

HAM00295

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Royalty Holdings LTD  
(19-027)

picked up 3/20/19

VOL. 2021 pg 2855

pn# 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.

100.7385 Acre Consolidation,

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 Anthony V. & Tiffanie J. Giganti by deed 2015-252 (15-102513) of Geauga County Record of Deeds (GCRD), 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 A. & T. Giganti, 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 A. & T. Giganti, 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) (GCRD);

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) (GCRD);

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) (GCRD) 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 "McGuire" rebar found 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) (GCRD);

Thence South 4° 04' 45" East, along the west line of said Wolfe and along the west line of lands conveyed to 501 CW, LLC. by deed 1986-7219 (15-088630) (GCRD) and along the west line of lands conveyed to Mathew R. Miller by deed 1913-0554 (15-016750) (GCRD) 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 "McGuire" rebar found at the northeast corner of lands conveyed to Arms Land, LLC. by deed 1948-2645 (15-102580) (GCRD);

Thence South 79° 52' 02" West, along the north line of said Arms Land, a distance of 328.08 feet to a 5/8" capped "McGuire" rebar found at the northwest corner thereof;

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Thence South 0° 13' 04" West, along the west line of said Arms Land, a distance of 112.00 feet to a ¾" iron pipe found in the base of an Osage Orange tree at an angle point in said west line;

Thence South 8° 23' 56" East., along the west line of said Arms Land and passing over a ½" 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° 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) (GCRD);

Thence North 4° 42' 08" East, along the east line of said Park Road Properties and passing over a ¾" iron pipe found a distance of 34.70 feet, a distance of 779.04 feet to a ½" iron pipe found at the northeast corner thereof;

Thence North 84° 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)(GCRD), a distance of 665.27 feet to a ¾" iron pipe found at the northwest corner thereof;

Thence South 5° 08' 10" West, along the west line of said A. Henderson, a distance of 539.41 feet to a bent ½" iron pipe found at the southwest corner thereof;

Thence North 52° 56' 20" West, along a new line a distance of 122.63 feet to a ⅝" capped Schade" rebar found;

Thence North 85° 30' 05" West, along a new line, a distance of 193.44 feet to a ⅝" capped Schade" rebar found;

Thence North 88° 05' 19" West, along a new line, a distance of 39.20 feet to a ⅝" capped Schade" rebar found;

Thence South 84° 45' 34" West, along a new line, a distance of 236.54 feet to a point and the southeast corner of Sublot No. 5 of Andrew R. & Margaret K. Evans Survey as recorded in Volume 5, Pages 23 & 24 of Geauga County Record of Plats, as witnessed by a ⅝" iron pin found South 43° 24' 27" West, 0.34 feet;

Thence North 4° 38' 35" East, along the east line of said Evans Survey (Sublots No. 5 through No.10) and along the east line of lands conveyed to Michael A. & Richard W. Kemski by deed 1989-2598 (15-034300) (GCRD) and along the east line of lands conveyed to Ronald A. & Lucille M. Schissler by deed 957-664 (15-094300) (GCRD), a distance of 938.94 feet to a ⅝" capped rebar set at the southwest corner of lands conveyed to Kenneth E. Kangas, Tr. by deed 1403-802 (15-102318) (GCRD);

Thence South 85° 19' 31" East, along the south line of said K. Kangas (15-102318), a distance of 577.42 feet to a ⅝" rebar found at the southeast corner thereof;

Thence North 5° 08' 10" East, along the east line of said K. Kangas (15-102318), distance of 319.97 feet to a ¾" iron pipe found, at the northeast corner thereof and on the North line of said Lot 22 and the South line of said Lot 23;

Thence North 85° 19' 28" West, along the north line of Lot 22 and north line of said K. Kangas (15-102318), a distance of 226.29 feet to a point (said point is North 7° 36' 48" East, a distance of 1.25 feet from a 1" iron pipe found in stone pile);

Thence North 4° 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) (GCRD) and also the east line of lands conveyed to Kevin R. Beckwith by deed 1737-2596 (15-

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000280) of (GCRD), distance of 659.99 feet to a point and the northeast corner thereof, (said point is North 32° 25' 43" East, 1.19 feet from a ¾" iron pipe found leaning at the top of bank) and on the south line of lands conveyed to Cynthia M. Suszynski by deed 2032-1730 (15-102509) (GCRD);

Thence South 85° 19' 28" E., along the south line of C. Suszynski, a distance of 443.83 feet to a ⅝" capped "McGuire" rebar found at the southeast corner thereof;

Thence North 4° 40' 12" East, along the east line of said C. Suszynski, a distance of 117.99 feet to a ⅝" capped "McGuire" rebar found at an interior corner thereof;

Thence North 18° 22' 10" West, continuing along a northeasterly line of said C. Suszynski, a distance of 587.68 feet to a ⅝" capped "McGuire" rebar found on the south line of lands conveyed to Andre and Lisa M. Kotlar by deed 1300-852 (15-102283)(GCRD);

Thence South 85° 30' 02" East, along the south line of said A. & L. Kotlar and along the south line of lands conveyed Edward M. & Amy L. Vadakin by deed 1826-1773 (15-102282) (GCRD) and along the south line of lands conveyed to Diana L. Fodor by deed 1343-0820 (15-034400) (GCRD), a distance of 399.99 feet to a ⅝" capped "AAA" rebar found at the southeast corner thereof;

Thence North 4° 40' 50" East, along the east line of said D. Fodor and passing over a ⅝" "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 100.7385 acres (all of 15-077300 consolidated with 11.9977 acres split from 15-005800) 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 surveys done in January, 2014 and January, 2019 by Clifford H. McGuire, Ohio Registered Surveyor #7770. Basis of bearing is the centerline of Woodin Road as taken from the deed: 1936-25 to Royalty Holdings, LTD. (15-077300). All rebars set are ⅝" 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**

  
 GEAUGA COUNTY ENGINEER  
 TAX MAP DEPT.

WOODIN RD. 60' 58°53'14"W 166.01' 58°06'43"E 0.64' P.O.B. JUNIPER DRIVE 60' RLW

ROAD RECORD STA. 133+98 .10 ANGLE PT. 0°35'00" DEF. LEFT NOT FOUND APPROXIMATE LOCATION

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.25 FIELD BOOK 91, PAGES 4-20 & 39-43

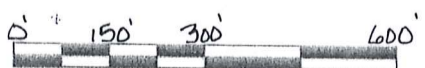
- (A) MICHAEL A. & RICHARD W. KEMSKI 1989-2598 15-034300
- (B) RONALDA & LUCILLE M. SHISSLER 957-664 15-094300
- (C) FROM SURVEY BY SHADE SURVEYING CO. FOR KENNETH KANGAS, NOV. 2018

100.7385 AC. CONSOLIDATION  
11.9977 ACRES FROM 15-005800  
88.7408 ACRES FROM 15-071300  
0.5516 AC. IN U.S. RT. 6 RLW  
0.0734 AC. IN WOODIN RD. RLW

SURVEY PLAT & LEGAL DESCRIPTION APPROVED PER R.C. 315.251  
GEAUGA COUNTY ENGINEER TAX MAP DEPT.



- MCGUIRE 5/8" CAPPED REBAR FOUND
- SCHAUDE 5/8" CAPPED REBAR FOUND
- KRIEDER 5/8" CAPPED REBAR FOUND
- IRON PINS PIPES OR REBARS FOUND
- 5/8" X 30" CAPPED REBAR SET



REVISED 2-7-2019

ANDREW R. & MARGARET K. EVANS SURVEY VOL. 5 PGS. 23124 GORP

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, P.S. #7770

THIS CONSOLIDATION OF LAND COMPLIES WITH THE APPLICABLE HAMBDEN TOWNSHIP ZONING RESOLUTION THIS \_\_\_\_ DAY OF \_\_\_\_ 2019 BY \_\_\_\_ HAMBDEN TOWNSHIP ZONING INSPECTOR

MAP OF SURVEY FOR ROYALTY HOLDING LTD. LOT 22 & 23 of BOND TRACT, HAMBDEN TWP. GEAUGA COUNTY, OHIO SCALE 1"=300' DATE JAN. 2019 SURVEYED BY: CLIFFORD H. MCGUIRE 9487 SHANK RD. WINDHAM, OHIO 44288 330-472-2029