

LEGAL DESCRIPTION OF
PARCEL "A"

Situated in the Township of Bainbridge, County of Geauga and State of Ohio; and known as being part of Original Bainbridge Township Lot No. 38, Tract One and further bounded and described as follows:

Beginning at a point at the centerline intersection of Washington Street (Right of Way Varies) and the Savage Road (60 feet wide) said point being in the East line of said Lot No. 38 and witness a 1" Iron Pin found South $00^{\circ}03'30''$ West a distance of 36.28 feet as measured along said centerline of Savage Road from said point of beginning; Thence North $60^{\circ}17'30''$ West a distance of 1615.50 feet along the said centerline of Washington Street to the Southwesterly corner of a parcel of land conveyed to David L. & Christine M. Murtaugh by deed recorded in Volume 740, Page 0160 of the Geauga County Records (PN 03-009100) and **The True Place of Beginning** of parcel herein describe;

Thence continuing North $60^{\circ}17'30''$ West a distance of 136.50 feet along the said centerline of Washington Street to an angle point therein;

Thence North $60^{\circ}06'12''$ West a distance of 103.50 feet along the said centerline of Washington Street to the Southeasterly corner of a parcel of land conveyed to Frank & Doris Lanza by deed recorded in Volume 747, Page 609 of the Geauga County Records (PN 03-019001);

Thence North $29^{\circ}42'30''$ East a distance of 190.46 feet along the Easterly line of a said parcel of land conveyed to Frank & Doris Lanza to an Iron Pin Capped (BLS 7699) set passing through an Iron Pin Capped (BLS 7699) set at 40.00 feet ;

Thence North $00^{\circ}00'00''$ West a distance of 259.39 feet along the Easterly line of said parcel of land conveyed to Frank & Doris Lanza to an Iron Pin Capped (BLS 7699) set in the Southerly line of a parcel of land conveyed to 7273 Miller Properties LLC by deed recorded in Volume 1849, Page 3068 of the Geauga County Records (PN 03-007100);

Thence North $90^{\circ}00'00''$ East a distance of 240.00 feet along the Southerly line of said parcel of land conveyed to 7273 Miller Properties LLC to a 1" Iron Pipe found in the Northwesterly corner of a parcel of land conveyed to Hillary L. Henry by deed recorded in Volume 1918, Page 3153 of the Geauga County (PN 03-009000);

Thence South $00^{\circ}00'00''$ East a distance of 209.77 feet along the Westerly line of said parcel of land conveyed to Hillary L. Henry to a point referenced by a 1" Iron Pipe found 0.10' North;

Thence on a curve deflecting right on a Chord Bearing South $14^{\circ}51'18''$ West a distance of 218.94 feet to an 1" Iron Pipe found in the Westerly line of said parcel of land conveyed to David L. & Christine M. Murtaugh (PN 03-009100) the curve having an Arc distance of 221.41 feet, a ~~delta~~ of $29^{\circ}42'33''$ and a Radius distance of 427.00 feet;

Thence South 29°42'30" West a distance of 141.23 feet along the Westerly line of said parcel of land conveyed to David L. & Christine M. Murtaugh to the **True Place of Beginning**, passing through an 1" Iron Pipe found at 44.74 feet from centerline of said Washington Street. Containing a total of 2.806 acres (122213.2 sq. ft.) of land which (9599.5 sq. ft.) 0.220 acres is in the right of way of said Washington Street according to a survey prepared by Boland Land Survey LLC, by Sean A. Boland, Registered Professional Surveyor No. 7699, Dated December, 2016 be the same more or less subject to all legal highways and easements. The intent of this survey is to consolidate all of PN 03-018000, PN 03-018100, & PN 03-019099. The deed of record is land conveyed to Thomas and Jenica Mignogna as recorded in Volume 1826, Page 1390 of the Geauga County Records. Basis of bearings as shown on survey, all iron pins set are 5/8" x 30" iron pins with yellow cap marked "BLS 7699".

Sean A. Boland, P.S. #7699

Boland Land Surveying LLC

S - u BLS 1/9/17



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

Thurb *01/24/17*

GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

RECEIVED
 JAN 20 2017
 Geauga County Auditor
 Tax Map Dept.