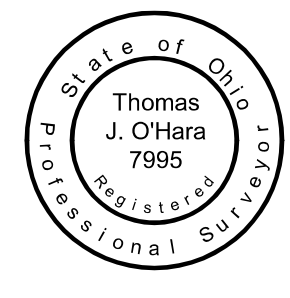


CERTIFICATION

To: Chicago Title Insurance Company, Title Professionals Group, Ltd.
Kampgrounds of America, Inc.
This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys...



Survey Plot & Description
Approved Per O.R.C. 315.251
Geauga County Engineer
By: SNR Date: 01/29/2021

SCHEDULE B PART II

15. Right of way to Lomax Petroleum Inc., recorded in Volume 709 Page 485 and re-recorded in Volume 714 page 630, of Geauga County Records.
16. Geauga County Common Pleas Court Case No. 20M000756, captioned Michael Pensart, et al vs. Heritage Hills RV Park LLC, pending.

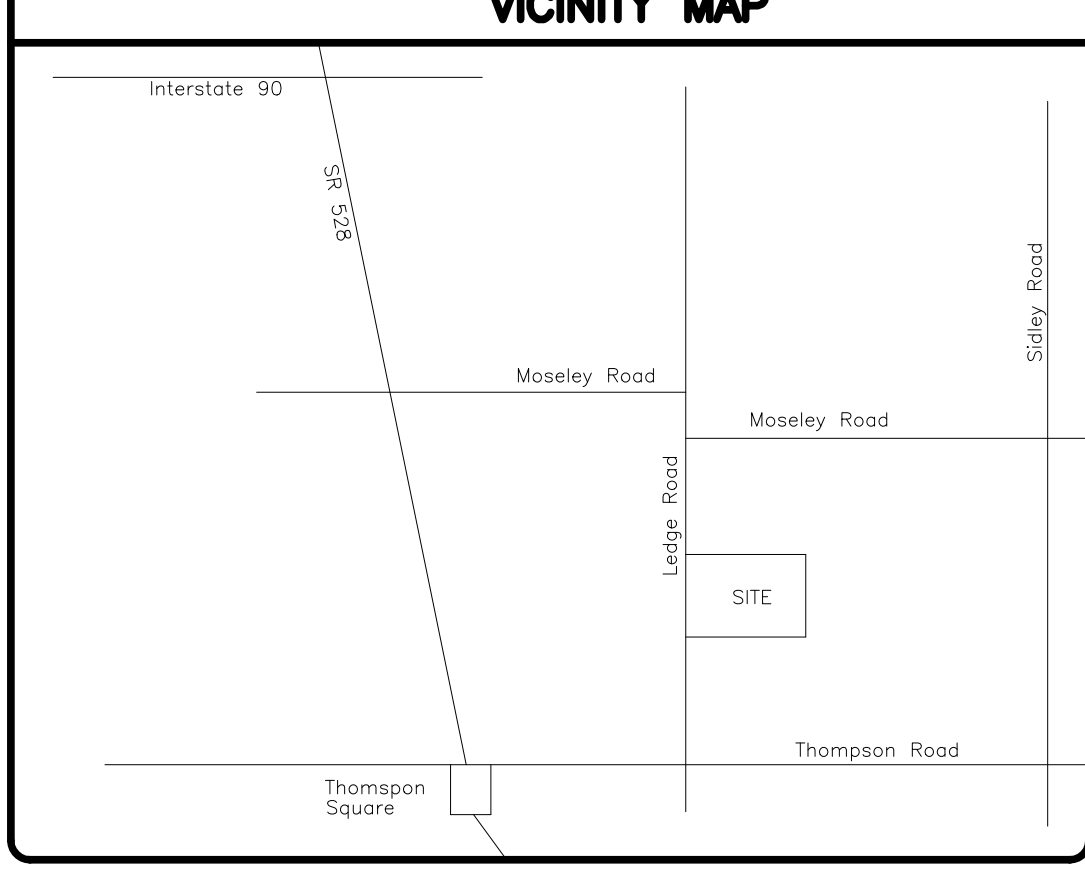
LEGAL DESCRIPTION OF RECORD

Situated in the Township of Thompson, County of Geauga, and State of Ohio.
Known as being a part of Lot 29 in said Township and is bounded and described as follows:
Beginning at the centerline of Ledge Road at the southwest corner of land of John A. Hope, as recorded in Vol. 463, Page 368 of the Geauga County Deed Records;

LEGAL DESCRIPTION PER SURVEY

Situated in the Township of Thompson, County of Geauga, State of Ohio, being part of Lot 29, within said Township: Beginning at the point of intersection of the centerline of Thompson Road (60') (CH-0007 Sec. G) with the centerline of Ledge Road (60') (TR-0056-B-D), said point being witnessed by a 1" iron pin found in a monument box assembly. Thence North 03°32'32" West along the centerline of Ledge Road, a distance of 1350.81 feet to an angle point. Thence North 01°32'45" West along the centerline of Ledge Road, a distance of 187.05 feet to a point, said point being the southwest corner of land now or formerly owned by Mary Ann Mazie, PN: 30-095642, as recorded in Deed Volume 893 Page 472 in Geauga County Record of Deeds (GCRD). Said point being the Place of Beginning of the parcel herein described.

VICINITY MAP



NOTES

Snow accumulation of 4-5" during field work, individual site pads not shown.
Riparian setback lines scaled from County GIS Maps.

GENERAL NOTES

The Bearings used on this survey are based upon True North utilizing the Ohio Department of Transportation VRS and CORS GNSS Networks. Ohio North Reference Frame NAD83(2011).
This Plot of Survey depicts the results of a Boundary Survey as prepared in accordance to the minimum standards for an ALTA/NSPS Land Title Survey dated February 23, 2016, by O'Hara Land Surveying, L.L.C..

LEGEND / ABBREVIATIONS

- 5/8" dia. x 30" long steel rebar set capped O'Hara 7995
survey monument found
calculated distance
used distance
measured distance
record distance
tree line
right of way
centerline
own through
D.V. deed volume
P.O.B. place of beginning
tree
GCE Geauga County Engineer
All iron pipes found are measured (I.D.)

UTILITY LOCATION

OUPS TICKET CONFIRMATION A101201907
Taken 01/12/2021 @ 01:52 PM
6445 Ledge Road, Thompson Twp, Geauga Cnty
Due date: 01/27/2021
CE Illuminating Company
Windstream
Eric Media
No markings in field as of 01/26/2021

Flood Zone

Flood Zone "X"
Area of minimal flood hazard
Community Panel Number: 39055C0075D
Effective date of 06/16/2009

REFERENCES

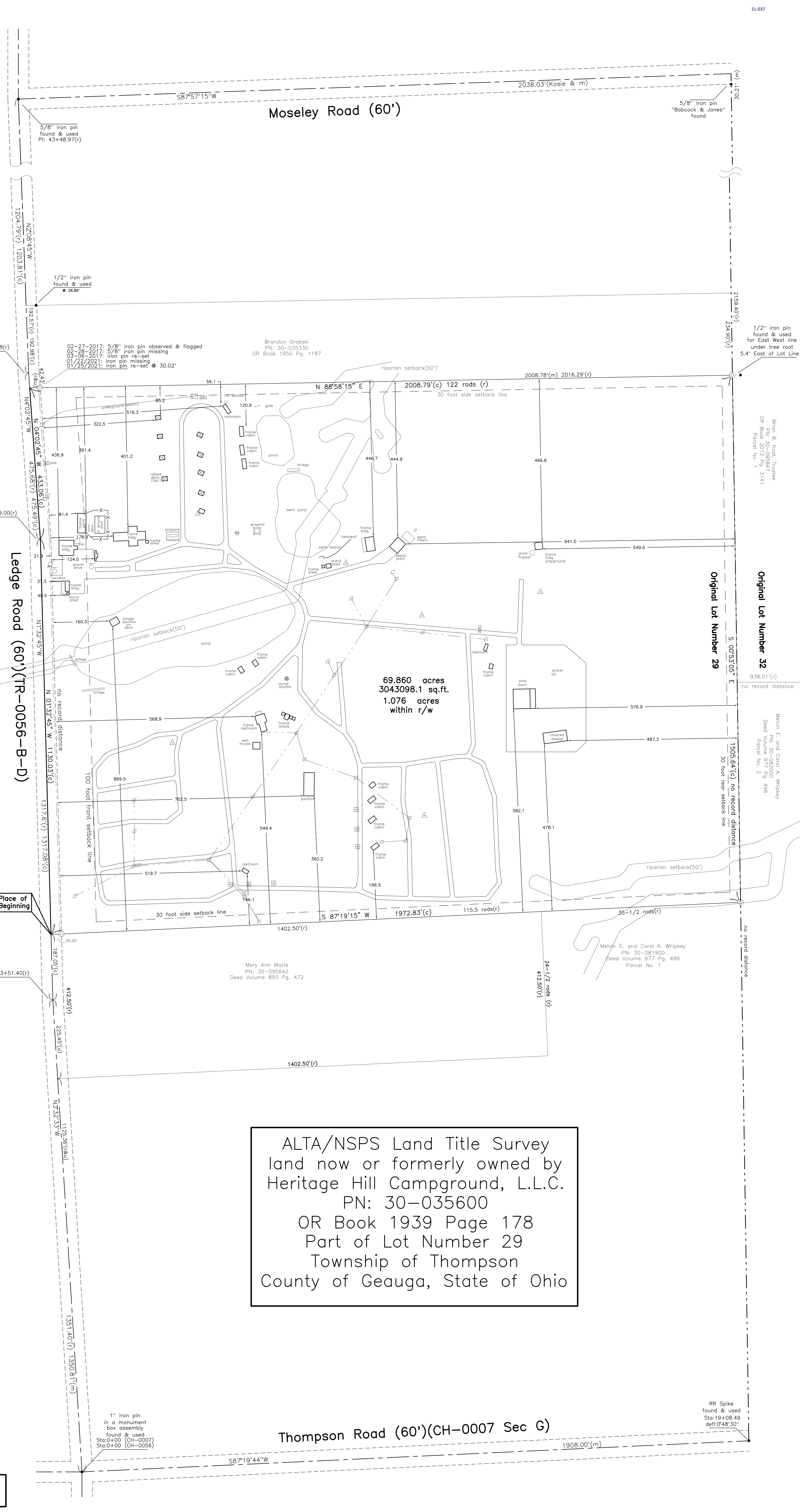
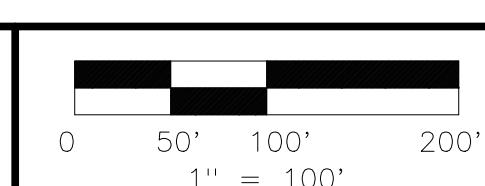
Deeds of Record
Field observations made 01-2021
GCE, CH-0007-C-H-Thompson Road 1948 Plans
GCE, CH-0056-B-D-Ledge Road 1938 Plans
DBK & Associates Survey Plot 625 09

ZONING

Zoning Classification: R-5, Residential 5 acres
Zoning information date: 01-06-2017
Minimum lot acreage: 5 acres
Minimum lot frontage: 300 feet
Minimum front setback from r/w: 100 feet
Minimum side setback: 30 feet, 20 feet accessory.
Minimum rear setback: 30 feet, 15 feet accessory.

O'Hara Land Surveying, L.L.C.
P.O. Box 902, Chardon, OH 44024
oharasurveys@yahoo.com, 440-286-8417

Date of Survey: 01/29/2021
Project No: 2793



ALTA/NSPS Land Title Survey
land now or formerly owned by
Heritage Hill Campground, L.L.C.
PN: 30-035600
OR Book 1939 Page 178
Part of Lot Number 29
Township of Thompson
County of Geauga, State of Ohio

Thompson Road (60')(CH-0007 Sec G)

**Heritage Hills Campground, LLC  
PN: 30-035600  
OR Book 1939 Page 178  
69.860 acres**

Situated in the Township of Thompson, County of Geauga, State of Ohio, being part of Lot Number 29, within said Township: Beginning at the point of intersection of the centerline of Thompson Road (60') (CH-0007 Sec. G) with the centerline of Ledge Road (60') (TR-0056-B-D), said point being witnessed by a 1" iron pin found in a monument box assembly. Thence North 03°32'33" West along the centerline of Ledge Road, a distance of 1350.81 feet to an angle point. Thence North 01°32'45" West along the centerline of Ledge Road, a distance of 187.05 feet to a point, said point being the southwest corner of land now or formerly owned by Mary Ann Mazie, PN: 30-095642, as recorded in Deed Volume 893 Page 472 in Geauga County Record of Deeds (GCRD). Said point being the **Place of Beginning** of the parcel herein described.

Thence **North 01°32'45" West** continuing along the centerline of Ledge Road, a distance of **1130.03 feet** to an angle point

Thence **North 04°02'45" West** continuing along the centerline of Ledge Road, a distance of **433.06 feet** to a point, said point being the southwest corner of land now or formerly owned by Brandon Grabski, PN: 30-035330, as recorded in OR Book 1950 Page 1187 (GCRD).

Thence **North 88°58'15" East** along the South line of PN: 30-035330, aforementioned, passing through an iron pin set at 30.02 feet therefrom, a total distance of **2008.79 feet** to point, said point being on the West line of Lot Number 32, on the West line of land now or formerly owned by Brian B. Kost, PN: 30-095847, as recorded in OR Book 2012 Page 3141, parcel number 1, (GCRD), said point witnessed by an iron pin set, said point being 5.40 feet West of a 1/2" iron pin found within the base of a tree root.

Thence **South 00°53'05" East** along the West line of Lot Number 32, along the West line of PN: 30-095847, aforementioned, and the West line of land now or formerly owned by Melvin E. and Carol A. Whipkey, PN: 30-082000, as recorded in Deed Volume 977 Page 496, parcel number 2, (GCRD), a distance of **1505.64 feet** to a point, said point being a northeast corner of Melvin E. and Carol A. Whipkey, PN: 30-081900, as recorded in Deed Volume 977 Page 496, Parcel No.1, (GCRD), said point witnessed by an iron pin set.

Thence **South 87°19'15" West** along a North line of PN: 30-081900, aforementioned, and along the North line of PN: 30-095642, aforementioned, a distance of **1972.83 feet** to point on the centerline of Ledge Road, passing through an iron pin set 30.00 feet therefrom, said point being the Place of Beginning, and containing **69.860 total acres** of land, of which 1.076 acres within the right of way, be the same more or less, but subject to all legal highways, pursuant to a Survey (2793) dated January 2021, by O'Hara Land Surveying, L.L.C. and Thomas J. O'Hara, Ohio Registered Surveyor No. 7995.

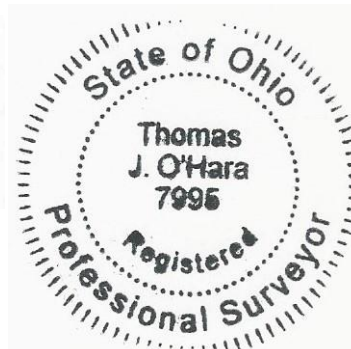
The basis of bearings used hereon are based upon True North utilizing the Ohio Department of Transportation CORS GNSS Network. Distances are shown as U.S. Foot and decimal parts thereof.

The intent of this description is to describe all of the land now owned by Heritage Hills Campground, L.L.C., PN: 30-035600, as recorded in OR Book 1939 Page 178, as recorded in Geauga County Record of Deeds. All iron pins noted as being set are 5/8" x 30" long steel rebar, bearing a plastic cap "OHARA 7995".



*Survey Plat & Description*  
Approved Per O.R.C. 315.251  
*Geauga County Engineer*  
Reviewed under the supervision of  
Steven N. Roessner, P.S. Ohio #7070

By:          SNR      Date: 03/10/2021



Thomas J. O'Hara  
Ohio Registered Surveyor No. 7995  
Dated:          03/09/2021