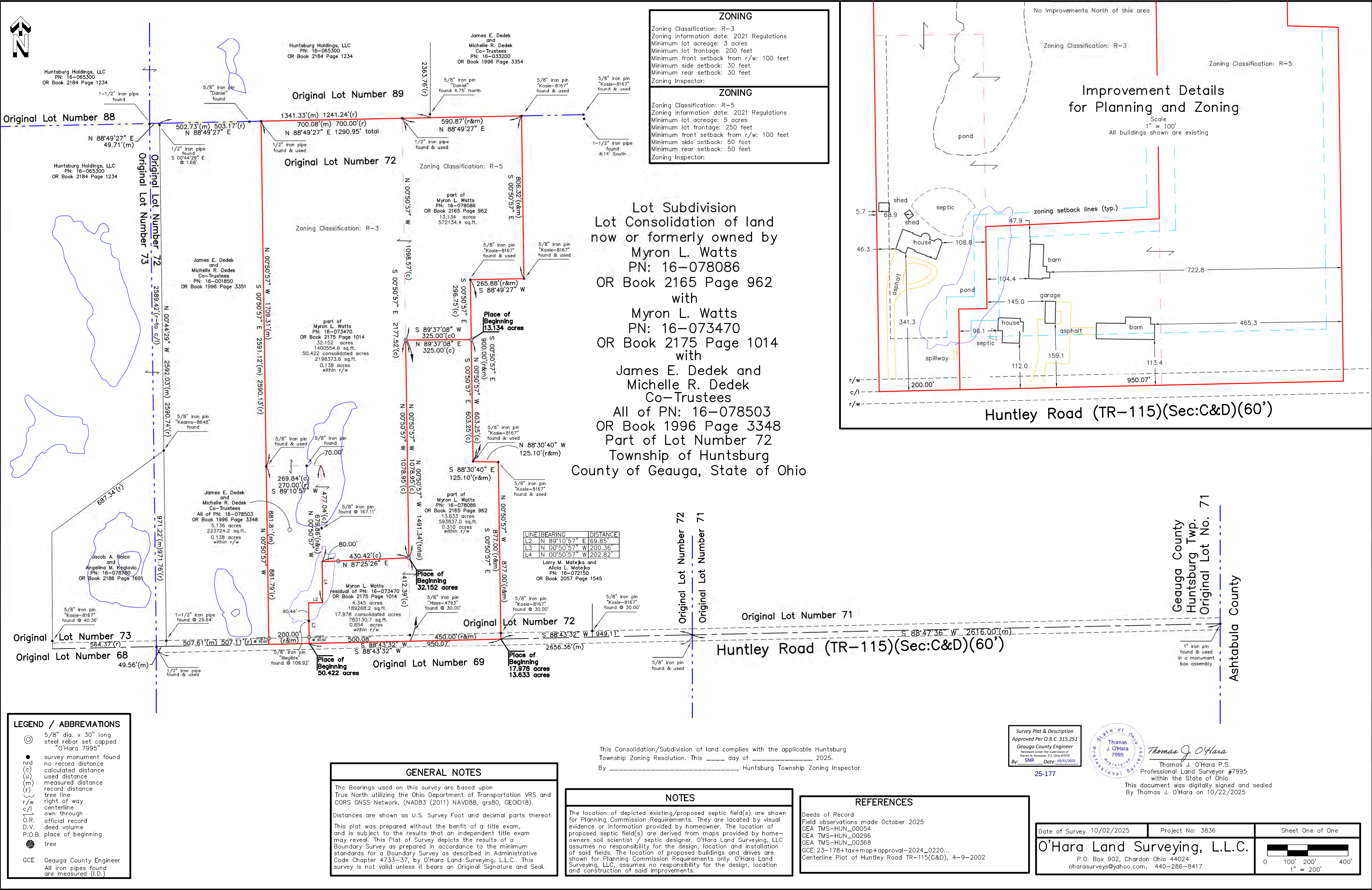




Survey Plat & Description
Approved Per O.R.C. 315.251
Geauga County Engineer
 Reviewed under the supervision of
 Steven N. Roessner, P.S. Ohio #7070
 By: SNR Date: 10/31/2025

"Exhibit A"
Subdivision of Land

25-177

Myron L. Watts, part of PN: 16-078086, OR Book 2165 Page 962
13.134 acres

Situated in the Township of Huntsburg, County of Geauga, State of Ohio, being part of Lot Numbers 72, within said Township: Beginning at the point of intersection of the East line of Huntsburg Township, Geauga County, with the centerline of Huntley Road (TR-115, Sections C&D)(60'), said point being the southeast corner of Lot Number 71, said point witnessed by a 1" iron pin found in a monument box assembly. Thence South 88°47'36" West along the centerline of Huntley Road, and the South line of Original Lot Number 71, a distance of 2616.00 feet to an angle point, said point being the southeast corner of Original Lot Number 72, said point witnessed by a 5/8" iron pin found. Thence South 88°43'32" West continuing along the centerline of Huntley Road, and the South line of Original Lot Number 72, a distance of 949.11 feet to a point, said point being the southwest corner of land conveyed to Larry M. Matejka and Alicia L. Matejka, PN: 16-072150, as recorded in OR Book 2057 Page 1545 in Geauga County Record of Deeds (GCRD). Thence North 00°50'57" West along a West line of PN: 16-072150, aforementioned, passing through a 5/8 iron pin "Kosie-8167" at 30.00 feet, a total distance of 877.00 feet to a point, said point being an interior corner of PN: 16-072150, aforementioned, said point witnessed by a 5/8 iron pin "Kosie-8167" found. Thence North 88°30'40" West along a South line of PN: 16-072150, aforementioned, a distance of 125.10 feet to a point, said point being an interior corner of PN: 16-072150, aforementioned, said point witnessed by a 5/8 iron pin "Kosie-8167" found. Thence North 00°50'57" West along a West line of PN: 16-072150, aforementioned, a distance of 603.25 feet to a point, said point being a new property corner created, said point witnessed by an iron pin set. Said point being the **Place of Beginning** of the parcel herein described.

Thence **South 89°37'08" West** along a new property line established, a distance of **325.00 feet** to a point, said point being on the East line of land conveyed to Myron L. Watts, PN: 16-073470, as recorded in OR Book 2175 Page 1014 (GCRD), said point being a new property corner created, said point witnessed by an iron pin set.

Thence **North 00°50'57" West** along an East line of PN: 16-073470, aforementioned, a distance of **1098.57 feet** to a point, said point being on the South line of land conveyed to Huntsburg Holdings, LLC, PN: 16-065300, as recorded in OR Book 2184 Page 1234 (GCRD), said point being on the South line of Original Lot Number 89, said point witnessed by a 1/2" iron pipe found.

Thence **North 88°49'27" East** along the South line of PN: 16-065300, aforementioned, and along the South line of land conveyed to James E. Dedek and Michelle R. Dedek Co-Trustees, PN: 16-033200, as recorded in OR Book 1996 Page 3354 (GCRD), and along the South line of Original Lot Number 89, a distance of **590.87 feet** to a point, said point being the northwest corner of PN: 16-072150, aforementioned, said point witnessed by a 5/8 iron pin "Kosie-8167" found.

Thence **South 00°50'57" East** along a West line of PN: 16-072150, aforementioned, a distance of **806.32 feet** to a point, said point being an interior corner of PN: 16-072150, aforementioned, said point witnessed by a 5/8 iron pin "Kosie-8167" found.

Thence **South 88°49'27" West** along a North line of PN: 16-072150, aforementioned, a distance of **265.88 feet** to a point, said point being an interior corner of PN: 16-072150, aforementioned, said point witnessed by a 5/8 iron pin "Kosie-8167" found.

Thence **South 00°50'57" East** along a West line of PN: 16-072150, aforementioned, a distance of **296.75 feet** to a point. Said point being the Place of Beginning, and containing **13.134 total acres** of land, 0.000 acres within the right of way, be the same more or less, but subject to all legal highways, pursuant to a Survey (3836) dated October 2025, by O'Hara Land Surveying, L.L.C. and Thomas J. O'Hara, Ohio Registered Surveyor No. 7995.

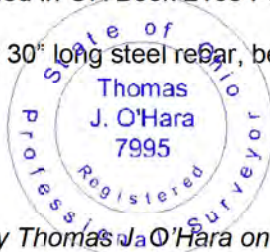
The basis of bearings used hereon are based upon True North utilizing the Ohio Department of Transportation VRS and CORS GNSS Network, Ohio North Reference (NAD83 (2011), NAVD88, GRS80, Geoid Model OHGEOID 18). Distances are shown as U.S. Foot and decimal parts thereof.

The intent of this description is to describe a portion (13.134 acres) of the land now conveyed to Myron L. Watts, part of PN: 16-078086, as recorded in OR Book 2165 Page 962 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

Thomas J. O'Hara P.S. #7995
 Registered Professional Surveyor
 Within the State of Ohio



This document was digitally signed and sealed By Thomas J. O'Hara on 10/22/2025

“Exhibit A”
Subdivision of Land
Myron L. Watts, part of PN: 16-073470, OR Book 2175 Page 1014
32.152 acres

Situated in the Township of Huntsburg, County of Geauga, State of Ohio, being part of Lot Numbers 72, within said Township: Beginning at the point of intersection of the East line of Huntsburg Township, Geauga County, with the centerline of Huntley Road (TR-115, Sections C&D)(60'), said point being the southeast corner of Lot Number 71, said point witnessed by a 1" iron pin found in a monument box assembly. Thence South 88°47'36" West along the centerline of Huntley Road, and the South line of Original Lot Number 71, a distance of 2616.00 feet to an angle point, said point being the southeast corner of Original Lot Number 72, said point witnessed by a 5/8" iron pin found. Thence South 88°43'32" West continuing along the centerline of Huntley Road, and the South line of Original Lot Number 72, a distance of 949.11 feet to a point, said point being the southwest corner of land conveyed to Larry M. Matejka and Alicia L. Matejka, PN: 16-072150, as recorded in OR Book 2057 Page 1545 in Geauga County Record of Deeds (GCRD). Thence South 88°43'32" West continuing along the centerline of Huntley Road, and the South line of Original Lot Number 72, a distance of 450.00 feet to a point, said point being the southeast corner of land conveyed to Myron L. Watts, PN: 16-073470, as recorded in OR Book 2175 Page 1014 (GCRD). Thence North 00°50'57" West along an East line of PN: 16-073470, aforementioned, passing through a 5/8" iron pin "Hass-4793" found at 30.00 feet, a total distance of 412.39 feet to a point, said point being a new property corner created, said point witnessed by an iron pin set. Said point being the **Place of Beginning** of the parcel herein described.

Thence **South 87°25'26" West** along a new property line established, a distance of **430.42 feet** to a point within the boundaries of an existing pond, said point being on an East line of land conveyed to James E. Dedek and Michelle R. Dedek Co-Trustees, PN: 16-078503, as recorded in OR Book 1996 Page 3348 (GCRD), passing through an iron pin set at 80.00 feet therefrom.

Thence **North 00°50'57" West** along an East line of PN: 16-078503, aforementioned, passing through an 5/8" iron pin found at 167.11 feet, a total distance of **477.04 feet** to a point within the boundaries of an existing pond, said point being the northeast corner of PN: 16-078503, aforementioned.

Thence **South 89°10'57" West** along a North line of PN: 16-078503, aforementioned, passing through a 5/8" iron pin found at 70.00 feet, a total distance of **269.84 feet** to a point, said point being on an East line of land conveyed to James E. Dedek and Michelle R. Dedek Co-Trustees, PN: 16-001850, as recorded in OR Book 1996 Page 3351 (GCRD), said point witnessed by a 5/8" iron pin found.

Thence **North 00°50'57" West** along an East line of PN: 16-001850, aforementioned, a distance of **1709.31 feet** to a point, said point being on the South line of land conveyed to Huntsburg Holdings, LLC, PN: 16-065300, as recorded in OR Book 2184 Page 1234 (GCRD), said point being on the South line of Original Lot Number 89, said point witnessed by a 1/2" iron pipe found.

Thence **North 88°49'27" East** along the South line of PN: 16-065300, aforementioned, and along the South line of Original Lot Number 89, a distance of **700.08 feet** to a point, said point being the northwest corner of PN: 16-078086, aforementioned, said point witnessed by a 1/2" iron pipe found.

Thence **South 00°50'57" East** along a West line of PN: 16-078086, aforementioned, a distance of **2177.52 feet** to a point. Said point being the Place of Beginning, and containing **32.152 total acres** of land, 0.000 acres within the right of way, be the same more or less, but subject to all legal highways, pursuant to a Survey (3836) dated October 2025, by O'Hara Land Surveying, L.L.C. and Thomas J. O'Hara, Ohio Registered Surveyor No. 7995.

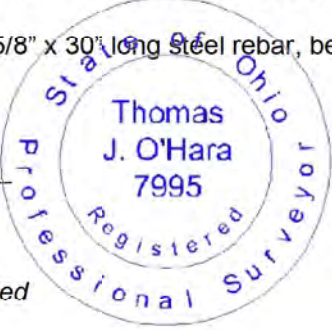
The basis of bearings used hereon are based upon True North utilizing the Ohio Department of Transportation VRS and CORS GNSS Network, Ohio North Reference (NAD83 (2011), NAVD88, GRS80, Geoid Model OHGEOID 18). Distances are shown as U.S. Foot and decimal parts thereof.

The intent of this description is to describe a portion (13.152 acres) of the land now conveyed to Myron L. Watts, part of PN: 16-073470, as recorded in OR Book 2175 Page 1014 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
Thomas J. O'Hara P.S. #7995
Registered Professional Surveyor
Within the State of Ohio

*This document was digitally signed and sealed
By Thomas J. O'Hara on 10/22/2025*



Survey Plat & Description
Approved Per O.R.C. 315.251
Gauga County Engineer
Reviewed under the supervision of
Steven N. Roessner, P.S. Ohio #7070
By: SNR Date: 10/31/2025

25-177

**“Exhibit A”
Subdivision of Land
Myron L. Watts, part of PN: 16-078086, OR Book 2165 Page 962
13.633 acres**

Situated in the Township of Huntsburg, County of Geauga, State of Ohio, being part of Lot Numbers 72, within said Township: Beginning at the point of intersection of the East line of Huntsburg Township, Geauga County, with the centerline of Huntley Road (TR-115, Sections C&D)(60'), said point being the southeast corner of Lot Number 71, said point witnessed by a 1" iron pin found in a monument box assembly. Thence South 88°47'36" West along the centerline of Huntley Road, and the South line of Original Lot Number 71, a distance of 2616.00 feet to an angle point, said point being the southeast corner of Original Lot Number 72, said point witnessed by a 5/8" iron pin found. Thence South 88°43'32" West continuing along the centerline of Huntley Road, and the South line of Original Lot Number 72, a distance of 949.11 feet to a point, said point being the southwest corner of land conveyed to Larry M. Matejka and Alicia L. Matejka, PN: 16-072150, as recorded in OR Book 2057 Page 1545 in Geauga County Record of Deeds (GCRD). Said point being the **Place of Beginning** of the parcel herein described.

Thence **South 88°43'32" West** continuing along the centerline of Huntley Road, and the South line of Original Lot Number 72, a distance of **450.00 feet** to a point, said point being the southeast corner of land conveyed to Myron L. Watts, PN: 16-073470, as recorded in OR Book 2175 Page 1014 (GCRD).

Thence **North 00°50'57" West** along an East line of PN: 16-073470, aforementioned, passing through a 5/8" iron pin "Hass-4793" found at 30.00 feet, an iron pin set at 412.39 feet, a total distance of **1491.34 feet** to a point, said point being a new property corner created, said point witnessed by an iron pin set.

Thence **North 89°37'08" East** along a new property line established, a distance of **325.00 feet** to a point, said point being on the West line of PN: 16-072150, aforementioned, said point being a new property corner created, said point witnessed by an iron pin set.

Thence **South 00°50'57" East** along a West line of PN: 16-072150, aforementioned, a distance of **603.25 feet** to a point, said point being an interior corner of PN: 16-072150, aforementioned, said point witnessed by a 5/8 iron pin "Kosie-8167" found.

Thence **South 88°30'40" East** along a South line of PN: 16-072150, aforementioned, a distance of **125.10 feet** to a point, said point being an interior corner of PN: 16-072150, aforementioned, said point witnessed by a 5/8 iron pin "Kosie-8167" found.

Thence **South 00°50'57" East** along a West line of PN: 16-072150, aforementioned, a distance of **877.00 feet** to a point in the centerline of Huntley Road, and the South line of Original Lot Number 72, passing through a 5/8 iron pin "Kosie-8167" at 30.00 feet therefrom. Said point being the Place of Beginning, and containing **13.633 total acres** of land, 0.310 acres within the right of way, be the same more or less, but subject to all legal highways, pursuant to a Survey (3836) dated October 2025, 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 VRS and CORS GNSS Network, Ohio North Reference (NAD83 (2011), NAVD88, GRS80, Geoid Model OHGEOID 18). Distances are shown as U.S. Foot and decimal parts thereof.

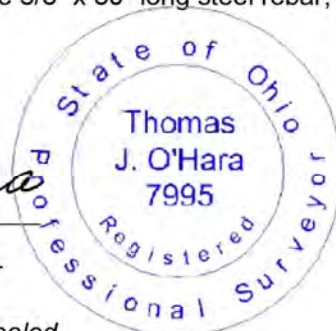
The intent of this description is to describe a portion (13.633 acres) of the land now conveyed to Myron L. Watts, part of PN: 16-078086, as recorded in OR Book 2165 Page 962 Geauga County Record of Deeds, totaling 17.978 acres.

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

Thomas J. O'Hara P.S. #7995
Registered Professional Surveyor
Within the State of Ohio

*This document was digitally signed and sealed
By Thomas J. O'Hara on 10/22/2025*



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: *10/31/2025*

25-177

"Exhibit A"**Consolidation of Land****Myron L. Watts, residual of PN: 16-073470, OR Book 2175 Page 1014, 4.346 acres****Myron L. Watts, part of PN: 16-078086, OR Book 2165 Page 962, 13.633 acres
17.978 acres**

Situated in the Township of Huntsburg, County of Geauga, State of Ohio, being part of Lot Numbers 72, within said Township: Beginning at the point of intersection of the East line of Huntsburg Township, Geauga County, with the centerline of Huntley Road (TR-115, Sections C&D)(60'), said point being the southeast corner of Lot Number 71, said point witnessed by a 1" iron pin found in a monument box assembly. Thence South 88°47'36" West along the centerline of Huntley Road, and the South line of Original Lot Number 71, a distance of 2616.00 feet to an angle point, said point being the southeast corner of Original Lot Number 72, said point witnessed by a 5/8" iron pin found. Thence South 88°43'32" West continuing along the centerline of Huntley Road, and the South line of Original Lot Number 72, a distance of 949.11 feet to a point, said point being the southwest corner of land conveyed to Larry M. Matejka and Alicia L. Matejka, PN: 16-072150, as recorded in OR Book 2057 Page 1545 in Geauga County Record of Deeds (GCRD). Said point being the **Place of Beginning** of the parcel herein described.

Thence **South 88°43'32" West** continuing along the centerline of Huntley Road, and the South line of Original Lot Number 72, a distance of **950.07 feet** to a point, said point being the southeast corner of James E. Dedek and Michelle R. Dedek Co-Trustees, PN: 16-078503, as recorded in OR Book 1996 Page 3348 (GCRD).

Thence **North 00°50'57" West** along an East line of PN: 16-078503, aforementioned, passing through an iron pin set at 30.00 feet, a 5/8" iron pin "illegible" found at 109.92 feet on the South side of an existing pond, a total distance of **200.36 feet** to a point within the boundaries of an existing pond.

Thence **North 89°10'57" East** along a South line of PN: 16-078503, aforementioned, a distance of **69.85 feet** to a point within the boundaries of an existing pond.

Thence **North 00°50'57" West** along an East line of PN: 16-078503, aforementioned, a distance of **202.82 feet** to a point within the boundaries of an existing pond, said point being a new property corner created.

Thence **North 87°25'26" East** along a new property line established, passing through an iron pin set at 80.00 feet on the East side of an existing pond, a total distance of **430.42 feet** to a point, said point being on the West line of land now conveyed to Myron L. Watts, PN: 16-078086, as recorded in OR Book 2165 Page 962 (GCRD), said point being a new property corner created, said point witnessed by an iron pin set.

Thence **North 00°50'57" West** along a West line of PN: 16-078086, aforementioned, a distance of **1078.95 feet** to a point, said point being a new property corner created, said point witnessed by an iron pin set.

Thence **North 89°37'08" East** along a new property line established, a distance of **325.00 feet** to a point, said point being on the West line of PN: 16-072150, aforementioned, said point being a new property corner created, said point witnessed by an iron pin set.

Thence **South 00°50'57" West** along a West line of PN: 16-072150, aforementioned, a distance of **603.25 feet** to a point, said point being an interior corner of PN: 16-072150, aforementioned, said point witnessed by a 5/8 iron pin "Kosie-8167" found.

Thence **South 88°30'40" East** along a South line of PN: 16-072150, aforementioned, a distance of **125.10 feet** to a point, said point being an interior corner of PN: 16-072150, aforementioned, said point witnessed by a 5/8 iron pin "Kosie-8167" found.

Thence **South 00°50'57" East** along a West line of PN: 16-072150, aforementioned, a distance of **877.00 feet** to a point in the centerline of Huntley Road, and the South line of Original Lot Number 72, passing through a 5/8 iron pin "Kosie-8167" at 30.00 feet therefrom. Said point being the Place of Beginning, and containing **17.978 total acres** of land, 0.654 acres within the right of way, be the same more or less, but subject to all legal highways, pursuant to a Survey (3836) dated October 2025, 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 VRS and CORS GNSS Network, Ohio North Reference (NAD83 (2011), NAVD88, GRS80, Geoid Model OHGEOID 18). Distances are shown as U.S. Foot and decimal parts thereof.

The intent of this description is to describe the residual portion (4.346 acres) of land conveyed to Myron L. Watts, residual of PN: 16-073470, as recorded in OR Book 2175 Page 1014 in Geauga County Record of Deeds, and consolidate it with a portion (13.633 acres) of the land now conveyed to Myron L. Watts, part of PN: 16-078086, as recorded in OR Book 2165 Page 962 Geauga County Record of Deeds, totaling 17.978 acres.

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
Thomas J. O'Hara P.S. #7995
Registered Professional Surveyor
Within the State of Ohio
This document was digitally signed and sealed
By Thomas J. O'Hara on 10/22/2025



Survey Plat & Description
Approved Per O.R.C. 315.251
Gauga County Engineer
Reviewed under the supervision of
Steven N. Roessner, P.S. Ohio #7070
By: SNR Date: 10/31/2025

"Exhibit A"**Consolidation of Land****Myron L. Watts, part of PN: 16-073470, OR Book 2175 Page 1014 (32.152 acres)****Myron L. Watts, part of PN: 16-078086, OR Book 2165 Page 962 (13.134 acres)****James E. Dedek and Michelle R. Dedek Co-Trustees, all of PN: 16-001850,****OR Book 1996 Page 3348 (5.136 acres)****50.422 total acres**

Situated in the Township of Huntsburg, County of Geauga, State of Ohio, being part of Lot Numbers 72, within said Township: Beginning at the point of intersection of the East line of Huntsburg Township, Geauga County, with the centerline of Huntley Road (TR-115, Sections C&D)(60'), said point being the southeast corner of Lot Number 71, said point witnessed by a 1" iron pin found in a monument box assembly. Thence South 88°47'36" West along the centerline of Huntley Road, and the South line of Original Lot Number 71, a distance of 2616.00 feet to an angle point, said point being the southeast corner of Original Lot Number 72, said point witnessed by a 5/8" iron pin found. Thence South 88°43'32" West continuing along the centerline of Huntley Road, and the South line of Original Lot Number 72, a distance of 949.11 feet to a point, said point being the southwest corner of land conveyed to Larry M. Matejka and Alicia L. Matejka, PN: 16-072150, as recorded in OR Book 2057 Page 1545 in Geauga County Record of Deeds (GCRD). Thence South 88°43'32" West continuing along the centerline of Huntley Road, and the South line of Original Lot Number 72, a distance of 950.07 feet to a point, said point being the southwest corner of land conveyed to Myron L. Watts, PN: 16-073470, as recorded in OR Book 2175 Page 1014 (GCRD). Said point being the **Place of Beginning** of the parcel herein described.

Thence **South 88°43'32" West** continuing along the centerline of Huntley Road, and the South line of Original Lot Number 72, a distance of **200.00 feet** to a point, said point being the southwest corner of land conveyed to James E. Dedek and Michelle R. Dedek Co-Trustees, PN: 16-001850, as recorded in OR Book 1996 Page 3351 (GCRD).

Thence **North 00°50'57" West** along an East line of PN: 16-001850, aforementioned, passing through an iron set at 30.00 feet, a total distance of **881.81 feet** to a point, said point being the northwest corner of PN: 16-078503, aforementioned, said point witnessed by a 5/8 iron pin found.

Thence **North 00°50'57" West** continuing along an East line of PN: 16-001850, aforementioned, a distance of **1709.31 feet** to a point, said point being the northeast corner of PN: 16-001850, aforementioned, said point being on the South line of land conveyed to Huntsburg Holdings, LLC, PN: 16-065300, as recorded in OR Book 2184 Page 1234 (GCRD), said point being on the South line of Original Lot Number 89, said point witnessed by a 1/2" iron pipe found.

Thence **North 88°49'27" East** along the South line of PN: 16-065300, aforementioned, and along the South line of land conveyed to James E. Dedek and Michelle R. Dedek Co-Trustees, PN: 16-033200, as recorded in OR Book 1996 Page 3354 (GCRD), and along the South line of Original Lot Number 89, passing through a 1/2" iron pipe found at 700.08 feet, a total distance of **1290.95 feet** to a point, said point being the northwest corner of PN: 16-072150, aforementioned, said point witnessed by a 5/8 iron pin "Kosie-8167" found.

Thence **South 00°50'57" East** along a West line of PN: 16-072150, aforementioned, a distance of **806.32 feet** to a point, said point being an interior corner of PN: 16-072150, aforementioned, said point witnessed by a 5/8 iron pin "Kosie-8167" found.

Thence **South 88°49'27" West** along a South line of PN: 16-072150, aforementioned, a distance of **265.88 feet** to a point, said point being an interior corner of PN: 16-072150, aforementioned, said point witnessed by a 5/8 iron pin "Kosie-8167" found.

Thence **South 00°50'57" East** along a West line of PN: 16-072150, aforementioned, a distance of **296.75 feet** to a point, said point being a new property corner created, said point witnessed by an iron pin set.

Thence **South 89°37'08" West** along a new property line established, a distance of **325.00 feet** to a point, said point being on the West line of PN: 16-078086, aforementioned, said point being a new property corner created, said point witnessed by an iron pin set.

Thence **South 00°50'57" East** along a West line of PN: 16-078086, aforementioned, a distance of **1078.95 feet** to a point, said point being a new property corner created, said point witnessed by an iron pin set.

Thence **South 87°25'26" West** along a new property line established, a distance of **430.42 feet** to a point within the boundaries of an existing pond, said point being on an East line of land conveyed to James E. Dedek and Michelle R. Dedek Co-Trustees, PN: 16-078503, as recorded in OR Book 1996 Page 3348 (GCRD), passing through an iron pin set at 80.00 feet therefrom.

Thence **South 00°50'57" East** along an East line of PN: 16-078503, aforementioned, a distance of **202.82 feet** to a point within the boundaries of an existing pond.

Thence **South 89°10'57" West** along a South line of PN: 16-078503, aforementioned, a distance of **69.85 feet** to a point within the boundaries of an existing pond.

Thence **South 00°50'57" East** along an East line of PN: 16-078503, aforementioned, passing through a 5/8" iron pin "illegible" found at 90.44 feet on the South side of an existing pond, a total distance of **200.36 feet** to a point on the centerline of Huntley Road, and on the South line of Original Lot Number 72, passing through an iron pin set at 30.00 feet therefrom. Said point being the Place of Beginning, and containing **50.422 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 (3836) dated October 2025, 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 VRS and CORS GNSS Network, Ohio North Reference (NAD83 (2011), NAVD88, GRS80, Geoid Model OHGEOID 18). Distances are shown as U.S. Foot and decimal parts thereof.

The intent of this description is to describe a portion (32.152 acres) of the land now conveyed to Myron L. Watts, part of PN: 16-073470, as recorded in OR Book 2175 Page 1014 Geauga County Record of Deeds, consolidated with a portion (13.134 acres) of the land now conveyed to Myron L. Watts, part of PN: 16-078086, as recorded in OR Book 2165 Page 962 Geauga County Record of Deeds, consolidated with a portion (5.136 acres) of the land now conveyed to James E. Dedek and Michelle R. Dedek Co-Trustees, part of PN: 001850, as recorded in OR Book 1996 Page 3348 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

Thomas J. O'Hara P.S. #7995
Registered Professional Surveyor
Within the State of Ohio

This document was digitally signed and sealed
By Thomas J. O'Hara on 10/22/2025

State of Ohio
Thomas
J. O'Hara
7995
Registered Professional Surveyor

Survey Plat & Description
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