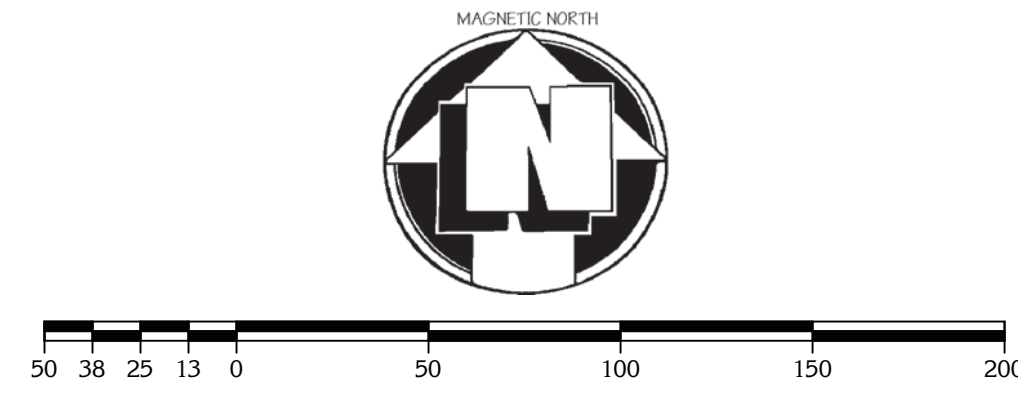
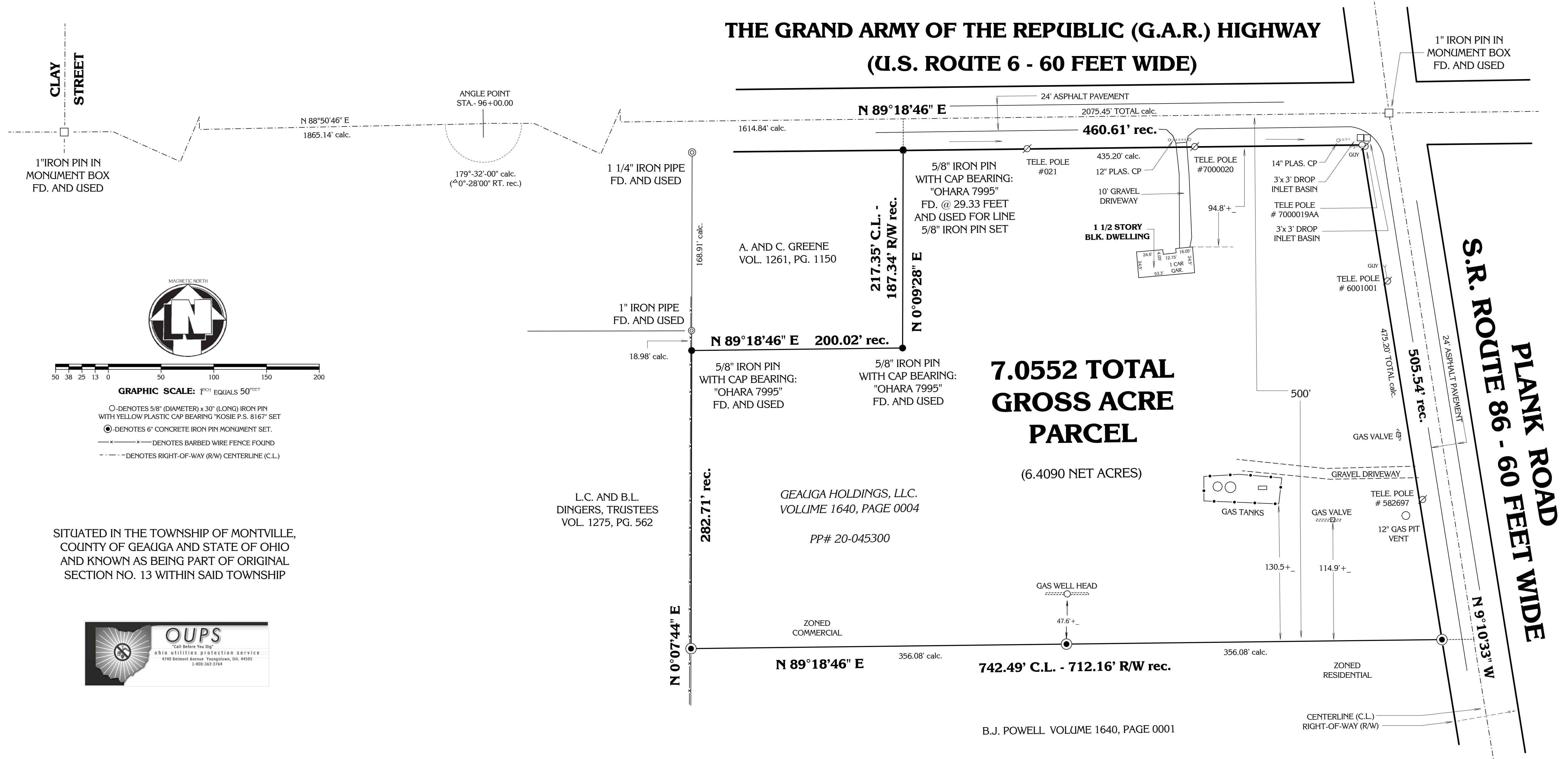


PROPERTY LINE AND LOCATION SURVEY PREPARED FOR: JOHN HEMLY AND GEAUGA HOLDINGS, LLC.

DEED OF RECORD: GEAUGA HOLDINGS, LLC VOLUME 1640, PAGE 0004

TOWNSHIP/CITY/VILLAGE: MONTVILLE TOWNSHIP	MONTH: YEAR:	PAGE: ONE OF ONE
SURVEY FOR: JOHN HELMY / GEAUGA HOLDINGS, LLC		



GRAPHIC SCALE: 1" = 50' EQUALS 50' FEET

○ DENOTES 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET

● DENOTES 6" CONCRETE IRON PIN MONUMENT SET.

--- DENOTES BARBED WIRE FENCE FOUND

- - - DENOTES RIGHT-OF-WAY (R/W) CENTERLINE (C.L.)

SITUATED IN THE TOWNSHIP OF MONTVILLE, COUNTY OF GEAUGA AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL SECTION NO. 13 WITHIN SAID TOWNSHIP



MONUMENTS WERE FOUND OR SET AS INDICATED HEREON. DISTANCES ARE IN U.S. FEET WITH DECIMAL PARTS. BEARINGS ARE TO AN ASSUMED MERIDIAN AND INDICATE ANGLES ONLY.

I HEREBY CERTIFY THAT I HAVE SURVEYED THESE PREMISES AND PREPARED THIS PLAT OF SURVEY IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO REVISED CODE.



ROBERT L. KOSIE, P.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 8167

SITUATED IN THE TOWNSHIP OF MONTVILLE, COUNTY OF GEAUGA AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL SECTION NO. 13 WITHIN SAID TOWNSHIP AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A 1" IRON PIN IN A MONUMENT BOX FOUND AT THE INTERSECTION OF THE GRAND ARMY OF THE REPUBLIC (G.A.R.) HIGHWAY (U.S. ROUTE 6, 60 FEET WIDE) AND PLANK ROAD (S.R. 86, 60 FEET WIDE), SAID POINT BEING THE NORTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED AND THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY, THENCE S89°18'46" W ALONG THE CENTERLINE OF SAID G.A.R. HIGHWAY A FRONTAGE DISTANCE OF 460.61 FEET TO A POINT, SAID POINT BEING A NORTHEASTERLY CORNER OF A PARCEL OF LAND CONVEYED TO A. AND C. GREENE AS RECORDED IN VOL. 1261, PG. 1150 OF GEAUGA COUNTY RECORDS AND DEEDS, SAID POINT ALSO BEING A NORTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED, THENCE S0°09'28" W ALONG AN EASTERLY LINE OF SAID GREENE'S LAND AND PASSING THROUGH A 5/8" IRON PIN WITH CAP BEARING "OHARA 7995" FOUND AT 29.33 FEET AND ALSO PASSING THROUGH A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET AT 30.01 FEET A TOTAL DISTANCE OF 217.35 FEET TO A 5/8" IRON PIN WITH CAP BEARING "OHARA 7995" FOUND, SAID POINT BEING A SOUTHEASTERLY CORNER OF SAID GREENE'S LAND, THENCE S89°18'46" W ALONG A SOUTHERLY LINE OF SAID GREENE'S LAND AND PARALLEL TO THE CENTERLINE OF SAID G.A.R. HIGHWAY A DISTANCE OF 200.02 FEET TO A 5/8" IRON PIN WITH CAP BEARING "OHARA 7995" FOUND ON AN EASTERLY LINE OF A PARCEL OF LAND CONVEYED TO L.C. AND B.L. DINGERS, TRUSTEES AS RECORDED IN VOL. 1275, PG. 562 OF GEAUGA COUNTY RECORDS AND DEEDS, SAID POINT BEING A SOUTHWESTERLY CORNER OF SAID GREENE'S LAND, SAID POINT ALSO BEING A NORTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED, THENCE S0°07'44" W ALONG SAID DINGERS' EASTERLY LINE A DISTANCE OF 282.71 FEET TO A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET, SAID POINT BEING THE SOUTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED, THENCE N89°18'46" E ALONG THE SOUTHERLY LINE OF THE PARCEL HEREIN DESCRIBED AND PASSING THROUGH A 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET AT 712.16 FEET A TOTAL DISTANCE OF 742.49 FEET TO A POINT ON THE CENTERLINE OF THE AFORESAID PLANK ROAD, SAID POINT BEING THE SOUTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED, THENCE N09°10'33" W ALONG SAID CENTERLINE A FRONTAGE DISTANCE OF 505.54 FEET TO THE PRINCIPAL PLACE OF BEGINNING OF THIS SURVEY AND CONTAINING 7.0552 ACRES OF LAND AS SURVEYED BY DELMAR B. KOSIE AND ASSOCIATES (ROBERT L. KOSIE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 8167), BEARINGS ARE TO AN ASSUMED MERIDIAN AND INDICATE ANGLES ONLY, BE THE SAME, MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

BASIS OF RESEARCH AND RECORDS

ALL COUNTY OWNERSHIP RESEARCH DATA AND PREVIOUS SURVEY RECORDS WERE OBTAINED FROM THE COUNTY RECORDER'S OFFICE AND THE COUNTY MAP ROOM.

ALL COUNTY CENTERLINE AND RIGHT-OF-WAY DATA WAS OBTAINED FROM THE GEAUGA COUNTY ENGINEER'S OFFICE.

ALL STATE CENTERLINE AND RIGHT-OF-WAY DATA WAS OBTAINED FROM THE OHIO DEPARTMENT OF TRANSPORTATION (D.O.T.) RECORDS.

PLAT OF SURVEY PREPARED BY
DELMAR B. KOSIE & ASSOCIATES
REGISTERED LAND SURVEYORS
202 SOUTH STREET
CHARDON, OHIO 44024
(440) 286-2131

DBK PLAT NO. 569 03