

HAM00043

(HAM)
00043

Cianfaglione
Picked up 9/22/03
15-070270
Vol. 1706-Pg. 258

**DESCRIPTION FOR
CIANFAGLIONE**

Situated in the Township of Hambden, County of Geauga and State of Ohio, being known as part of Original Lots No. 18 and No. 19, Bond Tract within said township and further described as follows:

Beginning in the centerline of G.A.R. Highway (U. S. Route 6) at a point which is South 51° 07' 28" West along said centerline a distance of 195.06 feet from a 3/4 inch iron pin found in a monument box at the intersection of said centerline with the centerline of Rock Creek Road (S. R. 166), said point of beginning also being the southwest corner of land conveyed to Chardon Mini Mart, Inc. by deed recorded in Vol. 1286, Pg. 902 of the Geauga County Records of Deeds;

Thence continuing South 51° 07' 28" West along the centerline of the G.A.R. Highway a distance of 172.34 feet to the southeast corner of land PP. No. 15-703600, conveyed to the Hambden Township Trustees by deed recorded in Vol. 751, Pg. 794 of the Geauga County Records of Deeds;

Thence North 36° 38' 55" West along the easterly line of said PP. No. 15-703600, passing thru a 5/8 inch iron pin found at 30.00 feet, a distance of 261.27 feet to a 1 inch iron pipe found at the northeast corner thereof;

Thence South 50° 51' 05" West along a northerly line of the said PP. No. 15-703600 a distance of 34.28 feet to a 1 inch iron pipe found at the southeast corner of a second parcel conveyed to the Hambden Township Trustees (PP. No. 15-703500) by deed recorded in Vol. 726, Pg. 53 of the Geauga County Records of Deeds;

Thence North 05° 57' 13" West along the east line of said PP. No. 15-703500 a distance of 320.00 feet to a 5/8 inch iron pin found at the southwest corner of a third parcel conveyed to the Hambden Township Trustees (PP. No. 15-703801) by deed recorded in Vol. 887, Pg. 849 of the Geauga County Records of Deeds;

Thence North 69° 14' 22" East along the south line of said PP. No. 15-703801 a distance of 379.68 feet to a 5/8 inch iron pin found at the southwest corner of land conveyed to Daniel Tvergyak II by deed recorded in Vol. 1672, Pg. 1065 of the Geauga County Records of Deeds;

Thence South 82° 22' 11" East along the south line of the said Tvergyak land a distance of 31.96 feet to a 5/8 inch iron pin found at the northwest corner of land conveyed to John R. Janofsky by deed recorded in Vol. 1288, Pg. 82 of the Geauga County Records of Deeds;

Thence South 09° 18' 12" East along the west line of the said Janofsky land a distance of 268.23 feet to a 5/8 inch iron pin found at the northeast corner of the aforementioned Chardon Mini Mart;

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289-5-2005-45-972

Good
Closure

Thence South 51° 07' 28" West along the north line of the said Chardon Mini Mart land a distance of 140.00 feet to a 5/8 inch iron pin found;

Thence South 09° 18' 12" East along a west line of the said Chardon Mini Mart land a distance of 178.21 feet to the place of beginning, passing thru a 3/4 inch iron pipe found 34.91 feet therefrom, containing within said bounds 4.023 acres of land, according to the survey of J. Arthur Temple, Registered Surveyor No. 4761, dated September, 2003.

Bearings shown herein are based on an assumed meridian and are used to indicate angles only.

Previous recording: Vol. 1593, Pg. 955.

Signed: J. Arthur Temple Date: Sept 2003



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

R.S. 9/22/03
OFFICE OF THE
GEAUGA COUNTY ENGINEER

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SEP 22 2003

GEAUGA COUNTY ENGINEER