

THO 00256 THO 00256 (15-060)

spike found in monument box sta. 88+96.45

STOCKING ROAD 60' R/W

Madison Township LAKE COUNTY

5/8" capped iron pin set previously "BENCHMARK #7094"

30.00' msd.

LEDGE ROAD 60' R/W

Lot 30

N 89°28'15"E 1410.22'

Thompson Township GEAUGA COUNTY

30.12'

30.34'

N 0°01'20"W 706.89'

S 1°01'07"E 726.34'

WILLIAM J. PEKLAY, Jr. VOL. 797, PAGE 875 PARCEL #30-025725

S 89°59'34"W 299.64' 270.00'

ALEXANDER ZIMMERMAN VOL. 747, PAGE 652 PARCEL #30-059400

N 89°28'15"E 300.01'

JOHN W. SECHLER VOL. 1769, PAGE 848 PARCEL #30-095564

N 0°00'26"W 370.40'

52.980 ACRES TO CENTERLINE 51.232 ACRES TO RIGHT OF WAY

JOHN M. & ANNA SWARTZWELDER VOL. 931, PAGE 430 PARCEL #31-001700

29.54'

N 89°59'34"E 299.54'

S 1°01'07"E 805.35'

N 0°01'20"W 450.73'

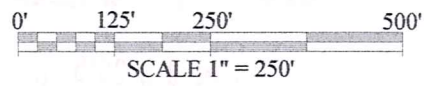
SURVEY PLAT & LEGAL DESCRIPTION APPROVED PER R.C. 315.251

GEAUGA COUNTY AUDITOR TAX MAP DEPT.

REFERENCES: Deeds of record as shown hereon. Geauga CH No. 42 (TR 56, Ledge Road) 1936 plans.

S 89°35'30"W 1736.84' 1707.51'

LARRY A. & CAROL A. BLISS VOL. 830, PAGE 278 PARCEL #30-095607



○ INDICATES 7/8" IRON PIPE FOUND UNLESS OTHERWISE NOTED.

3/4" iron pin found sta. 61+17.50

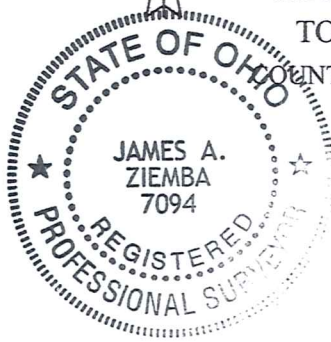


MAP OF SURVEY FOR ALEXANDER ZIMMERMAN

KNOWN AS BEING PART OF LOT 30 IN RANGE 6, TOWNSHIP 10 OF THE CONNECTICUT WESTERN RESERVE TOWNSHIP OF THOMPSON COUNTY OF GEAUGA - STATE OF OHIO

THIS MAP OF SURVEY REPRESENTS A TRUE FIELD SURVEY PERFORMED BY ME ON MAY 27, 2015. BEARINGS SHOWN HEREON ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY. DISTANCES ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE 4733-37.

James A. Ziemba signature and name: JAMES A. ZIEMBA PROFESSIONAL SURVEYOR #7094



BENCHMARK SURVEY COMPANY 5964 SOUTH RIDGE ROAD MADISON, OHIO 44057 440-428-8599 MAY 27, 2015

LEGAL DESCRIPTION
52.980 ACRE PARCEL

Situated in the Township of Thompson, County of Geauga, and State of Ohio and known as being part of Lot 30 in Range 6, Township 10 of the Connecticut Western Reserve and bounded and described as follows;

Beginning at a spike found in a monument box at the intersection of the centerline of Stocking Road 60' R/W with the centerline of Ledge Road 60' R/W, said spike being station 88+96.45 (per Geauga CH No. 42- aka TR 56, Ledge Road- 1936 Plans) and being also on the north line of Lot 30, and also being the south line of Madison Township and Lake County, said spike being the **principle place of beginning**;

Thence N.89°-28'-15"E., along the centerline of Stocking Road, and the north line of Lot 30, and being the south line of Madison Township in Lake County, a distance of 1410.22 feet, to a point at the northwest corner of land conveyed to William J. Peklay, Jr. by deed recorded in Volume 797, Page 875 of the Geauga County Deed Records (Parcel #30-025725);

Thence S.1°-01'-07"E., along the west line of said Peklay land, passing over a 7/8" iron pipe found at 30.12 feet, a total distance of 726.34 feet, to a 7/8" iron pipe found at the southwest corner of said Peklay land;

Thence N.89°-28'-15"E., along the south line of said Peklay land, a distance of 300.01 feet, to a 7/8" iron pipe found on the west line of land conveyed to John M. & Anna Swartzwelder by deed recorded in Volume 931, Page 430 of the Geauga County Deed Records (Parcel #31-001700);

Thence S.1°-01'-07"E., along the west line of said Swartzwelder land, a distance of 805.35 feet, to a 7/8" iron pipe found at the northeast corner of land conveyed to Larry A. & Carol A. Bliss by deed recorded in Volume 830, Page 278 of the Geauga County Deed Records (Parcel #30-095607);

Thence S.89°-35'-30"W., along the north line of said Bliss land, passing over a 7/8" iron pipe found at 1707.51 feet, a total distance of 1736.84 feet, to a point in the centerline of Ledge Road;

Thence N.00°-01'-20"W., along the centerline of Ledge Road, a distance of 450.73 feet, to a point at the southwest corner of land conveyed to John W. Sechler by deed recorded in Volume 1769, Page 848 of the Geauga County Deed Records (Parcel #30-095564);

Thence N.89°-59'-34"E., along the south line of said Sechler land, passing over a 7/8" iron pipe found at 29.54 feet, a total distance of 299.54 feet, to a 7/8" iron pipe found at the southeast corner of said Sechler land;

Thence N.00°-00'-26"W., along the east line of said Sechler land, a distance of 370.40 feet, to a 7/8" iron pipe found at the northeast corner of said Sechler land;

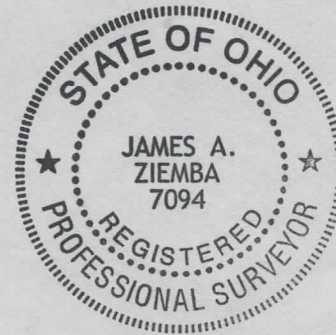
Thence S.89°-59'-34"W., along the north line of said Sechler land, passing over a 7/8" iron pipe found at 270.00 feet, a total distance of 299.64 feet, to a point in the centerline of Ledge Road;

LEGAL DESCRIPTION
PAGE 2, 52.980 ACRES

Thence N.00°-01'-20"W., along the centerline of Ledge Road, a distance of 706.89 feet, to the principle place of beginning, and containing 52.980 Acres of land to the centerline (51.232 Acres to the right of way), more or less, but subject to all legal highways;

The above described property was surveyed by James A. Ziembra, Professional Surveyor #7094 on May 27, 2015. Bearings shown hereon are to an assumed meridian and are used to denote angles only. Distances are expressed in feet and decimal parts thereof in accordance with Ohio Administrative Code 4733-37. The intent of this description is to describe the land conveyed to Alexander Zimmerman by deed recorded in Volume 747, Page 652 of the Geauga County Deed Records (Parcel #30-059400).

James A. Ziembra 6-5-2015



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

[Signature] 06/05/15
GEAUGA COUNTY AUDITOR
TAX MAP DEPT. *[Signature]*

RECEIVED

6/5/15
Gaugua County Auditor
Tax Map Dept.