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Jewish Comm. Center
Pickup Date
05-04-06
04-150816
Vol 1794 PG 2879



May 2, 2006

**DESCRIPTION OF LAND IN BURTON TOWNSHIP
FOR
THE JEWISH COMMUNITY CENTER OF CLEVELAND**

PARCEL NO. 1

**(BEING A CONSOLIDATION OF GEAUGA COUNTY PARCEL ID
NUMBERS 04-150816, 04-705400, 04-705500, AND 04-705600)**

Situated in the Township of Burton, County of Geauga, and State of Ohio and known as being parts of Lot No. 3 and Lot No. 4 in the Seventh Township of the Seventh Range in the Connecticut Western Reserve and is bounded and described as follows:

Beginning in the centerline of Butternut Road (60 feet in width) at a one inch diameter iron pin stake in a monument box found marking its intersection with the centerline of Osmond Road (60 feet in width) as shown on plat dated October 16, 1998 and entitled "Centerline Plat of Osmond Road T.R. 132" as prepared by the office of the Geauga County Engineer;

COURSE I Thence North 82°39'15" West along said centerline of Butternut Road a distance of 734.10 feet to its intersection with the easterly line of land conveyed to Scott B. and Jill M. Ronyak by Instrument No. 200400692288 dated April 23, 2004 and recorded in Volume 1726, Page 1230 of the Geauga County Official Records;

COURSE II Thence North 0°08'30" West along said easterly line of land of Ronyak (at 30.26 feet passing through an ^{5/8"} iron pin stake set in the northerly line of said Butternut Road) a distance of 313.00 feet to a 1/2 inch diameter iron pipe stake in concrete found marking the northeasterly corner of said land of Ronyak;

COURSE III Thence North 82°34'40" West along the northerly line of said land of Ronyak a distance of 562.56 feet to a 1/2 inch diameter iron pipe stake in concrete found marking the northwesterly corner of said land;

COURSE IV Thence South 0°08'30" East along the westerly line of said land of Ronyak (and passing through a 1/2 inch diameter iron pipe stake found at 282.53 feet) a distance of 313.75 feet to the aforesaid centerline of Butternut Road;

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- COURSE V Thence North $82^{\circ}39'15''$ West along said centerline of Butternut Road a distance of 148.27 feet to a one inch diameter iron pin stake in a monument box found marking an angle therein;
- COURSE VI Thence South $85^{\circ}59'25''$ West continuing along said centerline of Butternut Road a distance of 85.48 feet to its intersection with the easterly line of lands conveyed to Walter J. and Janet E. Davis by instrument dated August 20, 1969 and recorded in Volume 508, Page 358 of the Geauga County Deed Records;
- COURSE VII Thence North $0^{\circ}07'05''$ West along said easterly line of lands of Davis (at 30.12 feet witness a 5/8 inch diameter iron pin stake found 0.42 feet westerly by normal measure therefrom) a distance of 280.25 feet to a 5/8 inch diameter iron pin stake marked "LDC, Inc." found marking the southeasterly corner of lands conveyed by said Davis to The Jewish Community Center of Cleveland by instrument dated August 16, 1996 and recorded in Volume 1065, Page 209 of the Geauga County Official Records;
- COURSE VIII Thence South $88^{\circ}28'40''$ West along the southerly line of said land of The Jewish Community Center of Cleveland a distance of 34.94 feet to a 5/8 inch diameter iron pin stake marked "LDC, Inc." found marking the southwesterly corner of the same;
- COURSE IX Thence North $0^{\circ}07'05''$ West along the westerly line of said land of The Jewish Community Center of Cleveland a distance of 604.02 feet to a 5/8 inch iron pin stake marked "LDC, Inc." found in the line which separates the Township of Burton from the Township of Claridon;
- COURSE X Thence North $88^{\circ}34'54''$ East along said line which separates the Township of Burton from the Township of Claridon a distance of 2185.50 feet to a 5/8 inch diameter iron pin stake found marking its intersection with the aforesaid centerline of Osmond Road;
- COURSE XI Thence South $29^{\circ}26'05''$ West along said centerline of Osmond Road a distance of 1281.64 feet to the point of beginning and containing 38.759 Acres of land as surveyed and described in January, 2006 by Timothy P. Hadden, Ohio Professional Surveyor No. 6786 of CT Consultants, Inc., being the same more or less, but subject to all legal highways.

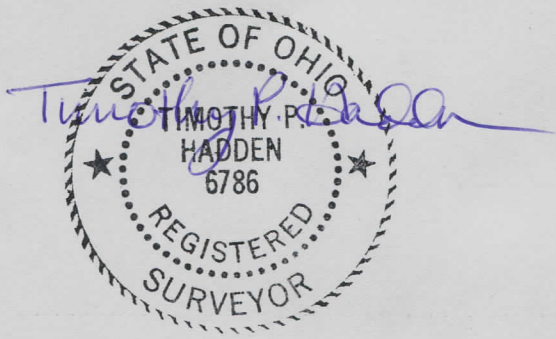
Bearings contained herein are based upon observations to existing monuments No. 1506, No. 1580, and No. 1618 in the Geauga County Geodetic Survey of 1990 (NAD83).

It is the intention of this instrument to consolidate by description all of the lands lying in Burton Township and currently owned by The Jewish Community Center of Cleveland as recorded in Volume 444, Page 744 of the Geauga County Deed Records, Volume 1065, Page 209 of the

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Geauga County Official Records, and Parcels No. 6, No. 7, and No. 8 as recorded in Volume 443, Page 578 of the Geauga County Deed Record.

All points designated as "iron pin set" have been marked with a 5/8 inch diameter by 30 inch long steel reinforcing bar driven flush with the ground and capped with a 1-1/4 inch diameter yellow plastic cap bearing the name "CT CONSULTANTS".



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
PAK 5/4/06
OFFICE OF THE *Rev*
GEAUGA COUNTY ENGINEER



May 2, 2006

**DESCRIPTION OF LAND IN CLARIDON TOWNSHIP
FOR
THE JEWISH COMMUNITY CENTER OF CLEVELAND**

PARCEL NO. 2

**(BEING A CONSOLIDATION OF GEAUGA COUNTY PARCEL ID
NUMBERS 12-706222; 12-706223; 12-706224; 12-706225;
12-706226; AND 12-704800)**

Situated in the Township of Claridon, County of Geauga, and State of Ohio and known as being parts of Lots No. 1, No. 2, No. 3, and No. 4 in the Smith & Wilcox Tract in the Eighth Township of the Seventh Range in the Connecticut Western Reserve and is bounded and described as follows;

Beginning in the centerline of Taylor-Wells Road (60 feet in width) at its intersection with the northerly line of a 4.00 acre parcel of land conveyed to Mildred A. Egli and Richard Egli, trustees, by instrument dated February 25, 1997 and recorded in Volume 1093, Page 400 of the Geauga County Official Records, said point of beginning being located North 34°18'20" West a distance of 127.62 feet from a one inch diameter iron pin stake in a monument box found marking an angle in said centerline, and witness a one inch diameter iron pipe stake found bearing South 88°16'30" West a distance of 35.26 feet as measured along said northerly line of land of Egli from said point of beginning;

COURSE I Thence North 34°18'20" West along said centerline of Taylor-Wells Road a distance of 29.53 feet to the southerly line of land conveyed to Dennis J. Hart by instrument dated November 26, 1997 and recorded in Volume 1131, Page 941 of the Geauga County Official Records;

COURSE II Thence South 88°16'30" West along said southerly line of land of Hart, the same being the northerly line of Parcel No. 4 of lands conveyed to The Jewish Community Center of Cleveland by instrument dated December 28, 1964 and recorded in Volume 443, Page 578 of the Geauga County Deed Records, by a line which is parallel with the northerly line of said land of Egli (at 35.60 feet passing through an iron pin stake set in the westerly line of said Taylor-Wells Road) a distance of 890.40 feet to a one-half inch diameter iron pipe stake found marking an angle therein;

COURSE III

Thence South 0°46'30 West ^{5/8"} continuing along said line of land of Hart a distance of 24.90 feet an iron pin stake set at its intersection with the westerly prolongation of said northerly line of land of Egli, and witness a one inch diameter iron pipe stake found marking the intersection of said prolonged line with the centerline of the Mill Road, now vacated by resolution of the Geauga County Commissioners recorded in Volume E, Page 231 of the Geauga County Road Records and bearing North 88°16'30" East a distance of 30.03 feet from the point herein described;

COURSE IV

Thence South 88°16'30" West along said westerly prolongation of the northerly line of land of Egli, the same being the southerly line of the aforesaid land of Hart, and passing through an iron pin stake set at 3759.4 feet, a total distance of about 3840 feet but to the center of the Cuyahoga River;

COURSE V

Thence South 18°38'05" West meandering up the center of said river a distance of 175.0 feet to a point;

COURSE VI

Thence South 17°04'35" East continuing up the center of said river a distance of 160.0 feet to a point;

COURSE VII

Thence South 20°56'39" West continuing up the center of said river a distance of 225.00 feet to a point;

COURSE VIII

Thence continuing up the center of said river, the same as shown by plat recorded in Volume 38, Page 26 of the Geauga County Plat Records, by the following courses and distances;

- South 36°48'55" West a distance of 178.69 feet to a point;
- South 14°17'47" East a distance of 167.88 feet to a point;
- South 52°27'47" East a distance of 167.99 feet to a point;
- North 60°55'27" East a distance of 164.54 feet to a point;
- South 24°56'29" East a distance of 123.45 feet to a point;
- South 23°59'27" East a distance of 112.49 feet to a point;
- South 52°18'32" East a distance of 206.35 feet to a point;
- South 11°05'25" West a distance of 59.16 feet to a point;
- South 59°26'03" West a distance of 99.57 feet to a point;
- South 25°50'01" West a distance of 72.47 feet to a point;
- South 14°05'30" East a distance of 169.10 feet to a point;
- South 19°52'55" East a distance of 218.07 feet to a point;
- South 10°32'22" East a distance of 162.64 feet to a point;
- South 24°14'54" West a distance of 112.80 feet to a point;
- and South 26°53'45" East a distance of 47.73 feet to a point (this last course erroneously reported as being 123.45 feet in length as appears on said plat);

- COURSE XIX Thence South $1^{\circ}10'00''$ East leaving the center of said river but continuing along the easterly line of land of the Geauga County Commissioners and at 200.00 feet passing through a 5/8 inch diameter pin set to reference said line as shown by said plat, and at 1402.70 feet passing through a P.K. nail in the root of a tree found near a wooden stake marked "Property Corner," a total distance of 1403.91 feet to an iron pin stake set in the northerly line of lands conveyed to Walter J. and Janet E. Davis by instrument dated August 20, 1969 and recorded in Volume 508, Page 358 of the Geauga County Deed Records, said line also being the line which separates the Township of Claridon from the Township of Burton;
- COURSE XX Thence North $88^{\circ}34'54''$ East along said line which separates the Township of Claridon from the Township of Burton, and at 311.69 feet passing through a 5/8 inch iron pin stake marked "LDC, Inc." found marking the northwesterly corner of lands conveyed by said Davis to The Jewish Community Center of Cleveland by instrument dated August 16, 1996 and recorded in Volume 1065, Page 209 of the Geauga County Official Records, a total distance of 2497.19 feet to a 5/8 inch diameter iron pin stake found marking its intersection with the centerline of Osmond Road (60 feet in width) as shown on plat dated October 16, 1998 and entitled "Centerline Plat of Osmond Road T.R. 132" as prepared by the office of the Geauga County Engineer;
- COURSE XXI Thence North $29^{\circ}26'05''$ East along said centerline of Osmond Road a distance of 870.39 feet to a 5/8 inch diameter iron pin stake found marking the terminus of said road ;
- COURSE XXII Thence North $29^{\circ}03'00''$ East along the centerline of the aforesaid vacated Mill Road a distance of 1179.20 feet to a one-half inch diameter iron pipe stake found marking an angle therein;
- COURSE XXIII Thence North $1^{\circ}03'45''$ West continuing along the centerline of said vacated Mill Road a distance of 1715.92 feet to a one inch diameter iron pipe stake found at its intersection with the aforesaid prolongation of the northerly line of land of Egli;
- COURSE XXIV Thence North $88^{\circ}16'30''$ East along said prolongation and along said northerly line of land of Egli, and at 842.09 feet passing through a one inch diameter iron pipe stake, a total distance of 877.35 feet to the point of beginning and containing 271.451 Acres of land as surveyed and described in January, 2006 by Timothy P. Hadden, Ohio Professional Surveyor No. 6786 of CT Consultants, Inc., being the same more or less, but subject to all legal highways.

Bearings contained herein are based upon observations to existing monuments No. 1506, No. 1580, and No. 1618 in the Geauga County Geodetic Survey of 1990 (NAD83).

It is the intention of this instrument to consolidate by description all of the lands lying in Claridon Township and currently owned by The Jewish Community Center of Cleveland and being Parcels No. 1, No. 2, No. 3, No. 4, No. 5, No. 9, and No. 10 as recorded in Volume 443, Page 578 of the Geauga County Deed Record.

All points designated as "iron pin set" have been marked with a 5/8 inch diameter by 30 inch long steel reinforcing bar driven flush with the ground and capped with a 1-1/4 inch diameter yellow plastic cap bearing the name "CT CONSULTANTS".



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

PAK *5/14/06*

OFFICE OF THE *Rev*
GEAUGA COUNTY ENGINEER

RECEIVED
MAY 19 2006
GEAUGA COUNTY
ENGINEER