

BA1000917

LENGEL
picked up 2-6-1998
02-177580

LEGAL DESCRIPTION

PARCEL 1

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being part of Original Bainbridge Township Lot No. 15 Tract No. 1 and bounded and described as follows :

Beginning at the intersection of the centerline of Haskins Road (60 feet wide) and the southerly line of said Original Lot No. 15 ;

Thence North $04^{\circ}19'00''$ East along the said centerline of Haskins Road a distance of 750.00 feet to the southwest corner of land conveyed to L. and S. Jaros as recorded in Volume 484 Pages 407 and 537 of Geauga County Deed Records and the principal place of beginning of the land herein described ;

Thence South $85^{\circ}29'00''$ East along the southerly line of land so conveyed to L. and S. Jaros passing through an iron pin found at 30.00 therefrom , a distance of 690.00 feet to an iron pin set ;

Thence South $04^{\circ}19'00''$ West a distance of 330.00 feet to an iron pin set ;

Thence North $85^{\circ}29'00''$ West a distance of 690.00 feet to the centerline of Haskins Road as aforesaid , passing through an iron pin set 30.00 feet therefrom ;

Thence North $04^{\circ}19'00''$ East along the said centerline of Haskins Road a distance of 330.00 feet to the principal place of beginning and containing an area of 5.227 acres of land , of which 0.227 acres is located in the right -of-way , containing a net area of 5.000 acres according to a survey by James R. Costabile Jr. Registered Surveyor No. 5868 , December 1997 , be the same more or less , but subject to all legal highways .

Bearings shown hereon are to an assumed meridian and are used to denote angles only.
Deed of Record - Volume 771 Page 171

Revised February 5, 1998

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

R.S. 2/6/98 (Revised)

OFFICE OF THE
GEAUGA COUNTY ENGINEER

LEGAL DESCRIPTION

PARCEL 2

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being part of Original Bainbridge Township Lot No. 15 , Tract No. 1 and bounded and described as follows :

Beginning at the intersection of the centerline of Haskins Road (60 feet wide) and the southerly line of said Original Lot No. 15 ;

Thence North 04° 19' 00" East along the said centerline of Haskins Road a distance of 360.00 feet to a point and the principal place of beginning of the land herein described ;

Thence North 04° 19' 00" East continuing along the said centerline of Haskins Road a distance of 60.00 feet to a point ;

Thence South 85° 29' 00" East passing through an pin set at 30.00 feet therefrom , a distance of 690.00 feet to an iron pin set ;

Thence North 04° 19' 00" East a distance of 330.00 feet to an iron pin set in the southerly line of land conveyed to L. and S. Jaros as recorded in Volume 484 Pages 407 and 537 of Geauga County Deed Records ;

Thence South 85° 29' 00" East along the southerly line of land so conveyed to L. and S. Jaros a distance of 440.80 feet to an iron pin set ;

Thence South 04° 19' 00" West a distance of 390.00 feet to an iron pin set ;

Thence North 85° 29' 00" West a distance of 1130.80 feet to the centerline of Haskins Road as aforesaid , passing through an iron pin set 30.00 feet therefrom , being the principal place of beginning and containing an area of 4.897 acres of land , of which 0.041 acres is located in the right-of-way , containing a net area of 4.856 acres , according to a survey by James R. Costabile , Registered Surveyor No. 5868, December 1997, be the same more or less, but subject to all legal highways.

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Deed of Record - Volume 771 Page 171

Revised February 5, 1998

SURVEY PLAT & LEGAL DESCRIPTION
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R.S. 2/6/98 (Revised)

OFFICE OF THE
GEAUGA COUNTY ENGINEER

BA100097

LEGAL DESCRIPTION

02-420472

PARCEL 3

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being part of Original Bainbridge Township Lot No. 15 , Tract No. 1 and bounded and described as follows :

Beginning at the intersection of the centerline of Haskins Road (60 feet wide) and the southerly line of said Original Lot No. 15 ;

Thence North 04°19' 00" East along the said centerline of Haskins Road a distance of 300.00 feet to a point and the principal place of beginning of the land herein described ;

Thence North 04°19' 00" East continuing along the said centerline of Haskins Road a distance of 60.00 feet to a point ;

Thence South 85°29' 00" East passing through an iron pin set at 30.00 feet therefrom , a distance of 1130.81 feet to an iron pin set ;

Thence North 04°19' 00" East a distance of 390.00 feet to an iron pin set in the southerly line of land conveyed to L. and S. Jaros as recorded in Volume 484 Pages 407 and 537 of Geauga County Deed Records ;

Thence South 85°29' 00" East along the southerly line of land so conveyed to L. and S. Jaros a distance of 343.30 feet to an iron pin set in the easterly line of Original Lot No. 15 and the westerly line of E. and I. Takas as recorded in Volume 637 Page 711 of Geauga County Deed Records ;

Thence South 04°41' 39" West along the easterly line of Original Lot No. 15 and the westerly line of said E. and I. Takas and M. & G. Davis (Volume 424 Page 1038) and J.R. & D. Brinskelle (Volume 733 Page 184) Geauga County Deed Records , a distance of 450.00 feet to an iron pin set at the northeast corner of land conveyed to Eugene A. and Valarie Seminaro by deed recorded in Volume 828 Page 433 of Geauga County Records ;

Thence North 85°29' 00" West along the northerly line of land so conveyed to Eugene A. and Valarie Seminaro a distance of 1471.14 feet to the centerline of Haskins Road as aforesaid, passing through an iron pin found 30.00 feet therefrom, being the principal place of beginning and containing an area of 5.089 acres of land , of which 0.041 acres is located in the right-of-way, containing a net area of 5.048 acres according to a survey by

SURVEY PLAT & LEGAL DESCRIPTION
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R.S. 2/6/98 (Revised)

OFFICE OF THE
GEAUGA COUNTY ENGINEER

BA100097

James R. Costabile Jr. Registered Surveyor No. 5868 , December 1997, be the same more or less , but subject to all legal highways.

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Deed of Record - Volume 771 Page 171

Revised February 5, 1998

LEGAL DESCRIPTION

OF A 10 FOOT EASEMENT FOR INGRESS AND EGRESS

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being part of Original Bainbridge Township Lot No. 15 , Tract No. 1 and bounded and described as follows :

Beginning at the intersection of the centerline of Haskins Road (60 feet wide) and the southerly line of said Original Lot No. 15 ;

Thence North $04^{\circ}19'00''$ East along the said centerline of Haskins Road a distance of 360.00 feet to a point ;

Thence South $85^{\circ}29'00''$ East a distance of 30.00 feet to an iron pin set in the easterly line of Haskins Road as aforesaid and the principal place of beginning of the easement herein described ;

Thence continuing South $85^{\circ}29'00''$ East a distance of 1104.81 feet to an iron pin set ;

Thence South $04^{\circ}19'00''$ West a distance of 10.00 feet to a point ;

Thence North $85^{\circ}29'00''$ West a distance of 1104.81 feet to the easterly line of Haskins Road as aforesaid ;

Thence North $04^{\circ}19'00''$ East along the said easterly line of Haskins Road a distance of 10.00 feet to the principal place of beginning and containing an area of 0.254 acres of land according to a survey by James R. Costabile Jr. Registered Surveyor No. 5868 , December 1997 , be the same more or less , but subject to all legal highways .

Date : January 27, 1998

RECEIVED
JAN 28 1998
BAINBRIDGE TOWNSHIP
COUNTY OF GEAUGA
OHIO