

BUR 00003

Ashba
pick up date
7/02/04

04-106700
VOL 1735 PG 3269

LEGAL DESCRIPTION
OF A
5.0425 ACRE PARCEL
FOR
KEN ASHBA

Situated in the Township of Burton, County of Geauga and State of Ohio and known as being a part of Lot No. 32 and further being known as part of Parcel 4 of lands conveyed to the Osmond Family Trust, Ward Earl Osmond or Betty J. Osmond, Trustees by deed recorded in Volume 1608, Page 144 of Geauga County Deed Records;

Beginning at a point in the centerline of Kinsman Road (S.R. 87), width varies, at its intersection with the centerline of Aquilla Road, 60 feet wide, as shown by Centerline Plat of Aquilla Road on file at the Geauga County Engineer's office;

Thence North 07°31'14" West along said centerline of Aquilla Road a distance of 756.52 feet to a monument box with a 1" iron pin found at an angle point therein;

Thence North 10°16'12" West continuing along said centerline of Aquilla Road a distance of 728.64 feet to a monument box with a 1" iron pin found at an angle point therein;

Thence North 6°17'39" West continuing along said centerline of Aquilla Road a distance of 499.27 feet to a monument box with a 1" iron pin found at an angle point therein;

Thence North 10° 53' 59" East continuing along said centerline of Aquilla Road a distance of 70.22 feet to the Northwesterly corner of Parcel No. 2 of lands conveyed to Bonnie B. Franks by deed recorded in Volume 713, Page 1249 of Geauga County Deed Records and the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence North 10° 53' 59" East continuing along said centerline of Aquilla Road a distance of 61.60 feet to a point;

COURSE II Thence North 87°49'21" East passing through a 5/8 inch iron pin set at 30.80 feet, a total distance of 718.60 feet to a 5/8 inch iron pin set;

COURSE III Thence South 02°10'39" East a distance of 400.67 feet to a 5/8 inch iron pin set in the Northerly line of Parcel No. 1 of lands so conveyed to Bonnie B. Franks;

4005.10.100

LEGAL DESCRIPTION

5.0425 Acre Parcel
Ken Ashba
Page Two

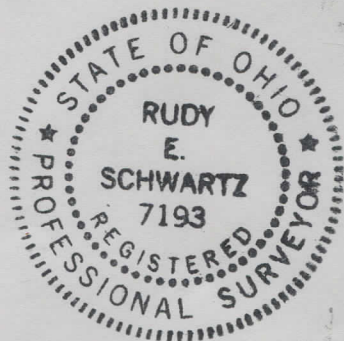
- COURSE IV Thence South 87°49'21" West along said Northerly line of Parcel No. 1 of lands so conveyed to Bonnie B. Franks a distance of 507.99 feet to a 5/8 inch iron pin set at the Southeasterly corner of Parcel No. 2 of lands so conveyed to Bonnie B. Franks;
- COURSE V Thence North 06°17'39" West along the Easterly line of Parcel No. 2 of lands so conveyed to Bonnie B. Franks a distance of 255.53 feet to a 5/8 inch iron pin set at an angle point therein;
- COURSE VI Thence North 10° 53' 59" East along said Easterly line of Parcel No. 2 of lands so conveyed to Bonnie B. Franks a distance of 88.08 feet to a 5/8 inch iron pin set at the Northeasterly corner thereof;
- COURSE VII Thence South 87°49'21" West along the Northerly line of Parcel No. 2 of lands so conveyed to Bonnie B. Franks passing through a 5/8 inch iron pin set at 195.33 feet, a total distance of 226.13 feet to the Principal Place of Beginning and containing 5.0425 acres of land (5.0000 acres of land excluding the area within the right-of-way of Aquilla Road) as surveyed, calculated and described on June 26, 2004 by Rudy E. Schwartz, P.S. 7193 be the same more or less but subject to all legal highways and easements of record. Bearings used herein refer to an assumed meridian and are intended to indicate angles only. All 5/8 inch iron pins set are I.D. Schwartz 7193.

7-1-04
DATE

[Signature]
RUDY E. SCHWARTZ, P.S. 7193

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

PAK 7/1/04
OFFICE OF THE
GEAUGA COUNTY ENGINEER



ADDS 1.0 III.

LEGAL DESCRIPTION
OF A
11.5671 ACRE PARCEL
FOR
KEN ASHBA

Situated in the Township of Burton, County of Geauga and State of Ohio and known as being a part of Lot No. 32 and further being known as part of Parcel 4 of lands conveyed to the Osmond Family Trust, Ward Earl Osmond or Betty J. Osmond, Trustees by deed recorded in Volume 1608, Page 144 of Geauga County Deed Records;

Beginning at a point in the centerline of Kinsman Road (S.R. 87), width varies, at its intersection with the centerline of Aquilla Road, 60 feet wide, as shown by Centerline Plat of Aquilla Road on file at the Geauga County Engineer's office;

Thence North 07°31'14" West along said centerline of Aquilla Road a distance of 756.52 feet to a monument box with a 1" iron pin found at an angle point therein;

Thence North 10°16'12" West continuing along said centerline of Aquilla Road a distance of 728.64 feet to a monument box with a 1" iron pin found at an angle point therein;

Thence North 6°17'39" West continuing along said centerline of Aquilla Road a distance of 499.27 feet to a monument box with a 1" iron pin found at an angle point therein;

Thence North 10° 53' 59" East continuing along said centerline of Aquilla Road a distance of 70.22 feet to the Northwesterly corner of Parcel No. 2 of lands conveyed to Bonnie B. Franks by deed recorded in Volume 713, Page 1249 of Geauga County Deed Records;

Thence North 10° 53' 59" East continuing along said centerline of Aquilla Road a distance of 61.60 feet to a point and the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence North 10° 53' 59" East continuing along said centerline of Aquilla Road a distance of 87.16 feet to the Southwesterly corner of land conveyed to Kirt S. and Susan Saurman by deed recorded in Volume 819, Page 1064 of Geauga County Deed Records;

COURSE II Thence North 88° 04'20" East along the Southerly line of land so conveyed to Kirt S. and Susan Saurman and along the Southerly line of land conveyed to Kirt S. and Susan Saurman by deed

LEGAL DESCRIPTION

11.5671 Acre Parcel

Ken Ashba

Page Two

recorded in Volume 1069, Page 855 of Geauga County Deed Records and along the Southerly line of land conveyed to Tim and Tami Topalian by deed recorded in Volume 1585, Page 542 of Geauga County Deed Records and along the Southerly line of the Third Parcel of lands conveyed to Gregory Allen Rajewski by deed recorded in Volume 1646, Page 890 of Geauga County Deed Records passing through a 5/8 inch iron pin found (I.D. Selee) at 37.43 feet, a total distance of 1625.87 feet to a 5/8 inch iron pin set at the Southeasterly corner of said Third Parcel of lands so conveyed to Gregory Allen Rajewski in the Westerly line of land conveyed to Sylvia Steen by deed recorded in Volume 722, Page 321 of Geauga County Deed Records, also being the Westerly line of Lot No. 33;

COURSE III Thence South 1°50'52" East along said Westerly line of land so conveyed to Sylvia Steen and along the Westerly line of Broadwood Hill Subdivision No. 1 as shown by Plat recorded in Volume 8, Page 67 of Geauga County Plat Records a distance of 478.49 feet to the Northeasterly corner of Parcel No. 1 of lands so conveyed to Bonnie B. Franks; (witness a 2 inch iron pipe found 0.70 feet west).

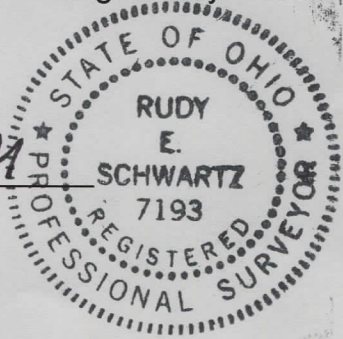
COURSE IV Thence South 87°49'21" West along said Northerly line of Parcel No. 1 of lands so conveyed to Bonnie B. Franks a distance of 924.22 feet to a 5/8 inch iron pin set;

COURSE V Thence North 2°10'39" West a distance of 400.67 feet to a 5/8 inch iron pin set;

COURSE VI Thence South 87°49'21" West passing through a 5/8 inch iron pin set at 687.80 feet, a total distance of 718.60 feet to the Principal Place of Beginning and containing 11.5671 acres of land (11.5071 acres of land excluding the area within the right-of-way of Aquilla Road) as surveyed, calculated and described on June 26, 2004 by Rudy E. Schwartz, P.S. 7193 be the same more or less but subject to all legal highways and easements of record. Bearings used herein refer to an assumed meridian and are intended to indicate angles only. All 5/8 inch iron pins set are I.D. Schwartz 7193.

DATE

7-1-04



RUDY E. SCHWARTZ, P.S. 7193

[Handwritten Signature]

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

PAK 7/1/04

OFFICE OF THE
GEAUGA COUNTY ENGINEER