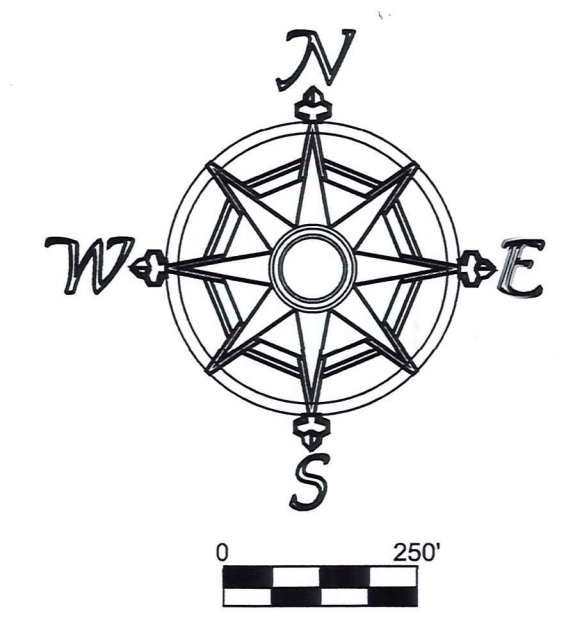


**LOT SPLIT
CONSOLIDATION &
RESIDUAL SURVEY**
Hemlock Holdings, LLC
Parts of Lots 5 & 6
Thompson Township
County of Geauga
State of Ohio



The intent of this survey is to split 40.1097 Acres from PN 30-024430 (Parcel 2) and Combine it with all of PN 30-020700 to create a Consolidated 85.7204 acre (Parcel 3). This survey also includes the Residual part of PN 30-024400 (Parcel 1).

Parcel # 30-024430 &
Parcel # 30-020700

Parcel 1= 18.2572 Acres
0.1445 Acres in R/W of
Parcel 1
Parcel 2 = 40.1097 Acres
Parcel 30-020700= 45.6107 Acres
Parcel 3 =85.7204 Combined Total Acres
of Parcel 2 & Parcel 3
0.2873 Acres in R/W of
Parcel 2 & Parcel 3

Basis of Bearing

Deed Volume 2036 Page 2050
lands Owned by Matthew A. & Abby L. Albright
Parcel # 30-095062
as recorded in Geauga County Records
N. 04° 13' 43" W. West line of said Albright land.

Reference Deeds:
Deed references, as shown on map.

Surveys:
David A. Rapp, P.S. 1999
Formerly Derus Property
Currently Albright

John C. Skonieczny, P.S. 2008
Staiduhar Property

Keith B. Jones, P.S. 2006
Reno Property

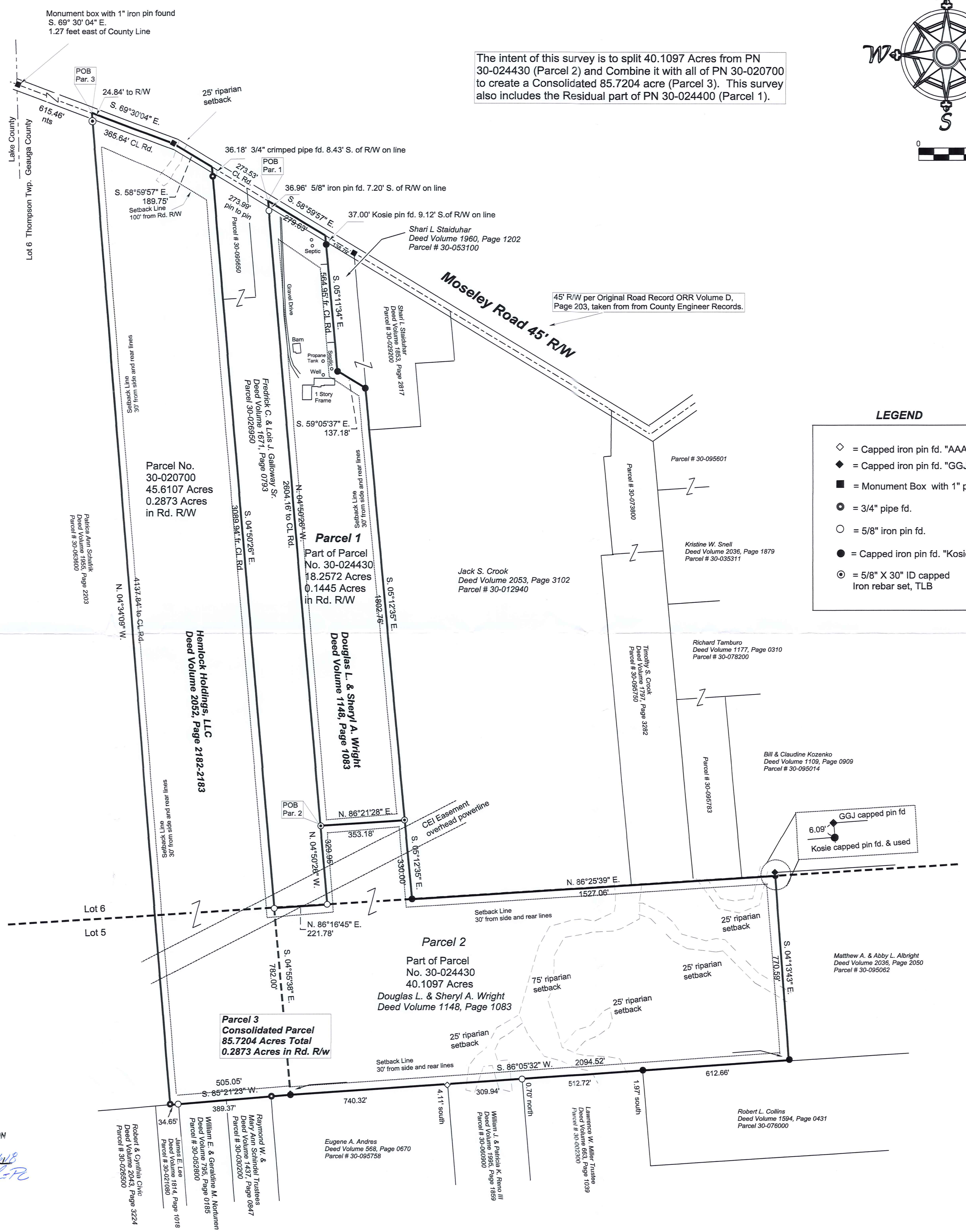
Timothy E. Stocker, P.S. 1997
Kozenko Property

Deeds of Origination

Douglas L. & Sheryl A. Wright
Deed Volume 1148, Page 1083
Parcel No. 30-024430

Hemlock Holdings LLC
Deed Volume 2052, Page 2182
Parcel No. 30-020700

THIS DIVISION AND CONSOLIDATION OF LAND COMPLIES WITH THE
APPLICABLE THOMPSON TOWNSHIP ZONING RESOLUTION.
THOMPSON TOWNSHIP ZONING INSPECTOR: DATE:

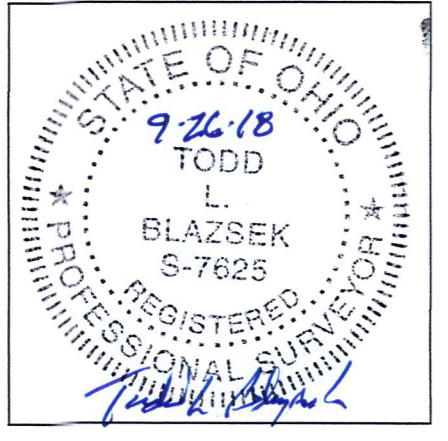


LEGEND

- ◇ = Capped iron pin fd. "AAA"
- ◆ = Capped iron pin fd. "GGJ"
- = Monument Box with 1" pin
- = 3/4" pipe fd.
- = 5/8" iron pin fd.
- = Capped iron pin fd. "Kosie"
- ⊙ = 5/8" X 30" ID capped iron rebar set, TLB

I hereby certify that this map is an accurate representation of a boundary survey performed by me in August of 2018, in accordance with Ohio Administrative Code 4733-37 standards. All monuments are set or found as shown hereon.

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
GEOUGA COUNTY AUDITOR
TAX MAP DEPT.



SURVEYED BY:
T.L. BLAZSEK
LAND SURVEYING, INC.
4790 ST. RT. 82
NEWTON FALLS, OH 44444
330.647.2682

Todd L. Blazsek, P.S. #7625

FILE NAME		
Hemlock Holdings, LLC. Moseley Road		
SCALE	DATE	DRAWN BY
250 Ft/In	9-26-2018	TLB
JOB	Parts of Lots 5 & 6	County of Geauga
2018-85	Thompson Twp.	State of Ohio

This map drawn with TRAVERSE PC Software

THO 00274
THO 00274

Hemlock Holdings LLC - Wright (18-095)
Picked Up 09/20/18
VOL. 2061 pg 2143
PN# 30-024430

LEGAL DESCRIPTION

18.2572 Acres

Parcel 1

Situated in the Township of Thompson, County of Geauga, State of Ohio and being part of Lot 6 in said township and being more particularly described as follows:

Beginning at a 1" iron pin found in a Monument box found S. 69° 30' 04" E. at 1.27 feet from the intersection of the west line of Thompson Township, Geauga County, and the centerline of Moseley Road, (45' R/W);

Thence S. 69° 30' 04" E. along the centerline of Moseley Road for a distance of 981.10 feet to a 1" iron pin found in a monument box;

Thence S. 58° 59' 57" E. along the centerline of Moseley Road for a distance of 463.28 feet to a point at the northeast corner Fredrick C. & Lois J. Galloway, Sr., Deed Volume 1671, Page 0793, PN 30-026950 and the northwest corner of Douglas L. & Sheryl A. Wright, Deed Volume 1148, Page 1083, PN 30-024430 of Geauga County Records, said point being the **true place of beginning** of the parcel herein described;

Thence continuing S. 58° 59' 57" E. along the centerline of Moseley Road for a distance of 279.63 feet to a point at the northwest corner of Shari L. Staiduhar, Deed Volume 1960, Page 1202, PN 30-053100 of Geauga County Records;

Thence S. 05° 11' 34" E. along the west line of Staiduhar and the east line of Wright, passing over a capped iron pin found, Kosie, at 37.00 feet, for a total distance of 564.95 feet to a capped iron pin found, Kosie;

Thence S. 59° 05' 37" E. along a southern line of Staiduhar and northern line of Wright, for a distance of 137.18 feet to a capped iron pin found, Kosie;

Thence S. 05° 12' 35" E. along the west lines of Shari L. Staiduhar, Deed Volume 1853, Page 2817, PN 30-029200, James S. Crook, Deed Volume 2053, Page 3102, PN 30-012940 of Geauga County Records, and the east line of Wright for a distance of 1802.76 to a 5/8" x 30" ID capped iron rebar set, TLB;

Thence S. 86° 21' 28" W. through lands of Wright for a distance of 353.18 feet to a 5/8" x 30" ID capped iron rebar set, TLB;

Thence N. 04° 50' 26" W. along the east line of Galloway, passing over a 5/8" iron pin found at 2567.20 feet, for a total distance of 2604.16 feet to a point in the centerline of Moseley Road said point being the **true place of beginning** of the parcel herein described and contains a total of 18.2572 acres of land, inclusive of 0.1445 acres in road right of way, according to a survey by Todd L. Blazsek, P.S. # 7625 in August of 2018.

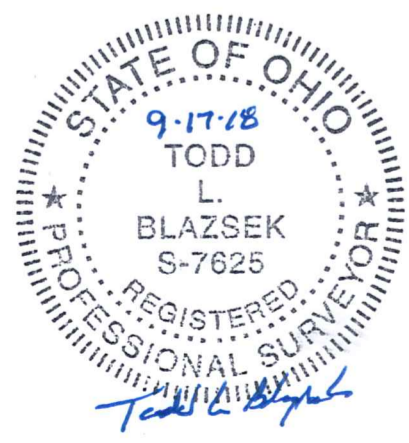
The intent of survey is to describe 18.2572 acres from part of PN 30-024430.

Basis of Bearing: Deed Volume 2036, Page 2050, lands owned by Mathew A. & Abby L. Albright, PN 30-095062, as recorded in Geauga County Records.

Deed of Origination: Deed Volume 1148, Page 1083, Douglas L. & Sheryl A. Wright, PN 30-024430, as recorded in Geauga County Records.

Job No. 2018-85

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
[Signature] 09/19/18
GEAUGA COUNTY AUDITOR
TAX MAP DEPT. *R*



LEGAL DESCRIPTION**40.1097 Acres (split)****Parcel 2**

Situated in the Township of Thompson, County of Geauga, State of Ohio and being part of Lot 5 and 6 in said township and being more particularly described as follows:

Beginning at a 1" iron pin found in a Monument box found S. 69° 30' 04" E. at 1.27 feet from the intersection of the west line of Thompson Township, Geauga County, and the centerline of Moseley Road, (45' R/W);

Thence S. 69° 30' 04" E. along the centerline of Moseley Road for a distance of 981.10 feet to a 1" iron pin found in a monument box;

Thence S. 58° 59' 57" E. along the centerline of Moseley Road for a distance of 463.28 feet to a point at the northeast corner Fredrick C. & Lois J. Galloway, Sr., Deed Volume 1671, Page 0793, PN 30-026950 and the northwest corner of Douglas L. & Sheryl A. Wright, Deed Volume 1148, Page 1083, PN 30-024430 of Geauga County Records;

Thence S. 04° 50' 26" E. along the east line of Galloway, passing over a 5/8" iron pin found at 36.96 feet, for a total distance of 2604.16 feet to 5/8" x 30" ID capped iron rebar set, TLB, said point being the **true place of beginning** of the parcel herein described;

Thence N. 86° 21' 28" E. through lands of Wright for a distance of 353.18 feet to a 5/8" x 30" ID capped iron rebar set, TLB, on the west line of James S. Crook, Deed Volume 2053, Page 3102, PN 30-012940 of Geauga County Records;

Thence S. 05° 12' 35" E. along the west line of James S. Crook and east line of Wright, for a distance of 330.00 feet to a 5/8" capped iron pin found, Kosie;

Thence N. 86° 25' 39" E. along the south lines of James S. Crook, Timothy S. Crook, Deed Volume 1797, Page 3282, PN 30-095750, Richard Tamburo, Deed Volume 1177, Page 0310, PN 30-095783, and Bill & Claudine Kozenko, Deed Volume 1109, Page 0909, PN 30-095014 of Geauga County Records and a north line of Douglas J. & Sheryl A. Wright, Deed Volume 1148, Page 1083, PN 30-024430 of Geauga County Records, for a total distance of 1527.06 feet to a capped iron pin found, Kosie;

Thence S. 04° 13' 43" E. along the west line of Mathew A. & Abby L. Albright, Deed Volume 2036, Page 2050, PN 30-095062, and the east line Wright for a distance of 770.59 feet to a capped iron pin found, Kosie;

THo 00274

Thence S. 86° 05' 32" W. along the north lines of Robert L. Collins, Deed Volume 1594, Page 0431, PN 30-076000, Lawrence W. Miller, Trustee, Deed Volume 663, Page 1039, PN 30-002300, William J. & Patricia K. Reno, III, Deed Volume 1995, Page 1859, PN 30-060900, Eugene A. Andres, Deed Volume 568, Page 0670, PN 30-095758, and being the south line of Douglas L. & Sheryl A. Wright, Deed Volume 1148, Page 1083, PN 30-024430, passing by a capped iron pin found, Kosie, 1.97 feet south at 612.66 feet, 5/8" iron pin found 0.70 feet north at 1125.38 feet, and a capped iron pin found, AAA, 4.11 feet south at 1435.32 feet, for a total distance of 2094.52 feet to a capped iron pin found, Kosie;

Thence N. 04° 55' 38" W. along the west line of Wright and the east line of Hemlock Holdings, LLC, Deed Volume 2052, Page 2182, PN 30-020700 of Geauga County Records, for a distance of 782.00 feet to a 5/8" iron pin found;

Thence N. 86° 16' 45" E. along a north line of Wright and the south line of Galloway, for a distance of 221.78 feet to a 5/8" iron pin found;

Thence N. 04° 50' 26" W. along the west line of Wright and the east line of Galloway, for a distance of 329.95 to a 5/8" x 30" ID capped iron rebar set, TLB, said point being the **true place of beginning** of the parcel herein described and contains a total of 40.1097 acres of land, inclusive of 0.00 acres in road right of way, according to a survey by Todd L. Blazsek, P.S. # 7625 in August of 2018.

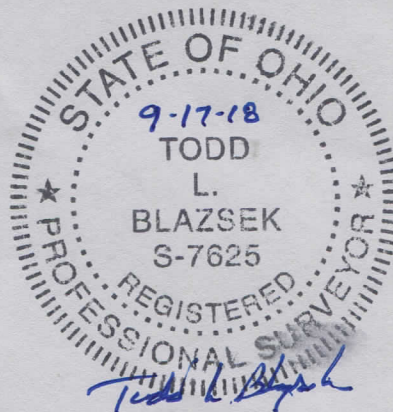
The intent of this description to describe 40.1097 acres from part of PN 30-024430.

Basis of Bearing: Deed Volume 2036, Page 2050, lands owned by Mathew A. & Abby L. Albright, PN 30-095062, as recorded in Geauga County Records.

Deed of Origination: Deed Volume 1148, Page 1083, Douglas L. & Sheryl A. Wright, PN 30-024430, as recorded in Geauga County Records.

Job No. 2018-85

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
[Signature] 09/19/18
GEAUGA COUNTY AUDITOR
TAX MAP DEPT. *[Signature]*



LEGAL DESCRIPTION**85.7204 Acres (consolidation)****Parcel 3**

Situated in the Township of Thompson, County of Geauga, State of Ohio and being part of Lot 5 and 6 in said township and being more particularly described as follows:

Beginning at a 1" iron pin found in a Monument box found S. 69° 30' 04" E. at 1.27 feet from the intersection of the west line of Thompson Township, Geauga County and the centerline of Moseley Road, (45' RW);

Thence S. 69° 30' 04" E. along the centerline of Moseley Road for a distance of 615.46 feet to a point at the northeast corner of Patricia Ann Schafrik, Deed Volume 1955, Page 2203, PN 30-063600 and the northwest corner of Hemlock Holdings, LLC, Deed Volume 2052, Page 2182, PN 30-020700, as recorded in Geauga County Records, said point being the **true place of beginning** of the parcel herein described;

Thence continuing S. 69° 30' 04" E. along the centerline of Moseley Road for a distance of 365.64 feet to a 1" iron pin found in a monument box;

Thence S. 58° 59' 57" E. along the centerline of Moseley Road for a distance of 189.75 feet to a point at the northwest corner Fredrick C. & Lois J. Galloway, Sr., Deed Volume 1671, Page 0793, PN 30-026950 of Geauga County Records;

Thence S. 04° 50' 26" E. along the west line of Galloway, passing over a 3/4" iron pipe found at 36.18 feet, for a total distance of 3089.94 feet to 5/8" iron pin found;

Thence N. 86° 16' 45" E. along the south line of Galloway and a north line of Douglas L. & Sheryl A. Wright, Deed Volume 1148, Page 1083, PN 30-024430 of Geauga County Records for a distance of 221.78 feet to a 5/8" iron pin found;

Thence N. 04° 50' 26" W. along the east line of Galloway and the west line of Wright, for a distance of 329.95 feet to 5/8" x 30" ID capped iron rebar set, TLB;

Thence N. 86° 21' 28" E. through lands of Wright for a distance of 353.18 feet to a 5/8" x 30" ID capped iron rebar set, TLB, on the west line of James S. Crook, Deed Volume 2053, Page 3102, PN 30-012940 of Geauga County Records;

Thence S. 05° 12' 35" E. along the west line of James S. Crook and east line of Wright, for a distance of 330.00 feet to a 5/8" iron pin found;

Thence N. 86° 25' 39" E. along the south lines of James S. Crook, Timothy S. Crook, Deed Volume 1797, Page 3282, PN 30-095750, Richard Tamburo, Deed Volume 1177, Page 0310, PN 30-095783, and Bill & Claudine Kozenko, Deed Volume 1109, Page 0909, PN 30-095014 of Geauga County Records and a north line of Douglas J. & Sheryl A. Wright, Deed Volume 1148, Page 1083, PN 30-024430 of Geauga County Records, for a total distance of 1527.06 feet to a capped iron pin found, Kosie;

Thence S. 04° 13' 43" E. along the west line of Mathew A. & Abby L. Albright, Deed Volume 2036, Page 2050, PN 30-095062, and the east line Wright for a distance of 770.59 feet to a capped iron pin found, Kosie;

Thence S. 86° 05' 32" W. along the north lines of Robert L. Collins, Deed Volume 1594, Page 0431, PN 30-076000, Lawrence W. Miller, Trustee, Deed Volume 663, Page 1039, PN 30-002300, William J. & Patricia K. Reno, III, Deed Volume 1995, Page 1859, PN 30-060900, Eugene A. Andres, Deed Volume 568, Page 0670, PN 30-095758, and being the south line of Douglas L. & Sheryl A. Wright, Deed Volume 1148, Page 1083, PN 30-024430, passing by a capped iron pin found, Kosie, 1.97 feet south at 612.66 feet, 5/8" iron pin found 0.70 feet north at 1125.38 feet, and a capped iron pin found, AAA, 4.11 feet south at 1435.32 feet, for a total distance of 2094.52 feet to a capped iron pin found, Kosie;

THD 00274

Thence S. 85° 21' 23" W. along the north lines of Eugene A. Andres, Deed Volume 568, Page 0670, Raymond W. & Mary Ann Schindel, Trustee, Deed Volume 1437, Page 0847, PN 30-030200, William A. & Geraldine M. Nortunen, Deed Volume 795, 0185, PN 30-052800, James E. Lee, Deed Volume 1814, Page 1018, PN 30-021080, and the south line of Hemlock Holdings, LLC, Deed Volume 2052, Page 2182-2183, PN 30-020700 of Geauga County Records, passing by a 3/4" iron pipe found leaning north, 1.76 feet north at 81.06 feet and a 5/8" iron pin found, 0.23 feet south at 470.40 feet, for a total distance of 505.05 feet to a 3/4" iron pipe found leaning south;

Thence N. 04° 34' 09" W. along the east line of Patricia Ann Schafrik, Deed Volume 1955, Page 2203, PN 30-063600 of Geauga County Records, passing over a 5/8" x 30" ID capped iron rebar set, TLB, at 4113.00 feet for a total distance of 4137.84 feet to a point in the centerline of Moseley Road, said point being the **true place of beginning** of the parcel herein described and contains a total of 85.7204 acres of land, inclusive of 0.2873 acres in road right of way, according to a survey by Todd L. Blazsek, P.S. # 7625 in August of 2018.

The intent of this description is to consolidate part of PN 30-024430, (40.1097 Acres) with PN 30-020700, (45.6107) Acres for a total of 85.7204 Acres.

Basis of Bearing: Deed Volume 2036, Page 2050, lands owned by Mathew A. & Abby L. Albright, PN 30-095062, as recorded in Geauga County Records.

Deed of Origination: Deed Volume 2052, Page 2182, Hemlock Holdings, LLC, PN 30-020700 and Deed Volume 1148, Page 1083, Douglas L. & Sheryl A. Wright, PN 30-024430, as recorded in Geauga County Records.

Job No. 2018-85

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

[Signature] 09/19/18

GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

