

Zoning Districts and Official Map

Article III. Zoning Districts and Official Map**Section 3.00 Zoning Districts**

Newbury Township is hereby divided into zoning districts, which shall be designated as follows:

"R-1"	Residential District
"B-1"	Commercial/Business District
"M-1"	Industrial District
"P-O"	Professional Office District
"P-P"	Passive Park District
"A-P"	Active Park District

Section 3.01 Description of Zoning Districts

The following is a legal description of each zoning district listed in Section 3.0 of this resolution:

A. R-1 Residential District

This district is composed of all those lands in the Township which are not described specifically or by reference and thus are all those other lands in the Township which are included in B-1, M-1, A-P, P-P and P-O.

This residential district also includes the lake communities of Kiwanis, Hickory Dale, Punderson and Restful Lake which are recognized as pre-existing nonconforming lots of record, composed of those lands located in the following subdivisions:

1. Kiwanis Lake Subdivision #1 Vol. 1, page 44, Geauga County Record of plats
2. Kiwanis Lake Subdivision #2 Vol. 1, page 47, Geauga County Record of plats
3. Hickory Dale Allotment Vol. 4, page 29, Geauga County Record of Plats
4. Restful Lake Allotment Vol. 2, page 56, Geauga County Record of Plats
5. Punderson Lake Allotment #1 Vol. 2, page 35, Geauga County Record of plats
6. Punderson Lake Development Vol. 4, page 19, Geauga County Record of Plats

B. B-1 Commercial/Business District

1. Beginning on the western boundary line of a 1.12 acre parcel owned by Great Lakes Cheese Co., Inc., as recorded in Vol. 597, p. 364, Geauga County Record of Deeds at a point which is 400 feet north of Kinsman Road; thence east along a line that is 400 feet north of and always parallel to Kinsman Road to the western boundary line of a 2.57 acre parcel owned by J.A.Jr. & C. Livers and R.& G. Brown, Vol. 735, p. 7 & 9, Geauga County Record of Deeds; thence east along a line which is 400 feet north of and always parallel to Kinsman Road to the eastern boundary of a 7.057 acre parcel owned by R & W. Realty, Vol. 802, p. 323 Geauga County Record of Deeds; thence south along the said eastern boundary of said 7.057 acre parcel and continuing south to Kinsman Road; thence west along the centerline of Kinsman Road to the southwest corner of a 1.12 acre parcel owned by Great Lakes Cheese Co., Inc., Vol. 597, p. 364, Geauga County Record of Deeds; thence north 400 feet to the place of beginning.
2. Beginning at the southwest corner of a 3.0 acre parcel owned by F.M.& M.J. Klarich, Vol. 856, P. 435, Geauga County Record of Deeds; thence north along the western boundary line of said 3.0 acre parcel to its northwest corner; thence east along the northern boundary line of said 3.0 acre parcel continuing east along the northern boundary line of a 2.5 acre parcel owned by D. L. Daley, Vol. 783, p. 369, Geauga County Record of Deeds and continuing east along the northern boundary line of a 3.5 acre parcel owned by D.L. Daley, Vol. 720, p. 978, Geauga County Record of Deeds continuing due east in a line always parallel to Kinsman Road to the western boundary line of a 78.02 acre parcel owned by D. Teague, Vol. 247, p. 273 and Vol. 672, p. 567, Geauga County record of Deeds; thence south along said western boundary line of said 78.02 acre parcel to the northwest corner of a 1.5 acre parcel owned by D. Teague, Vol. 672, p. 561 and Vol. 443, p. 561; thence east along the southern boundary line of said 78.02 acre parcel owned by D. Teague, Vol. 247, p. 273 & Vol. 672, p. 567, Geauga County Record of Deeds to the southwest corner of a 3.491 acre parcel owned by T. & H. Owens, Vol. 546, p. 1179, Geauga County Record of Deeds; thence north along the western boundary line of said 3.491 acre parcel to its northwest corner; thence east along the northern boundary line of said 3.491 acre parcel to its northeast corner; thence south along the eastern boundary line of said 3.491 acre parcel to the northwest corner of a 2.72 acre parcel owned by H.R. Byler, Trustee, Vol. 574, p. 1286 and Vol. 848, p. 605, Geauga County Record of Deeds; thence east along the northerly boundary line of a 2.72 acre parcel to its northeast corner thence south along the eastern boundary line of said 2.72 acre parcel to the centerline of Kinsman Road; thence west along said centerline to the place of beginning.
3. Beginning at the southwest corner of a .98 acre parcel owned by R.W. Sidley, Inc., Vol. 400 p. 797, Geauga County Record of Deeds; thence north along the western boundary line of said .98 acre parcel and continuing north along the western boundary line of a 13.44 acre parcel owned by R.W. Sidley, Inc., Vol. 350, p.267, Geauga County Record of Deeds to a point which is 500 feet north of and always

parallel to the centerline of Kinsman Road. Thence east to a point on the western boundary line of a 5.5 acre parcel owned by Teague Bros. Shopping Center, Vol. 591, P. 52, Geauga County Record of Deeds; thence north along the western boundary line of said 5.5 acre parcel and continuing north along the eastern boundary line of said 13.44 acre parcel owned by R.W. Sidley, Inc. to the northeast corner of said 13.44 acre parcel; thence east along a line 1000 feet north of and always parallel to Kinsman Road to a point on the northwest corner of property owned by Donald R. Teague, Vol. 759, p. 618; thence south 500 feet to a point which is 500 feet north of Kinsman Road; thence east along a line which is 500 feet north of and always parallel to Kinsman Road to a point on the western boundary line of a 2.25 acre parcel owned by Jerry Craddock and Patricia J. Manzo-Craddock, Vol. 1665, P.1117, Geauga County Record of Deeds; thence south along the western boundary line of said parcel to its southwest corner; thence east along the southern boundary line of said 2.25 acre parcel to Auburn Road; thence south along the centerline of Auburn Road to the centerline of Kinsman Road; thence west along the centerline of Kinsman Road to the place of beginning.

4. Beginning at the intersection of Kinsman Road and Auburn Road; thence north along the centerline of Auburn Road to the southwest corner of a .395 acre parcel owned by Newbury Board of Education, Vol. 210, p. 624, Geauga County Record of Deeds; thence east along the southern boundary line of said parcel to its southeast corner; thence north along the easterly boundary line of said parcel to the northwest corner of a .33 acre parcel owned by Nacy Panzica, Vol. 1276, p. 1063, Geauga County Records of Deeds; thence east along then northern boundary line of said .33 acre parcel to its northeast corner; thence south along the eastern boundary of said .33 acre parcel to the southwest corner of a 20.75 acre parcel owned by Newbury Board of Education, Vol.515,p.354 and p.357, Geauga County Record of Deeds to a 43.50 acre parcel owned by the Newbury Investment Co., Vol. 631, p. 1010; thence north along the western boundary line of said 43.5 acre parcel to a point along this boundary line which is approximately 650 feet north of and always parallel to Kinsman Road; thence east along a line which is approximately 650 feet north of and always parallel to Kinsman Road to the westerly boundary line of a 4.14 acre parcel owned by Sacchetta Enterprises, Vol. 1188,p.531, Geauga County Record of Deeds; thence north along the westerly boundary line of said Sacchetta Enterprises parcel and continuing north along the westerly boundary line of a 12.94 acre parcel owned by Ricca Properties Ltd., Vol. 1195,p. 20, Geauga County Record of Deeds to its northwest corner; thence east along the northern boundary line of said Ricca Properties Inc. parcel to its northeast corner; thence south along the eastern boundary line of said Ricca Properties Inc. parcel to the centerline of Kinsman Road; thence west along the centerline of Kinsman Road to the place of beginning.
5. Beginning at a point which is the southeast corner of the intersection of Auburn Road and Kinsman Road; thence south along the centerline of Auburn Road 500 feet to a point; thence east along a line which is 500 feet south of and always parallel to Kinsman Road to the western boundary line of a 71.80 acre parcel owned by C. Ricca and J.F. McNish, Vol.731, p.455, Geauga County Record of Deeds; thence

north along said westerly boundary line of said Ricca and McNish parcel to the centerline of Kinsman Road; thence west along the centerline of Kinsman Road to the southeast corner of the intersection of Auburn Road and Kinsman Road, the place of beginning.

6. Beginning at a point which is the northwest corner of a 9.79 acre parcel of land owned by A.N. and I.B. Skinner, Vol.739, p.508, Geauga County Record of Deeds; thence south along the westerly boundary of said parcel 500 feet to a point; thence east along a line which is 500 feet south of and always parallel to Kinsman Road to the westerly boundary line of a 14.02 acre parcel owned by White Properties Ltd. and White Storage Properties, Vol.1193, pg. 1185, Geauga County Record of Deeds; thence north along said westerly boundary line to where it intersects the 4 acre parcel owned by A. Waltman, Vol.232, p.459, Geauga County Record of Deeds; thence north along the easterly boundary line of said parcel to the centerline of Kinsman Road; thence west along the centerline of Kinsman Road to the place of beginning.
7. Beginning at the intersection of the centerline of Kinsman Road and the centerline of Sperry Road; thence east along the centerline of Kinsman Road to the centerline of Auburn Road; thence south along the centerline of Auburn Road, a distance of 500 feet to a point; thence west along a line which is 500 feet south of and always parallel to Kinsman Road to a point on the easterly line of lands conveyed to the Board of Trustees of Newbury Township by deed recorded in Volume 331, Page 290 of Geauga County Deed Records; thence northerly along said easterly line of land so conveyed to the Board of Trustees of Newbury Township to the northeasterly corner thereof; thence westerly along the northerly line of land so conveyed to the Board of Trustees of Newbury Township to the northwesterly corner thereof; thence southerly along the westerly line of land so conveyed to the Board of Trustees of Newbury Township to a point which is 500 feet southerly from said centerline of Kinsman Road; thence westerly along a line which is 500 feet southerly of said centerline of Kinsman road to a point on the eastern boundary of a 1.60 acre parcel owned by A & S Goodman, Vol 552, P. 817, Geauga County Record of Deeds; thence south along the eastern boundary line of said 1.60 acre parcel and continuing south along the eastern boundary line of a 2.4 acre parcel owned by A & S Goodman, Vol. 552, P. 815 and Vol. 615, P. 974, Geauga County Record of Deeds to a point which is the northeast corner of a 5 acre parcel owned by D & A McDermott, Vol 451, P. 961; thence west along the northern boundary of said 5 acre parcel to the centerline of Sperry Road; thence north along the centerline of Sperry Road to the place of beginning.
8. Beginning at a point which is the intersection of Elm Drive and Kinsman Road; thence north along the centerline of Elm Drive a distance of 500 feet to a point; thence east along a line which is 500 feet north of and always parallel to Kinsman Road to a point which is directly north of the intersection of Portlew Road with Kinsman Road; thence south 500 feet along a line to the said intersection of Portlew

Road with Kinsman Road; thence west along the centerline of Kinsman Road to the place of beginning.

9. Beginning at a point which is the intersection of Kinsman Road with the eastern boundary line of the property of St. Helen's Church, Vol. 442, p. 82, Geauga County Record of Deeds; thence north along the said eastern boundary line of St. Helen's Church a distance of 500 feet to a point; thence east along a line which is 500 feet north of and always parallel to Kinsman Road to State Route 44 (Painesville-Ravenna Road); thence south along the centerline of State Route 44 a distance of 500 feet to Kinsman Road; thence west along the centerline of Kinsman Road to the place of beginning.
10. Beginning at a point where the eastern boundary line of Township intersects with Kinsman Road; thence west along the centerline of Kinsman Road to the intersection of Kinsman Road and State Route 44 (Painesville-Ravenna Road); thence north along the centerline of State Route 44 to the southern line of a 8.4 acre parcel of land owned by R. & L. Volin, Vol. 403, p. 77, Geauga County Record of Deeds; thence east along the said southern line of the said Volin property to a point on the eastern boundary line of the Township; thence south along the eastern boundary line of the Township to the place of beginning.
11. Beginning at a point where Kinsman Road intersects the eastern boundary line of the Township; thence south along the said eastern boundary line a distance of 1000 feet to a point; thence west along a line which is 1000 feet south of and always parallel to Kinsman Road to State Route 44 (Painesville-Ravenna Road); thence north along the centerline of State Route 44 to Kinsman Road; thence east along the centerline of Kinsman Road to the place of beginning.
12. Beginning at a point where Kinsman Road intersects State Route 44 (Painesville-Ravenna Road), which beginning point is also the northeast corner of a 1.10 acre parcel of land owned by A. Gazda, Vol. 243, p. 394, Geauga County Record of Deeds; thence south along the centerline of State Route 44 to the southeast corner of a 3.18 acre parcel of land owned by A. Gazda, Vol. 259, p. 3; thence west along the southern boundary line of the said 3.18 acre Gazda parcel to its southwest corner; thence north along the western boundary line of the said 3.18 acre Gazda parcel to its northwest corner; thence east along the northern boundary line of the said 3.18 acre Gazda parcel to the southwest corner of the 1.10 acre Gazda parcel; thence north to the centerline of Kinsman Road; thence east along the centerline of Kinsman Road to the place of beginning.

C. M-1 Industrial District

1. Beginning on the western boundary line of a 1.12 acre parcel owned by Great Lakes Cheese Co., Inc., as recorded at a point which is 400 feet north of Kinsman Road; thence north to the southern boundary line of a 7.46 acre parcel owned by E. & S. Spryszak, as recorded in Vol. 296, p. 1, Geauga County Record of Deeds; thence east to the southwest corner of a 1.32 acre parcel owned by R. Moldaver, as recorded

- in Vol. 243, p. 299, Geauga County Record of Deeds; thence north along the western boundary line of said Moldaver parcel to its northwest corner; thence east along a line which is parallel to Kinsman Road to the northeast corner of a 5.05 acre parcel owned by P.E. Wilkes, as recorded in Vol. 714, p. 307, Geauga County Record of Deeds; thence south to a point which is the northwest corner of a .915 acre parcel owned by P.E. Wilkes as recorded in Vol. 484, p. 496, Geauga County Record of Deeds; thence east along a line parallel to Kinsman Road to a point which is the northeast corner of a 9.085 acre parcel owned by O.U. Heilman and A.M. Starkey as recorded in Vol. 451, p. 697 and Vol. 550, p. 236, Geauga County Record of Deeds; thence south to a point which is 400 feet north of Kinsman Road; thence west along a line which is parallel to Kinsman Road to the place of beginning.
2. Beginning at a point 810 feet east of the centerline of Sperry Road and 500 feet south of the centerline of Kinsman Road; thence south parallel to Sperry Road to the northern boundary line of tract 3; thence east to a point which is 500 feet west of Munn Road; thence north along a line parallel to Munn Road to a point which is 500 feet south of the centerline of Kinsman Road; thence west along a line which is 500 feet south of and always parallel to Kinsman Road to the place of beginning.
 3. Beginning at a point that is 500 feet south of the centerline of Kinsman Road and 500 feet east of the centerline of Munn Road; thence east along a line which is 500 feet south of and always parallel to Kinsman Road to a point in the Westerly line of lands conveyed to the Board of Trustees of Newbury Township by deed recorded in Volume 331, Page 290 of Geauga County Deed Records; thence southerly along said westerly line of lands so conveyed to the Board of Trustees of Newbury Township to the southwesterly corner thereof; thence easterly along the southerly line of land so conveyed to the Board of Trustees of Newbury Township to the southeasterly corner thereof; thence northerly along the easterly line of land so conveyed to the Board of Trustees of Newbury Township to a point which is 500 feet southerly of said centerline of Kinsman Road; thence easterly along a line which is 500 feet southerly of said centerline of Kinsman Road to a point which is 500 feet west of the centerline of Auburn Road; thence south along a line which is 500 feet west of and always parallel to Auburn Road to the northern boundary of a 5.01 acre parcel owned by W. & C. Zappia, Vol 476, p 64, Geauga County Record of Deeds; thence west along the northern boundary of said parcel to the northwest corner of said Zappia parcel; thence south to the northern boundary line of tract 3; thence west along the northern boundary line of tract 3, as found on the Geauga County Engineer's maps as of January 1, 1965, to the southeast corner of a 35 acre parcel owned by Carl S. Bush, Vol. 843, p. 1031, Geauga County Record of Deeds; thence north along the easterly boundary line of said 35 acre parcel to its northeast corner; thence west along the northern boundary line of said 35 acre parcel to the southwest corner of a 5 acre parcel owned by D.P. Locher, Vol 524, p 284 and Vol 826, p 1220; thence north along a line parallel to Munn Road to the place of beginning

4. Starting in the centerline of Kinsman Road at the southwest corner of a .98 acre parcel owned by R.W. Sidley, Inc., Vol. 400, p. 797, Geauga County Record of Deeds; thence north along the western boundary line of said .98 acre parcel and continuing north along the western boundary line of a 13.44 acre parcel owned by R.W. Sidley, Inc., Vol. 350, p. 267, Geauga County Record of Deeds a total of 500 feet to the place of beginning; then continuing north along the western boundary line of said 13.44 acre parcel and continuing north along a line which is the prolongation of the western boundary line of said 13.44 acre parcel a distance which is a total of 1065.53 feet from the place of beginning, which total is reflected in the Agreed Judgment Entry in case no. M498 (Teague vs. Newbury Township Board of Trustees) in the Court of Common Pleas of Geauga County; thence west along a line which is always parallel to Kinsman Road a distance of 1065.53 feet to a point; thence south to the northwest corner of a 3.491 acre parcel owned by T & H Owens, Vol. 546, P. 1179, Geauga County Record of Deeds; thence east along the northern boundary line of said 3.491 acre parcel to its northeast corner; thence southerly along the eastern boundary line of said 3.491 acre parcel to a point which is 500 feet north of the centerline of Kinsman Road; thence east along a line which is 500 feet north of and always parallel to Kinsman Road to the place of beginning.
5. Beginning at a point approximately 185 feet west of the intersection of State Route 44 (Painesville-Ravenna Road) and Kinsman Road which beginning point is also the northwest corner of a 1.10 acre parcel of land owned by A. Gazda, Vol. 243, p. 394, Geauga County Record of Deeds, and which beginning point is also the northeast corner of a 8.51 acre parcel of land owned by B.& L. Kaufman, Vol. 486, p. 540, Geauga County Record of Deeds; thence south along the western boundary line of said 1.10 acre Gazda parcel a distance of approximately 300 feet to a point which is the southwest corner of the said 1.10 acre Gazda parcel; thence west along the northern boundary line of a 3.18 acre parcel of land owned by A. Gazda, Vol. 259, p. 3, Geauga County Record of Deeds to its northwest corner; thence south along the western boundary line of the said 3.18 acre parcel to its southwest corner, which southwest corner is also the northwest corner of a 5.09 acre parcel of land owned by B. & L. Kaufman, Vol. 508, p. 156, Geauga County Record of Deeds; thence east along the northern boundary line of the said 5.09 acre Kaufman parcel a distance of approximately 450 feet to State Route 44; thence south along the centerline of State Route 44 to the southeast corner of the said 5.09 acre Kaufman parcel; thence west along the southern boundary line of the said 5.09 acre parcel to the 8.51 acre Kaufman parcel to its southwest corner; thence north along the western boundary line of the said 8.51 acre Kaufman parcel to Kinsman Road; thence east along the centerline of Kinsman Road a distance of approximately 675 feet to the place of beginning.

D. P.O. Professional Office District

1. Beginning at the intersection of Kinsman Road and Sperry Road; thence north along the centerline of Sperry Road to a point which is the northeast corner of a 1 acre parcel owned by D.M. Yaecker, Vol. 239, p. 42 and Vol. 802, p. 350, Geauga

County Record of Deeds; thence west along the northern boundary line of said 1 acre parcel and continuing due west along a prolongation of said northern boundary line to a point on the eastern boundary line of a 2.511 acre parcel owned by R. & D. Hardesty, Vol. 625, p. 167, Geauga County Record of Deeds; thence south along the eastern boundary line of said 2.511 acre parcel and continuing south along the eastern boundary line of a 1.60 acre parcel owned by E. Gerber, Vol. 821, p. 83, Geauga County Record of Deeds to Kinsman Road; thence east along Kinsman Road to the place of beginning.

2. Beginning at the intersection of Kinsman Road and Sperry Road; thence north along Sperry Road to a point which is the northwest corner of a 2.85 acre parcel owned by Great Lakes Cheese Co., Inc, Vol. 856, p. 29, Geauga County Record of Deeds; thence east along the northern boundary of said 2.85 acre parcel to its northeast corner; thence south along the eastern boundary line of said 2.85 acre parcel and continuing south along the eastern boundary line of a 2.15 acre parcel owned by Ardman Broadcasting Corp. Vol. 801, p. 478, Geauga County Record of Deeds and continuing south along the western boundary of a 1.12 acre parcel owned by Great Lakes Cheese Co., Inc, Vol 597, p. 364, Geauga County Record of Deeds to Kinsman Road; thence west along Kinsman Road to the point of beginning.
3. Beginning at the southwest corner of a 3.0 acre parcel owned by F.M. & M.J. Klarich, Vol. 856, p. 435, Geauga County Record of Deeds; thence north along the western boundary line of said 3.0 acre parcel to its northwest corner; thence west along a line which is parallel to Kinsman road to a point which is the northeast corner of a 3.13 acre parcel owned by A. LaBondano, Vol. 856, p. 492, Geauga County Record of Deeds and continuing west along the northern boundary line of said 3.13 acre parcel and continuing west along the northern boundary line of a 2.433 acre parcel owned by B.P. Bushek, Vol. 750, p. 114, Geauga County Record of Deeds and continuing west along the northern boundary line of a 2.4334 acre parcel owned by Colini Landscape, Inc., Vol. 843, p. 636, Geauga County Record of Deeds and continuing west along the northern boundary line of a 2.4334 acre parcel owned by D. & R. Collini, et.al., Vol 845, p. 353, Geauga County Record of Deeds and Revised effective 02/05/99 continuing along the northern boundary line of a 6.35 acre parcel owned by Financial Fund, Vol. 859, p. 543, and continuing west along the northern boundary line of a 1.825 acre parcel owned by Harr-Rich Enterprises, Vol. 692, p. 372, to its northwest corner; thence south along the western boundary line of said 1.825 acre parcel to Kinsman Road; thence east along Kinsman Road to the place of beginning.
4. Beginning at the northwest corner of a 4.0 acre parcel owned by W. & S. Fenshaw Sr., Vol. 496, p. 157 and Vol. 734, p. 1027, Geauga County Record of Deeds; thence south along the western boundary line of said 4.0 acre parcel to the southwest corner of a parcel owned by M. & R. Zappia, vol. 304, p. 102 and Vol. 733, p. 986, Geauga County Record of Deeds; thence east along the south boundary line of said Zappia parcel to its southeast corner; thence north along the eastern boundary line of said Zappia parcel to a point which is the northwest corner of a 1.0 acre parcel

owned by M. Stanek, Vol. 454, p. 626; thence east along the northern boundary line of said Stanek parcel to Sperry Road; thence north along Sperry Road to its intersection with Kinsman Road; thence west along Kinsman Road to the place of beginning.

5. Beginning at the southeast corner of a 2.25 acre parcel owned by Jerry Craddock and Patricia J. Manzo-Craddock, Vol. 1655, p. 1117, Geauga County Record of Deeds; thence west along the southern boundary line of said 2.25 acre parcel to its southwest corner; thence north along the western boundary line of said 2.25 acre parcel to a point along the southern boundary line of a 1.186 acre parcel owned by Eugene F. Teague and Marcella M. Teague, Vol. 1023, p. 362, Geauga County Record of Deeds; thence west along southern boundary line of said 1.186 acre parcel to its southwest corner; thence north along the western boundary line of said 1.186 acre parcel to its northwest corner; thence east along the 1.186 acre parcel to the centerline of Auburn Road; thence south to the place of beginning.

E. P-P Passive Park District

1. Beginning at a point in the centerline of Cedar Road, 60 feet wide, at the Northwesterly corner of subplot 13F in the Fair Rock Development as shown by plat recorded in Volume 6, Page 51 of Geauga County Plat Records. Thence South 0°11'00" East, along the Westerly line of said Fair Rock Development a distance of 20.00 feet to a point and the principle place of beginning of the premises herein intended to be described; Thence Southerly along said Westerly line of the Fair Rock Development to the Northeasterly corner of land conveyed to C. Richard Brubaker by deed recorded in Volume 956, Page 978 of Geauga County Deed Records; Thence Westerly along the Northerly line of land so conveyed to C. Richard Brubaker, to the Northwesterly corner thereof in the Easterly line of land conveyed to Jane McCullam by deed recorded in Volume 909, Page 1137 of the Geauga County Deed Records; Thence Northerly along said Easterly line of land so conveyed to Jane McCullam to the Northeasterly corner thereof; Thence Westerly along the Northerly line of land so conveyed to Jane McCullam to the Easterly line of Original Lot No. 3, Tract No. 1; Thence Northerly along said Easterly line of Original Lot No. 3, to the Southerly line of Munson Township; Thence Easterly along said Southerly line of Munson Township to the Westerly line of land conveyed to John D. Leech by deed recorded in Volume 1599, Page 976 of Geauga County Deed Records; Thence Southerly along said Westerly line of land so conveyed to John D. Leech to the most Southwesterly corner thereof; Thence Easterly along the most Southerly line of land so conveyed to John D. Leech to the most Southwesterly corner thereof; Thence Northerly along the Easterly line of land so conveyed to John D. Leech to said Southerly line of Munson Township; Thence Easterly along said Southerly line of Munson Township to a point at its intersection with a Southerly line of land so conveyed to John D. Leech; Thence Easterly along said Southerly line of land so conveyed to John D. Leech to the principle place of beginning as

described on January 9, 2004 by Rudy E. Schwartz, P.S. 7193 be the same more or less, but subject to all legal highways and easement of record

2. Beginning at a point in the centerline of Hotchkiss Road (60 feet wide) at its intersection with the centerline of Pond Road (60 feet wide); Thence Northeasterly along said centerline of Hotchkiss Road to the Westerly line of Burton Township; Thence Southerly along said Westerly line of Burton township to said centerline of Pond Road; Thence Northwesterly along said centerline of Pond Road to the Place of Beginning as described from recorded information on May 20,2003 by Rudy E. Schwartz P.S. No. 7193 be the same more or less but subject to all legal highways and easements of record.
3. Beginning at a point in the centerline of Kinsman Road (State Route 87) 60 feet wide at the Northwesterly corner of the First Parcel of lands conveyed to William Fenshaw Sr. and Stella M. Fenshaw, by deed recorded in Volume 496, Page 157 and Volume 734, Page 1027 of Geauga County Deed Records; Thence Southerly along the Westerly line of said First Parcel and the Westerly line of the Second Parcel of land so conveyed to William Fenshaw Sr. and Stella M. Fenshaw, to the Southwesterly corner of said Second Parcel also being a Northwesterly corner of land conveyed to Michael P. and Rose M. Zappia by deed recorded in Volume 733, Page 986 of Geauga County Deed Records; Thence Southerly along the Westerly line of land so conveyed to Michael P. and Rose M. Zappia and along the Westerly line of Kinsman Road Acres Subdivision as shown by plat recorded in Volume 6, Page 149 of Geauga County Plat Records, to the Southwesterly corner of Sublot No. 51 in said Kinsman Road Acres Subdivision; Thence Easterly along the Southerly line of said Sublot No. 51, to the Southeasterly corner thereof in the centerline of Sperry Road, 60 feet wide; Thence Southerly along said centerline of Sperry Road, to a point at the Northeasterly corner of Sublot No. 53 in said Kinsman Road Acres Subdivision; Thence Westerly along the Northerly line of said Sublot No. 53, to the Northwesterly corner thereof; Thence Southerly along the Westerly line of said Sublot No. 53, to the Southwesterly corner thereof; Thence Easterly along the Southerly line of said Sublot No. 53, to the Northwesterly corner of Parcel No. 2 of lands conveyed to Billie H. Steffee by deeds recorded in Volume 804, Page 120 and Volume 967, Page 296 of Geauga County Deed Records; Thence Southerly along the Westerly line of said Parcel No. 2, to the Southwesterly corner thereof in the Northerly line of Parcel No. 1 of lands so conveyed to Billie H. Steffee, said Northerly line also being the Northerly line of Original Lot No. 1, Tract No. 3; Thence Westerly along said Northerly line of Parcel No. 1 of land so conveyed to Billie H. Steffee to the Northwesterly corner thereof; Thence Southerly along the Westerly line of said Parcel No. 1, to the Northeasterly corner of land conveyed to Roxanne Miller by deed recorded in Volume 1350, Page 291 of Geauga County Deed Records; Thence Westerly along the Northerly line of land so conveyed to Roxanne Miller, and the Northerly line of land conveyed to Carolyn E. Balogh by deeds recorded in Volume 712, Page 654 and Volume 842, Page 164 of Geauga County Deed Records, to the

Northwesterly corner of land so conveyed to Carolyn E. Balogh in the Easterly line of land conveyed to Annette S. Belkin Trustee by deed recorded in Volume 1214, Page 160 of Geauga County Deed Records; Thence Northerly along said Easterly line of land so conveyed to Annette J. Belkin Trustee, to the Northeasterly corner thereof in said Northerly line of Original Newbury Lot No. 1, Tract No. 3; Thence Westerly along the Northerly line of land so conveyed to Annette J. Belkin Trustee, to the Northwesterly corner thereof in the Easterly line of Russell Township; Thence Northerly along said Easterly line of Russell Township to the Southerly line of land conveyed to American Society for Metals by deeds recorded in Volume 945, Page 1208 and Volume 477, Page 252 of Geauga County Deed Records; Thence Easterly along the Southerly line of land so conveyed to the American Society for Metals to a Southeasterly corner thereof; Thence Northerly along an Easterly line of land so conveyed to the American Society for Metals to an interior corner thereof; Thence Easterly along a Southerly line of land so conveyed to the American Society for Metals to a southeasterly corner thereof; Thence Northerly along the Easterly line of land so conveyed to the American Society for Metals to said centerline of Kinsman Road; Thence Easterly along said centerline of Kinsman Road to the Place of Beginning as described from recorded information on May 12, 2002 by Rudy E. Schwartz, P.S. No. 7193 be the same more or less but subject to all legal highways and easements of record.

F. A-P Active Park District

1. Beginning at the Southeasterly corner of land conveyed to William P. Wingate by deed recorded in Volume 779, Page 657 of Geauga County Deed Records in a Westerly line of land conveyed to Glen H. Frohring by deed recorded in Volume 633, Page 1283 of Geauga County Deed Records; Thence Southerly along said Westerly line of land so conveyed to Glen H. Frohring to an interior corner thereof; Thence Westerly along a Northerly line of land so conveyed to Glen H. Frohring and along the Northerly line of a 21.50 acre parcel of land conveyed to Edith and Robert S. Berger by deed recorded in Volume 661, Page 237 of Geauga County Deed Records to the Easterly line of land conveyed to Osborne Concrete and Stone Company by deed recorded in Volume 625, Page 1228 of Geauga County Deed Records, also being the Easterly line of Original Lot No. 12; Thence Northerly along said Easterly line of land so conveyed to Osborne Concrete and Stone Company, and along the Easterly line of land conveyed to William A. and G. Boyd by deed recorded in Volume 803, Page 484 of Geauga County Deed Records to the Southwesterly corner of land conveyed to Charles A. and J. Varner by deed recorded in Volume 576, Page 806 of Geauga County Deed Records; Thence Easterly along the Southerly line of land so conveyed to Charles A. and J. Varner and along the Southerly line of land so conveyed to William P. Wingate to the Place of Beginning as described from record information on May 20, 2003 by Rudy E. Schwartz, P.S. No. 7193 be the same more or less but subject to all legal highways and easements of record.

2. Beginning at a point in the centerline of Ravenna Road at its intersection with the centerline of Music Street; Thence Westerly along the centerline of Music Street to the Southeasterly corner of land conveyed to A.H. Jackson Trustee by deed recorded in Volume 1170, Page 188 of Geauga County Deed Records; Thence Northerly along the Easterly line of land so conveyed to A.H. Jackson Trustee and along the Easterly line of land conveyed to J.L. and J.A. Pascoe by deed recorded in Volume 855, Page 538 of Geauga County Deed Records to the Northeasterly corner thereof in the Southerly line of said Tract No. 2; Thence Westerly along said Southerly line of Tract No. 2, also being the Northerly line of land so conveyed to J.L. and J.A. Pascoe and along the Northerly line of land conveyed to B. and L.N. Calkins by deed recorded in Volume 899, Page 747 of Geauga County Deed Records to the Southeasterly corner of land conveyed to Ricca Properties LTD. by deed recorded in Volume 1195, Page 20 of Geauga County Deed Records; Thence Northerly along the Easterly line of Ricca Properties LTD. and along the Easterly line of land conveyed to BJR Asset Management Company by deed recorded in Volume 1195, Page 18 of Geauga County Deed Records to a point in the centerline of Kinsman Road; Thence Easterly along said centerline of Kinsman Road and along the centerline of Portlew Road to the Northwesterly corner of land conveyed to M. Petrof by deed recorded in Volume 881, Page 605 of Geauga County Deed Records; Thence Southerly along the Westerly line of land so conveyed to M. Petrof to a point in said centerline of Kinsman Road; Thence Easterly along said centerline of Kinsman Road to the Southeasterly corner of land conveyed to D. & J. Pearson by deed recorded in Volume 704, Page 126 of Geauga County Deed Records; Thence Northerly along the Easterly line of land so conveyed to D. & J. Pearson to a point in said centerline of Portlew Road; Thence Easterly along said centerline of Portlew Road to a point in the centerline of Stone Road; Thence Northerly along said centerline of Stone Road to the Southwesterly corner of said Original Lot No. 2, also being the Southwesterly corner of land conveyed to Debra Baxter by deed recorded in Volume 859, Page 771 of Geauga County Deed Records; Thence Easterly along the Southerly line of said Original Lot No. 2, also being the Southerly line of land so conveyed to A. and T. Gazda and along the Southerly line of land conveyed to The Silver Family Partnership Ltd. by deed recorded in Volume 1154, Page 376 of Geauga County Deed Records to a point in said centerline of Kinsman Road; Thence Easterly along said centerline of Kinsman Road to the Northwesterly corner of land conveyed to LARC ONE, LLC by deed recorded in Volume 1530, Page 342 of Geauga County Deed Records; Thence Southerly along the Westerly line of land so conveyed to LARC ONE, LLC to the Southwesterly corner thereof; Thence Easterly along the Southerly line of land so conveyed to LARC ONE, LLC to the Southeasterly corner thereof in the Westerly line of land conveyed to John P. Bond by deed recorded in Volume 1300, Page 1159 of Geauga County Deed Records; Thence Southerly along said Westerly line of land so conveyed to John P. Bond to the Southwesterly corner thereof; Thence Easterly along the Southerly line of land so conveyed to John P. Bond to the Northwesterly corner

of land conveyed to Robert R. Wantz by deed recorded in Volume 1368, Page 1095 of Geauga County Deed Records; Thence Southerly along the Westerly line of land so conveyed to Robert R. Wantz to the Southwesterly corner thereof in the Northerly line of land conveyed to John James Holmes by deed recorded in Volume 417, Page 863 of Geauga County Deed Records; Thence Westerly along said Northerly line of land so conveyed to John James Holmes to the Northwesterly corner thereof in the Easterly line of Original Lot No. 17; Thence Southerly along said Easterly line of Original Lot No. 17, also being the Westerly line of land so conveyed to John James Holmes and along the Westerly line of land conveyed to R.A. Ziemak and J.A. Kowalski by deed recorded in Volume 828, Page 701 of Geauga County Deed Records and along the Westerly line of land conveyed to M. Powell by deed recorded in Volume 243, Page 631 of Geauga County Deed Records to the Southwesterly corner of land so conveyed to M. Powell in the Northerly line of Original Lot No. 10; Thence Easterly along said Northerly line of Original Lot No. 10 and along the Northerly line of said Original Lot No. 11, also being the Southerly line of land so conveyed to M. Powell to the Northerly line of Parcel No. 9 of lands conveyed to the State of Ohio by deed recorded in Volume 225, Page 549 of Geauga County Deed Records; Thence Easterly along said Northerly line of said Parcel No. 9 to the Northeasterly corner thereof in said centerline of Ravenna Road; Thence Southerly along said centerline of Ravenna Road to the Southeasterly corner of said Parcel No. 9; Thence Westerly along the Southerly line of said Parcel No. 9 to the Northwesterly corner of land conveyed to B.W. and P.J. Bode by deed recorded in Volume 1476, Page 667 of Geauga County Deed Records; Thence Southwesterly along the Westerly line of land so conveyed to B.W. and P.J. Bode to an angle point therein; Thence Southerly along the Westerly line of land so conveyed to B.W. and P.J. Bode and along the Westerly line of land conveyed to J. and E. Boyd by deeds recorded in Volume 61, Page 223 and Volume 855, Page 43 of Geauga County Deed Records to the most Southwesterly corner of land so conveyed to J. and E. Boyd; Thence Easterly along the most Southerly line of land conveyed to J. and E. Boyd and along the Southerly line of land conveyed to R.M. and M.E. Szoradi by deed recorded in Volume 1012, Page 366 of Geauga County Deed Records to a point in said centerline of Ravenna Road; Thence Southwesterly along said centerline of Ravenna to the Place of Beginning as described from record information on September 30, 2003 by Rudy E. Schwartz, P.S. No. 7193 be the same more or less but subject to all legal highways and easements of record.

Section 3.02 *Official Zoning Map*

The boundaries of the zoning districts listed in Section 3.00 and described Section 3.01 in this resolution are shown on the official township zoning map which is hereby incorporated as a part of this resolution. In the event of discrepancies between the zoning map and the legal description of each zoning district as provided in Section 3.01, the legal description of the zoning district shall be controlling. The official township-zoning map shall be identified

by the signatures of the township trustees and attested to by the township fiscal officer together with the date of its adoption and the effective date.

Section 3.03 *Location of Official Zoning Map*

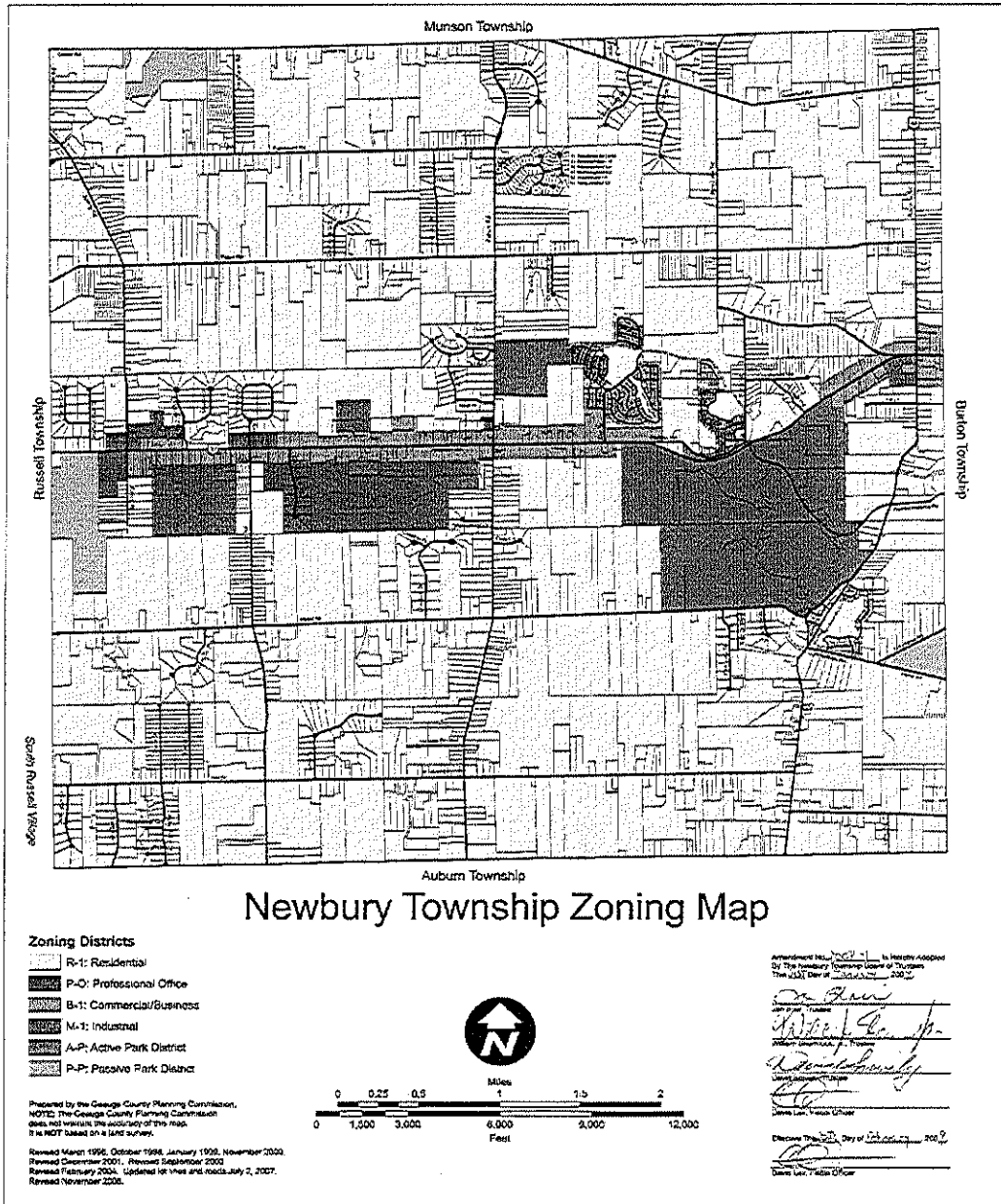
The official township zoning map shall be located in the office of the township fiscal officer, who shall be responsible for its custody and safe-keeping, and shall not be removed there from except by township officials for the purpose of conducting township business.

Section 3.04 *Amendments to the Official Zoning Map*

No amendments shall be made to the official township zoning map except in conformity with the procedure set forth in Article XIX of this resolution.

All amendments to the official township zoning map shall be made by adopting a new official township zoning map which shall be identified by the signatures of the township trustees and attested to by the township fiscal officer together with the date of its adoption and its effective date. Said map shall be located in the office of the township fiscal officer and kept together with the original township zoning map and all other amended zoning maps in the manner provided in Section 3.01

Township Zoning Map



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