

CHE0010Z
CHE0010Z

BAUER SURVEYS COMPANY

PROFESSIONAL LAND SURVEYORS

750 ALPHA DRIVE, SUITE B
CLEVELAND, OHIO 44143

National City (07-021)

picked up 3-27-07

Founded in 1925

Phone: (440) 461-4140

Fax: (440) 461-4141

11-389277

Vol 1842 PG 898

B-72082-A

March 12, 2007

LEGAL DESCRIPTION of PARCEL "A"

Situated in the Township of Chester, County of Geauga and State of Ohio and known as being part of Original Chester Township Lot No. 2, Tract 3, being part of land conveyed to National City Bank of Cleveland, Trustee, recorded in Volume 513 of Deeds, Page 994 of Geauga County Records and more fully described as follows:

Beginning in the centerline of Cedar Road, 60 feet wide, at the Northeasterly corner of said Original Chester Township Lot No. 2, said point being marked by a 1" iron pin in a monument box found;

Thence North $89^{\circ}-23'-57''$ West, along said centerline of Cedar Road, a distance of 461.26 feet to the Northeasterly corner of land conveyed to Joseph V. and Betty V. Kaucic by deed recorded in Volume 469, Page 399 of Geauga County Official Records;

Thence South $0^{\circ}-15'-52''$ East, along the Easterly line of land so conveyed, a distance of 471.46 feet to the Southeasterly corner thereof, from which a $3/4''$ iron pipe found bears 0.10 feet North and 0.32 feet West, said corner being the principal place of beginning of the parcel of land herein described;

Course No. 1: Thence continuing South $0^{\circ}-15'-52''$ East, along the Southerly prolongation of said Easterly line, a distance of 489.02 feet to a $5/8''$ iron pin with cap set on a Northerly line of a parcel of land conveyed to Laurel School by deed recorded in Volume 1220, page 898 of Geauga County Records;

LEGAL DESCRIPTION OF PARCEL A

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Course No. 2: Thence North 89°-23'-57" West, parallel with said centerline of Cedar Road and along a Northerly line of said parcel conveyed to Laurel School, a distance of 464.48 feet to a point at its intersection with the Easterly line of a parcel of land conveyed to Vincent and Lucille Pizzino by deed recorded in Volume 775 of Deeds, Page 1292 of Geauga County Records, said intersection being marked by a 5/8" iron pin with cap set;

Course No. 3: Thence North 0°-04'-23" West along the Easterly line of said parcel conveyed to Vincent and Lucille Pizzino a distance of 489.00 feet to a point at the Southwesterly corner of said parcel conveyed to Joseph V. and Betty V. Kaucic, said point being marked by a 5/8" iron pin with cap set;

Course No. 4: Thence South 89°-23'-57" East along the Southerly line of said parcel conveyed to Joseph V. and Betty V. Kaucic, a distance of 462.84 feet to a point and the principal place of beginning and containing 5.2046 acres of land, according to a survey dated July 9, 1998 made by Bauer Surveys Company per Richard F. Hantel, Registered Professional Land Surveyor No. S-5129, be the same more or less but subject to all legal highways .

Bearings shown hereon are based upon ties to the Cleveland Regional Geodetic Survey.

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

R.S. *03/20/07*
OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER



CHE 00102

(07-021)

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Vol 1842 PG 904

B-72082-A
March 12, 2007

LEGAL DESCRIPTION OF PARCEL B

Situated in the Township of Chester, County of Geauga and State of Ohio and known as being part of Original Chester Township Lot No. 2, Tract 3, being part of land conveyed to National City Bank of Cleveland, Trustee, recorded in Volume 513 of Deeds, Page 994 of Geauga County Records, and more fully described as follows:

Beginning in the centerline of Cedar Road, (60 feet wide), at the Northeasterly corner of said Original Chester Township Lot No. 2, said point being marked by a 1" iron pin in a monument box found;

Thence North 89°-23'-57" West along said centerline of Cedar Road, a distance of 461.26 feet to the Northeasterly corner of land conveyed to Joseph V. and Betty V. Kaucic by deed recorded in Volume 469, Page 399 of Geauga County Official Records;

Thence South 0°-15'-52" East along the Easterly line of land so conveyed, a distance of 471.46 feet to the Southeasterly corner thereof, being also the Southwesterly corner of land conveyed to Donald and Elaine Schneider by deed recorded in Volume 611, Page 1152 of Geauga County Records, from which corner a 3/4" iron pipe found bears 0.10 feet North and 0.32 feet West, said corner being the principal place of beginning of the parcel of land herein described;

Course No. 1: Thence South 89°-23'-57" East along the Southerly line of land so conveyed to Donald and Elaine Schneider a distance of 462.69 feet to its intersection with the Easterly line of said Original Chester Township Lot No. 2, from which intersection a 3/4" iron pipe found bears 0.46 feet South and 0.19 feet West, said Easterly line being the Westerly line of a parcel of land conveyed to Jeffrey P. and Christine Johnson by deed recorded in Volume 803, Page 466 of Geauga County Records;

LEGAL DESCRIPTION OF PARCEL B
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Course No. 2: Thence South 0°-26'-17" East along the Easterly line of Original Chester Township Lot No. 2 and the Westerly line of said parcel conveyed to Jeffrey P. and Christine Johnson a distance of 489.05 feet to a point marked by a 5/8" iron pin with cap set, said point being at a Northeast corner of a parcel of land conveyed to Laurel School by deed recorded in Volume 1220, Page 0898 of Geauga County Records;

Course No. 3: Thence North 89°-23'-57" West parallel with the centerline of Cedar Road, as aforesaid, and along a Northerly line of said parcel conveyed to Laurel School a distance of 464.17 feet to its intersection with the Southerly prolongation of said Easterly line of land conveyed to Joseph V. and Betty V. Kaucic, as aforesaid, said intersection marked by a 5/8" iron pin with cap set;

Course No. 4: Thence North 0°-15'-52" West along said Southerly prolongation, a distance of 489.02 feet to a point and the principal place of beginning and containing 5.2020 acres of land, according to a survey dated July 9, 1998 by Bauer Surveys Company per Richard F. Hantel, Registered Professional Land Surveyor No. S-5129, Be the same more or less but subject to all legal hghways.

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