

Triax Co.
Vol. 819, Pg. 548

Ayrshire Dev.
Vol. 619, Pg. 1238

1" Iron Pipe
Found Bent
0.5' South

N88°24'13"E
588.83'

N87°56'52"E
20.25'

1" Iron Pipe Fd.

2" Iron Pipe Fd.

Lot 135
Lot 102

N01°15'23"W
338.53'

490.41'

Deer
Realty
Vol. 755,
Pg. 801

Jerome T. Osborne
&
Edmund Corp.
Vol. 1105, Pg. 27
~~P.P. #10.13-11.027~~

The Mentor Lumber & Supply Company, Inc.
Vol. 587, Pg. 929
~~P.P. #10.13-11.036~~

6.6414 acres Existing
+ 0.7075 acres Split
7.3489 acres Total

5/8" rebar Fd.
Capped Stocker

5/8" rebar Fd.
Capped Stocker

5/8" rebar Fd.
Capped Stocker

N88°55'37"E

N83°49'32"E
90.00'

412.00'

0.7075 acres

N01°15'23"W
60.00'

N88°55'37"E

N85°58'18"W
90.05'

412.00'

5/8" rebar Fd.
Capped Stocker

5/8" rebar Fd.
Capped Stocker

5/8" rebar Fd.
Capped Stocker

5/8" rebar Fd.
in Conc.

N 89°54'12" E 447.61'

241.76'

205.85'

Lot 101
Lot 102

5/8" rebar Fd.
Capped Stocker

Axle Fd.
In Tree

5/8" rebar Fd.
Capped Stocker

D. & R. Yert
Vol. 821, Pg. 628
~~P.P. #10.13-11.028~~

The Mentor Lumber & Supply Company, Inc.
Vol. 453, Pg. 389
~~P.P. #10.13-11.030~~
~~P.P. #10.13-11.031~~
~~P.P. #10.13-11.032~~

The Mentor Lumber
&
Supply Company, Inc.
Vol. 857, Pg. 677
~~P.P. #10.13-11.029~~

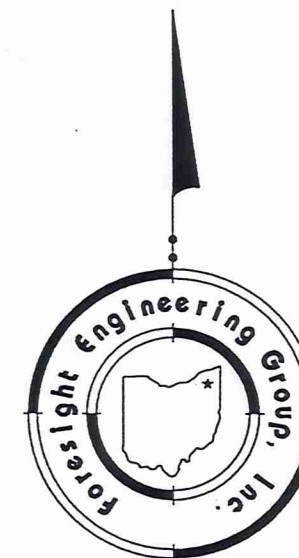
N00°51'45"W
244.88'

3/4" Iron Pipe Fd.

N51°23'04"W
196.93'

39.20'

Center Street 60' R/W



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

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

R.S. *5/3/99*

OFFICE OF THE
GEAUGA COUNTY ENGINEER

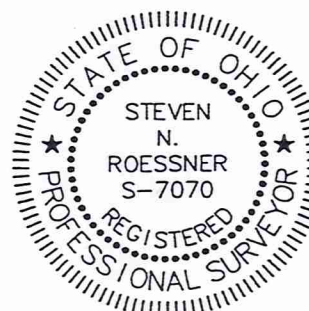
This Plat was prepared without the benefit of an abstract of Title and is subject to any state of facts revealed by an examination of the same.

This Plat represents a Survey which meets the minimum standards for a Boundary Survey in The State of Ohio as specified in the Administrative Code Chapter 4733-37

Based on a survey performed by Timothy E. Stocker, P.S. 7245 in Oct., 1997 & described by Foresight Engineering Group, Inc. Under the supervision of Steven N. Roessner, P.S. #7070

Steven N. Roessner
Steven N. Roessner, P.S. #7070
Foresight Engineering Group, Inc.

4/29/98
Date



SCALE: Horz. 1"=100'
Vert. None

FILE NAME:
E:\Dwg19801\Plat

DATE: April, 1998

REVISIONS:

Lot Split
Grand River Hardwood
Chardon* - Geauga County - Ohio
Plat of Survey

*: Village, Lot 135

SHEET NO.

1 / 1

Foresight Engineering Group
Engineers &
Surveyors
440 286-1000
1300 Center Street, Unit F
Chardon, Ohio 44024

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **THE MENTOR LUMBER & SUPPLY COMPANY** aka **THE MENTOR LUMBER COMPANY, INC.**, an Ohio Corporation (herein, the "Grantor"), for the consideration of *Ten Dollars (\$10.00)* received to its full satisfaction of **EDMUND CORP.**, an Ohio Corporation, and **JEROME T. OSBORNE**, an Individual, as Tenants in Common, (herein the "Grantees") whose tax mailing address is c/o 7670 Tyler Blvd., Mentor, Ohio 44060; does hereby give, grant, bargain sell, and convey unto the said Grantees, their respective heirs, administrators, successors and assigns the following described premises, to-wit:

Situated in the Village of Chardon, County of Geauga, State of Ohio and known as being a part of Lot 135 of Township 8, Range VIII of the Connecticut Western Reserve and being further bounded and described as follows:

Beginning at a 5/8" rebar found capped Stocker on the easterly line of Lot 135, said point being located North 1°15'23" West along the easterly line of Lot 135 a distance of 75.87 feet from a 5.8 inch rebar found capped Stocker at a northeasterly corner of land now or formerly owned by The Mentor Lumber Company, Inc. by deed recorded in Volume 857, Page 677 of the Geauga County Records of Deeds;

- COURSE I Thence North 85°58'18" West along a northerly line of land now or formerly owned by Jerome T. Osborne et al. by deed recorded in Volume 1105, Page 27 of the Geauga County Records of Deeds a distance of 90.05 feet to a 5/8 inch rebar found capped Stocker;
- COURSE II Thence South 88°55'37" West along a northerly line of land of said Jerome T. Osborne, et al. a distance of 412.00 feet to a 5/8 inch rebar found capped Stocker.
- COURSE III Thence North 1°15'23" West along an easterly line of land of said Jerome T. Osborne, et al. a distance of 60.00 feet to a 5/8 inch rebar found capped Stocker;
- COURSE IV Thence North 88°55'37" East along a southerly line of land of said Jerome T. Osborne, et al. a distance of 412.00 feet to a 5/8 inch rebar found capped Stocker;
- COURSE V Thence North 83°49'32" East along a southerly line of land of said Jerome T. Osborne, et al. a distance of 90.00 feet to a 5/8 inch rebar found capped Stocker on the easterly line of Lot 135;
- COURSE VI Thence South 1°15'23" East along the easterly line of Lot 135 a distance of 76.01 feet to the place of beginning and containing 0.7075 acres of land as surveyed by Timothy E. Stocker, P.S. #7245 in October, 1997 and described by Foresight Engineering Group, Inc. under the supervision of Steven N. Roessner, Professional Surveyor Ohio #7070. The prior instrument is Volume 587, Page 929 of the Geauga County Records of Deeds. The basis of bearings is assumed

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereunto belonging, unto the said Grantees, their respective heirs, administrators, successors and assigns forever.

AND THE SAID GRANTOR does for itself and its successors and assigns covenant with the said Grantees, their respective heirs, administrators, successors and assigns that at and until the ensembling of these presents, it is well seized of the above described premises, as a good and indefeasible estate in fee simple, and has good right to bargain and sell the same in manner and form as above written, and that the same are free and clear from all liens and encumbrances whatsoever save and except real estate taxes and assessments, both general and

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

R.S. 5/3/99

OFFICE OF THE
GEAUGA COUNTY ENGINEER

RECEIVED
MAY 11 1999
GEAUGA COUNTY