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Kocis, David (16-149)
Picked Up 12/09/16

HOWARD R. SELEE & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

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December 1, 2016
File No. 16082

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pn# 66-071400

LEGAL DESCRIPTION
WOODIN ROAD PARCEL

Situated in the Township of Chardon, County of Geauga, State of Ohio and being a part of Original Lot Nos. 29, 30 and 31 in Tract No. 2, within said Township and bounded and described as follows:

Beginning at a 1 inch iron pin in a monument box found at an angle point on the centerline of Woodin Road, 60.00 feet wide;

Thence South $77^{\circ} 31' 28''$ West, along said centerline a distance of 704.74 feet to the northwesterly corner of Parcel No. 2 of land conveyed to Christopher Tulleners and Jennifer Tulleners, as recorded in Volume 1954, Page 2298 (PN 06-120514) of Geauga County Deed Records and the PRINCIPAL PLACE of BEGINNING of the premises herein intended to be described;

Thence South $57^{\circ} 55' 34''$ East, along the southwesterly line of land so conveyed to Christopher and Jennifer Tulleners (PN 06-120514) passing thru a capped (KOSIE # 5276) iron pin found at a distance of 42.76 feet, a total distance of 336.21 feet to a capped (KOSIE # 5276) iron pin found at an angle point in the southerly line thereof;

Thence South $85^{\circ} 14' 17''$ East, along said southerly line of land so conveyed to Christopher and Jennifer Tulleners (PN 06-120514), a distance of 325.00 feet to a capped (KOSIE # 5276) iron pin found at a southeasterly corner thereof;

Thence North $04^{\circ} 29' 58''$ East, along an easterly line of land so conveyed to Christopher and Jennifer Tulleners (PN 06-120514), a distance of 69.25 feet to a capped (KOSIE # 5276) iron pin found in the southerly line of land conveyed to the County of Geauga, as recorded in Volume 159, Page 37 (PN 06-704700) of Geauga County Deed Records;

Thence South $85^{\circ} 14' 17''$ East, along said southerly line of so conveyed to the County of Geauga, a distance of 241.51 feet to capped (LAND DESIGN CONSULTANTS) iron pin found at the northwesterly corner of Sublot No. 13, (PN 06-120501) in the Brookhaven Estates Subdivision, as recorded in Volume 27, Pages 28, 29 and 30 of Geauga County Map Records

Thence South 45° 54' 33" West, along the northwesterly line of said Sublot No. 13, (PN 06-120501) a distance of 591.75 feet to a capped (LAND DESIGN CONSULTANTS) iron pin found at an angle point therein, said point being also a northeasterly corner of Sublot No. 15, in said Brookhaven Estates Subdivision;

Thence North 84° 47' 14" West, along a northerly line of said Sublot No. 15, (PN 06-120503) a distance of 240.00 feet to a capped (LAND DESIGN CONSULTANTS) iron pin found at an angle point therein;

Thence North 29° 03' 44" West, along the northeasterly line of Sublot No. 15, (PN 06-120503) a distance of 283.45 feet to a capped (LAND DESIGN CONSULTANTS) iron pin found at an angle point therein;

Thence North 84° 47' 14" West, continuing along said northerly line of Sublot No. 15, (PN 06-120503) a distance of 320.00 feet to a capped (LAND DESIGN CONSULTANTS) iron pin found at an interior corner thereof;

Thence North 04° 58' 59" West, passing thru a capped (LAND DESIGN CONSULTANTS) iron pin found at a distance 177.41 feet in the southerly right-of-way line of said Woodin Road, a total distance of 200.00 feet to a point in the northerly line of Original Lot No. 30;

Thence North 86° 03' 20" West, along said northerly line of Original Lot No. 30, a distance of 26.90 feet to a point in the centerline of said Woodin Road;

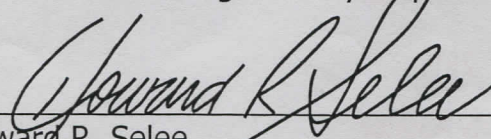
Thence North 77° 31' 28" East, along the centerline of Woodin Road, a distance of 317.22 feet to the PRINCIPAL PLACE of BEGINNING of the premises herein intended to be described and containing within said bounds a total of 7.0333 acres of land, more or less, there being 0.2142 acres inside and 6.8191 acres outside road right-of-way, but subject to all legal highways as surveyed by Howard R. Selee, Registered Surveyor No. 5471 of HOWARD R. SELEE and ASSOCIATES, INC., Professional Land Surveyors, dated December 1, 2016.

The intent is to consolidate PN 06-071300 and 06-071400 into one description.

OWNER: David B. Kocis
DEED REFERENCE: OR Book 1860, Page 1774-1777

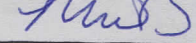
BASIS OF BEARINGS:

The value of North 77° 31' 28" East, assigned to the centerline of Woodin Road, 60.00 feet wide, as shown on the Brookhaven Estates Subdivision Plat, recorded in Volume 27, Pages 28, 29 and 30 of Geauga County Map Records.


Howard R. Selee
Registered Surveyor No. 5471

Date: 12/6/16

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


**GEAUGA COUNTY AUDITOR
TAX MAP DEPT.**

