

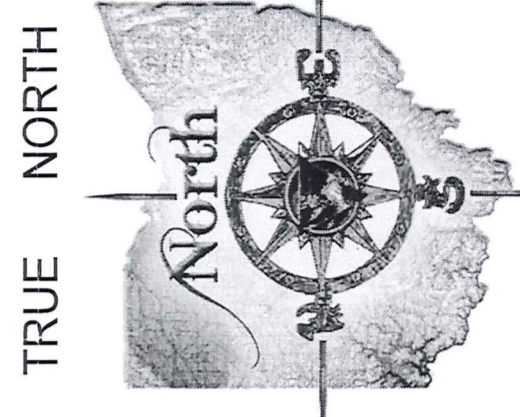
SEE PAGE 3 OF 3

C.H. 37

60'

CLAY STREET

ODOT VRS AND CORS GNSS NETWORK
NAD83, NAVD88, GRS80, GEOID 2012A

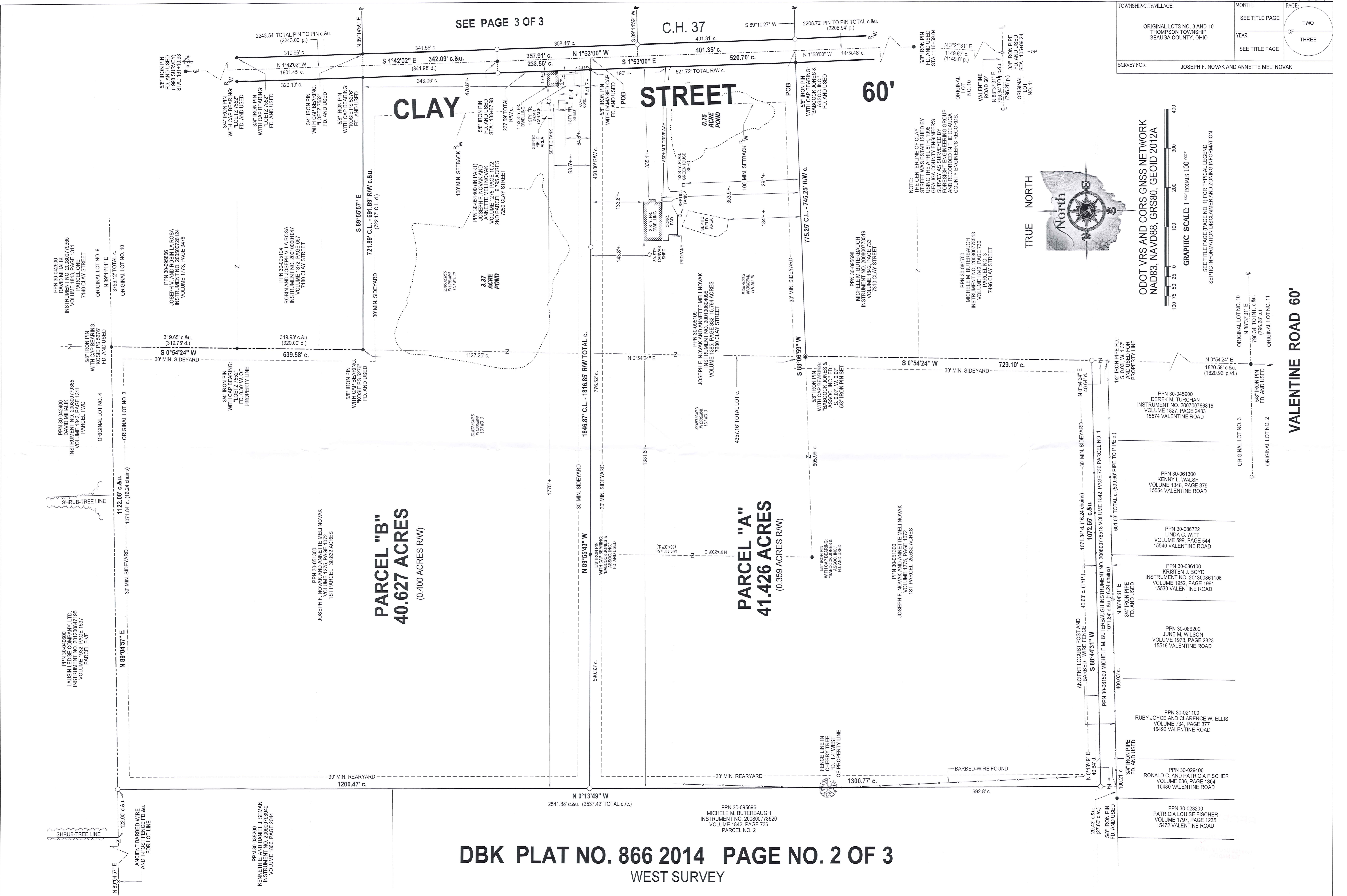


SEE TITLE PAGE (PAGE NO. 1) FOR TYPICAL LEGEND.
SEPTIC INFORMATION, DISCLAIMER AND ZONING INFORMATION

VALENTINE ROAD 60'

PARCEL "B"
40.627 ACRES
(0.400 ACRES R/W)

PARCEL "A"
41.426 ACRES
(0.359 ACRES R/W)



PPN 30-038200
KENNETH E. AND DANIEL J. SEMAN
INSTRUMENT NO. 200800798940
VOLUME 1686, PAGE 2044

PPN 30-095696
MICHELE M. BUTERBAUGH
INSTRUMENT NO. 200800778520
VOLUME 1642, PAGE 736
PARCEL NO. 2

PPN 30-061300
JOSEPH F. NOVAK AND ANNETTE MELI NOVAK
1ST PARCEL, 26.632 ACRES

PPN 30-023200
PATRICIA LOUISE FISCHER
VOLUME 1797, PAGE 1235
15472 VALENTINE ROAD

PPN 30-029400
RONALD C. AND PATRICIA FISCHER
VOLUME 686, PAGE 1304
15480 VALENTINE ROAD

PPN 30-021100
RUBY JOYCE AND CLARENCE W. ELLIS
VOLUME 734, PAGE 377
15498 VALENTINE ROAD

PPN 30-086100
KRISTEN J. BOYD
INSTRUMENT NO. 201300861106
VOLUME 1952, PAGE 1991
15530 VALENTINE ROAD

PPN 30-086722
LINDA C. WITT
VOLUME 599, PAGE 544
15540 VALENTINE ROAD

PPN 30-061300
KENNY L. WALSH
VOLUME 1348, PAGE 379
15554 VALENTINE ROAD

PPN 30-045600
DEREK M. TURCHON
INSTRUMENT NO. 200700766815
VOLUME 1827, PAGE 2433
15574 VALENTINE ROAD

PPN 30-081700
MICHELE M. BUTERBAUGH
INSTRUMENT NO. 200800778518
VOLUME 1642, PAGE 736
7498 CLAY STREET

PPN 30-095698
MICHELE M. BUTERBAUGH
INSTRUMENT NO. 200800778519
VOLUME 1642, PAGE 733
7510 CLAY STREET

PPN 30-095108
JOSEPH F. NOVAK AND ANNETTE MELI NOVAK
INSTRUMENT NO. 200100604095
VOLUME 1275, PAGE 1072
7280 CLAY STREET

PPN 30-051300
JOSEPH F. NOVAK AND ANNETTE MELI NOVAK
1ST PARCEL, 30.832 ACRES

PPN 30-095104
ROBIN A. AND ROSA
INSTRUMENT NO. 200100604047
VOLUME 1372, PAGE 667
7180 CLAY STREET

PPN 30-095686
JOSEPH V. AND ROBIN LA ROSA
INSTRUMENT NO. 200500726124
VOLUME 1773, PAGE 3478

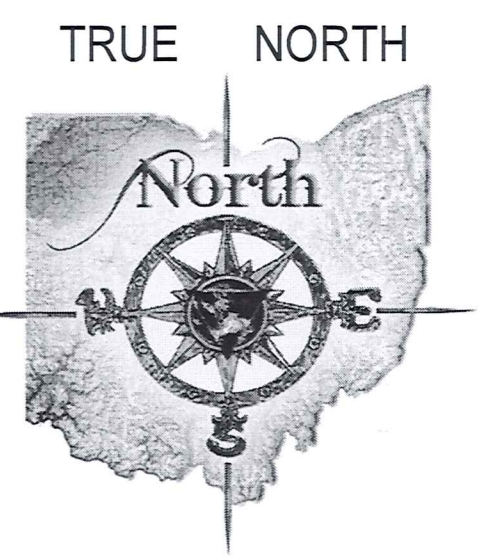
PPN 30-042400
DAVID MIHALIK
INSTRUMENT NO. 200800793685
VOLUME 1843, PAGE 1311
7460 CLAY STREET

PPN 30-048600
LAUSIN PROPERTY, LTD.
INSTRUMENT NO. 201200847165
VOLUME 1932, PAGE 1537
PARCEL FIVE

PPN 30-042400
DAVID MIHALIK
INSTRUMENT NO. 200800793685
VOLUME 1843, PAGE 1311
PARCEL TWO

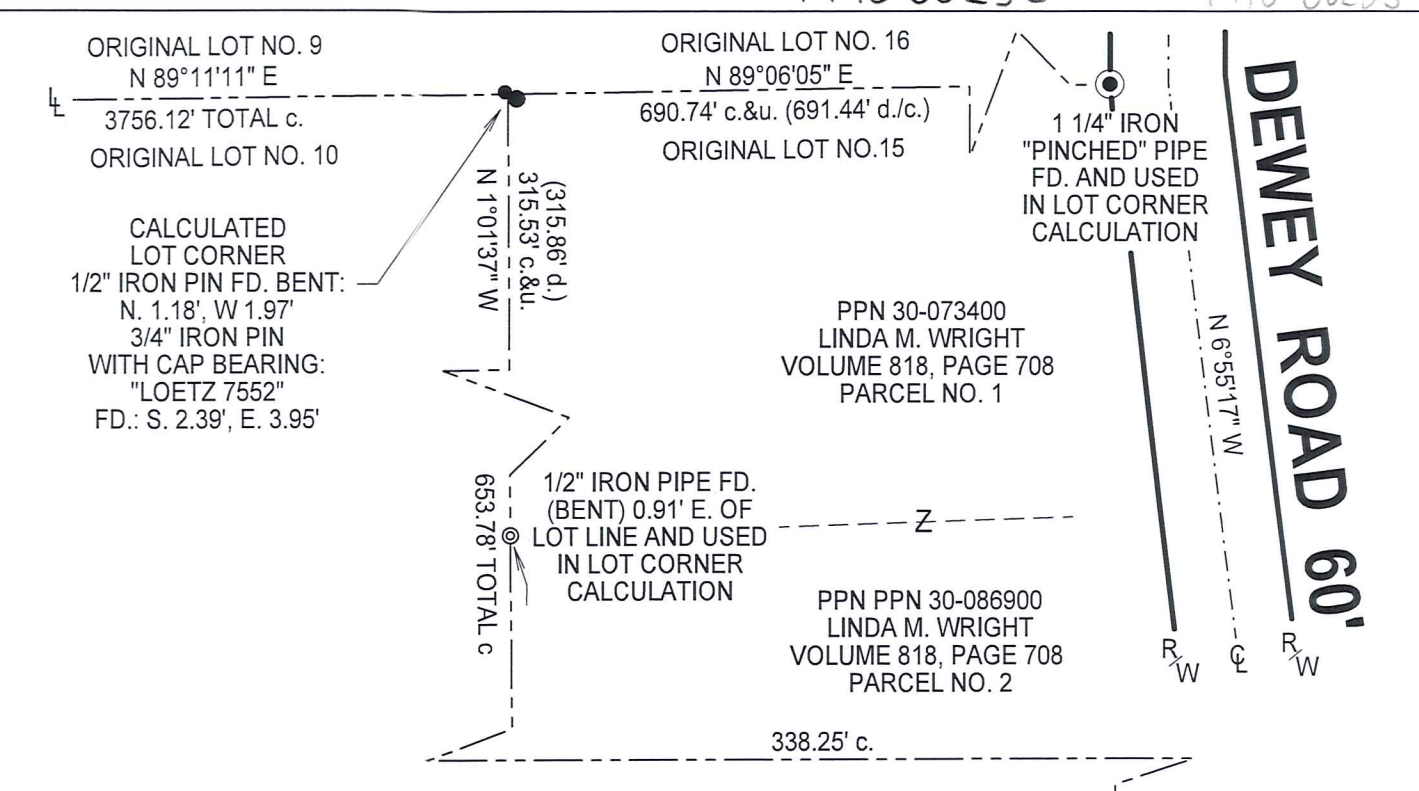
PPN 30-042400
DAVID MIHALIK
INSTRUMENT NO. 200800793685
VOLUME 1843, PAGE 1311
PARCEL ONE

TOWNSHIP/CITY/VILLAGE:	MONTH:	PAGE:
ORIGINAL LOTS NO. 3 AND 10 THOMPSON TOWNSHIP GEAUGA COUNTY, OHIO	SEE TITLE PAGE	THREE
	YEAR:	OF
	SEE TITLE PAGE	THREE
SURVEY FOR: JOSEPH F. NOVAK AND ANNETTE MELI NOVAK		

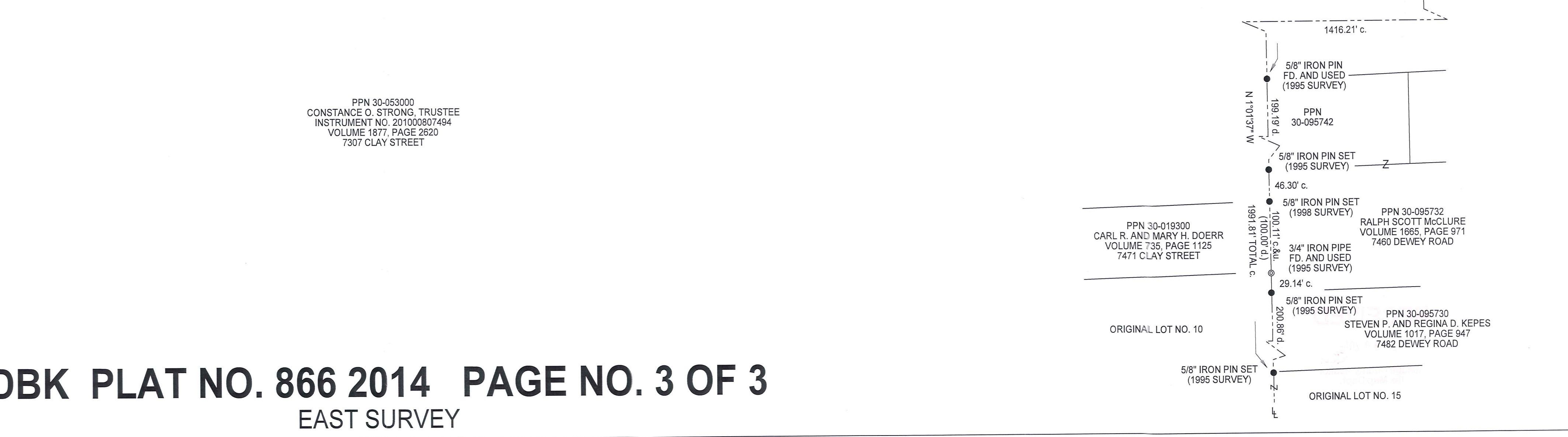
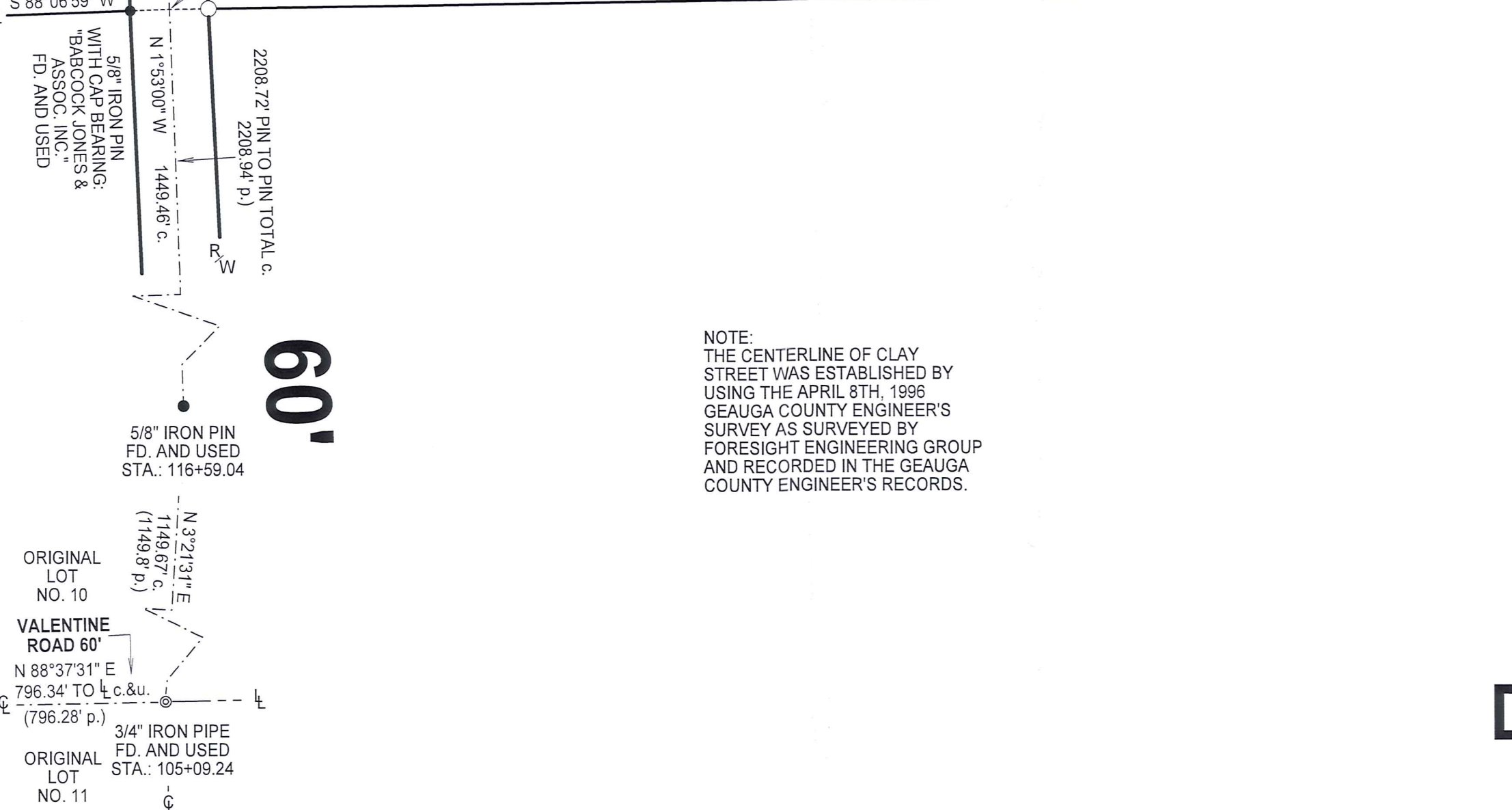
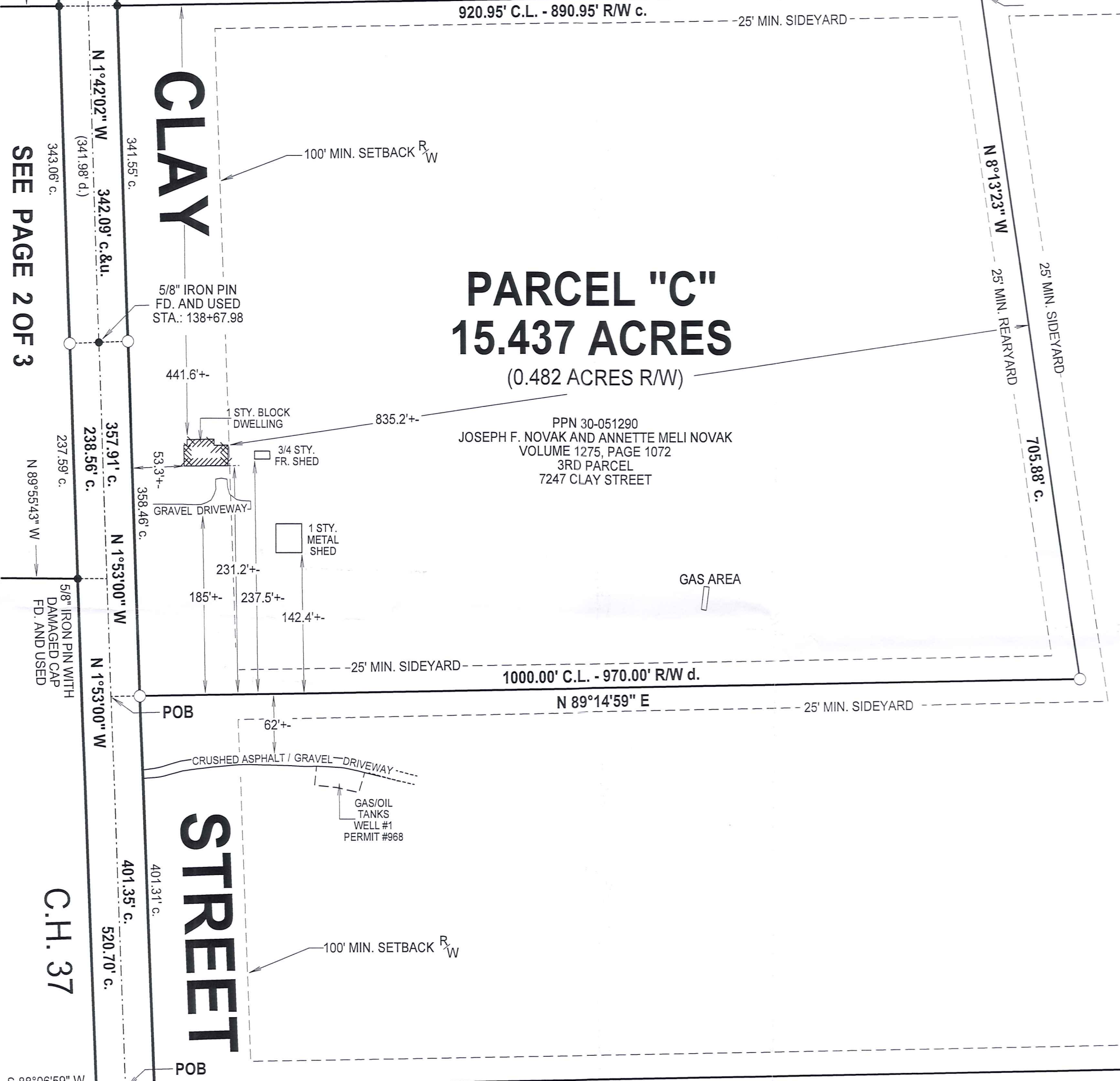
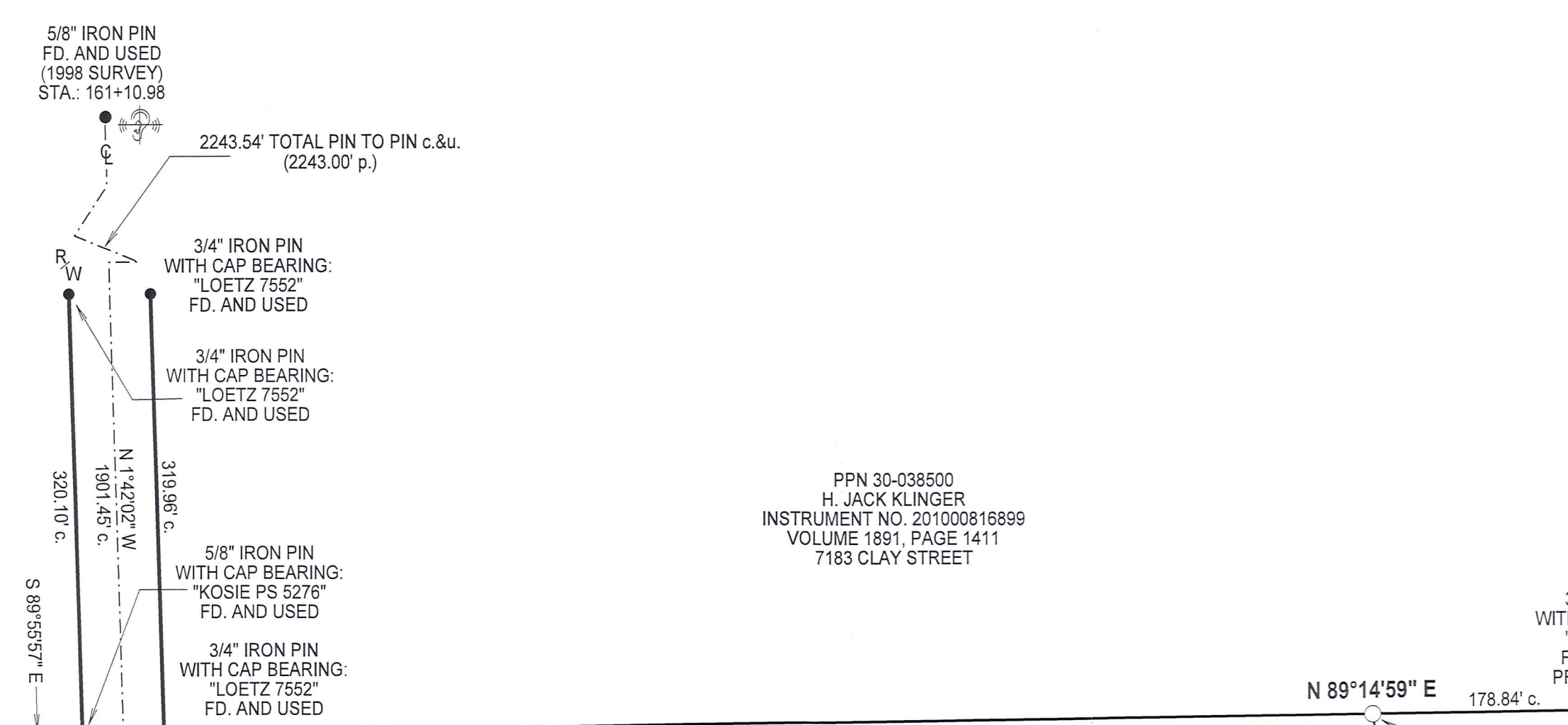


ODOT VRS AND CORS GNSS NETWORK
NAD83, NAVD88, GRS80, GEOID 2012A

GRAPHIC SCALE: 1" = 100' EQUALS 100' = 100'



DEWEY ROAD 60'



NOTE:
THE CENTERLINE OF CLAY
STREET WAS ESTABLISHED BY
USING THE APRIL 8TH, 1996
GEAUGA COUNTY ENGINEER'S
SURVEY AS SURVEYED BY
FORESIGHT ENGINEERING GROUP
AND RECORDED IN THE GEAUGA
COUNTY ENGINEER'S RECORDS.

DBK PLAT NO. 866 2014 PAGE NO. 3 OF 3
EAST SURVEY

D.B. Kosie & Associates



Professional Land Surveying

11040 Madison Road
Montville, Ohio 44064
(440) 286-2131
or (440) 968-3578
www.dbksurveys.com

PARCEL "A" - 41.426 ACRES

(0.359 ACRES RIGHT OF WAY)

DEEDS OF RECORD: PPN 30-051300 JOSEPH F. NOVAK AND ANNETTE MELI NOVAK
VOLUME 1275, PAGE 1072, 1ST PARCEL AND PPN 30-095109 JOSEPH F. NOVAK
AND ANNETTE MELI NOVAK INSTRUMENT NO. 200100604098 VOLUME 1385,
PAGE 332 (7280 CLAY STREET)

SITUATED IN THE TOWNSHIP OF THOMPSON, COUNTY OF GEAUGA, AND
STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LOTS NO. 3 AND 10
WITHIN SAID TOWNSHIP AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4" IRON PIPE FOUND AT THE CENTERLINE INTERSECTION
OF VALENTINE ROAD (60 FEET WIDE) AND CLAY STREET (C.H. 37, 60 FEET
WIDE). SAID POINT KNOWN AS BEING CENTERLINE STATION 105+09.24 AS
SHOWN ON THE APRIL 8TH, 1996 GEAUGA COUNTY ENGINEER'S SURVEY OF
CLAY STREET (GCES) AND RECORDED IN THE GEAUGA COUNTY ENGINEER'S
RECORDS.

THENCE N 3°21'31" E, ALONG THE CENTERLINE OF SAID CLAY STREET, A
DISTANCE OF 1149.67 FEET TO A 5/8" IRON PIN FOUND AT AN ANGLE POINT
THEREIN. SAID POINT KNOWN AS BEING CENTERLINE STATION 116+59.04
(GCES).

THENCE N 1°53'00" W, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF
1449.46 FEET TO A POINT. SAID POINT BEING THE NORTHEASTERLY CORNER
OF PPN 30-095698 AS CONVEYED TO MICHELE M. BUTERBAUGH AND
RECORDED IN INSTRUMENT NO. 200800778519 (VOLUME 1842, PAGE 733) OF
GEAUGA COUNTY RECORDS AND DEEDS (GCRD). SAID POINT ALSO BEING A
SOUTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED AND THE
PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY.

PARCEL "A" - 41.426 ACRES

(CONTINUED)

THENCE S 88°06'59" W, ALONG THE NORTHERLY LINE OF SAID BUTERBAUGH'S LAND, AND PASSING THROUGH A 5/8" IRON PIN WITH CAP BEARING "BABCOCK JONES & ASSOC. INC." FOUND AT 30.00 FEET, A TOTAL DISTANCE OF 775.25 FEET TO A 5/8" IRON PIN SET ON THE EASTERLY LINE OF SAID ORIGINAL LOT NO. 3. SAID POINT BEING THE NORTHWESTERLY CORNER OF SAID BUTERBAUGH'S LAND. SAID POINT WITNESSED BY A 5/8" IRON PIN WITH CAP BEARING "BABCOCK JONES & ASSOC. INC." FOUND SOUTH 0.07 FEET AND WEST 0.97 FEET THEREFROM.

THENCE S 0°54'24" W, ALONG THE EASTERLY LINE OF SAID ORIGINAL LOT NO. 3, BEING THE WESTERLY LINE OF SAID BUTERBAUGH'S LAND, AND ALSO ALONG THE WESTERLY LINE OF PPN 30-081700 AS CONVEYED TO MICHELE M. BUTERBAUGH AND RECORDED IN INSTRUMENT NO. 200800778518 (VOLUME 1842, PAGE 730, PARCEL NO. 3) OF GCRD, A TOTAL DISTANCE OF 729.10 FEET TO A 5/8" IRON PIN SET. SAID POINT BEING THE NORTHEASTERLY CORNER OF PPN 30-081500 AS CONVEYED TO MICHELE M. BUTERBAUGH AND RECORDED IN INSTRUMENT NO. 200800778518 (VOLUME 1842, PAGE 730, PARCEL NO. 1) OF GCRD. SAID POINT ALSO BEING A SOUTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE S 88°44'31" W, ALONG THE NORTHERLY LINE OF SAID BUTERBAUGH'S LAND, A DISTANCE OF 1072.65 FEET TO A 5/8" IRON PIN SET ON AN EASTERLY LINE OF PPN 30-095696 AS CONVEYED TO MICHELE M. BUTERBAUGH AND RECORDED IN INSTRUMENT NO. 200800778520 (VOLUME 1842, PAGE 736, PARCEL NO. 2) OF GCRD. SAID POINT BEING THE NORTHWESTERLY CORNER OF SAID BUTERBAUGH'S LAND (PPN 30-081500). SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE N 0°13'49" W, ALONG AN EASTERLY LINE OF SAID BUTERBAUGH'S LAND, A DISTANCE OF 1300.77 FEET TO A 5/8" IRON PIN SET. SAID POINT BEING THE NORTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE S 89°55'43" E, ALONG THE NORTHERLY LINE OF THE PARCEL HEREIN DESCRIBED, AND PASSING THROUGH A 5/8" IRON PIN WITH CAP BEARING "BABCOCK JONES & ASSOC. INC." FOUND AT 590.33 FEET, A 5/8" IRON PIN SET AT 1366.85 FEET, AND A 5/8" IRON PIN WITH A DAMAGED CAP FOUND AT 1816.85 FEET, A TOTAL DISTANCE OF 1846.87 FEET TO A POINT ON THE CENTERLINE OF THE AFORESAID CLAY STREET.

PARCEL "A" - 41.426 ACRES

(CONTINUED)

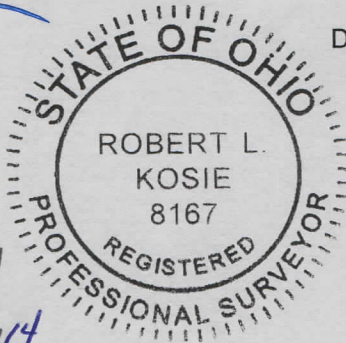
THENCE S 1°53'00" E, ALONG SAID CENTERLINE, A DISTANCE OF 520.70 FEET TO **THE PRINCIPAL PLACE OF BEGINNING** OF THIS SURVEY AND CONTAINING 41.426 ACRES OF LAND (0.359 ACRES RIGHT OF WAY), OF WHICH, 32.090 ACRES ARE IN ORIGINAL LOT NO. 3 AND 9.336 ACRES ARE IN ORIGINAL LOT NO. 10, AS SURVEYED BY D.B. KOSIE AND ASSOCIATES (ROBERT L. KOSIE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 8167). BEARINGS ARE TO TRUE NORTH USING THE ODOT VRS AND CORS GNSS NETWORK (NAD83, NAVD88, GRS80, AND GEOID2012A). DATE: September 29, 2014. BE THE SAME, MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

THE INTENT OF THIS LEGAL DESCRIPTION IS TO DIVIDE 25.632 ACRES OF LAND FROM THE SOUTHERLY SIDE OF PPN 30-051300 AS CONVEYED TO JOSEPH F. NOVAK AND ANNETTE MELI NOVAK AND RECORDED IN VOLUME 1275, PAGE 1072, 1ST PARCEL, AND COMBINE IT TO ALL OF PPN 30-095109 (15.794 ACRES) AS CONVEYED TO JOSEPH F. NOVAK AND ANNETTE MELI NOVAK AND RECORDED IN INSTRUMENT NO. 200100604098 (VOLUME 1385, PAGE 332) OF GCRD, AKA 7280 CLAY STREET.

ALL 5/8" IRON PINS SET SHOWN HEREIN NOTED AS BEING 5/8" x 30" IRON (STEEL) REBAR PINS (#5 REBAR) WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167".

ROBERT L. KOSIE
OHIO PROFESSIONAL
SURVEYOR NO. 8167

DATED: 9.29.14



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

[Handwritten signature] 10/10/14
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

RECEIVED

SEP 29 2014
Geauga County Auditor
Tax Map Dept

D.B. Kosie & Associates



Professional Land Surveying

11040 Madison Road
Montville, Ohio 44064

(440) 286-2131

or (440) 968-3578

www.dbksurveys.com

PARCEL "B" - 40.627 ACRES

(0.400 ACRES RIGHT OF WAY)

DEEDS OF RECORD: PPN 30-051300 JOSEPH F. NOVAK AND ANNETTE MELI NOVAK VOLUME 1275, PAGE 1072, 1ST PARCEL AND PPN 30-051400 (IN PART) JOSEPH F. NOVAK AND ANNETTE MELI NOVAK VOLUME 1275, PAGE 1072, 2ND PARCEL (7250 CLAY STREET)

SITUATED IN THE TOWNSHIP OF THOMPSON, COUNTY OF GEAUGA, AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LOTS NO. 3 AND 10 WITHIN SAID TOWNSHIP AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4" IRON PIPE FOUND AT THE CENTERLINE INTERSECTION OF VALENTINE ROAD (60 FEET WIDE) AND CLAY STREET (C.H. 37, 60 FEET WIDE). SAID POINT KNOWN AS BEING CENTERLINE STATION 105+09.24 AS SHOWN ON THE APRIL 8TH, 1996 GEAUGA COUNTY ENGINEER'S SURVEY OF CLAY STREET (GCES) AND RECORDED IN THE GEAUGA COUNTY ENGINEER'S RECORDS.

THENCE N 3°21'31" E, ALONG THE CENTERLINE OF SAID CLAY STREET, A DISTANCE OF 1149.67 FEET TO A 5/8" IRON PIN FOUND AT AN ANGLE POINT THEREIN. SAID POINT KNOWN AS BEING CENTERLINE STATION 116+59.04 (GCES).

THENCE N 1°53'00" W, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 1970.16 FEET TO A POINT. SAID POINT BEING THE NORTHEASTERLY CORNER OF PPN 30-095109 AS CONVEYED TO JOSEPH F. NOVAK AND ANNETTE MELI NOVAK AND RECORDED IN INSTRUMENT NO. 200100604098 (VOLUME 1385, PAGE 332) OF GEAUGA COUNTY RECORDS AND DEEDS (GCRD). SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED AND **THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY.**

PARCEL "B" - 40.627 ACRES

(CONTINUED)

THENCE N 89°55'43" W, ALONG THE NORTHERLY LINE OF SAID NOVAK'S LAND (AND AN EXTENSION THEREOF), AND PASSING THROUGH A 5/8" IRON PIN WITH A DAMAGED CAP FOUND AT 30.02 FEET, A 5/8" IRON PIN SET AT 480.02 FEET, AND A 5/8" IRON PIN WITH CAP BEARING "BABCOCK JONES & ASSOC. INC." FOUND AT 1256.54 FEET, A TOTAL DISTANCE OF 1846.87 FEET TO A 5/8" IRON PIN SET ON AN EASTERLY LINE OF PPN 30-095696 AS CONVEYED TO MICHELE M. BUTERBAUGH AND RECORDED IN INSTRUMENT NO. 200800778520 (VOLUME 1842, PAGE 736, PARCEL NO. 2) OF GCRD. SAID POINT BEING THE SOUTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE N 0°13'49" W, ALONG THE EASTERLY LINE OF SAID BUTERBAUGH'S LAND, AND ALSO ALONG AN EASTERLY LINE OF PPN 30-038200 AS CONVEYED TO KENNETH E. AND DANIEL J. SEMAN AND RECORDED IN INSTRUMENT NO. 200900798940 (VOLUME 1866, PAGE 2044) OF GCRD, A TOTAL DISTANCE OF 1200.47 FEET TO A 5/8" IRON PIN SET ON THE NORTHERLY LINE OF SAID ORIGINAL LOT NO. 3, BEING A SOUTHERLY LINE OF PPN 30-040600 AS CONVEYED TO LAUSIN LEDGE COMPANY, LTD. AND RECORDED IN INSTRUMENT NO. 201200847195 (VOLUME 1932, PAGE 1537, PARCEL FIVE) OF GCRD. SAID POINT BEING A NORTHEASTERLY CORNER OF SAID SEMAN'S LAND. SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE N 89°04'57" E, ALONG THE NORTHERLY LINE OF SAID ORIGINAL LOT NO. 3, BEING THE SOUTHERLY LINE OF THE SAID LAUSIN LEDGE COMPANY, LTD. PARCEL, AND ALSO ALONG THE SOUTHERLY LINE OF PPN 30-042400 AS CONVEYED TO DAVID MIHALIK AND RECORDED IN INSTRUMENT NO. 200800779365 (VOLUME 1843, PAGE 1311, PARCEL TWO) OF GCRD, A TOTAL DISTANCE OF 1122.08 FEET TO A 5/8" IRON PIN WITH CAP BEARING "KOSIE PS 5276" FOUND. SAID POINT BEING THE SOUTHEASTERLY CORNER OF SAID MIHALIK'S LAND AND THE NORTHEASTERLY CORNER OF SAID ORIGINAL LOT NO. 3. SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF PPN 30-095856 AS CONVEYED TO JOSEPH V. AND ROBIN LA ROSA AND RECORDED IN INSTRUMENT NO. 200500726124 (VOLUME 1773, PAGE 3478) OF GCRD AND A NORTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE S 0°54'24" W, ALONG THE EASTERLY LINE OF SAID ORIGINAL LOT NO. 3, BEING THE WESTERLY LINE OF SAID LA ROSA'S LAND, AND ALSO ALONG THE WESTERLY LINE OF PPN 30-095104 AS CONVEYED TO ROBIN AND JOSEPH V. LA ROSA AND RECORDED IN INSTRUMENT NO. 200100601047 (VOLUME 1372,

PARCEL "B" - 40.627 ACRES

(CONTINUED)

PAGE 667) OF GCRD, A TOTAL DISTANCE OF 639.58 FEET TO A 5/8" IRON PIN WITH CAP BEARING "KOSIE PS 5276" FOUND. SAID POINT BEING THE SOUTHWESTERLY CORNER OF SAID LA ROSA'S LAND.

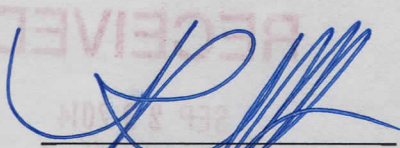
THENCE S 89°55'57" E, ALONG THE SOUTHERLY LINE OF SAID LA ROSA'S LAND, AND PASSING THROUGH A 5/8" IRON PIN WITH CAP BEARING "KOSIE PS 5276" FOUND AT 691.89 FEET, A TOTAL DISTANCE OF 721.89 FEET TO A POINT ON THE CENTERLINE OF THE AFORESAID CLAY STREET. SAID POINT BEING THE SOUTHEASTERLY CORNER OF SAID LA ROSA'S LAND. SAID POINT ALSO BEING A NORTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

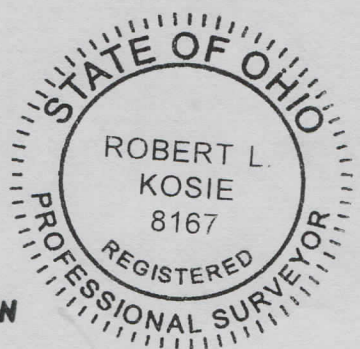
THENCE S 1°42'02" E, ALONG SAID CENTERLINE, A DISTANCE OF 342.09 FEET TO A 5/8" IRON PIN FOUND AT AN ANGLE POINT THEREIN. SAID POINT KNOWN AS BEING CENTERLINE STATION 138+67.98 (GCES).

THENCE S 1°53'00" E, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 238.56 FEET TO **THE PRINCIPAL PLACE OF BEGINNING** OF THIS SURVEY AND CONTAINING 40.627 ACRES OF LAND (0.400 ACRES RIGHT OF WAY), OF WHICH, 30.832 ACRES ARE IN ORIGINAL LOT NO. 3 AND 9.795 ACRES ARE IN ORIGINAL LOT NO. 10, AS SURVEYED BY D.B. KOSIE AND ASSOCIATES (ROBERT L. KOSIE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 8167). BEARINGS ARE TO TRUE NORTH USING THE ODOT VRS AND CORS GNSS NETWORK (NAD83, NAVD88, GRS80, AND GEOID2012A). DATE: September 29, 2014. BE THE SAME, MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

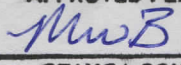
THE INTENT OF THIS LEGAL DESCRIPTION IS TO DIVIDE 30.832 ACRES OF LAND FROM THE NORTHERLY SIDE OF PPN 30-051300 AS CONVEYED TO JOSEPH F. NOVAK AND ANNETTE MELI NOVAK AND RECORDED IN VOLUME 1275, PAGE 1072, 1ST PARCEL AND COMBINE IT TO THE WESTERLY PORTION OF PPN 30-051400 (9.795 ACRES) AS CONVEYED TO JOSEPH F. NOVAK AND ANNETTE MELI NOVAK AND RECORDED IN VOLUME 1275, PAGE 1072, 2ND PARCEL OF GCRD, AKA 7250 CLAY STREET.

ALL 5/8" IRON PINS SET SHOWN HEREIN NOTED AS BEING 5/8" x 30" IRON (STEEL) REBAR PINS (#5 REBAR) WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167".


ROBERT L. KOSIE
OHIO PROFESSIONAL
SURVEYOR NO. 8167



DATED: 9.29.14

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

GEAUGA COUNTY AUDITOR
TAX MAP DEPT. *Rev.*



D.B. Kosie & Associates

Professional Land Surveying

11040 Madison Road
Montville, Ohio 44064

(440) 286-2131

or (440) 968-3578

www.dbksurveys.com

PARCEL "C" - 15.437 ACRES

(0.482 ACRES RIGHT OF WAY)

DEED OF RECORD: PPN 30-051290 JOSEPH F. NOVAK AND ANNETTE MELI NOVAK
VOLUME 1275, PAGE 1072, 3RD PARCEL (7247 CLAY STREET)

SITUATED IN THE TOWNSHIP OF THOMPSON, COUNTY OF GEAUGA, AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LOT NO. 10 WITHIN SAID TOWNSHIP AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4" IRON PIPE FOUND AT THE CENTERLINE INTERSECTION OF VALENTINE ROAD (60 FEET WIDE) AND CLAY STREET (C.H. 37, 60 FEET WIDE). SAID POINT KNOWN AS BEING CENTERLINE STATION 105+09.24 AS SHOWN ON THE APRIL 8TH, 1996 GEAUGA COUNTY ENGINEER'S SURVEY OF CLAY STREET (GCES) AND RECORDED IN THE GEAUGA COUNTY ENGINEER'S RECORDS.

THENCE N 3°21'31" E, ALONG THE CENTERLINE OF SAID CLAY STREET, A DISTANCE OF 1149.67 FEET TO A 5/8" IRON PIN FOUND AT AN ANGLE POINT THEREIN. SAID POINT KNOWN AS BEING CENTERLINE STATION 116+59.04 (GCES).

THENCE N 1°53'00" W, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 1850.81 FEET TO A POINT. SAID POINT BEING A NORTHWESTERLY CORNER OF PPN 30-051400 AS CONVEYED TO JOSEPH F. NOVAK AND ANNETTE MELI NOVAK AND RECORDED IN VOLUME 1275, PAGE 1072, 2ND PARCEL, OF GEAUGA COUNTY RECORDS AND DEEDS (GCRD). SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED AND THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY.

THENCE N 1°53'00" W, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 357.91 FEET TO A 5/8" IRON PIN FOUND AT AN ANGLE POINT THEREIN. SAID POINT KNOWN AS BEING CENTERLINE STATION 138+67.98 (GCES).

THENCE N 1°42'02" W, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 342.09 FEET TO A POINT. SAID POINT BEING THE SOUTHWESTERLY CORNER OF PPN 30-038500 AS CONVEYED TO H. JACK KLINGER AND RECORDED IN INSTRUMENT NO. 201000816899 (VOLUME 1891, PAGE 1411) OF GCRD. SAID

PARCEL "C" - 15.437 ACRES
(CONTINUED)

POINT ALSO BEING THE NORTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.


THENCE N 89°14'59" E, ALONG THE SOUTHERLY LINE OF SAID KLINGER'S LAND, AND PASSING THROUGH A 3/4" IRON PIN WITH CAP BEARING "LOETZ 7552" FOUND AT 30.00 FEET, A TOTAL DISTANCE OF 920.95 FEET TO A 5/8" IRON PIN SET. SAID POINT BEING A NORTHWESTERLY CORNER OF THE SAID JOSEPH F. NOVAK AND ANNETTE MELI NOVAK PARCEL. SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE S 8°13'23" E, ALONG A WESTERLY LINE OF SAID NOVAK'S LAND, A DISTANCE OF 705.88 FEET TO A 5/8" IRON PIN SET. SAID POINT BEING THE SOUTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE S 89°14'59" W, ALONG A NORTHERLY LINE OF SAID NOVAK'S LAND, AND PASSING THROUGH A 5/8" IRON PIN SET AT 970.00 FEET, A TOTAL DISTANCE OF 1000.00 FEET TO THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY AND CONTAINING 15.437 ACRES OF LAND (0.482 ACRES RIGHT OF WAY) AS SURVEYED BY D.B. KOSIE AND ASSOCIATES (ROBERT L. KOSIE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 8167). BEARINGS ARE TO TRUE NORTH USING THE ODOT VRS AND CORS GNSS NETWORK (NAD83, NAVD88, GRS80, AND GEOID2012A). DATE: September 15, 2014. BE THE SAME, MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

THE INTENT OF THIS SURVEY IS TO DESCRIBE PPN 30-051290 AS CONVEYED TO JOSEPH F. NOVAK AND ANNETTE MELI NOVAK AND RECORDED IN VOLUME 1275, PAGE 1072, 3RD PARCEL OF GCRD, AKA 7247 CLAY STREET.

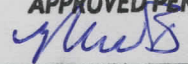
ALL 5/8" IRON PINS SET SHOWN HEREIN NOTED AS BEING 5/8" x 30" IRON (STEEL) REBAR PINS (#5 REBAR) WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167".


ROBERT L. KOSIE
OHIO PROFESSIONAL
SURVEYOR NO. 8167



DATED: 15TH
SEPT. 2014

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


GEAUGA COUNTY AUDITOR
TAX MAP DEPT. *Rev.* 10/01/14



D.B. Kosie & Associates

Professional Land Surveying

11040 Madison Road

Montville, Ohio 44064

(440) 286-2131

or (440) 968-3578

www.dbksurveys.com

PARCEL "D" - 61.490 ACRES

(0.276 ACRES RIGHT OF WAY)

DEED OF RECORD: PPN 30-051400 (IN PART) JOSEPH F. NOVAK AND ANNETTE MELI NOVAK VOLUME 1275, PAGE 1072, 2ND PARCEL

SITUATED IN THE TOWNSHIP OF THOMPSON, COUNTY OF GEAUGA, AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LOT NO. 10 WITHIN SAID TOWNSHIP AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4" IRON PIPE FOUND AT THE CENTERLINE INTERSECTION OF VALENTINE ROAD (60 FEET WIDE) AND CLAY STREET (C.H. 37, 60 FEET WIDE). SAID POINT KNOWN AS BEING CENTERLINE STATION 105+09.24 AS SHOWN ON THE APRIL 8TH, 1996 GEAUGA COUNTY ENGINEER'S SURVEY OF CLAY STREET (GCES) AND RECORDED IN THE GEAUGA COUNTY ENGINEER'S RECORDS.

THENCE N 3°21'31" E, ALONG THE CENTERLINE OF SAID CLAY STREET, A DISTANCE OF 1149.67 FEET TO A 5/8" IRON PIN FOUND AT AN ANGLE POINT THEREIN. SAID POINT KNOWN AS BEING CENTERLINE STATION 116+59.04 (GCES).

THENCE N 1°53'00" W, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 1449.46 FEET TO A POINT. SAID POINT BEING THE NORTHWESTERLY CORNER OF PPN 30-053000 AS CONVEYED TO CONSTANCE O. STRONG, TRUSTEE AND RECORDED IN INSTRUMENT NO. 201000807494 (VOLUME 1877, PAGE 2620) OF GEAUGA COUNTY RECORDS AND DEEDS (GCRD). SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED AND **THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY.**

THENCE N 1°53'00" W, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 401.35 FEET TO A POINT. SAID POINT BEING THE SOUTHWESTERLY CORNER

PARCEL "D" - 61.490 ACRES

(CONTINUED)

OF PPN 30-051290 AS CONVEYED TO JOSEPH F. NOVAK AND ANNETTE MELI NOVAK AND RECORDED IN VOLUME 1275, PAGE 1072, 3RD PARCEL, OF GCRD. SAID POINT ALSO BEING A NORTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE N 89°14'59" E, ALONG THE SOUTHERLY LINE OF SAID NOVAK'S LAND, AND PASSING THROUGH A 5/8" IRON PIN SET AT 30.00 FEET, A TOTAL DISTANCE OF 1000.00 FEET TO A 5/8" IRON PIN SET. SAID POINT BEING THE SOUTHEASTERLY CORNER OF SAID NOVAK'S LAND.

THENCE N 8°13'23" W, ALONG THE EASTERLY LINE OF SAID NOVAK'S LAND A DISTANCE OF 705.88 FEET TO A 5/8" IRON PIN SET ON THE SOUTHERLY LINE OF PPN 30-038500 AS CONVEYED TO H. JACK KLINGER AND RECORDED IN INSTRUMENT NO. 201000816899 (VOLUME 1891, PAGE 1411) OF GCRD. SAID POINT BEING A NORTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

THENCE N 89°14'59" E, ALONG THE SOUTHERLY LINE OF SAID KLINGER'S LAND, AND ALSO ALONG THE SOUTHERLY LINE OF PPN 30-095860 AS CONVEYED TO H. JACK KLINGER AND RECORDED IN INSTRUMENT NO. 201000816897 (VOLUME 1891, PAGE 1405) OF GCRD, A TOTAL DISTANCE OF 2135.00 FEET TO A 5/8" IRON PIN SET ON THE EASTERLY LINE OF SAID ORIGINAL LOT NO. 10, BEING THE WESTERLY LINE OF PPN 30-095103 AS CONVEYED TO JUSTIN M. FALCONE AND RECORDED IN INSTRUMENT NO. 201100821529 (VOLUME 1897, PAGE 1490) OF GCRD. SAID POINT WITNESSED BY A 3/4" IRON PIN WITH CAP BEARING "LOETZ 7552" FOUND 0.02 FEET NORTH AND 1.90 FEET EAST THEREFROM.

THENCE S 1°01'37" E, ALONG THE EASTERLY LINE OF SAID ORIGINAL LOT NO. 10, AND ALONG THE WESTERLY LINE OF SAID FALCONE'S LAND, AND ALSO ALONG THE WESTERLY LINE OF THE FOLLOWING PARCELS OF LAND: PPN 30-095117 AS CONVEYED TO GREGORY F. AND CHRYSTAL M. FAIRBANKS AND RECORDED IN INSTRUMENT NO. 200600744928 (VOLUME 1799, PAGE 1314), PPN 30-095120 AS CONVEYED TO RALPH W. AND EVELYN J. BUSH AND RECORDED IN INSTRUMENT NO. 200200633803 (VOLUME 1501, PAGE 1059), PPN 30-095121 AS CONVEYED TO EARL L. ABSHIRE AND JANE B. WHITE AND RECORDED IN INSTRUMENT NO. 200200634170 (VOLUME 1503, PAGE 671), PPN 30-095119 AS CONVEYED TO RICHARD A. PIERCE AND RECORDED IN INSTRUMENT NO. 200500728314 (VOLUME 1777, PAGE 622), AND PPN 30-095118 AS CONVEYED TO DAVID R. TURCO AND VICKI D. GIBSON TURCO AND RECORDED IN

PARCEL "D" - 61.490 ACRES

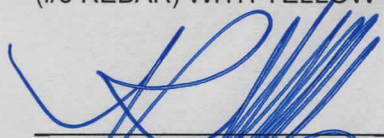
(CONTINUED)

INSTRUMENT NO. 201100821428 (VOLUME 1897, PAGE 897), OF GCRD, A TOTAL DISTANCE OF 1097.16 FEET TO A 5/8" IRON PIN SET.

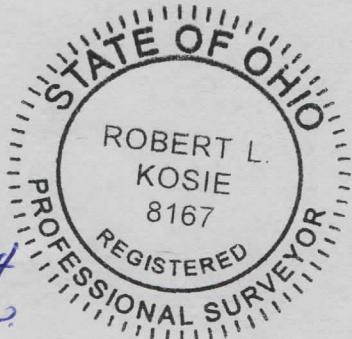
THENCE S 89°10'27" W, ALONG THE NORTHERLY LINE OF THE AFORESAID CONSTANCE O. STRONG, TRUSTEE PARCEL, AND PASSING THROUGH A 5/8" IRON PIN SET AT 3010.56 FEET, A TOTAL DISTANCE OF 3040.56 FEET TO **THE PRINCIPAL PLACE OF BEGINNING** OF THIS SURVEY AND CONTAINING 61.490 ACRES OF LAND (0.276 ACRES RIGHT OF WAY) AS SURVEYED BY D.B. KOSIE AND ASSOCIATES (ROBERT L. KOSIE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 8167). BEARINGS ARE TO TRUE NORTH USING THE ODOT VRS AND CORS GNSS NETWORK (NAD83, NAVD88, GRS80, AND GEOID2012A). DATE: September 15, 2014. BE THE SAME, MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

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ROBERT L. KOSIE
OHIO PROFESSIONAL
SURVEYOR NO. 8167

DATED: 15TH
SEPT. 2014



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APPROVED PER R.C. 315.251


10/01/14
GEOUGA COUNTY AUDITOR
TAX MAP DEPT. 