°49'44" West and along the northerly line of said Sublot 19 in Woodin Valley Estates, a distance of 540.80 feet to a 5/8" iron pin found (capped #7995) and easterly line of Wildwood Drive as aforesaid;

Course No.3: Thence North 4°10'16" East, a distance of 60.00 feet to a 5/8" iron pin found (capped #7995) on the southerly line of Sublot 18 in said Woodin Valley Estates;

Course No.4: Thence South 85°49'44" East and along the southerly line of said Sublot 18 in Woodin Valley Estates a distance of 540.80 feet to a 5/8" iron pin found (capped #7995) and the southeasterly corner of said Sublot 18 ;

Legal Description Of

SPLIT PARCEL "A"

Page 2 of 3

Course No. 5: Thence North $4^{\circ}10'16''$ East and along the easterly line of Sublots 18, 17, 16, 15 and part of Sublot 14 in said Woodin Valley Estates, a distance of 763.07 feet to a $5/8''$ iron pin set (capped #7624) on the southerly line of land now or formerly owned by Cheryll A. Bellamy, Trustee, P/N 15-101500 by deed recorded in Volume 1663, page 974 of Geauga County deed records;

Course No. 6: Thence South $86^{\circ}02'58''$ East and along the southerly line of said parcel of land now or formerly owned by Cheryll A. Bellamy, Trustee, a distance of 380.33 feet to a $5/8''$ iron pin set (capped #7624) at the southwesterly corner of land now or formerly owned by Jeffrey Carver and Marilou Carver, P/N15-013100 by deed recorded in Volume 576, Page 1160 of Geauga County deed records;

Course No.7: Thence South $85^{\circ}36'11''$ East and along the southerly line of said parcel of land now or formerly owned by Jeffrey Carver and Marilou Carver, a distance of 794.47 feet to a $5/8''$ iron pin set (capped #7624) and the northwesterly corner of Sublot 10 in the Maplewood Estates Subdivision as recorded in Plat Volume 24, Pages 81-82 of Geauga County Records;

Course No.8: Thence South $4^{\circ}06'30''$ West and along the westerly line of said Sublot 10 and Sublot 9 in said Maplewood Estates Subdivision a distance of 1,026.03 feet to a $1/2''$ iron pipe found and the northeasterly corner of land now or formerly owned by James M. & Kristine M. Schneider, P/N 15-016900 by deed recorded in Volume 1871, Page 2560 of Geauga County deed records;

Course No.9: Thence North $86^{\circ}37'46''$ West and along the northerly line of said parcel conveyed to James M. & Kristine M. Schneider and the northerly line of land now or formerly owned by Dianne M. Johnson, P/N 15-053500 by deed recorded in Volume 1834, Page 3010 of Geauga County deed records and its westerly prolongation, a distance of 1,176.03 feet to a point and principal place of beginning and containing 28.7009 Acres of land (split from Parcel 15-083700) as calculated and described in accordance with a survey by John J. Bischof, P.S.#7624 dated November 15, 2014, be the same more or less but subject to all legal highways and easements of record.

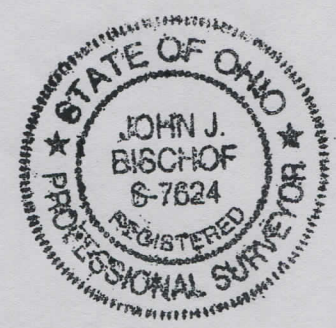
Legal Description Of
SPLIT PARCEL "A"
Page 3 of 3

All iron pins set are 5/8 inch by 30 inch long rebars capped #7624.

Reference the Oil and Gas Lease granted to POI ENERGY dated October 31, 1982 and recorded in Volume 691 Page 1387 of Geauga County Records.

Basis of Bearings: The basis of the bearings used herein is the centerline of Wildwood Drive (South 4°10'16" West) as shown on the plat for Woodin Valley Estates as recorded in Plat Volume 12, Pages 43-45 of Geauga County records and are used to denote angles only.

John J. Bischof
11-15-14



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

MDS 12/05/14

GEAUGA COUNTY AUDITOR
TAX MAP DEPT. *Rev.*

RECEIVED
NOV 17 2014
TAX MAP DEPT.

November 15, 2014

Legal Description Of

CONSOLIDATED PARCEL

[Residual Parcel and Parcel 15-031900]

Page 1 of 3

Situated in the Township of Hambden, County of Geauga, and State of Ohio and known as being part of Lot Numbers 24 and 29, Bond Tract, and more fully described as follows:

Beginning at a 5/8" iron pin found at the terminus radius of Wildwood Drive, 60 feet wide;

Thence South 4°10'16" West, along the centerline of Wildwood Drive as aforesaid, a distance of 1498.46 feet to a point;

Thence South 85°49'44" East, along the southerly line of Sublot 23 in the Woodin Valley Estates as recorded in Plat Volume 12, Pages 43-45 of Geauga County records, a distance of 610.80 feet to a 5/8" iron pin found (capped #7995) and the southeasterly corner thereof and the principal place of beginning;

Course No. 1: Thence North 4°10'16" East along the easterly lines of said Sublot 23, and Sublots 22, 21 and part of Sublot 20 in said Woodin Valley Estates, a distance of 539.47 feet to a 5/8" iron pin set (capped #7624);

Course No. 2: Thence South 86°37'46" East a distance of 928.52 feet to a bent 1" Iron pipe found (cap is illegible) at the northwesterly corner of a parcel of land, now or formerly owned by Dianne M. Johnson, P/N 15-053500, by deed recorded in Volume 1834, Page 3010 of Geauga County deed records;

Course No. 3: Thence South 3°56'51" West and along the westerly line of said parcel of land now or formerly owned by Dianne M. Johnson, a distance of 1291.05 feet to a 5/8" iron pin found at the northeasterly corner of a parcel of land now or formerly owned by Adam R. Fabian, P/N 15-054050, by deed recorded in Volume 1825, Page 1676 of Geauga County deed records;

Course No. 4: Thence North 85°49'45" West and along the Northerly line of said parcel of land now or formerly owned by Adam R. Fabian, a distance of 90.00 feet to a 1/2" iron pin found and northwesterly corner thereof;

Legal Description Of

CONSOLIDATED PARCEL

[Residual Parcel and Parcel 15-031900]

Page 2 of 3

Course No. 5: Thence South $3^{\circ}56'51''$ West and along the westerly line of said parcel of land now or formerly owned by Adam R. Fabian, a distance of 48.40 feet to a $1/2''$ iron pin found and the northeasterly corner of a parcel of land now or formerly owned by Patrick J. Murphy and Laura M. Schaller, P/N 15-031800, by deed recorded in Volume 1677, Page 117 of Geauga County deed records;

Course No. 6: Thence North $85^{\circ}49'45''$ West and along the northerly line of said parcel of land now or formerly owned by Patrick J. Murphy and Laura M. Schaller and the northerly line of a parcel of land now or formerly owned by Janet G. and Janet G. Ross, P/N 15-071600, by deed recorded in Volume 795, Page 343 of Geauga County deed records, a distance of 200.00 feet to a $5/8''$ iron pin found;

Course No. 7: Thence South $3^{\circ}56'51''$ West and along the westerly line of said parcel of land now or formerly owned by Janet G. and Janet G. Ross, a distance of 435.60 feet to a point on the centerline of Woodin Road, 60 feet wide, and passing through a $5/8''$ iron pin found at a distance of 405.60 feet;

Course No. 8: Thence North $85^{\circ}49'45''$ West, and along the centerline of Woodin Road as aforesaid, a distance of 91.40 feet to a point; *said point se corner...*

Course No. 9: Thence North $3^{\circ}56'51''$ East and along the easterly line of a parcel of land now or formerly owned by David C. and Patricia A. Dardis, P/N 15-019050, by deed recorded in Volume 699, Page 370 of Geauga County deed records and an easterly line of a parcel of land now or formerly owned by Judith and Judith A. Breedlove, P/N 15-009450, by deed recorded in Volume 1978, Page 942 of Geauga County deed records, a distance of 1172.49 feet to a $5/8''$ iron pin found at the northeasterly corner thereof and passing through a $5/8''$ iron pin found at a distance of 30.00 feet;

Course No. 10: Thence North $85^{\circ}49'45''$ West along the northerly line of said parcel of land now or formerly owned by Judith and Judith A. Breedlove, P/N 15-009450, and part of the northerly line of a parcel of land, now or formerly owned by Allan F. and Rosemary W. Oblaczynski, P/N 15-075200, by deed recorded in Volume 1832, Page 1530 of Geauga County deed records, a distance of 549.38 feet to a $5/8''$ iron pin found (capped #7995);

Legal Description Of
CONSOLIDATED PARCEL
[Residual Parcel and Parcel 15-031900]
Page 3 of 3

Course No. 11: Thence North 4°10'16" East and along the most easterly line of Sublot 24 in said Woodin Valley Estates, a distance of 50.12 feet to the principal place of beginning and containing 19.9868 Acres of land (with 0.0629 Acres of land within the Woodin Road Right-of-way) and having a net area of 19.9239 Acres of land as calculated and described in accordance with a survey by John J. Bischof, P.S. #7624 dated November 15, 2014, be the same more or less but subject to all legal highways and easements of record.

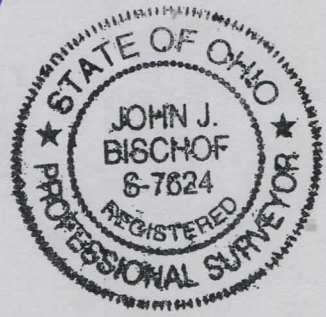
*12.7208 acres Residual from PN 15-083700 (after 28.7009 acre Split)
7.2660 acres from all of PN 15-031900*

All iron pins set are 5/8 inch by 30 inch long rebars capped #7624.

Reference the Oil and Gas Lease granted to POI ENERGY dated October 31, 1982 and recorded in Volume 691 Page 1387 of Geauga County Records, as applies to the residual parcel.

Basis of Bearings: The basis of the bearings used herein is the centerline of Wildwood Drive (South 4°10'16" West) as shown on the plat for Woodin Valley Estates as recorded in Plat Volume 12, Pages 43-45 of Geauga County records and are used to denote angles only.

*John J. Bischof
12-15-14*



RECEIVED

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

MuSB 12/05/14
GEAUGA COUNTY AUDITOR
TAX MAP DEPT. *Rev*