



HAM00115

(HAM  
00115)

Larchgrove LLC  
Pick up Date  
1-3-07  
obsolete

LEGAL DESCRIPTION  
OF A  
0.9861 ACRE PARCEL  
FOR  
LARCHGROVE LLC.  
PARCEL NO. 1

Situated in the Township of Hambden, County of Geauga and State of Ohio and known as being a part of Lot No. 26, Bond Tract and further being known as land conveyed to Larchgrove LLC. by deed recorded in Volume 1509, Page 267 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Grant Street, width varies, at the Southwesterly corner of land conveyed to Ernst Lanes Inc. by deed recorded in Volume 356, Page 610 of Geauga County Deed Records, also being an interior corner of the City of Chardon and Township of Hambden line, said point lying North 3° 03' 57" East along said centerline of Grant Street a distance of 400.64 feet from a P.K. nail found at its intersection with the centerline of Chardon Windsor Road, 60 feet wide;

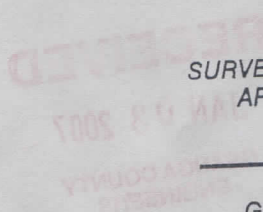
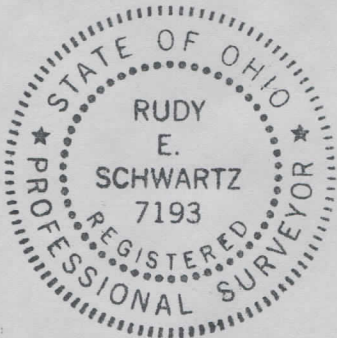
Thence North 3° 03' 57" East, along said centerline of Grant Street and the Easterly line of the City of Chardon and the Westerly line of the Township of Hambden, a distance of 270.19 feet to the Northwesterly corner of lands conveyed to The D.&S. Hughes Company Ltd. by deed recorded in Volume 1288, Page 192 of Geauga County Deed Records;

Thence South 86° 53' 50" East, along the Northerly line of lands so conveyed to The D.&S. Hughes Company Ltd., also being the Southerly line of Parcel No. 2 of lands so conveyed to Larchgrove LLC., and passing through a drill hole set at 23.00 feet, a total distance of 250.06 feet to a mag nail set at the Northeasterly corner of land so conveyed to D.&S. Hughes Company Ltd. and the Principal Place of Beginning of the premises herein intended to be described;

COURSE I            Thence North 2° 59' 37" East, along the Easterly line of Parcel No. 2 of lands so conveyed to Larchgrove LLC., a distance of 36.48 feet to a 5/8 inch iron pin found (I.D. Temple) the Southwesterly corner of lands so conveyed to The D.&S. Hughes Company Ltd.;

COURSE II           Thence North 70° 01' 46" East, along the Southerly line of land so conveyed to The D.&S. Hughes Company Ltd., and along the Southerly line of land conveyed to James S. Setele DBA Buick Olds Gmc Truck by deed recorded in Volume 871, Page 570 of Geauga County Deed Records, a distance of 369.52 feet to a 1 1/2 inch iron pipe found in the Westerly line of lands so conveyed to James S. Setele DBA Buick Olds GMC Truck;

- COURSE III      Thence South 5° 40' 26" West, along the Westerly line of lands so conveyed to James S. Setele DBA Buick Olds GMC Truck, a distance of 201.66 feet to the Northeasterly corner of land so conveyed to Ernst Lanes Inc. (witness a 5/8 inch iron pin found 0.32 feet North and 2.16 feet West);
- COURSE IV      Thence North 86° 53' 42" West, along the Northerly line of land so conveyed to Ernst Lanes Inc. a distance of 330.81 feet to a 1 inch iron pipe found at the Southeasterly corner of lands so conveyed to The D.&S. Hughes Company Ltd.;
- COURSE V      Thence North 2° 59' 37" East, along the Easterly line of lands so conveyed to The D.&S. Hughes Company Ltd., a distance of 20.15 feet to the Principal Place of Beginning and containing 0.9861 acres of land as surveyed, calculated and described on December 28, 2006 and by Rudy E. Schwartz, P.S. 7193 be the same more or less but subject to all legal highways and easements of record. Bearings used herein refer to an assumed meridian and are intended to indicate angles only. All 5/8 inch iron pins set are I.D. Schwartz 7193.



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

*PAK*      *1/3/07*

OFFICE OF THE  
 GEauga COUNTY ENGINEER

*1-3-07*

DATE

RUDY E. SCHWARTZ, P.S. 7193

LEGAL DESCRIPTION  
OF A  
0.2870 ACRE PARCEL  
FOR  
LARCHGROVE LLC.  
PARCEL NO. 2

Situated in the Township of Hambden, County of Geauga and State of Ohio and known as being a part of Lot No. 26, Bond Tract and further being known as land conveyed to Larchgrove LLC. by deed recorded in Volume 1509, Page 267 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Grant Street, width varies, at the Southwesterly corner of land conveyed to Ernst Lanes Inc. by deed recorded in Volume 356, Page 610 of Geauga County Deed Records, also being an interior corner of the City of Chardon and Township of Hambden line, said point lying North 3° 03' 57" East along said centerline of Grant Street a distance of 400.64 feet from a P.K. nail found at its intersection with the centerline of Chardon Windsor Road, 60 feet wide;

Thence North 3° 03' 57" East, along said centerline of Grant Street and the Easterly line of the City of Chardon and the Westerly line of the Township of Hambden, a distance of 270.19 feet to the Northwesterly corner of lands conveyed to The D.&S. Hughes Company Ltd. by deed recorded in Volume 1288, Page 192 of Geauga County Deed Records, and the Principal Place of Beginning of the premises herein intended to be described;

COURSE I            Thence North 3° 03' 57" East, continuing along said centerline of Grant Street, and the Easterly line of the City of Chardon and the Westerly line of the Township of Hambden, a distance of 50.00 feet to the Southwesterly corner of lands so conveyed to The D.&S. Hughes Company Ltd.;

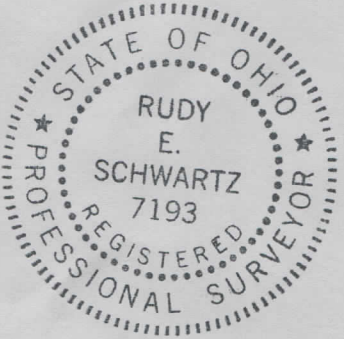
COURSE II           Thence South 86° 53' 50" East along the Southerly line of land so conveyed to The D.&S. Hughes Company Ltd., passing through a drill hole set at 23.00 feet (witness a 5/8 inch iron pin found 2.99 feet East and 0.24 feet North), a total distance of 250.00 feet to a 1 inch iron pipe found at an interior corner thereof;

COURSE III           Thence South 2° 59' 37" West, along an Easterly line of land so conveyed to The D.&S. Hughes Company Ltd. and the Westerly line of Parcel No. 2 of lands so conveyed to Larchgrove LLC., passing through a 5/8 inch iron pin found (I.D. Temple) at 13.53 feet, a total distance of 50.00 feet to a Mag nail set at a Northeasterly corner of land so conveyed to The D.&S. Hughes

Company Ltd.;

COURSE IV

Thence North 86° 53' 50" West, along the Northerly line of lands so conveyed to The D.&S. Hughes Company Ltd. and passing through a drill hole set at 227.06 feet, a total distance of 250.06 feet to the Principal Place of Beginning and containing 0.2870 acres of land as surveyed, calculated and described on December 21, 2006 and by Rudy E. Schwartz, P.S. 7193 be the same more or less but subject to all legal highways and easements of record. Bearings used herein refer to an assumed meridian and are intended to indicate angles only. All 5/8 inch iron pins set are I.D. Schwartz 7193.



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

*PAK* *1/3/07*

OFFICE OF THE  
GEAUGA COUNTY ENGINEER

RECEIVED  
DEC 28 2006  
GEAUGA COUNTY ENGINEER

12-28-06

DATE

RUDY E. SCHWARTZ, P.S. 7193