

RMHA LTD/

CHAGRIN KNOLL

Picked up 7-7-1998

03-002800



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July 1, 1998

Legal Description of 3.183 Acres Remaining Parcel for R.M.H.A. LTD.

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being part of Original Bainbridge Lots No. 29 and 30 Tract One and being bounded and described as follows:

Beginning in the centerline of Washington Street distant North $60^{\circ} 55' 32''$ West 68.92 feet from the intersection of the centerline of Washington Street with the west line of land conveyed to J. Kendall by deed recorded in Volume 947, Page 140 of Geauga County Records;

Thence South $3^{\circ} 32' 26''$ West, passing through a capped $5/8''$ iron pin set at 33.25 feet, a total distance of 125.63 feet to a capped $5/8''$ iron pin set;

Thence along the following courses and distances all to a capped $5/8''$ iron pin set:

South $04^{\circ} 55' 22''$ East, 167.85 feet;
South $18^{\circ} 52' 43''$ West, 160.94 feet;
South $06^{\circ} 09' 28''$ West, 113.62 feet;
South $13^{\circ} 26' 09''$ East, 129.97 feet;
South $00^{\circ} 42' 27''$ West, 89.71 feet;
South $19^{\circ} 30' 36''$ West, 84.60 feet;
North $59^{\circ} 20' 50''$ West, 103.71 feet;

Thence South $83^{\circ} 34' 57''$ West, 101.86 feet to a capped $5/8''$ iron pin set in the northerly line of Original Bainbridge Township Lot No. 30, being a northeasterly corner of land described in deed to Bel-Meadows Inc. recorded in Volume 484, Page 966 of Geauga County Records, also being a southeasterly corner of land described in deed to L.H. Beattie recorded in Volume 717, page 94 of Geauga County Records;

Thence North $00^{\circ} 43' 43''$ West, along an easterly line of said L.H. Beattie land, 464.20 feet to a capped $5/8''$ iron pin set at the southwesterly corner of land described in deed to W. & C. Foley recorded in Volume 542, Page 623 of Geauga County Records;

Thence North $89^{\circ} 16' 17''$ East, along the southerly line of said W. & C. Foley land, 150.00 feet to a capped $5/8''$ iron pin set at the southeasterly corner thereof;

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Thence North $00^{\circ} 43' 43''$ West, along the easterly line of said W. & C. Foley land, passing through a drill hole and cross set at 371.85 feet, a total distance of 406.42 feet to the centerline of said Washington Street;

Thence South $60^{\circ} 55' 32''$ East, along the centerline of Washington Street, 123.92 feet to the place of Beginning and containing 3.183 acres of land, inclusive of 0.084 acres of land within the right-of-way of Washington Street according to the survey of May, 1998 by North Coast / Braun-Prenosil, Kevin S. Braun, P.S. No. 7082, be the same more or less but subject to all legal highways.

Bearings are to an assumed meridian and are to denote angle only.

Deed of Reference: RMHA, Ltd., V. 1085, P. 607

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

R.S. 7/7/98 (Revised)

OFFICE OF THE
GEAUGA COUNTY ENGINEER