

CALCULATED
CHECKED

RIGHT-OF-WAY, SR-306
STA. 80+00 TO STA. 88+50

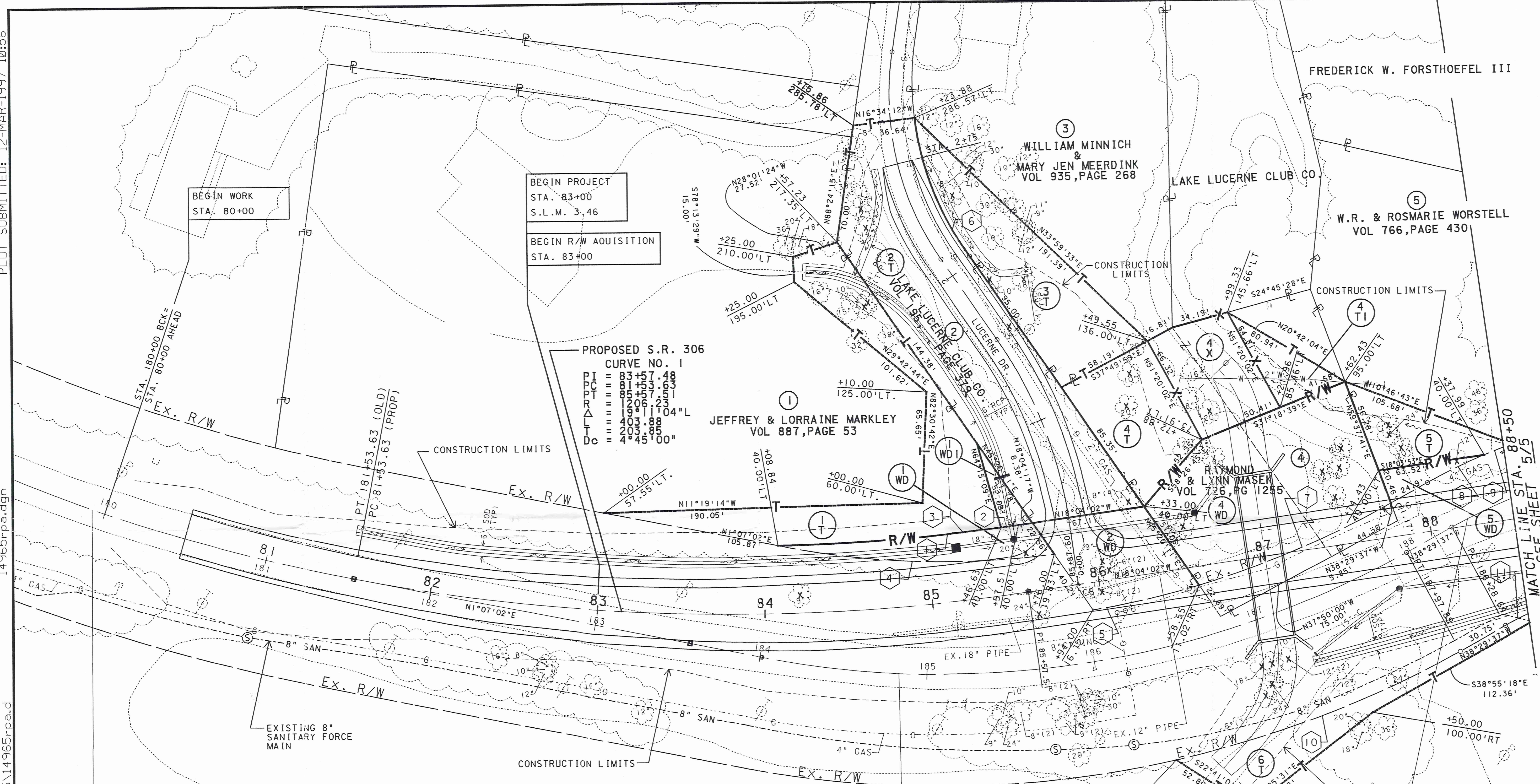
GEAUGA COUNTY
GEA-306-3.46

4 / 5
55
56

PLOT SUBMITTED: 12-MAR-1997 10:56

14965rpa.dgn

PLOTTED BY: jgrmorse
PLOTTED FROM: I:\Users\jgrmorse\p14965\14965rpa.d



BEGIN PROJECT
STA. 83+00
S.L.M. 3.46

BEGIN R/W ACQUISITION
STA. 83+00

PROPOSED S.R. 306
CURVE NO. 1
PI = 83+57.48
PC = 81+53.63
PT = 85+57.51
R = 1206.23
L = 191.04
T = 403.88
Dc = 203.85
CB = 4°45'10"

EXISTING S.R. 306
CURVE NO. 2
PI = 178+46.06
PC = 175+21.96
PT = 181+53.63
R = 1144.84
L = 31°36'48"L
L = 631.67
T = 324.10
Dc = 5°00'17"

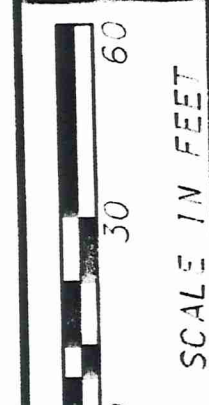
EXISTING S.R. 306
CURVE NO. 3
PI = 186+07.83
PC = 184+01.17
PT = 187+09.89
R = 1033.33
L = 103.39
T = 906.72
Dc = 9°59'04"

EXISTING S.R. 306
CURVE NO. 4
PI = 189+38.12
PC = 188+28.64
PT = 190+40.39
R = 988.22
L = 3°52'16"R
L = 11.75
T = 109.47
Dc = 16°56'25"

1	4	7	10
R = 1166.23' Arc. L = 143.73' C = 143.66' CB = N14°32'14"W	R = 507.85' Arc. L = 165.16' C = 164.44' CB = S07°54'13"E	R = 543.85' Arc. L = 118.60' C = 118.36' CB = N32°14'47"W	R = 639.85' Arc. L = 181.57' C = 180.96' CB = N30°21'52"W
2	5	8	11
R = 1166.23' Arc. L = 10.52' C = 10.52' CB = S17°48'31"E	R = 543.85' Arc. L = 64.79' C = 64.75' CB = N22°35'11"W	R = 368.22' Arc. L = 37.58' C = 37.56' CB = S35°34'12"E	R = 272.22' Arc. L = 93.09' C = 92.63' CB = N28°41'50"W
3	6	9	
R = 1166.23' Arc. L = 133.21' C = 133.14' CB = N14°16'41"W	R = 183.19' Arc. L = 88.93' C = 88.06' CB = N58°32'49"E	R = 368.22' Arc. L = 17.52' C = 17.52' CB = N31°17'00"W	

REV	DATE	DESCRIPTION
6	12MAR97	FILLED CIRCLES AT INTERSECTING POINTS WERE REMOVED
5	13DEC96	SOD CHANGED TO RCP ON LUCERNE DR.
4	19MAR96	CONSTRUCTION LIMITS REVISED
3	20DEC95	PROP. 8" SAN. LOCATION CHANGE
2	07DEC95	ADDED TREE LOCATIONS
1	07DEC95	MODIFIED BEARING CALLOUTS

DATE OF COMPLETION



CALCULATED
CHECKED

RIGHT-OF-WAY SR-306
STA. 88+50 TO STA. 197+00

GEAUGA COUNTY
GEA-306-3.46

5 / 5
56
56

PLOT SUBMITTED: 12-MAR-1997 11:14

14965rpb.dgn
14965rpb.d

PLOTTED BY: jgrmovse
PLOTTED FROM: j:\users\jarmovse\pid14965\14965rpb.d

FREDERICK W. FORSTHOEFEL III

END PROJECT
STA. 90+00
S.L.M. 3.59

W.R. & ROSMARIE WORSTEL
VOL 766, PAGE 430

LAKE LUCERNE CLUB
COMPANY

PROPOSED S.R. 306
CURVE NO. 2
PI = 90+55.60
PC = 88+92.04
PT = 92+17.18
R = 152.23
L = 26.139
Dc = 45.56

END WORK
STA. 197+40.43

END R/W ACQUISITION
STA. 94+00

MATCH LINE STA. 88+50
SEE SHEET 4/5

END SHEET
STA. 197+42

TANGLEWOOD ASSOCIATES

MORT C. McLENNAN, TRUSTEE
VOL 1031, PAGE 180, 182

EXISTING S.R. 306
CURVE NO. 4
PI = 189+38.12
PC = 188+28.64
PT = 190+40.39
R = 338.22
L = 52.16
Dc = 109.47
Dc = 16.56

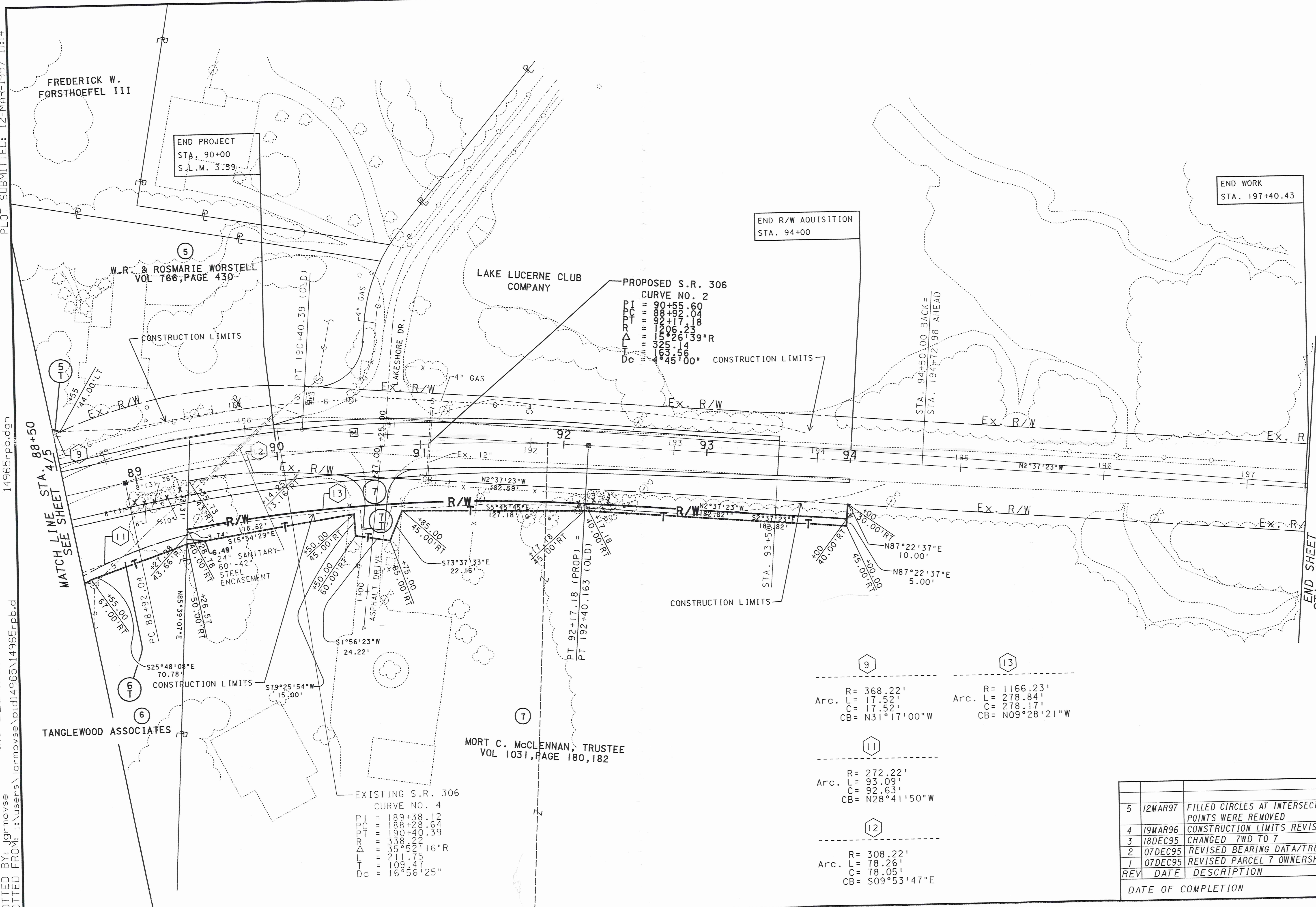
9
R = 368.22'
Arc. L = 17.52'
C = 17.52'
CB = N31°17'00"W

13
R = 1166.23'
Arc. L = 278.84'
C = 278.17'
CB = N09°28'21"W

11
R = 272.22'
Arc. L = 93.09'
C = 92.63'
CB = N28°41'50"W

12
R = 308.22'
Arc. L = 78.26'
C = 78.05'
CB = S09°53'47"E

REV	DATE	DESCRIPTION
5	12MAR97	FILLED CIRCLES AT INTERSECTING POINTS WERE REMOVED
4	19MAR96	CONSTRUCTION LIMITS REVISED
3	18DEC95	CHANGED 7WD TO 7
2	07DEC95	REVISED BEARING DATA/TREES
1	07DEC95	REVISED PARCEL 7 OWNERSHIP
		DATE OF COMPLETION



BA100143
BA100143

STATE OF OHIO
NO STAMP NECESSARY
EXEMPT

WARRANTY DEED

RE 13
Rev. 12-72

KNOW ALL MEN BY THESE PRESENTS:

That _____

hereinafter referred to as the grantor (as used herein, Grantor includes the plural and words in the masculine includes the feminine) in consideration of the sum of _____

_____ Dollars (\$ _____) to him paid by the State of Ohio, the Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey to the said Grantee, its successors and assigns forever, the following described real estate:

Situated in the Township of Bainbridge, County of Geauga, State of Ohio, and in Section Sublot 14, Town _____, Range _____, and bounded and described as follows:

PARCEL NO. 1WD

Being a parcel of land lying on the left side of the centerline of a survey, made by the Department of Transportation, and recorded in Book _____, Page _____, of the records of Geauga County (Tract 1, O.L. 21, 22) and being located within the following described points in the boundary thereof;

Beginning at a monument located at station 154+29.61 referenced from the Centerline Survey Plat for GEA-306-3.46, Dated Oct. 20 1995, thence North 06° 46' 05" East, along the existing centerline of S.R. (State Route) 306 from station 154+29.61, a distance of 833.83 feet to a point, said point being the intersection of S.R. 306 and Tanglewood Trail and located at station 162+63.44 of the Centerline Survey Plat;

Thence North 06° 43' 15" East, continuing along the existing centerline of S.R. 306 from station 162+63.44, and a distance of 962.43 feet to a P.C. (Point of Curvature) along the centerline of S.R. 306 and located at station 172+25.87;

Thence North 06° 43' 15" East, from station 172+25.87 along the tangent of a curve, a distance of 132.28 feet to a P.I. (Point of Intersection) at station 173+58.15 (said curve having radius of 572.74 feet, and a length of 260.00 feet);

Thence North 32° 43' 50" East from station 173+58.15 and deflecting at an angle of 26° 00' 00" Right, a tangent distance of 132.28 feet to a P.T. (Point of Tangency) at station 174+85.87;

Thence North 32° 43' 50" East from station 174+85.87 along the existing centerline of S.R. 306, a distance of 36.09 feet to a P.C. (Point of Curvature) on the centerline of S.R. 306 at station 175+21.96;

Thence North 32° 43' 50" East from station 175+21.96 along the tangent of a curve, a distance of 324.10 feet to a P.I. (Point of Intersection) at station 178+46.06 (said curve having radius of 1,144.84 feet, and a length of 631.67 feet);

Thence North 01° 07' 02" East from station 178+46.06 and deflecting at an angle of 31° 36' 48" Left, a tangent distance of 324.10 feet to an old P.T. (Point of Tangency) at station 181+53.63 also known as the P.C.C. (Point of Compound Curvature) on the new alignment and station 81+53.63 AHEAD;

There is a station equation at station 180+00 BACK = STATION 80+00 AHEAD;

Thence from station 81+53.63 new alignment along the curve of the proposed centerline to a point at station 84+08.84, (said curve having a radius of 1,206.23 feet, and a length of 403.88 feet from the Centerline Survey Plat for GEA-306-3.46, Dated Oct. 20 1995);

Thence South 79° 00' 06" West, a distance of 40.00 feet to a point on the existing westerly right-of-way line of S.R. 306, said point also being on the easterly property line of Jeffery & Lorraine Markley as recorded in Deed Volume 887 and Page 53, and THE PRINCIPAL PLACE OF BEGINNING for the parcel herein described;

Thence in a northwesterly direction along the proposed westerly right-of-way line of S.R. 306 and along the arc of a curve curving to the left (radius = 1,166.23 feet, chord = 143.66 feet, chord bearing = North 14° 32' 14" West) a distance of 143.73 feet to a point of tangency, said point also being at station 85+57.51, 40.00 feet left of and parallel to the centerline of S.R. 306;

Thence North 18° 04' 17" West to a point where the proposed right-of-way line intersects the southeasterly property line of the Lake Lucerne Club Co. Vol. 195, Page 379, a distance of 8.38 feet along the proposed westerly right-of-way line;

Thence North 45° 20' 11" East, a distance of 22.56 feet to a point along the southeasterly property line of the Lake Lucerne Land Co. where it intersects the existing right-of-way line of S.R. 306 and also being a point at station 85+76.00, 19.83 feet left of and parallel to the centerline of S.R. 306;

Thence in a southerly direction along the existing right-of-way line of S.R. 306 and along the arc of a curve curving to right (radius = 507.85 feet, chord = 164.44 feet, chord bearing = South 07° 54' 13" East) a distance of 165.16 feet to THE PRINCIPAL PLACE OF BEGINNING and containing 0.045 acres (1,972.00 square feet) of land, be the same, more or less, but subject to all legal highways and easements of record.

The above described area is part of Auditor's Parcel No. 02-112050 which contains 2.06 Ac. of land.

Grantor claims title by instrument(s) of record in Deed Volume 887, Pages 53 of the Geauga County Records.

The above described description was based on a survey conducted by Delmar B. Kosie, Registered Surveyor No. 5276. Plans are on file with the Ohio Department of Transportation, District Twelve, 5500 Transportation Boulevard, Garfield Heights, Ohio. Centerline Survey Plat for GEA-306-3.46, Dated Oct. 20 1995.

Grantor, for himself and his heirs, executors, administrators and assigns reserves _____

TO HAVE AND TO HOLD the real estate with all the rights, privileges and appurtenances thereto belonging to the Grantee, its successors and assigns forever.

And the said grantor, for himself and his heirs, executors, administrators and assigns, does hereby covenant with the said Grantee, its successors and assigns, that he is the true and lawful owner of the said premises, and has full power to convey the same; and that the title so conveyed is free and clear from all liens and encumbrances whatsoever, except zoning ordinances and utility easements of record.

BA1 00143

WARRANTY DEED

RE 13
Rev. 12-72

KNOW ALL MEN BY THESE PRESENTS:

That _____

hereinafter referred to as the grantor (as used herein, Grantor includes the plural and words in the masculine includes the feminine) in consideration of the sum of _____ Dollars (\$ _____) to him paid by the State of Ohio, the Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey to the said Grantee, its successors and assigns forever, the following described real estate:

Situated in the Township of Bainbridge, County of Geauga, State of Ohio, and in Section Sublot 14, Town _____, Range _____, and bounded and described as follows:

PARCEL NO. 1WD-1

Being a parcel of land lying on the left side of the centerline of a survey, made by the Department of Transportation, and recorded in Book _____, Page _____, of the records of Geauga County (Tract 1, O.L. 21, 22) and being located within the following described points in the boundary thereof;

Beginning at a monument located at station 154+29.61 referenced from the Centerline Survey Plat for GEA-306-3.46, Dated Oct. 20 1995, thence North 06° 46' 05" East, along the existing centerline of S.R. (State Route) 306 from station 154+29.61, a distance of 833.83 feet to a point, said point being the intersection of S.R. 306 and Tanglewood Trail and located at station 162+63.44 of the Centerline Survey Plat;

Thence North 06° 43' 15" East, continuing along the existing centerline of S.R. 306 from station 162+63.44, and a distance of 962.43 feet to a P.C. (Point of Curvature) along the centerline of S.R. 306 and located at station 172+25.87;

Thence North 06° 43' 15" East, from station 172+25.87 along the tangent of a curve, a distance of 132.28 feet to a P.I. (Point of Intersection) at station 173+58.15 (said curve having radius of 572.74 feet, and a length of 260.00 feet);

Thence North 32° 43' 50" East from station 173+58.15 and deflecting at an angle of 26° 00' 00" Right, a tangent distance of 132.28 feet to a P.T. (Point of Tangency) at station 174+85.87;

Thence North 32° 43' 50" East from station 174+85.87 along the existing centerline of S.R. 306, a distance of 36.09 feet to a P.C. (Point of Curvature) on the centerline of S.R. 306 at station 175+21.96;

Thence North 32° 43' 50" East from station 175+21.96 along the tangent of a curve, a distance of 324.10 feet to a P.I. (Point of Intersection) at station 178+46.06 (said curve having radius of 1,144.84 feet, and a length of 631.67 feet);

Thence North 01° 07' 02" East from station 178+46.06 and deflecting at an angle of 31° 36' 48" Left, a tangent distance of 324.10 feet to an old P.T. (Point of Tangency) at station 181+53.63 also known as the P.C.C. (Point of Compound Curvature) on the new alignment and station 81+53.63 AHEAD;

There is a station equation at station 180+00 BACK = STATION 80+00 AHEAD;

Thence from station 81+53.63 new alignment along the curve of the proposed centerline to a point at station 84+08.84, (said curve having a radius of 1,206.23 feet, and a length of 403.88 feet from the Centerline Survey Plat for GEA-306-3.46, Dated Oct. 20 1995);

Thence South 79° 00' 06" West, a distance of 40.00 feet to a point on the existing westerly right-of-way line of S.R. 306, said point also being on the easterly property line of Jeffery & Lorraine Markley as recorded in Deed Volume 887 and Page 53, and a PLACE OF BEGINNING;

Thence in a northwesterly direction along the proposed westerly right-or-way line of S.R. 306 and along the arc of a curve curving to the left (radius = 1,166.23 feet, chord = 133.14 feet, chord bearing = North 14° 16' 41" West) a distance of 133.21 feet to a point of tangency, said point also being at station 85+46.63, 40.00 feet left of and parallel to the centerline of S.R. 306 and THE PRINCIPAL PLACE OF BEGINNING for the parcel herein described;

Thence South $64^{\circ} 15' 09''$ West, a distance of 52.09 feet, to a point of intersection with the existing southeasterly property line of the Lake Lucerne Club Co. Vol. 195, Page 379;

Thence North $45^{\circ} 20' 11''$ East, a distance of 57.78 feet to a point on the southeasterly property line of the Lake Lucerne Club Co., where it intersects the proposed right-of-way line of S.R. 306;

Thence South $18^{\circ} 04' 17''$ East, from the point of intersection of the proposed right-of-way line and the southeasterly property line of the Lake Lucerne Club Co., a distance of 8.38 feet to a point, said point is also at station 85+57.51, 40.00 feet left and parallel to the centerline of S.R. 306 from the Centerline Survey Plat for GEA-306-3.46, Dated Oct. 20 1995;

Thence in a southeasterly direction along the proposed westerly right-of-way line of S.R. 306 and along the arc of a circle curving to the right (radius = 1,166.23 feet, chord = 10.52 feet, chord bearing = South $17^{\circ} 48' 31''$ East) a distance of 10.52 feet to a point and THE PRINCIPAL PLACE OF BEGINNING and containing 0.011 acres (479.16 square feet) of land, be the same, more or less, but subject to all legal highways and easements of record.

The above described area is part of Auditor's Parcel No. 02-112050 which contains 2.06 Ac. of land.

Grantor claims title by instrument(s) of record in Deed Volume 887, Pages 53 of the Geauga County Records.

The above described description was based on a survey conducted by Delmar B. Kosie, Registered Surveyor No. 5276. Plans are on file with the Ohio Department of Transportation, District Twelve, 5500 Transportation Boulevard, Garfield Heights, Ohio. Centerline Survey Plat for GEA-306-3.46, Dated Oct. 20 1995.

Grantor, for himself and his heirs, executors, administrators and assigns reserves _____

TO HAVE AND TO HOLD the real estate with all the rights, privileges and appurtenances thereto belonging to the Grantee, its successors and assigns forever.

And the said grantor, for himself and his heirs, executors, administrators and assigns, does hereby covenant with the said Grantee, its successors and assigns, that he is the true and lawful owner of the said premises, and has full power to convey the same; and that the title so conveyed is free and clear from all liens and encumbrances whatsoever, except zoning ordinances and utility easements of record.

8-A100143

02-420360

WARRANTY DEED

RE 16
Rev. 12-72

KNOW ALL MEN BY THESE PRESENTS:

That _____

hereinafter referred to as the Grantor in consideration of the sum of _____ Dollars (\$ _____), to it paid by the State of Ohio, the Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey to the said Grantee, its successors and assigns forever, the following described real estate:

Situated in the Bainbridge, County of Geauga, State of Ohio and in Section Sublot 20, Town _____, Range _____, and bounded and described as follows:

PARCEL NO. 2WD

Being a parcel of land lying on the left side of the centerline of a survey, made by the Department of Transportation, and recorded in Book _____, Page _____, of the records of Geauga County (Tract 1, O.L. 21, 22) and being located within the following described points in the boundary thereof;

Beginning at a monument located at station 154+29.61 referenced from the Centerline Survey Plat for GEA-306-3.46, Dated Oct. 20 1995, thence North 06° 46' 05" East, along the existing centerline of S.R. (State Route) 306 from station 154+29.61, a distance of 833.83 feet to a point, said point being the intersection of S.R. 306 and Tanglewood Trail and located at station 162+63.44 of the Centerline Survey Plat;

Thence North 06° 43' 15" East, continuing along the existing centerline of S.R. 306 from station 162+63.44, and a distance of 962.43 feet to a P.C. (Point of Curvature) along the centerline of S.R. 306 and located at station 172+25.87;

Thence North 06° 43' 15" East, from station 172+25.87 along the tangent of a curve, a distance of 132.28 feet to a P.I. (Point of Intersection) at station 173+58.15 (said curve having radius of 572.74 feet, and a length of 260.00 feet);

Thence North 32° 43' 50" East from station 173+58.15 and deflecting at an angle of 26° 00' 00" Right, a tangent distance of 132.28 feet to a P.T. (Point of Tangency) at station 174+85.87;

Thence North 32° 43' 50" East from station 174+85.87 along the existing centerline of S.R. 306, a distance of 36.09 feet to a P.C. (Point of Curvature) on the centerline of S.R. 306 at station 175+21.96;

Thence North 32° 43' 50" East from station 175+21.96 along the tangent of a curve, a distance of 324.10 feet to a P.I. (Point of Intersection) at station 178+46.06 (said curve having radius of 1,144.84 feet, and a length of 631.67 feet);

Thence North 01° 07' 02" East from station 178+46.06 and deflecting at an angle of 31° 36' 48" Left, a tangent distance of 324.10 feet to an old P.T. (Point of Tangency) at station 181+53.63 also known as the P.C.C. (Point of Compound Curvature) on the new alignment and station 81+53.63 AHEAD;

There is a station equation at station 180+00 BACK = STATION 80+00 AHEAD;

Thence from station 81+53.63 new alignment along the curve of the proposed centerline to a point at station 84+08.84, (said curve having a radius of 1,206.23 feet, and a length of 403.88 feet from the Centerline Survey Plat for GEA-306-3.46, Dated Oct. 20 1995);

Thence South 79° 00' 06" West, a distance of 40.00 feet to a point on the existing westerly right-of-way line of S.R. 306, said point also being on the easterly property line of Jeffery & Lorraine Markley as recorded in Deed Volume 887 and Page 53, and PLACE OF BEGINNING;

Thence in a northwesterly direction along the proposed westerly right-of-way line of S.R. 306 and along the arc of a curve curving to the left (radius = 1,166.23 feet, chord = 143.66 feet, chord bearing = North 14° 32' 14" West) a distance of 143.73 feet to a point of tangency, said point also being at station 85+57.51, 40.00 feet left of and parallel to the centerline of S.R. 306;

Thence North $18^{\circ} 04' 17''$ West, a distance of 8.38 feet to a point of intersection of the proposed right-of-way line and the southeasterly property line of the Lake Lucerne Club Co. Vol. 195, Page 379 and THE PRINCIPAL PLACE OF BEGINNING for the parcel herein described;

Thence North $18^{\circ} 04' 02''$ West, along the proposed right-of-way line to a point where the proposed right-of-way line intersects the northerly property line of the Lake Lucerne Club Co., a distance of 67.11 feet;

Thence North $45^{\circ} 20' 11''$ East along the northerly property line of the Lake Lucerne Club Co., a distance of 57.06 feet to a point, said point also being at station 86+58.55, 11.02 feet right of and parallel to the centerline of S.R. 306;

Thence along the existing westerly right-of-way line of S.R. 306 and along the arc of a circle curving to the right (radius = 543.85 feet, chord = 64.75 feet, chord bearing = South $22^{\circ} 35' 11''$ East) a distance of 64.79 feet to a point of tangency, said point also being at station 85+94.00, 16.12 feet right of and parallel to the centerline of S.R. 306;

Thence as South $45^{\circ} 20' 11''$ West, along the southeasterly property line of the Lake Lucerne Club Co. and the proposed right-of-way line of S.R. 306, a distance of 62.77 feet to a point and THE PRINCIPAL PLACE OF BEGINNING and containing 0.083 acres (3,615.48 square feet) of land, be the same, more or less, but subject to all legal highways and easements of record.

The above described area is part of Auditor's Parcel No. 02-211500 which contains 12.97 Ac. of land.

Grantor claims title by instrument(s) of record in Deed Volume 193, 195, Pages 53, 379 of the Geauga County Records.

The above described description was based on a survey conducted by Delmar B. Kosie, Registered Surveyor No. 5276. Plans are on file with the Ohio Department of Transportation, District Twelve, 5500 Transportation Boulevard, Garfield Heights, Ohio. Centerline Survey Plat for GEA-306-3.46, Dated Oct. 20 1995.

TO HAVE AND TO HOLD the real estate with all the rights, privileges and appurtenances thereto belonging to the Grantee, its successors and assigns forever.

And the said grantor, for himself and his heirs, executors, administrators and assigns, does hereby covenant with the said Grantee, its successors and assigns, that he is the true and lawful owner of the said premises, and has full power to convey the same; and that the title so conveyed is free and clear from all liens and encumbrances whatsoever, except zoning ordinances and utility easements of record.

BAI 00143

WARRANTY DEED

RE 13
Rev. 12-72

KNOW ALL MEN BY THESE PRESENTS:

That _____

hereinafter referred to as the grantor (as used herein, Grantor includes the plural and words in the masculine includes the feminine) in consideration of the sum of _____ Dollars (\$ _____) to him paid by the State of Ohio, the Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey to the said Grantee, its successors and assigns forever, the following described real estate:

Situated in the Township of Bainbridge, County of Geauga, State of Ohio, and in Section Sublot 22, 23, Town _____, Range _____, and bounded and described as follows:

PARCEL NO. 4WD

Being a parcel of land lying on the left side of the centerline of a survey, made by the Department of Transportation, and recorded in Book _____, Page _____, of the records of Geauga County (Tract 1, O.L. 21, 22) and being located within the following described points in the boundary thereof;

Beginning at a monument located at station 154+29.61 referenced from the Centerline Survey Plat for GEA-306-3.46, Dated Oct. 20 1995, thence North 06° 46' 05" East, along the existing centerline of S.R. (State Route) 306 from station 154+29.61, a distance of 833.83 feet to a point, said point being the intersection of S.R. 306 and Tanglewood Trail and located at station 162+63.44 of the Centerline Survey Plat;

Thence North 06° 43' 15" East, continuing along the existing centerline of S.R. 306 from station 162+63.44, and a distance of 962.43 feet to a P.C. (Point of Curvature) along the centerline of S.R. 306 and located at station 172+25.87;

Thence North 06° 43' 15" East, from station 172+25.87 along the tangent of a curve, a distance of 132.28 feet to a P.I. (Point of Intersection) at station 173+58.15 (said curve having radius of 572.74 feet, and a length of 260.00 feet);

Thence North 32° 43' 50" East from station 173+58.15 and deflecting at an angle of 26° 00' 00" Right, a tangent distance of 132.28 feet to a P.T. (Point of Tangency) at station 174+85.87;

Thence North 32° 43' 50" East from station 174+85.87 along the existing centerline of S.R. 306, a distance of 36.09 feet to a P.C. (Point of Curvature) on the centerline of S.R. 306 at station 175+21.96;

Thence North 32° 43' 50" East from station 175+21.96 along the tangent of a curve, a distance of 324.10 feet to a P.I. (Point of Intersection) at station 178+46.06 (said curve having radius of 1,144.84 feet, and a length of 631.67 feet);

Thence North 01° 07' 02" East from station 178+46.06 and deflecting at an angle of 31° 36' 48" Left, a tangent distance of 324.10 feet to an old P.T. (Point of Tangency) at station 181+53.63 also known as the P.C.C. (Point of Compound Curvature) on the new alignment and station 81+53.63 AHEAD;

There is a station equation at station 180+00 BACK = STATION 80+00 AHEAD;

Thence from station 81+53.63 new alignment along the curve of the proposed centerline to a point at station 84+08.84, (said curve having a radius of 1,206.23 feet, and a length of 403.88 feet from the Centerline Survey Plat for GEA-306-3.46, Dated Oct. 20 1995);

Thence South 79° 00' 06" West, a distance of 40.00 feet to a point on the existing westerly right-of-way line of S.R. 306, said point also being on the easterly property line of Jeffery & Lorraine Markley as recorded in Deed Volume 887 and Page 53, and PLACE OF BEGINNING;

Thence in a northwesterly direction along the proposed westerly right-or-way line of S.R. 306 and along the arc of a curve curving to the left (radius = 1,166.23 feet, chord = 143.66 feet, chord bearing = North 14° 32' 14" West) a distance of 143.73 feet to a point of tangency, said point also being at station 85+57.51, 40.00 feet left of and parallel to the centerline of S.R. 306;

Thence North 18° 04' 17" West, a distance of 8.38 feet to a point where the proposed right-of-way line intersects the southeasterly property line of the Lake Lucerne Club Co. Vol. 195 , Page 379 ;

Thence North 18° 04' 02" West, along the proposed westerly right-of-way line to a point where it intersects the northerly property line of the Lake Lucerne Club Co., a distance of 67.11 feet to a point, said point also being station 86+33.00, 40.00 feet left and THE PRINCIPAL PLACE OF BEGINNING for the parcel herein described;

Thence North 58° 26' 45" West, a distance of 52.35 feet to a point;

Thence North 31° 18' 39" West, a distance of 91.99 feet to a point, said point being at station 87+62.43, 95.00 feet left and on the southerly property line of W.R. & Rosemarie Worstell Vol. 766 , Page 430 ;

Thence North 59° 37' 41" East, a distance of 87.91 feet, along the southerly property line of W.R. & Rosemarie Worstell, to a point;

Thence South 37° 50' 00" East, a distance of 119.50 feet, following along the northeasterly property line of Raymond & Lynn Masek to a point;

Thence South 45° 20' 11" West, a distance of 79.75 feet, along the southerly property line of Raymond & Lynn Masek know as THE PRINCIPAL PLACE OF BEGINNING and containing 0.273 acres (10,149.48 square feet) of land of which 0.040 acres (1,742.4 square feet) is P.R.O., be the same, more or less, but subject to all legal highways and easements of record.

The above described area is part of Auditor's Parcel No. 02-212400, 02-212450 which contains .28 Ac., .22 Ac. of land.

Grantor claims title by instrument(s) of record in Deed Volume 726 , Pages 1255 of the Geauga County Records.

The above described description was based on a survey conducted by Delmar B. Kosie, Registered Surveyor No. 5276. Plans are on file with the Ohio Department of Transportation, District Twelve, 5500 Transportation Boulevard, Garfield Heights, Ohio. Centerline Survey Plat for GEA-306-3.46, Dated Oct. 20 1995.

Grantor, for himself and his heirs, executors, administrators and assigns reserves _____

TO HAVE AND TO HOLD the real estate with all the rights, privileges and appurtenances thereto belonging to the Grantee, its successors and assigns forever.

And the said grantor, for himself and his heirs, executors, administrators and assigns, does hereby covenant with the said Grantee, its successors and assigns, that he is the true and lawful owner of the said premises, and has full power to convey the same; and that the title so conveyed is free and clear from all liens and encumbrances whatsoever, except zoning ordinances and utility easements of record.

WARRANTY DEED

RE 13
Rev. 12-72

KNOW ALL MEN BY THESE PRESENTS:

That _____
hereinafter referred to as the grantor (as used herein, Grantor includes the plural and words in the masculine includes the feminine) in consideration of the sum of _____ Dollars (\$ _____) to him paid by the State of Ohio, the Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey to the said Grantee, its successors and assigns forever, the following described real estate:

Situated in the Township of Bainbridge, County of Geauga, State of Ohio, and in Section _____, Town _____, Range _____, and bounded and described as follows:

PARCEL NO. 5WD

Being a parcel of land lying on the left side of the centerline of a survey, made by the Department of Transportation, and recorded in Book _____, Page _____, of the records of Geauga County (Tract 1, O.L. 21) and being located within the following described points in the boundary thereof;

Beginning at a monument located at station 154+29.61 referenced from the Centerline Survey Plat for GEA-306-3.46, Dated Oct. 20 1995, thence North 06° 46' 05" East, along the existing centerline of S.R. (State Route) 306 from station 154+29.61, a distance of 833.83 feet to a point, said point being the intersection of S.R. 306 and Tanglewood Trail and located at station 162+63.44 of the Centerline Survey Plat;

Thence North 06° 43' 15" East, continuing along the existing centerline of S.R. 306 from station 162+63.44, and a distance of 962.43 feet to a P.C. (Point of Curvature) along the centerline of S.R. 306 and located at station 172+25.87;

Thence North 06° 43' 15" East, from station 172+25.87 along the tangent of a curve, a distance of 132.28 feet to a P.I. (Point of Intersection) at station 173+58.15 (said curve having radius of 572.74 feet, and a length of 260.00 feet);

Thence North 32° 43' 50" East from station 173+58.15 and deflecting at an angle of 26° 00' 00" Right, a tangent distance of 132.28 feet to a P.T. (Point of Tangency) at station 174+85.87;

Thence North 32° 43' 50" East from station 174+85.87 along the existing centerline of S.R. 306, a distance of 36.09 feet to a P.C. (Point of Curvature) on the centerline of S.R. 306 at station 175+21.96;

Thence North 32° 43' 50" East from station 175+21.96 along the tangent of a curve, a distance of 324.10 feet to a P.I. (Point of Intersection) at station 178+46.06 (said curve having radius of 1,144.84 feet, and a length of 631.67 feet);

Thence North 01° 07' 02" East from station 178+46.06 and deflecting at an angle of 31° 36' 48" Left, a tangent distance of 324.10 feet to an old P.T. (Point of Tangency) at station 181+53.63 also known as the P.C.C. (Point of Compound Curvature) on the new alignment and station 81+53.63 AHEAD;

There is a station equation at station 180+00 BACK = STATION 80+00 AHEAD;

Thence from station 81+53.63 new alignment along the curve of the proposed centerline to a point at station 84+08.84, (said curve having a radius of 1,206.23 feet, and a length of 403.88 feet from the Centerline Survey Plat for GEA-306-3.46, Dated Oct. 20 1995);

Thence South 79° 00' 06" West, a distance of 40.00 feet to a point on the existing westerly right-of-way line of S.R. 306, said point also being on the easterly property line of Jeffery & Lorraine Markley as recorded in Deed Volume 887 and Page 53, and PLACE OF BEGINNING;

Thence in a northwesterly direction along the proposed westerly right-of-way line of S.R. 306 and along the arc of a curve curving to the left (radius = 1,166.23 feet, chord = 143.66 feet, chord bearing = North 14° 32' 14" West) a distance of 143.73 feet to a point of tangency, said point also being at station 85+57.51, 40.00 feet left of and parallel to the centerline of S.R. 306;

Thence North 18° 04' 17" West, a distance of 8.38 feet to a point where the proposed right-of-way line intersects the southeasterly property line of the Lake Lucerne Club Co. Vol. 195 , Page 379 ;

Thence North 18° 04' 02" West, along the proposed westerly right-of-way line to a point where it intersects the northerly property line of the Lake Lucerne Club Co., a distance of 67.11 feet to a point;

Thence North 58° 26' 45" West, a distance of 52.35 feet to a point;

Thence North 31° 18' 39" West, a distance of 91.99 feet to a point, said point being on the northerly property line of Raymond & Lynn Masek Vol. 726 , Page 1255 ;

Thence North 59° 37' 41" East, along said ^{northerly} southerly property line a distance of 56.28 feet to a point, said point also being at station 87+74.43, 40.00 feet left and THE PRINCIPAL PLACE OF BEGINNING for the parcel herein described;

Thence North 18° 03' 53" West, a distance of 63.52 feet to a point, said point being at station 88+37.99, 40.00 feet left (where the proposed right-of-way intersects the existing right-of-way S.R. 306);

Thence in a southerly direction along the proposed right-of-way line the of S.R. 306 and along the arc of a curve curving to the left(radius = 368.22 feet, chord = 35.56 feet, chord bearing = South 35° 34' 12" East) a distance of 37.58 feet to a point of tangency;

Thence South 38° 29' 37" East, a distance of 24.91 feet to a point, said point being on the northerly property line of Raymond & Lynn Masek;

Thence South 59° 37' 41" West, (following along the northerly property line of Raymond & Lynn Masek) a distance of 20.46 feet to a point and THE PRINCIPAL PLACE OF BEGINNING and containing 0.014 acres (609.84 square feet) be the same, more or less, but subject to all legal highways and easements of record.

The above described area is part of Auditor's Parcel No. 02-174750 which contains 1.0 Ac. of land.

Grantor claims title by instrument(s) of record in Deed Volume 766 , Pages 430 of the Geauga County Records.

The above described description was based on a survey conducted by Delmar B. Kosie, Registered Surveyor No. 5276. Plans are on file with the Ohio Department of Transportation, District Twelve, 5500 Transportation Boulevard, Garfield Heights, Ohio. Centerline Survey Plat for GEA-306-3.46, Dated Oct. 20 1995.

Grantor, for himself and his heirs, executors, administrators and assigns reserves _____

TO HAVE AND TO HOLD the real estate with all the rights, privileges and appurtenances thereto belonging to the Grantee, its successors and assigns forever.

And the said grantor, for himself and his heirs, executors, administrators and assigns, does hereby covenant with the said Grantee, its successors and assigns, that he is the true and lawful owner of the said premises, and has full power to convey the same; and that the title so conveyed is free and clear from all liens and encumbrances whatsoever, except zoning ordinances and utility easements of record.