

CHE00012
CHE0001Z

Beclay
picked up 9/29/98

Delmar B. Kosie & Associates

200 South Street
Chardon, Ohio
44024

5.166 ACRE PARCEL

DEED OF RECORD: VOLUME 891, PAGE 117

SITUATED IN THE TOWNSHIP OF CHESTER, COUNTY OF GEAUGA AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LOT NO. 19, IN TRACT NO. 1, WITHIN SAID TOWNSHIP AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON PIN SET AT AN ANGLE POINT ON THE CENTERLINE OF SPERRY ROAD (60 FEET WIDE) AT IT'S INTERSECTION WITH THE SOUTHERLY LINE OF ORIGINAL LOT NO. 19. SAID POINT BEING A NORTHEASTERLY CORNER OF A PARCEL OF LAND CONVEYED TO F.I. HARDING, III AND M.H. WALKER, TRUSTEES AS RECORDED IN VOL. 965, PG. 781 OF GEAUGA COUNTY RECORDS AND DEEDS.

THENCE N85 02'23"W ALONG SAID F.I. HARDING, III AND M.H. WALKER'S NORTHERLY LINE AND ALSO ALONG A NORTHERLY LINE OF A PARCEL OF LAND CONVEYED TO P.Q. AND M.D. JOYCE AS RECORDED IN VOL. 798, PG. 586 OF GEAUGA COUNTY RECORDS AND DEEDS AND PASSING THROUGH A 1 1/2" IRON PIPE FOUND 25.04 AND ALSO PASSING THROUGH A 5/8" IRON PIN SET AT 30.10 FEET A TOTAL DISTANCE OF 1308.66 FEET TO A 5/8" IRON PIN SET.

THENCE N49 57'38"E A DISTANCE OF 259.62 FEET TO A 5/8" IRON PIN SET. SAID POINT BEING A NORTHWESTERLY CORNER OF THE LANDS HEREIN DESCRIBED.

THENCE S85 02'23"E A DISTANCE OF 1017.89 FEET TO A 5/8" IRON PIN SET AT AN ANGLE POINT THEREIN.

THENCE N57 50'42"E AND PASSING THROUGH A 5/8" IRON PIN SET AT 73.15 FEET A TOTAL DISTANCE OF 108.68 FEET TO A POINT ON THE CENTERLINE OF THE AFORESAID SPERRY ROAD. SAID POINT BEING A NORTHEASTERLY CORNER OF THE LANDS HEREIN DESCRIBED.

THENCE S00 15'00"W ALONG SAID CENTERLINE A DISTANCE OF 250.00 FEET TO THE PRINCIPLE PLACE OF BEGINNING OF THIS SURVEY AND CONTAINING 5.166 ACRES OF LAND AS SURVEYED BY DELMAR B. KOSIE AND ASSOCIATES (DELMAR B. KOSIE, REGISTERED SURVEYOR NO. 5276). SEPTEMBER, 1998. BEARINGS ARE TO AN ASSUMED MERIDIAN AND INDICATE ANGLES ONLY.

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

R.S.

9/25/98

OFFICE OF THE
GEAUGA COUNTY ENGINEER

CHE00012

Delmar B. Kosie & Associates

200 South Street - Chardon, Ohio 44024

20.848 ACRE PARCEL

DEED OF RECORD: VOLUME 891, PAGE 117

SITUATED IN THE TOWNSHIP OF CHESTER, COUNTY OF GEauga AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LOT NO. 19, IN TRACT NO. 1, WITHIN SAID TOWNSHIP AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON PIN SET AT AN ANGLE POINT ON THE CENTERLINE OF SPERRY ROAD (60 FEET WIDE) AT IT'S INTERSECTION WITH THE SOUTHERLY LINE OF ORIGINAL LOT NO. 19. SAID POINT BEING A NORTHEASTERLY CORNER OF A PARCEL OF LAND CONVEYED TO F.I. HARDING, III AND M.H. WALKER, TRUSTEES AS RECORDED IN VOL. 965, PG. 781 OF GEAGA COUNTY RECORDS AND DEEDS.

THENCE N85 02'23"W ALONG SAID F.I. HARDING, III AND M.H. WALKER'S NORTHERLY LINE AND ALSO ALONG A NORTHERLY LINE OF A PARCEL OF LAND CONVEYED TO P.G. AND M.D. JOYCE AS RECORDED IN VOL. 798, PG. 586 OF GEAGA COUNTY RECORDS AND DEEDS AND PASSING THROUGH A 1 1/2" IRON PIPE FOUND 25.04 AND ALSO PASSING THROUGH A 5/8" IRON PIN SET AT 30.10 FEET AND A 5/8" IRON PIN SET AT 1308.66 FEET A TOTAL DISTANCE OF 1372.14 TO A 1" IRON PIPE FOUND. SAID POINT BEING A SOUTHEASTERLY CORNER OF BATTLES SUBDIVISION AS RECORDED IN PLAT VOL. 12, PG. 1 & 2 OF GEAGA COUNTY RECORDS AND DEEDS.

THENCE N04 57'33"E ALONG THE EASTERLY LINE OF SAID BATTLES SUBDIVISION A DISTANCE OF 633.00 FEET TO A 5/8" IRON PIN SET. SAID POINT BEING A SOUTHWESTERLY CORNER OF A PARCEL OF LAND CONVEYED TO H.J. CIKRA, ET. AL. AS RECORDED IN VOL. 1129, PG. 899 OF GEAGA COUNTY RECORDS AND DEEDS.

THENCE S88 35'36"E ALONG SAID CIKRA'S SOUTHERLY LINE AND PASSING THROUGH A 5/8" IRON PIN SET AT 1299.70 FEET A TOTAL DISTANCE OF 1329.71 FEET TO A POINT ON THE CENTERLINE OF THE AFORESAID SPERRY ROAD.

THENCE S02 42'36"W ALONG SAID CENTERLINE A DISTANCE OF 323.95 FEET TO AN 5/8" IRON PIN SET AT AN ANGLE POINT THEREIN.

THENCE S00 15'00"W CONTINUING ALONG SAID CENTERLINE A DISTANCE OF 393.05 FEET TO THE PRINCIPLE PLACE OF BEGINNING OF THIS SURVEY AND CONTAINING 20.848 ACRES OF LAND AS SURVEYED BY DELMAR B. KOSIE AND ASSOCIATES (DELMAR B. KOSIE, REGISTERED SURVEYOR NO. 5276). SEPTEMBER, 1998. BEARINGS ARE TO AN ASSUMED MERIDIAN AND INDICATE ANGLES ONLY.

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

R.S. 92598

OFFICE OF THE
GEAGA COUNTY ENGINEER