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KORITANSKY
PICKED up 8-16-02
15-102357
V. 1508 - P. 383

PARCEL A
LEGAL DESCRIPTION OF A 3.50058 ACRE PARCEL

Situated in the Township of Hambden, County of Geauga, State of Ohio and known as being part of Original Lot No. 10, Bond Tract and being further bounded and described as follows:

Beginning at a point in the centerline of Bascom Road, said point being the northeasterly corner of lands conveyed to Gregory E. & Gloria A. Koritansky as recorded in Volume 1318, Page 0989 and the southeasterly corner of lands conveyed to Ehren B. Beil as recorded in Volume 1418, Page 1023 of the Geauga County Deed Records;

Thence North 04°26'53" East along the centerline of said Bascom Road a distance of 200.00 feet to a point, said point being the northeasterly corner of said Beil;

Thence North 85°33'07" West along the northerly line of said Beil passing through a 5/8" iron pin found capped "Aztech" in the westerly R/W of said Bascom Road at a distance of 30.00 feet, a total distance of 515.50 feet to a 5/8" iron pin found capped "Aztech", said point being the northwesterly corner of said Beil and the Principal Place of Beginning;

Course I: Thence South 49°27'02" West along the westerly line of said Beil a distance of 782.37 feet to a 5/8" iron pin found capped "Aztech", said point being in the easterly line of lands conveyed to Robert S. Bulman as recorded in Volume 1274, Page 0154 of the Geauga County Deed Records;

Course II: Thence North 04°39'00" East along the easterly line of said Bulman a distance of 553.20 feet to an iron pin set;

Course III: Thence South 85°33'07" East a distance of 551.29 feet to the Principal Place of Beginning.

Said parcel containing 3.50058 acres or 152,485.52 sq. ft. of land, be the same more or less, but subject to all legal highways as surveyed and described in July 2002 by Ralph W. Gromley, Ohio Registered Surveyor Number 7431. Bearings used herein are to an assumed meridian and are used to denote interior angles only. The intent of the above survey is to describe a split parcel of land from Original Deed Volume 1408, Page 486 of The Geauga County Deed Records as conveyed to Gregory E. & Gloria A Koritansky. All iron pins set are 5/8" x 30" rebar capped #7431.



Ralph W. Gromley
Ralph W. Gromley P.S. # 7431
08/01/02

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

JK RAISED 8/2/02

OFFICE OF THE
GEAUGA COUNTY ENGINEER

PARCEL B
LEGAL DESCRIPTION OF A 5.21746 ACRE PARCEL

Situated in the Township of Hambden, County of Geauga, State of Ohio and known as being part of Original Lot No. 10, Bond Tract and being further bounded and described as follows:

Beginning at a point in the centerline of Bascom Road, said point being the northwesterly corner of lands conveyed to Gregory E. & Gloria A. Koritansky as recorded in Volume 1318, Page 0989 and the southeasterly corner of lands conveyed to Ehren B Beil as recorded in Volume 1418, Page 1023 of the Geauga County Deed Records;

Thence North 04°26'53" East along the centerline of said Bascom Road a distance of 200.00 feet to a point, said point being the northeasterly corner of said Beil and the Principal Place of Beginning;

Course I: Thence North 85°33'07" West along the northerly line of said Beil passing through a 5/8" iron pin found capped "Aztech" in the westerly R/W of said Bascom Road a distance of 30.00 feet and a 5/8" iron pin found capped "Aztech" at a distance of 485.50 feet, a total distance of 1036.79 feet to an iron pin set, said point being in the easterly line of lands conveyed to Robert S. Bulman as recorded in Volume 1274, Page 01554 of the Geauga County Deed Records;

Course II: Thence North 04°39'00" East along the easterly line of said Bulman, a distance of 156.40 feet to a 3/4" iron pipe found, said point being in the southerly line of lands conveyed to Jeffrey W. & Mary Lynn McIntire as recorded in Volume 1025, Page 1015 of the Geauga County Deed Records;

Course III: Thence South 85°57'30" East along the southerly line of said McIntire a distance of 344.31 feet to a 1 1/2" iron pipe found, said point being the south easterly corner of said McIntire;

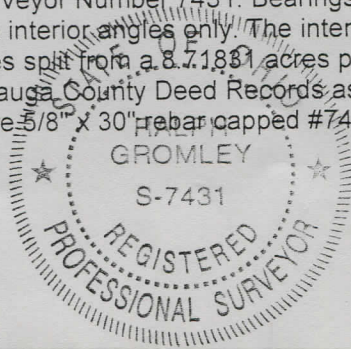
Course IV: Thence North 04°39'00" East along the easterly line of said McIntire a distance of 91.15 feet to a 5/8" iron pin found capped "Aztech";

Course V: Thence South 85°33'07" East passing through a 5/8" iron pin found capped "Aztech" in the westerly R/W of said Bascom Road at a distance of 661.43 feet, a total distance of 691.43 feet to the centerline of said Bascom Road;

Course VI: Thence South 04°21'20" West along the centerline of said Bascom Road A distance of 118.59 feet to a 5/8" iron pin found at an angle point in said Bascom Road;

Course VII: Thence South 04°26'53" West along the centerline of said Bascom Road a distance of 131.41 feet to the Principal Place of Beginning.

Said parcel containing 5.21746 acres or 227,272.73 sq. ft. of land, be the same more or less, but subject to all legal highways as surveyed and described in July 2002 by Ralph W. Gromley, Ohio Registered Surveyor Number 7431. Bearings used herein are to an assumed meridian and are used to denote interior angles only. The intent of the above survey is to describe the remainder of a 3.50058 acres split from a 8.71881 acres parcel of land from Original Deed Volume 1408, Page 486 of The Geauga County Deed Records as conveyed to Gregory E. & Gloria A. Koritansky. All iron pins set are 5/8" x 30" rebar capped #7431.



Ralph W. Gromley
Ralph W. Gromley P.S. # 7431
08/01/02

OFFICE OF THE
GEAUGA COUNTY ENGINEER
REVISER 8/12/02
SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251

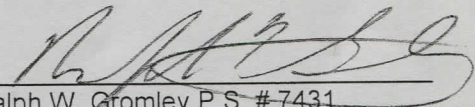
PARCEL COMBINATION
LEGAL DESCRIPTION OF A 11.05590 ACRE PARCEL

Situated in the Township of Hambden, County of Geauga, State of Ohio and known as being part of Original Lot No. 10, Bond Tract and being further bounded and described as follows:

Beginning at a point in the centerline of Bascom Road, said point being the northeasterly corner of lands conveyed to Gregory E. & Gloria A. Koritansky as recorded in Volume 1318, Page 0989 of the Geauga County Deed Records and the Principal Place of Beginning;

- Course I: Thence North 85°46'02" West along the northerly line of said Koritansky passing through a 5/8" iron pin found at a distance of 25.25 feet, a total distance of 245.11 feet to a 5/8" iron pin found;
- Course II: Thence South 09°04'39" West along the westerly line of said Koritansky a distance of 350.78 feet to a 5/8" iron pin found in the northerly line of land conveyed to Robert J. and Catherine J. Koritansky as recorded in Volume 1010, Page 0201 of the Geauga County Deed Records;
- Course III: Thence North 85°44'57" West along the northerly line of said Koritansky a distance of 765.32 feet to a 5/8" iron pin set in the easterly line of land conveyed to Robert S. Bulman as recorded in Volume 1274, Page 0154 of the Geauga County Deed Records;
- Course IV: Thence North 04°39'00" East along the easterly line of said Bulman a distance of 553.20 feet to an iron pin set;
- Course V: Thence South 85°33'07" East passing through a 5/8" iron pin set at a distance of 551.29 feet, and a 5/8" iron pin found capped "Aztech" in the westerly R/W of said Bascom Road at a distance of 1006.79 feet, a total distance of 1036.79 feet to a point in the centerline of said Bascom Road.
- Course VI: Thence South 04°26'53" West along the centerline of said Bascom Road a distance of 200.00 feet to the Principal Place of Beginning;

Said parcel containing 11.05590 acres of land, be the same more or less, but subject to all legal highways as surveyed and described in July 2002 by Ralph W. Gromley, Ohio Registered Surveyor Number 7431. Bearings used herein are to an assumed meridian and are used to denote interior angles only. The intent of the above survey is to combine a 3.50058 acres parcel of land from Original Deed Volume 1408, Page 486 conveyed to Gregory E. & Gloria A. Koritansky; to a 7.55490 acres parcel of land from Original Deed Volume 1408, Page 483 of The Geauga County Deed Records as conveyed to E. B. & L. T. Beil of the Geauga County Deed Records. All iron pins set are 5/8" x 30" rebar capped #7431.


Ralph W. Gromley P.S. #7431
08/01/02



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
JK REVISED 8/2/02
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GEAUGA COUNTY ENGINEER