

CHA 00168
CHA00168

Saini (15-007)
Picked Up 01/30/15

VOL. 1987 pg. 1162

PpN# 06-120625

Clifford H. McGuire
Professional Surveyor No. 7770
9487 Shank Road
Windham, Oh. 44288
330-472-2029

Description of Land
For
Harjit S. Saini



Parcel "A" 14.5625 Acres,

Situated in the Township of Chardon, County of Geauga, and State of Ohio, and known as being part of Lots 148 and 149 of Tract 3 of said township and further bounded and described as follows:

Commencing at a 1" bent iron pipe found at the intersection of the centerline of Wilder Road (60' R/W) with the south line of said Lot 149, said pipe as shown on the Geauga County Engineer's Plat of Survey for Reestablishing Wilder Road (1928), also being the northwest corner of lands conveyed to Keith M. & Sandra L. Smith by deed 1454-298 (P.P.N. 06-086660) of Geauga County Record of Deeds (GCRD);

↑ Trustees

thence North 5° 52' 55" East, along the centerline of said Wilder Rd., a distance of 744.39 feet to an angle point, said point being witnessed by a bent 1" iron pipe found South 51° 20' 42" East, 0.55 feet and a 5/8" iron pin found South 51° 47' 18" East, 8.54 feet;

thence North 12° 38' 05" West, along said road centerline, a distance of 5.85 feet to a point, said point being *the true point of beginning* for the parcel herein described;

thence North 12° 38' 05 West, along said road centerline, a distance of 153.12 feet to a 1" iron pipe found at an angle point;

thence North 24° 12' 35" West, along said road centerline, a distance of 239.61 feet to a 1/2" iron pin found at an angle point;

thence North 25° 42' 35" West, along said road centerline, a distance of 9.41 feet to a point and the southwest corner of lands conveyed to Michael A. & Therese M. Markovich by deed 1443-482 (P.P.N. 06-011310) of GCRD;

thence South 85° 34' 50" East, along the south line of said Markovich and along the south line of lands conveyed to The Holden Arboretum by deed 1847-3251 (P. P.N. 06-707454) of GCRD and passing over a 3/4" iron pipe found at 34.27 feet, a 5/8" capped "Hantel" rebar found at 456.50 feet, and a 3/4" iron pipe found at 627.43 feet, a distance of 1028.12 feet to a 5/8" capped "Hantel" rebar found at an inside corner of said Holden Arboretum;

thence South 3° 30' 52" West, along a west line of said Arboretum, a distance of 157.72 feet to a 1/2" iron pipe found at an exterior corner thereof;

thence South 85° 50' 48" East, along the south line of said Arboretum and along the south line of lands conveyed to Richard A. & Susan L. Bukovec, Trustees by deed 1967-2334 (P.P.N. 06-04200) of GCRD and passing over a 5/8" capped "Hantel" rebar found at 102.28 feet, a distance of 359.69 feet to a 5/8" capped rebar set;

thence South 5° 51' 25" West, along a new line, a distance of 947.09 feet to a 5/8" capped rebar set on the north line of lands conveyed to Daniel P. & Veronica A. Powers by deed 1361-52 (P.P.N. 06-120754) of GCRD;

thence North 86° 08' 01" West, along the north line of said Powers, a distance of 300.77 feet to a 5/8" capped rebar set;

thence North 5° 52' 55" East, along a new line and passing over 5/8" capped rebar set at 250.00 feet and 500.00 feet, a distance of 750.00 feet to a 5/8" capped rebar set;

thence North 86° 08' 01" West, along a new line and passing over a 5/8" capped rebar set at 889.24 feet, a distance of 920.53 feet to the point of beginning and containing 14.5625 acres of which 0.2730 acres lie within the road right-of-way, as surveyed by Clifford H. McGuire, Professional Surveyor No. 7770 in January, 2015. The deed of record was 877-171 (P.P.N. 06-051200) GCRD to Harjit S. Saini. The basis of bearing was assumed. All rebars set were 5/8" x 30" with I. D. cap, "C. H. McGuire, P.S. 7770".

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

MS 01/30/15
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

CHA 00168

Saini (15-007)
Picked up 1/30/15
V. 1987 pg. 1166

PPN# 06-120626

Clifford H. McGuire
Professional Surveyor No. 7770
9487 Shank Road
Windham, Oh. 44288
330-472-2029

Description of Land
For
Harjit S. Saini



Parcel "B" 5.2693 Acres,

Situated in the Township of Chardon, County of Geauga, and State of Ohio, and known as being part of Lot 149 of Tract 3 of said township and further bounded and described as follows:

Beginning at a point on the centerline of Wilder Road (60' R/W), said point being North 5° 52' 55" East, a distance of 500.00 feet along said centerline from a 1" bent iron pipe found at the intersection of the centerline of Wilder Road (60' R/W) with the south line of said Lot 149, said pipe as shown on the Geauga County Engineer's Plat of Survey for Reestablishing Wilder Road (1928), also being the northwest corner of lands conveyed to Keith M. & Sandra L. Smith, Trustees by deed 1454-298 (P.P.N. 06-086660) of Geauga County Record of Deeds (GCRD);

thence North 5° 52' 55" East, along the centerline of said Wilder Rd., a distance of 244.39 feet to an angle point, said point being witnessed by a bent 1" iron pipe found South 51° 20' 42" East, 0.55 feet and a 5/8" iron pin found South 51° 47' 18" East, 8.54 feet;

thence North 12° 38' 05" West, along said road centerline, a distance of 5.85 feet to a point;

thence South 86° 08' 01" East, along a new line and passing over a 5/8" capped rebar set at 31.29 feet, a distance of 920.53 feet to a 5/8" capped rebar set;

thence South 5° 52' 55" West, along a new line, a distance of 250.00 feet to a 5/8" capped rebar set;

thence North 86° 08' 01" West, along a new line and passing over a 5/8" capped rebar set at 888.65 feet, a distance of 918.67 feet to the point of beginning and containing 5.2693 acres of which 0.1723 acres lie within the road right-of-way, as surveyed by Clifford H. McGuire, Professional Surveyor No. 7770 in January, 2015. The deed of record was 877-171 (P.P.N. 06-051200) GCRD to Harjit S. Saini. The basis of bearing was assumed. All rebars set were 5/8" x 30" with I. D. cap, "C. H. McGuire, P.S. 7770".

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
Mark 01/30/15
GEAUGA COUNTY AUDITOR
TAX MAP DEPT. *Reel*

Clifford H. McGuire
Professional Surveyor No. 7770
9487 Shank Road
Windham, Oh. 44288
330-472-2029

Description of Land
For
Harjit S. Saini



Parcel "C" 5.2692 Acres,

Situated in the Township of Chardon, County of Geauga, and State of Ohio, and known as being part of Lot 149 of Tract 3 of said township and further bounded and described as follows:

Beginning at a point on the centerline of Wilder Road (60' R/W), said point being North 5° 52' 55" east, a distance of 250.00 feet along said centerline from a 1" bent iron pipe found at the intersection of the centerline of Wilder Road (60' R/W) with the south line of said Lot 149, said pipe as shown on the Geauga County Engineer's Plat of Survey for Reestablishing Wilder Road (1928), also being the northwest corner of lands conveyed to Keith M. & Sandra L. Smith, Trustees by deed 1454-298 (P.P.N. 06-086660) of Geauga County Record of Deeds (GCRD);

thence North 5° 52' 55" East, along the centerline of said Wilder Rd., a distance of 250.00 feet to a point;

thence South 86° 08' 01" East, along a new line and passing over a 5/8" capped "McGuire" rebar set at 30.02 feet, a distance of 918.67 feet to a 5/8" capped rebar set;

thence South 5° 52' 55" West, along a new line, a distance of 250.00 feet to a 5/8" capped rebar set;

thence North 86° 08' 01" West, along a new line and passing over a 5/8" capped rebar set at 888.65 feet, a distance of 918.67 feet to the point of beginning and containing 5.2692 acres of which 0.1722 acres lie within the road right-of-way, as surveyed by Clifford H. McGuire, Professional Surveyor No. 7770 in January, 2015. The deed of record was 877-171 (P.P.N. 06-051200) GCRD to Harjit S. Saini. The basis of bearing was assumed. All rebars set were 5/8" x 30" with I. D. cap, "C. H. McGuire, P.S. 7770".

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

[Signature] 01/30/15
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

CHA 00168

Saini (15-007)
Picked up 1/30/15
V. 1987 pg. 1398
PPN# 06-120627

Clifford H. McGuire
Professional Surveyor No. 7770
9487 Shank Road
Windham, Oh. 44288
330-472-2029

Description of Land
For
Harjit S. Saini



Parcel "D" 5.2692 Acres,

Situated in the Township of Chardon, County of Geauga, and State of Ohio, and known as being part of Lot 149 of Tract 3 of said township and further bounded and described as follows:

Beginning at a 1" bent iron pipe found at the intersection of the centerline of Wilder Road (60' R/W) with the south line of said Lot 149, said pipe as shown on the Geauga County Engineer's Plat of Survey for Reestablishing Wilder Road (1928), also being the northwest corner of lands conveyed to Keith M. & Sandra L. Smith, Trustees by deed 1454-298 (P.P.N. 06-086660) of Geauga County Record of Deeds (GCRD);

thence North 5° 52' 55" East, along the centerline of said Wilder Rd., a distance of 250.00 feet to a point;

thence South 86° 08' 01" East, along a new line and passing over a 5/8" capped "McGuire" rebar set at 30.02 feet, a distance of 918.67 feet to a 5/8" capped rebar set;

thence South 5° 52' 55" West, along a new line, a distance of 250.00 feet to a 5/8" capped rebar set on the north line of lands conveyed to Daniel P. & Veronica A. Powers by deed 1361-52 (P.P.N. 06-120754) of GCRD;

thence North 86° 08' 01" West, along the north line of said Powers and joining the north line of said Smith at 27.93 feet (witness a 1 1/2" pipe found, 0.16 feet North) and passing over a 1 1/2" pipe found at 893.73 feet, a distance of 918.67 feet to the point of beginning and containing 5.2692 acres of which 0.1722 acres lie within the road right-of-way, as surveyed by Clifford H. McGuire, Professional Surveyor No. 7770 in January, 2015. The deed of record was 877-171 (P.P.N. 06-051200) GCRD to Harjit S. Saini. The basis of bearing was assumed. All rebars set were 5/8" x 30" with I. D. cap, "C. H. McGuire, P.S. 7770".

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
[Signature] 01/30/15
GEAUGA COUNTY AUDITOR
TAX MAP DEPT. *[Signature]*

Clifford H. McGuire
Professional Surveyor No. 7770
9487 Shank Road
Windham, Oh. 44288
330-472-2029

Description of Land
For
Harjit S. Saini

Parcel "E" 18.6767 Acres,



Situated in the Township of Chardon, County of Geauga, and State of Ohio, and known as being part of Lots 148 of Tract 3 of said township and further bounded and described as follows:

Commencing at a 1" bent iron pipe found at the intersection of the centerline of Wilder Road (60' R/W) with the south line of said Lot 149, said pipe as shown on the Geauga County Engineer's Plat of Survey for Reestablishing Wilder Road (1928), also being the northwest corner of lands conveyed to Keith M. & Sandra L. Smith, Trustees by deed 1454-298 (P.P.N. 06-086660) of Geauga County Record of Deeds (GCRD);

thence South 86° 08' 01" East, along the south line of said lot 149 and north line of said Smith and the north line of lands conveyed to Daniel P. & Veronica A. Powers by deed 1361-52 (P.P.N. 06-120754) of GCRD, and passing over 1 1/2" iron pipe found at 24.94 feet and passing over a point at 890.74 feet, witnessed by a 1 1/2" iron pipe found 0.16 feet North, and a 5/8" capped rebar set at 918.67 feet, a distance of 1219.44 feet to 5/8" capped rebar set, said point being *the true point of beginning* for the parcel herein described;

thence North 5° 51' 25 East, along a new line, a distance of 947.09 feet to a 5/8" capped rebar set on the south line of lands conveyed to Richard A. & Susan L. Bukovec, Trustees by deed 1967-2334 (P.P.N. 06-04200) of GCRD;

thence South 85° 50' 48" East, along the south line of said Bukovec, a distance of 704.23 feet to a 1 1/2" iron pipe found at the northwest corner of lands conveyed to Kenneth D. & Susan M. Palesh by deed 1851-3427 (P.P.N. 06-051205) of GCRD;

thence South 3° 33' 12" West, along the west line of said Palesh, a distance of 269.87 feet to a 1/2" iron pipe found in a 1 1/2" iron pipe at an exterior corner thereof;

thence South 86° 25' 50" East, along the south line of said Palesh and passing over a 1 1/2" iron pipe found at 292.73 feet, a distance of 322.49 feet to a point on the centerline of Auburn Road (60' R/W);

thence South 3° 31' 37" West, along said road centerline, a distance of 472.81 feet to a point and the northeast corner of lands conveyed to Justin & Lisa Sherman by deed 1946-2597 (P.P.N. 06-012050) of GCRD;

thence North 86° 08' 01" West, along the north line of said Sherman and passing over a 5/8" capped rebar set at 30.00 feet, a distance of 435.60 feet to a 1/2" iron pipe found at the northwest corner thereof;

thence South 3° 31' 37" West, along the west line of said Sherman, a distance of 100.00 feet to a 5/8" capped rebar set at the southwest corner thereof;

thence South 86° 08' 01" East, along the south line of said Sherman, a distance of 7.60 feet to a 5/8" capped rebar set at the northwest corner of land conveyed to Carol A. Modic by deed

1167-366 (P.P.N. 06-072900) of GCRD;

thence South 3° 31' 37" West, along the west line of said Modic, a distance of 102.00 feet to a ½" iron pipe found at the southwest corner thereof and on the north line of lands conveyed to John R. Konchan by deed 1176-598 (P.P.N. 06-040200);

thence North 86° 08' 01" West, along the north line of said Konchan and along the north line of said Powers a distance of 637.08 feet to *the true point of beginning* and containing 18.6767 acres of which 0.3256 acres lie within the road right-of-way, as surveyed by Clifford H. McGuire, Professional Surveyor No. 7770 in January, 2015. The deed of record was 877-171 (P.P.N. 06-051200) GCRD to Harjit S. Saini. The basis of bearing was assumed. All rebar set were ⅝" x 30" with I. D. cap, "C. H. McGuire, P.S. 7770".

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

MuTB 01/30/15

GEOUGA COUNTY AUDITOR *Rav.*
TAX MAP DEPT.