

BAI 00065

Janda
pick up date
8/29/03
02-419677
Vol. 1681-Pg. 953

LEGAL DESCRIPTION
OF A
3.7065 ACRE PARCEL
FOR
SCOTT R. JANDA AND MARIA H. JANDA

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being a part of Original Lot No. 36, Tract No. 1 and further being known as part of Parcel No. 1 of lands conveyed to J. Raymond Janda and Myra Jean Janda by deed recorded in Volume 538, Page 1357 of Geauga County Deed Records, and all of lands conveyed to Scott R. Janda and Maria H. Janda by deeds recorded in Volume 819, Pages 894 and 896 of Geauga County Deed Records, further bounded and described as follows;

Beginning in the centerline of Chagrin Road, 60 feet wide at the Northwestern corner of Parcel No. 2 of lands conveyed to Geauga Park District by deed recorded in Volume 1037, Page 1040 of Geauga County Deed Records;

COURSE I Thence North 39° 28' 00" West along said centerline of Chagrin Road a distance of 84.28 feet to the Southwesterly corner of the remaining lands so conveyed to J. Raymond Janda and Myra Jean Janda, also being the Northwestern corner of land so conveyed to Scott R. Janda and Maria H. Janda (Vol. 819, Pg. 896);

COURSE II Thence South 84° 52' 20" East along the Southerly line of the remaining lands so conveyed to J. Raymond Janda and Myra Jean Janda, also being the Northerly line of land so conveyed to Scott R. Janda and Maria H. Janda (Vol. 819, Pg. 896) passing through a 5/8 inch iron pin set at 42.13 feet a total distance of 345.62 feet to a 5/8 inch iron pin set;

COURSE III Thence North 01° 08' 48" East a distance of 51.11 feet to a 5/8 inch iron pin set;

COURSE IV Thence North 59° 35' 12" West a distance of 75.11 feet to a 5/8 inch iron pin set;

COURSE V Thence North 01° 08' 48" East a distance of 64.48 feet to a 5/8 inch iron pin set;

COURSE VI Thence North 56° 34' 09" East a distance of 79.58 feet to a 5/8 inch iron pin set;

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LEGAL DESCRIPTION

3.7065 Acre Parcel
Scott R. Janda and Maria H. Janda
Page Two

COURSE VII Thence North 01° 08' 48" East a distance of 111.80 feet to a 5/8 inch iron pin found at a Southwesterly corner of Parcel No. 1 of lands so conveyed to the Geauga Park District;

COURSE VIII Thence South 84° 45' 31" East along a Southerly line of said Parcel No. 1 of lands so conveyed to Geauga Park District a distance of 377.11 feet to an interior corner thereof (witness a bent 1 inch iron pipe found 0.08 feet South and 0.87 feet East);

COURSE IX Thence South 03° 59' 30" West along a Westerly line of Parcel No. 1 of lands so conveyed to Geauga Park District a distance of 367.87 feet to a Southwesterly corner thereof in the Northerly line of said Parcel No. 2 of lands so conveyed to Geauga Park District (witness a bent 1 inch iron pipe found 0.15 feet North and 1.69 feet West);

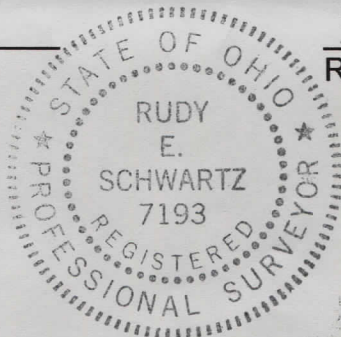
COURSE X Thence North 84° 52' 20" West along said Northerly line of said Parcel No. 2 of lands so conveyed to Geauga Park District passing through a 5/8 inch iron pin set at 606.65 feet a total distance of 649.38 feet to the Place of Beginning and containing 3.7065 acres of land (3.6485 acres of land excluding the area within the right-of-way of Chagrin Road) 0.6085 acres of land in Volume 819, Page 896 (P.P.N. 02-419676) and 2.0002 acres of land in Volume 819, Page 894 (P.P.N. 02-419677) and 1.0978 acres of land out of Volume 538, Page 1357 (P.P.N. 02-177300) as surveyed, calculated and described on July 4, 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. Bearings used herein refer to an assumed meridian and are intended to indicate angles only. All 5/8 inch iron pins set are I.D. Schwartz 7193.

8.25-03

DATE



RUDY-E. SCHWARTZ, P.S. 7193



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251

PAK 08/25/03

OFFICE OF THE
GEAUGA COUNTY ENGINEER

LEGAL DESCRIPTION
OF A
3.2996 ACRE PARCEL
FOR
J. RAYMOND JANDA AND MYRA JEAN JANDA

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being a part of Original Lot No. 36, Tract No. 1 and further being known as part of Parcel No. 1 of lands conveyed to J. Raymond Janda and Myra Jean Janda by deed recorded in Volume 538, Page 1357 of Geauga County Deed Records, further bounded and described as follows;

Beginning in the centerline of Chagrin Road, 60 feet wide, at the Southwesterly corner of land conveyed to Anthony C. Azzolina by deed recorded in Volume 1242, Page 1056 of Geauga County Deed Records;

- COURSE I Thence South 84° 45' 31" East along the Southerly line of land so conveyed to Anthony C. Azzolina passing through a 1 inch iron pipe found at 42.49 feet a total distance of 629.57 feet to a 5/8 inch iron pin found at a Southwesterly corner of Parcel No. 1 of lands conveyed to Geauga Park District by deed recorded in Volume 1037, Page 1040 of Geauga County Deed Records;

- COURSE II Thence South 01° 08' 48" West a distance of 111.80 feet to a 5/8 inch iron pin set;

- COURSE II Thence South 56° 34' 09" West a distance of 79.58 feet to a 5/8 inch iron pin set;

- COURSE III Thence South 01° 08' 48" West a distance of 64.48 feet to a 5/8 inch iron pin set;

- COURSE IV Thence South 59° 35' 12" East a distance of 75.11 feet to a 5/8 inch iron pin set;

- COURSE V Thence South 01° 08' 48" West a distance of 51.11 feet to a 5/8 inch iron pin set in the Northerly line of land conveyed to Scott R. Janda and Maria H. Janda by deed recorded in Volume 819, Page 896 of Geauga County Deed Records;

RECORDED
JUL 2 1981

LEGAL DESCRIPTION

3.2996 Acre Parcel

J. Raymond Janda and Myra Jean Janda

COURSE VI

Thence North 84° 52' 20" West along said Northerly line of land so conveyed to Scott R. Janda and Maria H. Janda passing through a 5/8 inch iron pin set at 303.49 feet a total distance of 345.62 feet to a point in said centerline of Chagrin Road;

COURSE VII

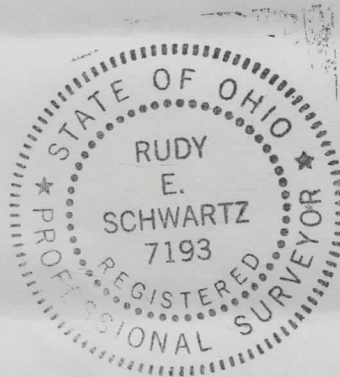
Thence North 39° 28' 00" West along said centerline of Chagrin Road passing through a monument box with a 1 inch iron pin found at 50.55 feet, a total distance of 435.02 feet to the Place of Beginning and containing 3.2996 acres of land (3.0000 acres of land excluding the area within the right-of-way of Chagrin Road) as surveyed, calculated and described on July 4, 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. Bearings used herein refer to an assumed meridian and are intended to indicate angles only. All 5/8 inch iron pins set are I.D. Schwartz 7193.

8-25-03

DATE



RUDY E. SCHWARTZ, P.S. 7193



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251

PAK 08/25/03

OFFICE OF THE
GEAUGA COUNTY ENGINEER

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AUG 25 2003 - REC
COUNTY ENGINEER