

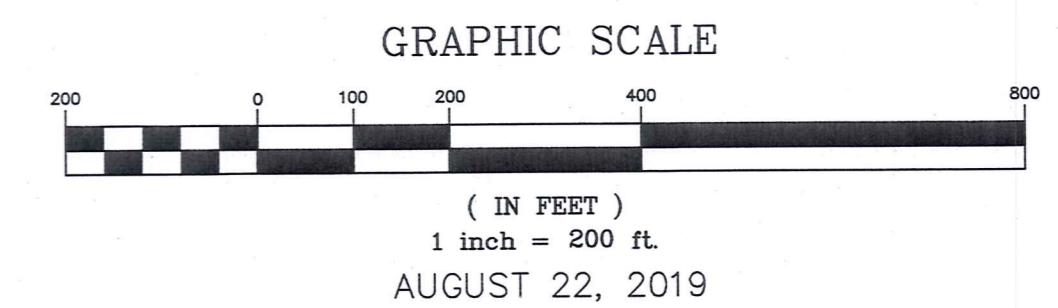
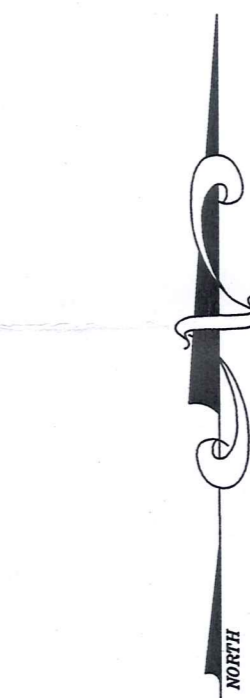
- REFERENCES USED:
- 1 DEEDS OF RECORD
 - 2 THO 00112
 - 3 THO 00222
 - 4 THO 00093
 - 5 COUNTY TAX MAPS

PLAT OF SURVEY AND LOT SPLIT
For
LAUSIN LEDGE COMPANY LT.
SITUATED IN THE TOWNSHIP OF THOMPSON COUNTY OF GEauga
AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF
ORIGINAL LOT NUMBER 40, IN SAID TOWNSHIP.

PREPARED FOR:
LAUSIN LEDGE COMPANY LT.
7243 LEDGE RD
THOMPSON, OH 44086

LEGEND

- ips 5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
- I.Pin Iron Pin
- I.Pipe Iron Pipe
- Mon. Monument
- Fe Fence post
- ✕ Mag Mag Nail Set
- Fnd. Found
- D. Deed
- R/Rec Record
- M/Msd Measured
- O/Obs Observed
- C/Calc Calculated
- U. Used
- D.R. Deed Record
- O.R. Official Record
- C.L. C/L Centerline
- e/p Edge of Pavement
- P Plat record information

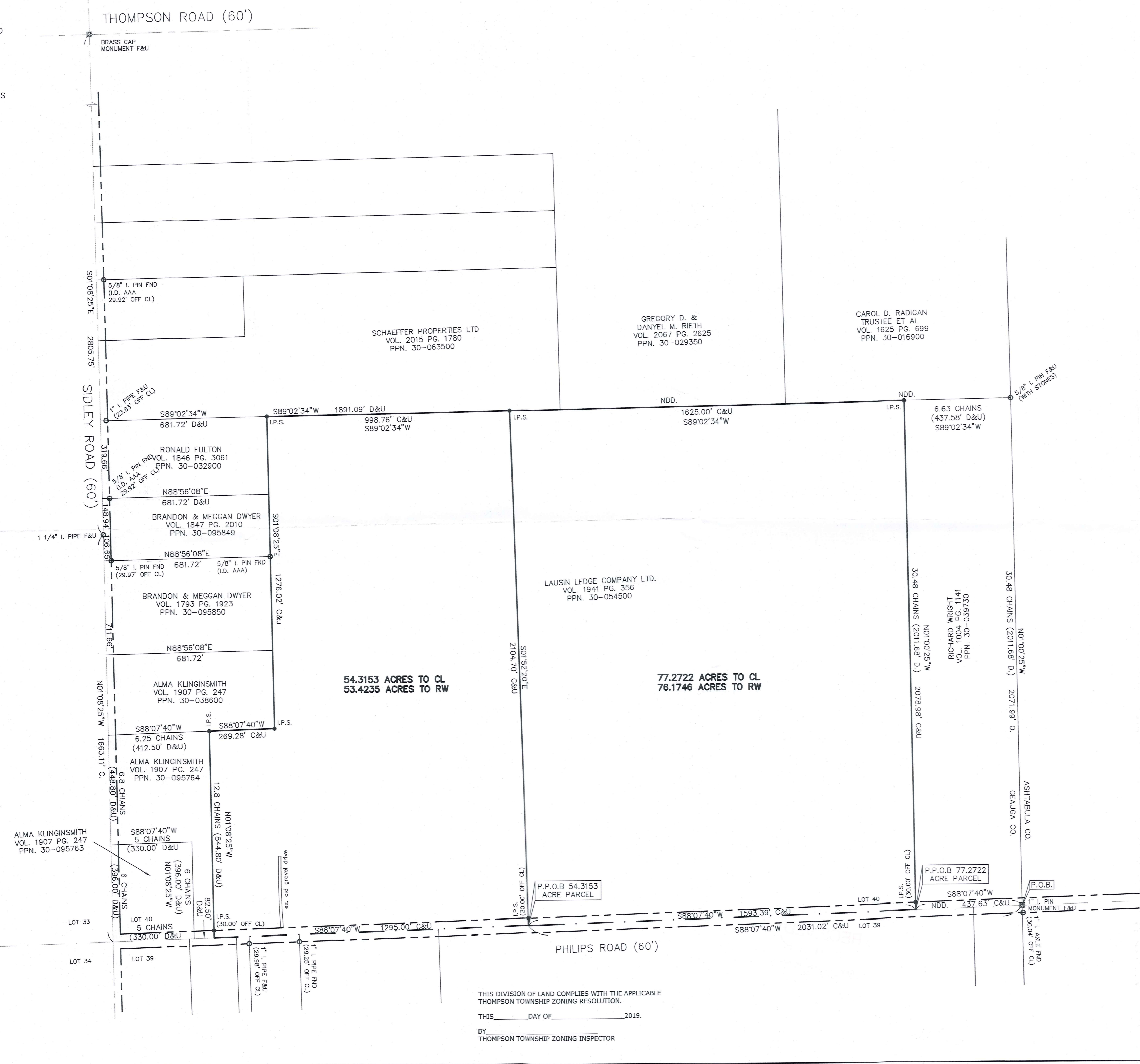


I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION. MONUMENTS WERE FOUND OR SET AS INDICATED. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS REFER TO AN ASSUMED MERIDAN AND ARE INTENDED TO INDICATE ANGLES ONLY. ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

Rudy E. Schwartz 9.4.19
RUDY E. SCHWARTZ, P.S. #7193 Date

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
9.4.19
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

PREPARED BY:
SCHWARTZ LAND SURVEYING INC.
RUDY E. SCHWARTZ
PROFESSIONAL SURVEYOR
12121 KINSMAN ROAD
NEWBURY, OHIO 44065
440-564-8174 Fax: 440-564-8285



THIS DIVISION OF LAND COMPLIES WITH THE APPLICABLE THOMPSON TOWNSHIP ZONING RESOLUTION.
THIS _____ DAY OF _____ 2019.
BY _____
THOMPSON TOWNSHIP ZONING INSPECTOR

THO 00289
THO 00289

LAUSIN LEDGE COMPANY
19091

PICKED UP 9/4/19
VOL. 2079 PG 2119
PN# 30-095903

LEGAL DESCRIPTION
OF A
54.3153 ACRE PARCEL
FOR
LAUSIN LEDGE COMPANY LTD.

Situated in the Township of Thompson, County of Geauga and State of Ohio and known as being a part of Original Lot No. 40, and further being known as part of a parcel of land conveyed to Lausin Ledge Company Ltd. (PPN 30-054500) by deed recorded in Volume 1941, Page 356 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a monument box with a 1 inch iron pin found in the centerline of Philips Road, 60 feet wide, said monument also being on the shared line between Lots 39 and 40 (Gauga County) and Ashtabula County, at the Southeasterly corner land conveyed to Richard Wright (PPN 30-039730) by deed recorded in Volume 1004, Page 1141 of Geauga County Deed Records;

Thence South 88° 07' 40" West, along said centerline of Philips Road, also being said shared line between Lots 39 and 40, a distance of 2031.02 feet to a point at the Principal Place of Beginning of the premises herein intended to be described;

- COURSE I Thence South 88° 07' 40" West, continuing along said centerline of Philips Road, a distance of 1295.00 feet to a point at the Southeasterly corner of land conveyed to Alma Klinginsmith (PPN 30-095764) by deed recorded in Volume 1907, Page 247 of Geauga County Deed Records;
- COURSE II Thence North 1° 08' 25" West, along the Easterly line of land so conveyed to Alma Klinginsmith, a distance of 844.80 feet to a 5/8 inch iron pin set, at the Northeasterly corner thereof, said pin also being on the Southerly line of land conveyed to Alma Klinginsmith (PPN 30-038600) by deed recorded in Volume 1907, Page 247 of Geauga County Deed Records;
- COURSE III Thence North 88° 07' 40" East, along said Southerly line of land so conveyed to Alma Klinginsmith (PPN 30-038600), a distance of 269.28 feet to a 5/8 inch iron pin set at the Southeasterly corner thereof;
- COURSE IV Thence North 1° 08' 25" West, along the Easterly line of land so conveyed to Alma Klinginsmith (PPN 30-038600), and along the Easterly line of lands conveyed to Brandon and Meggan Dwyer (PPN 30-095850) by deed recorded in Volume 1793, Page 1923 of Geauga County Deed Records, and Brandon and Meggan Dwyer (PPN 30-095849) by deed recorded in Volume 1847, Page 2010 of Geauga County Deed Records, and Ronald Fulton (PPN 30-032900) by deed

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19-091

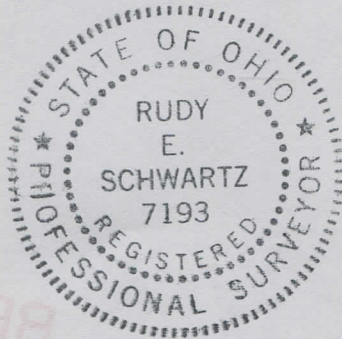
recorded in Volume 1846, Page 3061 of Geauga County Deed Records, a distance of 1276.02 feet to a 5/8 inch iron pin set on the Southerly line of land conveyed to Schaeffer Properties Ltd. (PPN 30-063500) by deed recorded in Volume 2015, Page 1780 of Geauga County Deed Records;

COURSE V

Thence North 89° 02' 34" East, along said Southerly line of land so conveyed to Schaeffer Properties Ltd., a distance of 998.76 feet to a 5/8 inch iron pin set;

COURSE VI

Thence South 1° 52' 20" East (creating a new line) passing through a 5/8 inch iron pin set at 2074.70 feet, a total distance of 2104.70 feet to the Place of Beginning and containing 54.3153 acres of land (53.4235 acres excepting the area within the right-of-way of Philips Road) as surveyed August 20, 2019 by Rudy E. Schwartz, P.S. 7193 be the same more or less but subject to all legal highways and easements of record. Bearings used herein refer to an assumed meridian and are intended to indicate angles only. All 5/8 inch by 30 inch iron pins set are I.D. Schwartz 7193.



RECEIVED
SEP 11 2019
Gaugua County Engineer
Tax Map Dept.

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

Rudy E. Schwartz 9/4/19

**GEAUGA COUNTY ENGINEER
TAX MAP DEPT.**

9.4.19

DATE

Rudy E. Schwartz

RUDY E. SCHWARTZ, P.S. 7193

JHD 00289

19-091

VOL. 2079 pg 2122

pn# 30-054500

LEGAL DESCRIPTION
OF A
77.2722 ACRE PARCEL
FOR
LAUSIN LEDGE COMPANY LTD.

Situated in the Township of Thompson, County of Geauga and State of Ohio and known as being a part of Original Lot No. 40, and further being known as part of a parcel of land conveyed to Lausin Ledge Company Ltd. (PPN 30-054500) by deed recorded in Volume 1941, Page 356 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a monument box with a 1 inch iron pin found in the centerline of Philips Road, 60 feet wide, said monument also being on the shared line between Lots 39 and 40 (Gauga County) and Ashtabula County, at the Southeasterly corner land conveyed to Richard Wright (PPN 30-039730) by deed recorded in Volume 1004, Page 1141 of Geauga County Deed Records;

Thence South 88° 07' 40" West, along said centerline of Philips Road, also being said shared line between Lots 39 and 40, a distance of 437.63 feet to a point at the Southwesterly corner of land so conveyed to Richard Wright, and being the Principal Place of Beginning of the premises herein intended to be described;

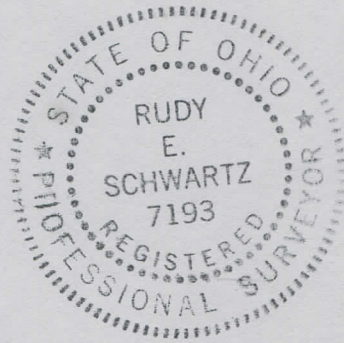
- COURSE I Thence South 88° 07' 40" West, continuing along said centerline of Philips Road, a distance of 1593.39 feet to a point;
- COURSE II Thence North 1° 52' 20" West (creating a new line) passing through a 5/8 inch iron pin set at 30.00 feet, a total distance of 2104.70 feet to a 5/8 inch iron pin set on the Southerly line of land conveyed to Schaeffer Properties Ltd. (PPN 30-063500) by deed recorded in Volume 2015, Page 1780 of Geauga County Deed Records;
- COURSE III Thence North 89° 02' 34" East, along said Southerly line of land so conveyed to Schaeffer Properties Ltd., and along the Southerly line of lands conveyed to Gregory D. and Danyel M. Rieth (PPN 30-029350) by deed recorded in Volume 2067, Page 2625 of Geauga County Deed Records, and Carol D. Radigan, Trustee ET AL. (PPN 30-016900) by deed recorded in Volume 1625, Page 699 of Geauga County Deed Records, a distance of 1625.00 feet to a 5/8 inch iron pin set at the Northwesterly corner of land so conveyed to Richard Wright;
- COURSE IV Thence South 1° 00' 25" East, along the Westerly line of land so conveyed to Richard Wright, and passing through a 5/8 inch iron pin set at 2048.98 feet, a total distance of 2078.98 feet to the Place of Beginning and containing 77.2722 acres of land (76.1746 acres excepting the area

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within the right-of-way of Philips Road) as surveyed August 20, 2019 by Rudy E. Schwartz, P.S. 7193 be the same more or less but subject to all legal highways and easements of record. Bearings used herein refer to an assumed meridian and are intended to indicate angles only. All 5/8 inch by 30 inch iron pins set are I.D. Schwartz 7193.



RECEIVED

SEP 4 2019
Geauga County Engineer
Tax Map Dept.

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

[Signature] 8/4/19
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

8.4.19

DATE

[Signature]

RUDY E. SCHWARTZ, P.S. 7193