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Solaris  
picked up 6/04/04  
02-420759  
Vol. 1733- Pg. 974

**LEGAL DESCRIPTION**  
**7.7697 Acres Residual Parcel #B2**  
**for Solaris Land Corporation**  
**(Part of Residual Parcel #B – PP #02-420759)**  
**Snyder Road, Bainbridge Township**  
**Geauga County, Ohio**

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being part of said Original Bainbridge Township, Lot #18 in Tract #2 and being a 7.7697 acres Residual Parcel #B2 of part of the 19.6571 acres Residual Parcel #B as conveyed to Solaris Land Corporation by deed dated October 30, 2003 and as recorded in Volume 1564, Page 0961 (PP #02-420759) of Geauga County Deed Records and further bounded and described as follows;

Beginning at a monument box w/ 5/8" iron pin found marking the intersection of the centerline of Snyder Road (60 feet wide) and Bainbridge Road (60 feet wide);

Thence South 01°55'52" West along said centerline of Snyder Road, a distance of 1,703.53 feet to the Southwesterly sideline of Relocated U.S. Route 422 as shown on the Centerline Survey Plat for U.S. Route 422 Sec. 3.19 as prepared by Raymond W. Hass, R.S.#5152 and as recorded in Volume 9, page 76-78 of Geauga County Map Records (said point being at centerline station 137+20.60~144.99 R. Calc. – centerline station 137+20.74~145.00 R. Rec. of said centerline plat), said point being the Northeasterly corner of land as conveyed to The State of Ohio by deed dated October 18, 1988 and as recorded in Volume 819, Page 745 (PP #1207-WD) of Geauga County Deed Records;

Thence North 78°36'09" West, along said Southwesterly sideline of Relocated U.S. State Route 422, the Northerly line of said The State of Ohio's land (PP #1207-WD) and the Northerly line of a 6.5289 acres Lot Split Parcel #1 as conveyed to Karen Edwards-Smith, Trustee by deed dated January 21, 2003 and as recorded in Volume 1568, Page 0604 (PP #02-420765) of Geauga County Deed Records, passing thru a 5/8" iron pin found (capped Donald F. Sheehy #7849) at the Northwesterly corner of said The State of Ohio's land (PP #1207-WD) on the Westerly sideline of said Snyder Road at 45.62 feet (said point being at centerline station 136+75.01~143.37'R. Calc.), a distance of 420.87 feet to a 5/8" iron pin found (capped Donald F. Sheehy #7849) at an angle point therein (said point being at centerline station 133+00.00~130.00' R. Rec/Used);

Thence North 84°13'15" West, continuing along said Southwesterly sideline of Relocated U.S. State Route 422, said Northerly line of Lot Split Parcel #1 of Karen Edwards-Smith, Trustee's land (PP #02-420765), a distance of 400.78 feet to a 5/8" iron pin found (capped Donald F. Sheehy #7849) at an angle point therein (said point being at centerline station 129+00.00~155.00' R. Rec/Used);

Thence North 78°06'30" West, continuing along said Southwesterly sideline of Relocated U.S. State Route 422, said Northerly line of Lot Split Parcel #1 of Karen Edwards-Smith, Trustee's land (PP #02-420765), a distance of 91.36 feet to a 5/8" iron pin found (capped Donald F. Sheehy #7849) at the Northwesterly corner thereof (said point being at centerline station 128+08.73~150.96' R. Calc.) and the Principle Place of Beginning of the premises herein intended to be described;

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**LEGAL DESCRIPTION**

**7.7697 Acres Residual Parcel #B2**  
**Snyder Road, Bainbridge Township**  
**Geauga County, Ohio**  
**Page 2 of 3**

- Course I Thence South  $01^{\circ}55'52''$  West, along the Westerly line of said Lot Split Parcel #1 of Karen Edwards-Smith, Trustee's land (PP #02-420765) and the Westerly lines of a 5.1959 acres Lot Split Parcel 'A' as conveyed to Robert A. & Robin A. Edwards by deed dated October 30, 2003 and as recorded in Volume 1704, Page 1017 (PP #02-420806) and a 5.1940 acres Lot Split Parcel #2 as conveyed to Solaris Land Corp. by deed dated January 09, 2003 and as recorded in Volume 1564, Page 0949 (PP #02-420766) of Geauga County Deed Records, passing thru two  $5/8''$  iron pins found (capped Donald F. Sheehy #7849) at 314.92 feet and 631.92 feet, parallel to and at a perpendicular distance of 905.00 feet West of said centerline of Snyder Road, a distance of 706.61 feet to a  $5/8''$  iron pin set (capped Donald F. Sheehy #7849);
- Course II Thence North  $89^{\circ}39'12''$  West, a distance of 438.99 feet to a  $5/8''$  iron pin set (capped Donald F. Sheehy #7849) on the Easterly subdivision line of Old Meadows Estates #1 as recorded in Volume 11, Page 72 of Geauga County Map Records, said point being North  $00^{\circ}20'48''$  East, distant 38.31 feet from a  $5/8''$  iron pin found in concrete at the Southeasterly subdivision corner thereof;
- Course III Thence North  $00^{\circ}20'48''$  East along the Easterly subdivision line of said Old Meadows Estates #1, passing thru two iron pins found (capped Donald F. Sheehy #7849) at 388.36 feet and 418.39 feet and passing thru a  $5/8''$  iron pin in concrete found at 780.99 feet at the Northeasterly subdivision corner thereof, and along the Easterly line of land as conveyed to William M. Green by deed recorded in Volume 391, Page 645 (PP#02-139900) of Geauga County Deed Records, a distance of 800.00 feet to a  $5/8''$  iron pin found (capped Donald F. Sheehy #7849) on said Southerly sideline of Relocated U.S. Route 422 (said point being at centerline station  $123+41.19\sim 130.25'$  R. Calc. ---- centerline station  $123+35.57\sim 130.00'$  R. Rec. of said centerline survey plat for Relocated U.S. Route 422);
- Course IV Thence South  $78^{\circ}06'30''$  East, along a Southerly sideline of said Relocated U.S. Route 422, a distance of 468.00 feet to the Principle Place of Beginning and containing 7.7697 acres (338,449 sq ft) of land as surveyed by Donald F. Sheehy, Registered Surveyor #7849 and as calculated and described from Geauga County Records by James A. Wendorf, Registered Surveyor #6556 of Chagrin Valley Engineering, Limited, in April, 2004, be the same, more or less, but subject to all legal highways;

The above described parcel of land is subject to easements of record as shown on the Title Commitment for Title Insurance #221990 for Chicago Title Insurance Company by U.S Title Agency, Inc. - commitment dated June 4, 2002 @ 7:29am as prepared for former owner Stephen A. Szoka, Trustee of The Frank Szoka Trust (PP #02-359300).

**LEGAL DESCRIPTION**  
**7.7697 Acres Residual Parcel #B2**  
**Snyder Road, Bainbridge Township**  
**Geauga County, Ohio**  
**Page 3 of 3**

Basis of bearing for this survey/legal description is North 01°55'52" East as the centerline of Snyder Road (60 feet wide) as evidenced by monuments found and is the same as shown on the deed of said 19.6571 acres Residual Parcel #B as conveyed to Solaris Land Corporation by deed dated October 30, 2003 and as recorded in Volume 1564, Page 0961 (PP #02-420759) of Geauga County Map Records.

Revised June 01, 2004 (jaw)  
April 22, 2004  
File: #02-126.1 (jaw)

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

*R.S.* 6/3/04  
OFFICE OF THE *Revised*  
GEAUGA COUNTY ENGINEER



A handwritten signature in black ink, appearing to read "Donald F. Sheehy", written over the bottom portion of the professional seal.

JUN 8 2004

**LEGAL DESCRIPTION**  
**11.8874 Acres Lot Split Parcel #C**  
**for Solaris Land Corporation**  
**(Part of Residual Parcel #B – PP #02-420759)**  
**Snyder Road, Bainbridge Township**  
**Geauga County, Ohio**

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being part of said Original Bainbridge Township, Lot #18 in Tract #2 and being a 11.8874 acres Lot Split Parcel #C of part of the 19.6571 acres Residual Parcel #B as conveyed to Solaris Land Corporation by deed dated October 30, 2003 and as recorded in Volume 1564, Page 0961 (PP #02-420759) of Geauga County Deed Records and further bounded and described as follows;

Beginning at a monument box w/ 5/8" iron pin found marking the intersection of the centerline of Snyder Road (60 feet wide) and Bainbridge Road (60 feet wide);

Thence South 01°55'52" West along said centerline of Snyder Road, a distance of 1,703.53 feet to the Southwesterly sideline of Relocated U.S. Route 422 as shown on the Centerline Survey Plat for U.S. Route 422 Sec. 3.19 as prepared by Raymond W. Hass, R.S.#5152 and as recorded in Volume 9, page 76-78 of Geauga County Map Records (said point being at centerline station 137+20.60~144.99 R. Calc. – centerline station 137+20.74~145.00 R. Rec. of said centerline plat), said point being the Northeasterly corner of land as conveyed to The State of Ohio by deed dated October 18, 1988 and as recorded in Volume 819, Page 745 (PP #1207-WD) of Geauga County Deed Records;

Thence South 01°55'52" West, continuing along said centerline of Snyder Road, a distance of 1,358.00 feet to the Southeasterly corner of a 5.3085 acres Lot Split Parcel #4 as conveyed to Solaris Land Corp. by deed dated January 09, 2003 and as recoded in Volume 1564, Page 0957 (PP #02-420768) of Geauga County Deed Records and the Principle Place of Beginning of the premises herein intended to be described;

Course I Thence South 01°55'52" West, continuing along said centerline of Snyder Road, a distance of 71.20 feet to the Northeasterly corner of land as conveyed to Joseph Malysa by deed dated April 01, 1985 and as recorded in Volume 735, Page 944 (PP #02-064030) of Geauga County Deed Records, said point also being North 01°55'52" East, distant 605.50 feet from the centerline of Weathervane Drive (60 feet wide) as shown on the plat for Weathervane Subdivision as recorded in Volume 20, Page 33 of Geauga County Map Records;

Course II Thence North 89°51'00" West along the Northerly line of said Malysa's land (PP #02-064030), passing thru a 5/8" iron pin found (capped Donald F. Sheehy #7849) at the Westerly sideline of Snyder Road at 30.01 feet, a distance of 1314.22 feet to the Northwesterly corner thereof, said point being an angle point in the Easterly subdivision line of Old Meadow Estates #2 as recorded in Volume 12, Page 114 of Geauga County Map Records (5/8" iron pin found on line 0.28' S.);

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**LEGAL DESCRIPTION**

**11.8874 Acres Lot Split Parcel #C**  
**Snyder Road, Bainbridge Township**  
**Geauga County, Ohio**  
**Page 2 of 3**

- Course III Thence North 00°05'40" West along said Easterly subdivision line of Old Meadows Estates #2, a distance of 825.45 feet to a 5/8" iron pin found in concrete at the Northeasterly corner thereof, said point being the Southeasterly corner of Old Meadows Estates #1 as recorded in Volume 11, Page 72 of Geauga County Map Records;
- Course IV Thence North 00°20'48" East along the Easterly subdivision line of said Old Meadows Estates #1, a distance of 38.31 feet to a 5/8" iron pin set (capped Donald F. Sheehy #7849);
- Course V Thence South 89°39'12" East, perpendicular to said Easterly subdivision line of Old Meadows Estates #1, a distance of 438.99 feet to a 5/8" iron pin set (capped Donald F. Sheehy #7849) on the Westerly line of a 5.1940 acres Lot Split Parcel #2 as conveyed to Solaris Land Corp. by deed dated January 09, 2003 and as recoded in Volume 1564, Page 0949 (PP #02-420766) of Geauga County Deed Records;
- Course VI Thence South 01°55'52" West, along said Westerly line of Lot Split Parcel #2 of Solaris Land Corporation's land (PP #02-420766), parallel to and at a perpendicular distance of 905.00 feet West of said centerline of Snyder Road, a distance of 175.31 feet to an 5/8" iron pin found (capped Donald F. Sheehy #7849) at the Southwesterly corner of said Lot Split Parcel #2 of Solaris Land Corp.'s land (PP #02-420766), said point also being the Northwesterly corner of a 5.1928 acres Lot Split Parcel #3 as conveyed to Charles & Dorothy Johnson by deed dated February 03, 2003 and as recorded in Volume 1574, Page 0733 (PP #02-420767) of Geauga County Deed Records;
- Course VII Thence South 13°08'14" East, along the Westerly line of said Lot Split Parcel #3 of Johnson's land (PP #02-420767), a distance of 269.26 feet to a 5/8" iron pin found at the Southwesterly corner thereof, said point also being the Northwesterly corner of said Lot Split #4 of Solaris Land Corp.'s land (PP #02-420768);
- Course VIII Thence South 36°28'20" East, along the Westerly line of said Lot Split Parcel #4 of Solaris Land Corp.'s land (PP #02-420768), a distance of 418.55 feet to a 5/8" iron pin found at the Southwesterly corner thereof, said point also being North 01°55'52" East, distant 89.04 feet from Course #2;

**LEGAL DESCRIPTION**

**11.8874 Acres Lot Split Parcel #C  
Snyder Road, Bainbridge Township  
Geauga County, Ohio  
Page 3 of 3**

Course IX Thence South 88°04'08" East, along a Southerly line of said Lot Split Parcel #4 of Solaris Land Corp.'s land (PP #02-420768), perpendicular to said centerline of Snyder Road, passing thru a 5/8" iron pin found on said Westerly sideline of Snyder Road at 545.00 feet, a distance of 575.00 feet to the Principle Place of Beginning and containing 11.8874 acres (517,812 sq ft) of land including 0.0494 acres (2,150 sq ft) within Snyder Road right-of-way for a net area of 11.8380 acres (515,662 sq ft) of land as surveyed by Donald F. Sheehy, Registered Surveyor #7849 and as calculated and described from Geauga County Records by James A. Wendorf, Registered Surveyor #6556 of Chagrin Valley Engineering, Limited, in April, 2004, be the same, more or less, but subject to all legal highways;

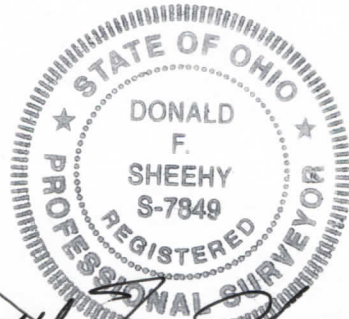
The above described parcel of land is subject to easements of record as shown on the Title Commitment for Title Insurance #221990 for Chicago Title Insurance Company by U.S Title Agency, Inc. – commitment dated June 4, 2002 @ 7:29am as prepared for former owner Stephen A. Szoka, Trustee of The Frank Szoka Trust (PP #02-359300).

Basis of bearing for this survey/legal description is North 01°55'52" East as the centerline of Snyder Road (60 feet wide) as evidenced by monuments found and is the same as shown on the deed of said 19.6571 acres Residual Parcel #B as conveyed to Solaris Land Corporation by deed dated October 30, 2003 and as recorded in Volume 1564, Page 0961 (PP #02-420759) of Geauga County Map Records.

Revised June 01, 2004 (jaw)  
April 22, 2004 (jaw)  
File: #02126-2

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

R.S. 6/3/04  
OFFICE OF THE *Revised*  
GEAUGA COUNTY ENGINEER



*Donald F. Sheehy*  
APR 20 2004