

BA100136
BA100136

Solaris
picked up 10/27/03

LEGAL DESCRIPTION
6.5289 Acres Lot Split Parcel #1
for Solaris Land Corporation
(Part of Parcel #2-B South 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 the Northeasterly 6.5289 acres Lot Split Parcel #1 of part of Parcel #2-B South of the 47.4595 acres of land as conveyed to Solaris Land Corporation by deed dated October 28, 2002 and as recorded in Document #200200641455, Volume 1534, Page 1047 (PP #02-420759) of Geauga County Deed Records and further bounded and described as follows;

Beginning at a monument box w/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), a distance of 45.62 feet to a 5/8" iron pin found (capped Donald F. Sheehy #7849) at the Northwesterly corner thereof on the Westerly sideline of said Snyder Road (said point being at centerline station 136+75.01~143.37'R. Calc.) and the Principle Place of Beginning of the premises herein intended to be described;

Course I Thence South 01°55'52" West, along said Westerly sideline of Snyder Road, parallel to and at a perpendicular distance of 45.00 feet West of said centerline thereof, a distance of 311.29 feet to a 5/8" iron pin set at an angle point therein;

Course II Thence South 09°22'46" East, continuing along said Westerly sideline of Snyder Road, a distance of 42.03 feet to a 5/8" iron pin set at a Northeasterly corner of a 24.8530 acres Residual Parcel #2-B South (Residual PP #02-420759), said point being North 88°04'08" West, distant 36.76 feet from said centerline thereof;

Course III Thence North 88°04'08" West, along a Northerly line of said Residual Parcel #2-B South (Residual PP #02-420759), perpendicular to said centerline of Snyder Road, a distance of 293.24 feet to an 5/8" iron pin set at an angle point therein;

Course IV Thence North 49°19'14" West, continuing along said Northerly line of Residual Parcel #2-B South (Residual PP #02-420759), a distance of 226.87 feet to a 5/8" iron pin set at an angle point therein;

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6.5289 Acres Lot Split Parcel #1
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- Course V Thence North 88°04'08" West, continuing along said Northerly line of Residual Parcel #2-B South (Residual PP #02-420759), perpendicular to said centerline of Snyder Road, a distance of 398.06 feet to a 5/8" iron pin set at the Southwesterly corner of said Lot Split Parcel #1 at an angle point on the Northeasterly lines of said Residual Parcel #2-B South (Residual PP #02-420759);
- Course VI Thence North 01°55'52" East, parallel to and at a perpendicular distance of 905.00 feet West of said centerline of Snyder Road, along an Easterly line of said Residual Parcel #2-B South (Residual PP #02-420759), a distance of 314.92 feet to a 5/8" iron pin set at a Northeasterly corner thereof on a Southerly sideline of said Relocated U.S. Route 422 (said point being at centerline station 128+08.73~150.96' R. Calc.);

The following courses (#VII thru IX) are along said Southerly sidelines of Relocated U.S. Route 422 as follows:

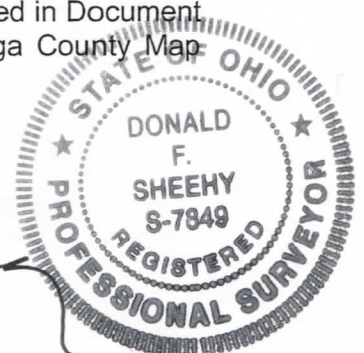
- Course VII Thence South 78°06'30" East, a distance of 91.36 feet to a 5/8" iron pin found (capped Donald F. Sheehy #7849) at an angle point therein (said point being at centerline station 129+00.00~155.00' R. Rec/Used);
- Course VIII Thence South 84°13'15" East, a distance of 400.78 feet to a 5/8" iron pin found (capped Donald F. Sheehy #7849) at an angle point therein (said point being at centerline station 133+00.00~130.00' R. Rec/Used);
- Course IX Thence South 78°36'09" East, a distance of 375.25 feet to the Principle Place of Beginning and containing 6.5289 acres (284,398 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 December, 2002, 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) and

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 47.4595 acres Parcel #2-B South as conveyed to Solaris Land Corporation by deed dated October 28, 2002 and as recorded in Document #200200641455, Volume 1534, Page 1047 (PP #02-420759) of Geauga County Map Records and

- 5/8" iron pin set w/yellow cap "Donald F. Sheehy #7849"

Revised October 20, 2003 (jaw)
Revised October 13, 2003 (jaw)
December 12, 2002 (jaw)
File: #02-126.1



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

R.S.
10/23/03
Revised
OFFICE OF THE
GEAUGA COUNTY ENGINEER

good
closure =
0.006
6.529 Ac.

LEGAL DESCRIPTION
24.8530 Acres Residual Parcel #2-B South
for Solaris Land Corporation
(Part of Parcel #2-B South 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 24.8530 acres Residual Parcel #2-B South of part of Parcel #2-B South of the 47.4595 acres of land as conveyed to Solaris Land Corporation by deed dated October 28, 2002 and as recorded in Document #200200641455, Volume 1534, Page 1047 (PP #02-420759) of Geauga County Deed Records and further bounded and described as follows;

Beginning at a monument box w/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 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.);

LEGAL DESCRIPTION**24.8530 Acres Residual Parcel #2-B South****Page 2 of 4**

- 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, passing thru a 5/8" iron pin in concrete found at 819.30 feet at the Northeasterly 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 838.31 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+41.19~130.25' R. Calc. --- centerline station 123+35.57~130.00' R. Rec. of said centerline survey plat for Relocated U.S. Route 422);
- Course V Thence South 78°06'30" East, along a Southerly sideline of said Relocated U.S. Route 422, a distance of 468.00 feet to a 5/8" iron pin set at the Northwesterly corner of a 6.5289 acres Lot Split Parcel #1 (said point being at centerline station 128+08.73~150.96' R. Calc.), said point also being North 78°06'30" West, distant 91.36 feet from 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);
- Course VI Thence South 01°55'52" West, along the Westerly line of said Lot Split Parcel #1, parallel to and at a perpendicular distance of 905.00 feet West of said centerline of Snyder Road, of a distance of 314.92 feet to an 5/8" iron pin set at the Southwesterly corner thereof;
- Course VII Thence South 88°04'08" East, along a Southerly line of said Lot Split Parcel #1, perpendicular to said centerline of Snyder Road, a distance of 398.06 feet to an 5/8" iron pin set at an angle point therein;
- Course VIII Thence South 49°19'14" East, continuing along a Southerly line of said Lot Split Parcel #1, a distance of 226.87 feet to an 5/8" iron pin set at an angle point therein;
- Course IX Thence South 88°04'08" East, continuing along said Southerly line of Lot Split Parcel #1, perpendicular to said centerline of Snyder Road, a distance of 293.24 feet a 5/8" iron pin set at the Southeasterly corner of said Lot Split Parcel #1 on said Westerly sideline of Snyder Road, a Westerly line of said The State of Ohio's land (PP #1207 WD);
- Course X Thence South 09°22'46" East, along said Westerly sideline of Snyder Road, said westerly line of The State of Ohio's land (PP #1207-WD), a distance of 34.45 feet to a 5/8" iron pin set at the Southwesterly corner thereof;

LEGAL DESCRIPTION

24.8530 Acres Residual Parcel #2-B South

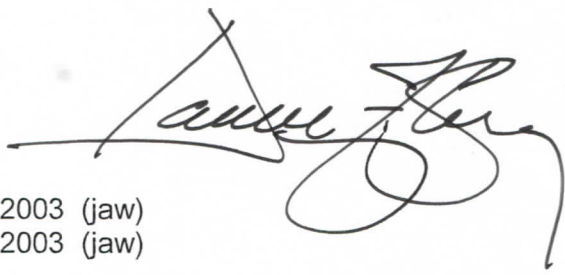
- Course XI Thence South 88°04'08" East, along a Southerly line of said The State of Ohio's land (PP #1207-WD), perpendicular to said centerline of Snyder Road, a distance of 30.00 feet to the Southeasterly corner thereof;
- Course XII Thence South 01°55'52" West, along said centerline of Snyder Road, said a distance of 141.22 feet to the Northeasterly corner of a 5.1940 acres Lot Split Parcel #2;
- Course XIII Thence North 88°04'08" West, along a Northerly line of said Lot Split Parcel #2, perpendicular to said centerline of Snyder Road and parallel to and at perpendicular distance of 175.00 feet South of Course #IX and 317.00 feet South of Course #VII, passing thru a 5/8" iron pin set at the Westerly sideline of Snyder Road at 30.00 feet, a distance of 905.00 feet to an iron pin set at the Northwesterly corner of thereof;
- Course XIV Thence South 01°55'52" West, along the Westerly line of said Lot Split Parcel #2, parallel to and at a perpendicular distance of 905.00 feet West of said centerline of Snyder Road, a distance of 250.00 feet to a 5/8" iron pin set at the Southwesterly corner thereof, said point also being the Northwesterly corner of a 5.1928 acres Lot Split Parcel #3;
- Course XV Thence South 13°08'14" East, along the Westerly line of said Lot Split Parcel #3, a distance of 269.26 feet to a 5/8" iron pin set at the Southwesterly corner thereof, said point also being the Northwesterly corner of a 5.3085 acres Lot Split #4;
- Course XVI Thence South 36°28'20" East, along the Westerly line of said Lot Split Parcel #4, a distance of 418.55 feet to a 5/8" iron pin set at the Southwesterly corner thereof, said point also being North 01°55'52" East, distant 89.04 feet from Course #2;
- Course XVII Thence South 88°04'08" East, along a Southerly line of said Lot Split Parcel #4, perpendicular to said centerline of Snyder Road, passing thru a 5/8" iron pin set 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 24.8530 acres (1,082,595 sq ft) of land including 0.1466 acres (6,386 sq ft) within Snyder Road right-of-way for a net area of 24.7064 acres (1,076,209 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 December, 2002, be the same, more or less, but subject to all legal highways;

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24.8530 Acres Residual Parcel #2-B South
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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 47.4595 acres Parcel #2-B South as conveyed to Solaris Land Corporation by deed dated October 28, 2002 and as recorded in Document #200200641455, Volume 1534, Page 1047 (PP #02-420759) of Geauga County Map Records and

- 5/8" iron pin set w/yellow cap "Donald F. Sheehy #7849"




Revised October 20, 2003 (jaw)
 Revised October 13, 2003 (jaw)
 December 12, 2002
 File: #02-126.1 (jaw)

good
 close
 24.853 Ac.

SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 315.251
 R.S. 10/23/03
 OFFICE OF THE *Revised*
 GEauga COUNTY ENGINEER

Faint red stamp: RECEIVED OCT 23 2003