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KORITANSKY
Pickup 10-2-01
15-102342

PARCEL 1
LEGAL DESCRIPTION OF A 7.55490 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 monument found in the centerline of Route 6 and Bascom Road (Township Route 69), 60 feet wide;

Thence North 04°23'13" East continuing along the centerline of said Bascom Road a distance of 1771.90 feet to a point;

Thence North 04°20'46" East continuing along the centerline of said Bascom Road a distance of 1941.25 feet to a 3/4" iron pin found;

Thence North 04°26'53" East continuing along the centerline of said Bascom Road a distance of 164.44 feet to the northeast corner of land conveyed to Gregory E. and Gloria A. Koritansky as recorded in Volume 1318, Page 0989 of the Geauga County Deed Records, said point being the Principal Place of Beginning;

Course I: Thence North 85°46'02" West passing through a 5/8" iron pin found at a distance of 25.25 feet along the northerly line of said Koritansky, 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;

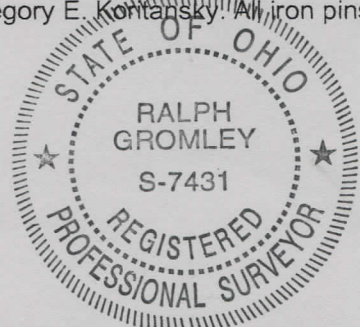
Course III: Thence North 85°44'57" West along the northerly line of said Koritansky a distance of 765.32 feet to a 5/8" iron pin set in the easterly line of land conveyed to Robert S. Bulman as recorded in Volume 1274, Page 0154 of the Geauga County Deed Records;

Course IV: Thence North 49°27'02" East a distance of 782.37 feet to a 5/8" iron pin set;

Course V: Thence South 85°33'07" East passing through a 5/8" iron pin set at a distance of 455.50 feet, a total distance of 485.50 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 7.55490 acres of land, be the same more or less, but subject to all legal highways as surveyed and described in September 2001 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 1318, Page 0990 of The Geauga County Deed Records as conveyed to Gregory E. Koritansky. All iron pins set are 5/8" x 30" rebar capped #7431.



Ralph W. Gromley
Ralph W. Gromley P.S. # 7431

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

CRB *9/13/01*
OFFICE OF THE *REVISED*
GEAUGA COUNTY ENGINEER

PARCEL 2
LEGAL DESCRIPTION OF A 8.71831 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 monument found in the centerline of Route 6 and Bascom Road (Township Route 69), 60 feet wide;

Thence North 04°23'13" East continuing along the centerline of said Bascom Road a distance of 1771.90 feet to a point;

Thence North 04°20'46" East continuing along the centerline of said Bascom Road a distance of 1941.25 feet to a 3/4" iron pin found;

Thence North 04°26'53" East continuing along the centerline of said Bascom Road a distance of 164.44 feet to the northeast corner of land conveyed to Gregory E. and Gloria A. Koritansky as recorded in Volume 1318, Page 0989 of the Geauga County Deed Records;

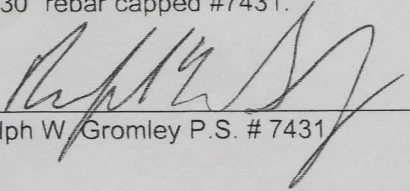
Thence North 04°26'53" East continuing along the centerline of said Bascom Road a distance of 200.00 feet to the Principal Place of Beginning;

- Course I: Thence North 85°33'07" West passing through a 5/8" iron pin set at a distance of 30.00 feet, a total distance of 485.50 feet to a 5/8" iron pin set;
- Course II: Thence South 49°27'02" West a distance of 782.37 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 III: Thence North 04°39'00" East along the easterly line of said Bulman a distance of 709.60 feet to a 3/4" iron pin found in the southwesterly corner of land conveyed to Jeffrey W. and Mary Lynn McIntire as recorded in Volume 1025, Page 1015 of the Geauga County Deed Records;
- Course IV: 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 pin found;
- Course V: 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 set;
- Course VI: Thence South 85°33'07" East passing through a 5/8" iron pin set at a distance of 661.43 feet, a total distance of 691.43 feet to the centerline of said Bascom Road;
- Course VII: 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;
- Course VIII: Thence South 04°26'53" West continuing along the centerline of said Bascom Road a distance of 131.41 feet to the Principal Place of Beginning;

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Said parcel containing 8.71831 acres of land, be the same more or less, but subject to all legal highways as surveyed and described in September 2001 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 1318, Page 0990 of The Geauga County Deed Records as conveyed to Gregory E. Koritansky. All iron pins set are 5/8" x 30" rebar capped #7431.




Ralph W. Gromley P.S. # 7431

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

CRB

9/13/01

OFFICE OF THE *REVISED*
GEAUGA COUNTY ENGINEER

**REMAINDER
LEGAL DESCRIPTION OF A 5.33656 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 monument found in the centerline of Route 6 and Bascom Road (Township Route 69), 60 feet wide;

Thence North 04°23'13" East continuing along the centerline of said Bascom Road a distance of 1771.90 feet to a point;

Thence North 04°20'46" East continuing along the centerline of said Bascom Road a distance of 1941.25 feet to a 3/4" iron pin found;

Thence North 04°26'53" East continuing along the centerline of said Bascom Road a distance of 164.44 feet to the northeast corner of land conveyed to Gregory E. and Gloria A. Koritansky as recorded in Volume 1318, Page 0989 of the Geauga County Deed Records;

Thence North 04°26'53" East continuing along the centerline of said Bascom Road a distance of 200.00 feet to a point;

Thence North 04°26'53" East continuing along the centerline of said Bascom Road a distance of 131.41 feet to a 5/8" iron pin found;

Thence North 04°21'20" East continuing along the centerline of said Bascom Road a distance of 118.59 feet to the Principal Place of Beginning;

Course I: Thence North 85°33'07" West passing through a 5/8" iron pin set at a distance of 30.00 feet, a total distance of 691.43 feet to a 5/8" iron pin set in the easterly line of land conveyed to Jeffrey W. and Mary Lynn McIntire as recorded in Volume 1025, Page 1015 of the Geauga County Deed Records;

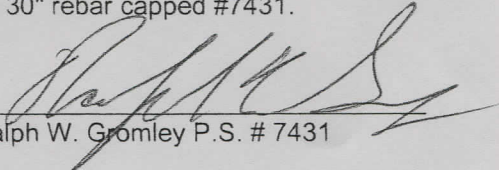
Course II: Thence North 04°39'00" East along the easterly line of said McIntire and the easterly line of land conveyed to Louis C. and Karen S. Hill and Loava M. Paul as recorded in Volume 1149, Page 1299 of the Geauga County Deed Records a distance of 331.89 feet to a 5/8" iron pin found;

Course III: Thence South 86°20'20" East to the southeasterly corner of land conveyed to Robert J. and Laurel M. Pruszynski as recorded in Volume 0890, Page 0674 of the Geauga County Deed Records passing through a 3/4" iron pin found at 661.38 feet, a total distance of 689.77 feet to the centerline of said Bascom Road;

Course IV: Thence South 04°21'20" West continuing along the centerline of said Bascom Road a distance of 341.36 feet to the Principal Place of Beginning;

Said parcel containing 5.33656 acres of land, be the same more or less, but subject to all legal highways as surveyed and described in September 2001 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 1318, Page 0990 of The Geauga County Deed Records as conveyed to Gregory E. Koritansky. All iron pins set are 5/8" x 30" rebar capped #7431.




Ralph W. Gromley P.S. # 7431

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