

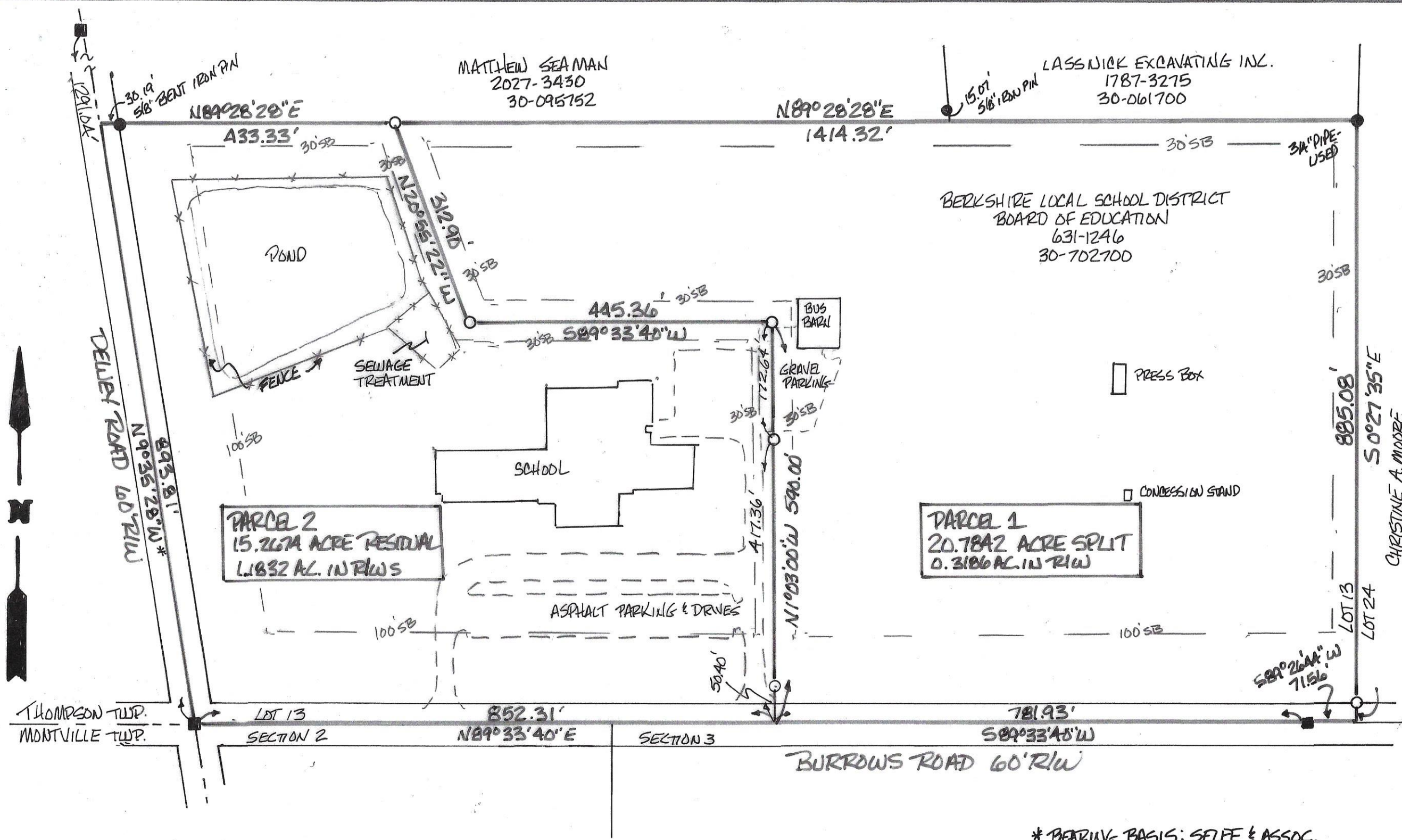
I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PARCELS SHOWN HEREON AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF THAT SURVEY AND THAT THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

Clifford H. McGuire 3-11-2021
CLIFFORD H. MCGUIRE, P.S. #7770



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: 03/11/2021

21-035



- = 1" IRON PINS IN MONUMENT BOX
- = 1/2" IRON PINS OR PIPES FOUND
- = 5/8" x 30" CAPPED REBARS SET: "C.H. MCGUIRE, P.S. 7770"



* BEARING BASIS: SELEE & ASSOC.
SURVEY NOV. 1995 FOR ROBISON
DOCUMENTS USED: ALL DEEDS SHOWN SAID SELEE SURVEY
CENTERLINE PLAT OF DEWEY ROAD T.R. 5A SEZ. "A-D" G.G.E. 9-4-98
HUSTON ASSOCIATES, INC. "SITE PLAN" FOR LEDGEMONT ELEMENTARY NOV. 1980
DEED OF RECORD: 631-1246 TO BERKSHIRE LOCAL SCHOOL DISTRICT BOARD OF EDUCATION, 30-702760

MAP OF SURVEY FOR
BERKSHIRE SCHOOLS
LOT 13 THOMPSON TWP.
GEAUGA COUNTY, OHIO
SCALE 1"=150' DATE FEB. 2021
SURVEYED BY: CLIFFORD H. MCGUIRE
9487 SHANK RD.
WINDHAM, OHIO 44288
330-472-2029

This division and of lands complies with the applicable Thompson Zoning Resolution.
By: _____
Thompson Township Zoning Inspector
This _____ day of _____, 20____

CLIFFORD H. MCGUIRE
PROFESSIONAL SURVEYOR NO. 7770
9487 SHANK RD.
WINDHAM, OHIO 44288
330-472-2029

Description of Land
for
Berkshire Schools

Parcel 2, 15.2674 Acre Residual,

Situated in the Township of Thompson, County of Geauga, and State of Ohio, and known as being part of Lot 13 of said township and further bounded and described as follows:

Beginning a 1" iron pin found in a monument assembly at the centerline intersection of Burrows Road (60' R/W) and Dewey Road (60' R/W) and also the common line between Thompson Township, Lot 13 and Montville Township, Sections 2 and 3;

thence North 9° 35' 28" West, along the centerline of said Dewey Road, a distance of 893.81 feet to a point and the southwest corner of lands conveyed to Matthew Seaman by deed 2027-3430 of Geauga County Record of Deeds (GCRD) (P.N. 30-095752);

thence North 89° 28' 28" East, along the south line of said Matthew Seaman and passing over a 5/8" iron pin found at 30.19 feet, a total distance of 433.33 feet to a 5/8" capped rebar set;

thence South 20° 55' 22" East, along a new line, a distance of 312.90 feet to a 5/8" capped rebar set;

thence North 89° 33' 40" East, along a new line, a distance of 445.36 feet to a 5/8" capped rebar set;

thence South 1° 03' 00" East, along a new line and passing over 5/8" capped rebars set at 172.64 feet and 539.60 feet, a total distance of 590.00 feet to a point on the centerline of said Burrows Road and township line;

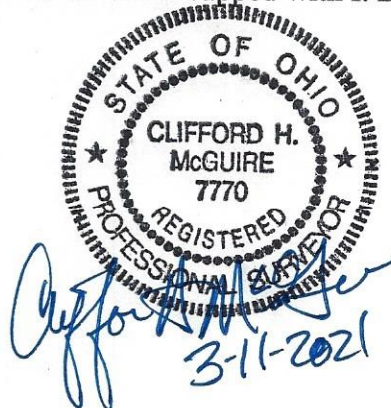
thence South 89° 33' 40" West, along said road centerline and township line, a distance of 852.31 feet to the point of beginning and containing 15.2674 acres of land (1.1832 acres in road right-of-ways) as surveyed in February, 2021 by Clifford H. McGuire, Professional Surveyor No. 7770.

The intent of this description is to describe the residual after a 20.7842 acre split from lands conveyed to Berkshire Local School District Board of Education by deed 631-1246 (P.N. 30-702700). Basis of bearing for the centerline of Dewey Road was taken from a Selee & Assoc. survey for Robison dated Nov. 1995. All corners set were 5/8" X 30" rebar capped with I. D. cap marked "C. H. McGuire, P. S. 7770".

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By: SNR Date: 03/11/2021

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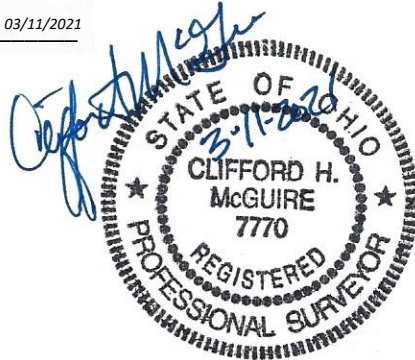
CLIFFORD H. MCGUIRE
PROFESSIONAL SURVEYOR NO. 7770
 9487 SHANK RD.
 WINDHAM, OHIO 44288
 330-472-2029

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: 03/11/2021

21-035

Description of Land
 for
 Berkshire Schools



Parcel 1, 20.7842 Acre Split,

Situated in the Township of Thompson, County of Geauga, and State of Ohio, and known as being part of Lot 13 of said township and further bounded and described as follows:

Beginning at a point on the centerline of Burrows Road (60' R/W), said point being North 89° 33' 40" East, 852.31 feet from a 1" iron pin found in a monument assembly at the centerline intersection of said Burrows Road and Dewey Road (60' R/W) and also the common line between Thompson Township, Lot 13 and Montville Township, Sections 2 and 3;

thence North 1° 03' 00" West, along a new line and passing over a 5/8" capped rebar set at 50.40 feet and 417.36 feet, a total distance of 590.00 feet to a 5/8" capped rebar set;

thence South 89° 33' 40" West, along a new line, a distance of 445.36 feet to a 5/8" capped rebar set;

thence North 20° 55' 22" West, along a new line, a distance of 312.90 feet to a 5/8" capped rebar set on the south line of lands conveyed to Matthew Seaman by deed 2027-3430 of Geauga County Record of Deeds (GCRD) (P.N. 30-095752);

thence North 89° 28' 28" East, along the south line of said Matthew Seaman and along the south line of lands conveyed to Lassnick Excavating Inc., by deed 1787-3275 (GCRD) (P.N. 30-061700, a distance of 1414.32 feet to a 3/4" iron pipe found on the west line of lands conveyed to Christine A. Moore by deed 1941-1760(GCRD) (P.N. 30-034770) and the dividing line between Lots 13 and 24;

thence South 0° 27' 35" East, along the west line of said Christine A. Moore and east line of Lot 13 and passing over a 5/8" capped rebar set at 855.08 feet, a total distance of 885.08 feet to a point on the centerline of said Burrows Road and township line;

thence South 89° 26' 44" West, along said road centerline and township line, a distance of 71.56 feet to a 1" iron pin found in a monument assembly found at an angle point;

thence South 89° 33' 40" West, continuing along said road centerline and township line, a distance of 781.93 feet to the point of beginning and containing 20.7842 acres of land (0.3186 acres in road right-of-way) as surveyed in February, 2021 by Clifford H. McGuire, Professional Surveyor No. 7770.

The intent of this description is to describe a 20.7842 acre split from lands conveyed to Berkshire Local School District Board of Education by deed 631-1246 (P.N. 30-702700). Basis of bearing for the centerline of Dewey Road was taken from a Selee & Assoc. survey for Robison dated Nov. 1995. All corners set were 5/8" X 30" rebar capped with I. D. cap marked "C. H. McGuire, P. S. 7770".