



**Michael A. Kimpton and Beverly Kimpton  
PN: 32-035350, Deed Volume 734 Page 93  
2.704 acres**

Situated in the Township of Troy, County of Geauga, State of Ohio, being part of Section Number 5, within said Township: Beginning at the point of intersection of the centerline of Mumford Road (60') (CR-24) with the centerline of Hoover Road (60')(TR-209), said point witnessed by a 1" iron pin found in a monument box assembly, said point being on the North line of Section Number 5. Thence South 01°27'23" East along the centerline of Mumford Road, a distance of 394.15 feet to a point, said point being the southeast corner of land now or formerly owned by Michael A. Kimpton and Beverly L. Kimpton, PN: 32-074085, as recorded in OR Book 2028 Page 3078 in Geauga County Record of Deeds, (GCRD). Said point being the **Place of Beginning** of the parcel herein described.

Thence **South 01°27'23" East** along the centerline of Mumford Road, a distance of **200.00 feet** to a point, said point being the northeast corner of land now or formerly owned by Michael A. Kimpton and Beverly L. Kimpton, PN: 32-035500, as recorded in OR Book 2028 Page 3073 in GCRD.

Thence **South 88°40'01" West** along the North line of land now or formerly owned by Kimpton, PN: 32-035500, aforementioned, passing through an iron pin set at 30.00 feet, a total distance of **589.03 feet** to a point, said point being on the northwest corner of land now or formerly owned by Kimpton, PN: 32-035500, aforementioned, and said point being on the East line of land now or formerly owned by Edward J. Madachik, Jr. and Barbara J. Madachik, PN: 32-034600, as recorded in OR Book 1969 Page 1502 in GCRD, said point witnessed by an iron pin set.

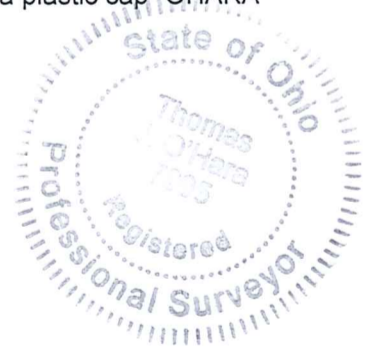
Thence **North 01°27'23" West** along the East line of land now or formerly owned by Madachik, aforementioned, a distance of **200.00 feet** to a point, said point being the southwest corner of land now or formerly owned by Kimpton (32-074085) aforementioned, said point witnessed by an iron pin set.

Thence **North 88°40'01" East** along the South line of land now or formerly owned by Kimpton, aforementioned, a distance of **589.03 feet** to a point in the centerline of Mumford Road, passing through a 5/8" iron pin found at 28.65 feet therefrom, said point being the Place of Beginning, and containing **2.704 total acres** of land, 0.138 acres within the right of way, be the same more or less, but subject to all legal highways pursuant to a Survey (2203) dated November, 2018, 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 Michael A. Kimpton and Beverly Kimpton, PN: 32-035350, as recorded in Deed Volume 734 Page 93 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".

Thomas J. O'Hara Dated: 11/19/18  
Thomas J. O'Hara, P.S.,  
Ohio Registered Surveyor No. 7995



SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
[Signature] 11/19/18  
GEAUGA COUNTY AUDITOR  
TAX MAP DEPT. R

**Michael A. Kimpton and Beverly L. Kimpton  
PN: 32-035500, OR Book 2028 Page 3073  
4.268 acres**

Situated in the Township of Troy, County of Geauga, State of Ohio, being part of Section Number 5, within said Township: Beginning at the point of intersection of the centerline of Mumford Road (60') (CR-24) with the centerline of Hoover Road (60')(TR-209), said point witnessed by a 1" iron pin found in a monument box assembly, said point being on the North line of Section Number 5. Thence South 01°27'23" East along the centerline of Mumford Road, a distance of 594.15 feet to a point, said point being the southeast corner of land now or formerly owned by Michael A. Kimpton and Beverly Kimpton, PN: 32-035350, as recorded in Deed Volume 734 Page 93 in Geauga County Record of Deeds, (GCRD). Said point being the **Place of Beginning** of the parcel herein described.

Thence **South 01°27'23" East** along the centerline of Mumford Road, a distance of **200.68 feet** to a point, said point being the northeast corner of land now or formerly owned by Church of Troy, PN: 32-702547, as recorded in OR Book 1115 Page 1159, Parcel Number 3, in GCRD.

Thence **South 89°05'36" West** along the North line of land now or formerly owned by Church of Troy, aforementioned, passing through an iron pin set at 30.00 feet, a total distance of **329.91 feet** to a point, said point being the northwest corner of land now or formerly owned by Church of Troy, aforementioned, said point witnessed by a 1" iron pipe I.D. (inside diameter) found.

Thence **South 01°34'41" East** along the West line of land now or formerly owned by Church of Troy, aforementioned, and along the West line of land now or formerly owned by Church of Troy, PN: 32-702300, as recorded in OR Book 1115 Page 1159, Parcel Number 1, in GCRD. a distance of **266.18 feet** to a point, said point being on the North line of land now or formerly owned by, Church of Troy, PN: 32-001500, as recorded in OR Book 1115 Page 1159, Parcel Number 2, in GCRD, said point witnessed by a 1" iron pipe (I.D.) found.

Thence **South 89°09'16" West** along the North line of land now or formerly owned by Church of Troy, Parcel Number 3, aforementioned, a distance of **259.72 feet** to a point, said point being the southeast corner of land now or formerly owned by Edward J. Madachik, Jr. and Barbara J. Madachik, PN: 32-034600, as recorded in OR Book 1969 Page 1502 in GCRD, said point witnessed by a 1/2" iron pipe (I.D.) "Collier" found.

Thence **North 01°27'23" West** along the East line of land now or formerly owned by Madachik, aforementioned, a distance of **462.19 feet** to a point, said point being the southwest corner of land now or formerly owned by, Kimpton, PN: 32-035350, aforementioned, said point witnessed by an iron pin set.

Thence **North 88°40'01" East** along the South line of land now or formerly owned by Kimpton, PN: 32-035350, aforementioned, a distance of **589.03 feet** to a point in the centerline of Mumford Road, passing through an iron pin set at 30.00 feet therefrom, said point being the Place of Beginning, and containing **4.268 total acres** of land, 0.138 acres within the right of way, be the same more or less, but subject to all legal highways pursuant to a Survey (2203) dated November, 2018, 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 Michael A. Kimpton and Beverly L. Kimpton, PN: 32-035500, as recorded in OR Book 2028 Page 3073 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".

Thomas J. O'Hara Dated: 11/19/18  
Thomas J. O'Hara, P.S.,  
Ohio Registered Surveyor No. 7995



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