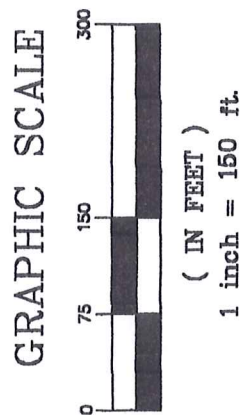


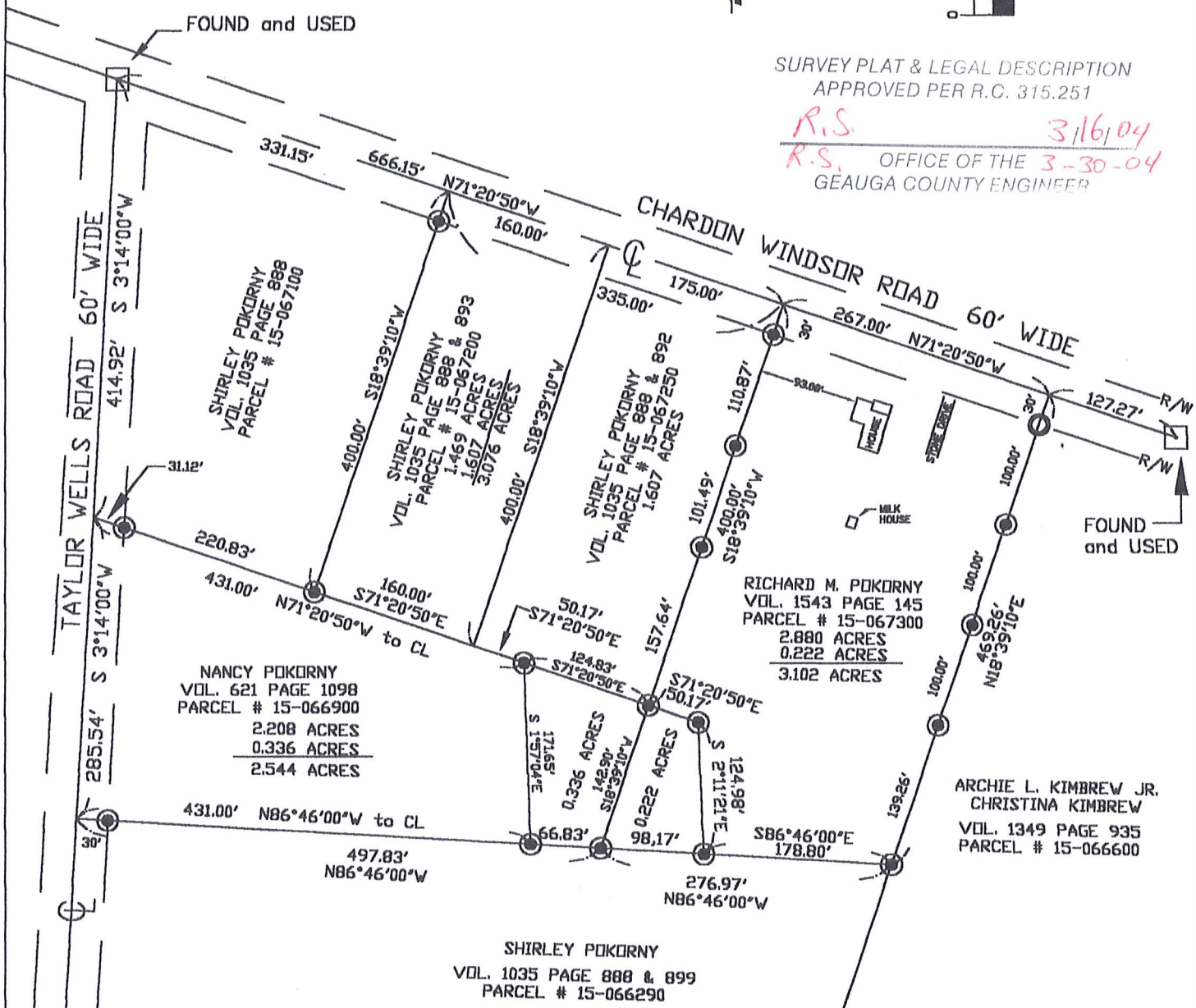
POKORNY ESTATE

HAMBDEN TOWNSHIP
 GEAUGA COUNTY, OHIO
 LOT NO. 21, BOND TRACT



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

R.S. 316,04
R.S. OFFICE OF THE 3-30-04
 GEAUGA COUNTY ENGINEER



I hereby certify that I have surveyed these premises and prepared this map in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code.

Mitchell A. Ferguson March 15, 2004
 Mitchell A. Ferguson
 Ohio Registered Surveyor No. 7627
 FEBRUARY 2004



LEGEND	PROPERTY OWNERSHIP:
○ 1" IRON PIPE FOUND	SHIRLEY POKORNY
● 3/4" IRON PIN SET	DEED: VOL. 1035 PAGE 888, 892 & 893 VOL. 621 PAGE 1098 VOL. 1543 PAGE 145
□ 1" IRON PIN IN MONUMENT BOX	ADDRESS: 13539 CHARDON WINDSOR RD. CHARDON, OH 44024

HAM00134

(HAM
00134)

Pokorny
picked up 3-30-04

LEGAL DESCRIPTION 0.222 ACRES

Situated in the Township of Hambden, County of Geauga, and State of Ohio, and known as Lot No. 21, Bond Tract in said Township and further described as follows:

Beginning at a 1" iron pin found in a monument box at the intersection of the centerlines of Chardon Windsor Road (60 feet wide) and Taylor Wells Road. Thence, South 71° 20' 50" East, along said centerline of Chardon Windsor Road a distance of 666.15 feet to the Northeasterly corner of land conveyed to Shirley Pokorny in Volume 1035 Page 888 & 892 of Geauga County Records and the Northwesterly corner of Richard Pokorny in Volume 1543, Page 145;

Thence, South 18° 39' 10" West, along said Pokorny Westerly line passing through a 3/4" iron pin set at 30.00 feet, passing through a 3/4" iron pin set at 140.87 feet, passing through a 3/4" iron pin set at 242.36 feet, and a total distance of 400.00 feet to a 3/4" iron pin set at a corner the **Principal Place of Beginning** of the parcel herein described;

Thence, South 18° 39' 10" West, along said Pokorny Easterly line a distance of 142.90 feet to a 3/4" iron pin set on the Northerly line of land conveyed to Shirley Pokorny in Volume 1035 Page 888 & 899 of Geauga County Records;

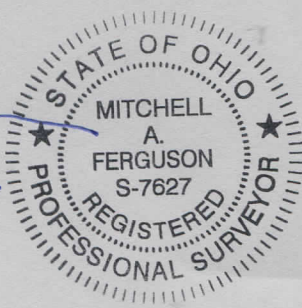
Thence, South 86° 46' 00" East, along said Pokorny Northerly line a distance of 98.17 feet to a 3/4" iron pin set on the Southwesterly line of land conveyed to Richard Pokorny in Volume 1543 Page 145 of Geauga County Records;

Thence, North 2° 11' 21" West, along said Pokorny Southwesterly line a distance of 124.98 feet to a 3/4" iron pin set;

Thence, North 71° 20' 50" West, along said Pokorny Southerly line a distance of 50.17 feet to the **Place of Beginning**, containing 0.222 acres of land, more or less, subject to all legal highways as surveyed February, 2004 by Mitchell A. Ferguson RLS Ohio No. S/7627. Bearings shown herein are to an assumed meridian and are used to denote angles only.

PREVIOUS RECORDING VOL. 1035, PAGE 888 AND 892

Mitchell A. Ferguson
March 23, 2004



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

R.S. 3/30/04

OFFICE OF THE
GEAUGA COUNTY ENGINEER

LEGAL DESCRIPTION 0.336 ACRES

Situated in the Township of Hambden, County of Geauga, and State of Ohio, and known as Lot No. 21, Bond Tract in said Township and further described as follows:

Beginning at a 1" iron pin found in a monument box at the intersection of the centerlines of Chardon Windsor Road (60 feet wide) and Taylor Wells Road. Thence, South 71° 20' 50" East, along said centerline of Chardon Windsor Road a distance of 666.15 feet to the Northeasterly corner of land conveyed to Shirley Pokorny in Volume 1035 Page 888 & 892 of Geauga County Records and the Northwesterly corner of land conveyed to Richard M. Pokorny in Volume 1543, Page 145;

Thence, South 18° 39' 10" West, along said Pokorny Westerly line passing through a 3/4" iron pin set at 30.00 feet, passing through a 3/4" iron pin set at 140.87 feet, passing through a 3/4" iron pin set at 242.36 feet, and a total distance of 400.00 feet to a 3/4" iron pin set at a Southwestly corner thereof and the **Principal Place of Beginning** of the parcel herein described;

Thence, South 18° 39' 10" West, a distance of 142.90 feet to a 3/4" iron pin set on the Northerly line of land conveyed to Shirley Pokorny in Volume 1035 Page 888 & 899 of Geauga County Records;

Thence, North 86° 46' 00" West, along said Pokorny Northerly line a distance of 66.83 feet to a 3/4" iron pin set on the Southeasterly line of land conveyed to Nancy Pokorny in Volume 621 Page 1098 of Geauga County Records;

Thence, North 1° 57' 04" West, along said Pokorny Easterly line a distance of 171.65 feet to a 3/4" iron pin set at the Northeasterly corner thereof;

Thence, South 71° 20' 50" East, a distance of 124.83 feet to the **Place of Beginning**, containing 0.336 acres of land, more or less, subject to all legal highways as surveyed February, 2004 by by Mitchell A. Ferguson RLS Ohio No. S/7627. Bearings shown herein are to an assumed meridian and are used to denote angles only.

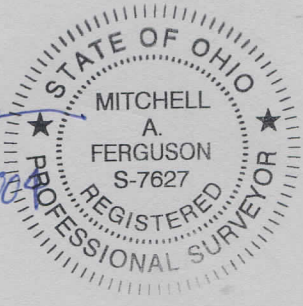
PREVIOUS RECORDING VOL. 1035, PAGE 888 and 892

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

R.S. 3/30/04

OFFICE OF THE
GEAUGA COUNTY ENGINEER

Mitchell A. Ferguson
March 23, 2004



LEGAL DESCRIPTION 2.544 ACRES

Situated in the Township of Hambden, County of Geauga, and State of Ohio, and known as Lot No. 21, Bond Tract in said Township and further described as follows:

Beginning at a 1" iron pin found in a monument box at the intersection of the centerlines of Chardon Windsor Road (60 feet wide) and Taylor Wells Road. Thence, South 3° 14' 00" West, along said centerline of Taylor Wells Road a distance of 414.92 feet to the Southwesterly corner of land conveyed to Shirley Pokorny in Volume 1035 Page 888 of Geauga County Records the **Principal Place of Beginning** of the parcel herein described;

Thence, South 71° 20' 50" East, along said Pokorny Southerly line passing through a 3/4" iron pin set at a distance of 31.12 feet, passing through a 3/4" iron pin set at a distance of 220.83 feet, and at 431.00 a total distance of 555.83 feet to a 3/4" iron pin set on a Southeasterly corner of land conveyed to Shirley Pokorny in Volume 1035 Page 888 & 892 of Geauga County Records;

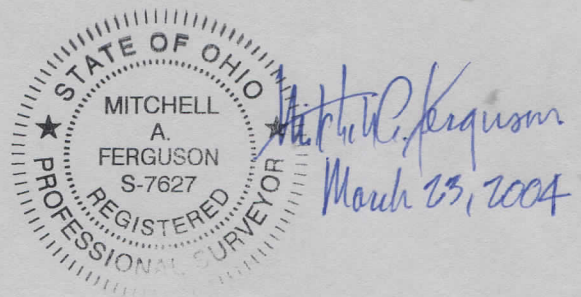
Thence, South 18° 39' 10" West, a distance of 142.90 feet to a 3/4" iron pin set on the Northerly line of land conveyed to Shirley Pokorny in Volume 1035 Page 888 and 899 of Geauga County Records;

Thence, North 86° 46' 00" West, along said Pokorny Northerly line passing through 3/4" iron pin set at 66.83 feet, passing through 3/4" iron pin set at 467.83 feet and a total of distance of 497.83 feet to the centerline of said road;

Thence, North 3° 14' 00" East, along said centerline line a distance of 285.54 feet to the **Place of Beginning**, containing 2.544 acres of land, more or less, subject to all legal highways as surveyed February, 2004 by Mitchell A. Ferguson RLS Ohio No. S/7627. Bearings shown herein are to an assumed meridian and are used to denote angles only.

PREVIOUS RECORDING and Corresponding Acreage

- 2.208 VOL. 621, PAGE 1098
- 0.336 VOL. 1035, PAGE 888, 892
- 2.544 total acres



SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 315.251
 R.S. 3/30/04
 OFFICE OF THE
 GEAUGA COUNTY ENGINEER

LEGAL DESCRIPTION 3.076 ACRES

Situated in the Township of Hambden, County of Geauga, and State of Ohio, and known as Lot No. 21, Bond Tract in said Township and further described as follows:

Beginning at a 1" iron pin found in a monument box at the intersection of the centerlines of Chardon Windsor Road (60 feet wide) and Taylor Wells Road. Thence, South $71^{\circ} 20' 50''$ East, along said centerline of Chardon Windsor Road a distance of 331.15 feet to the Northeasterly corner of land conveyed to Shirley Pokorny in Volume 1035 Page 888 of Geauga County Records and the **Principal Place of Beginning** of the parcel herein described;

Thence, South $18^{\circ} 39' 10''$ West, along said Pokorny Easterly line passing through a $3/4''$ iron pin set at 30.00 feet, and a total distance of 400.00 feet to a $3/4''$ iron pin set at the Southeasterly corner thereof and the Northerly line of land conveyed to Nancy Pokorny in Volume 621 Page 1098 of Geauga County Records;

Thence, South $71^{\circ} 20' 50''$ East, along said Pokorny Northerly line a distance of 335.00 feet to a $3/4''$ iron pin set at a Southwesterly corner of land conveyed to Richard Pokorny in Volume 1543 Page 145 of Geauga County Records;

Thence, North $18^{\circ} 39' 10''$ East, along said Pokorny Westerly line passing through a $3/4''$ iron pin set at 157.64 feet, passing through a $3/4''$ iron pin set at 259.13 feet, passing through a $3/4''$ iron pin set at 370.00 feet, and a total distance of 400.00 feet to point on said centerline of said Chardon Windsor Road;

Thence, North $71^{\circ} 20' 50''$ West, along the centerline of said Chardon Windsor Road a distance of 335.00 feet to the **Place of Beginning**, containing 3.076 acres of land, more or less, subject to all legal highways as surveyed February, 2004 by Mitchell A. Ferguson RLS Ohio No. S/7627. Bearings shown herein are to an assumed meridian and are used to denote angles only.

PREVIOUS RECORDING and Corresponding Acreage

1.469 VOL. 1035, PAGE 888, 892
 1.607 VOL. 1035, PAGE 888, 893
 3.076 total acres



Mitchell A. Ferguson
 March 23, 2004

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

R.S. 3/30/04

OFFICE OF THE
 GEAGA COUNTY ENGINEER

LEGAL DESCRIPTION 3.102 ACRES

Situated in the Township of Hambden, County of Geauga, and State of Ohio, and known as Lot No. 21, Bond Tract in said Township and further described as follows:

Beginning at a 1" iron pin found in a monument box at the intersection of the centerlines of Chardon Windsor Road (60 feet wide) and Taylor Wells Road. Thence, South 71° 20' 50" East, along said centerline of Chardon Windsor Road a distance of 666.15 feet to the Northeasterly corner of land conveyed to Shirley Pokorny in Volume 1035 Page 888 & 892 of Geauga County Records and the **Principal Place of Beginning** of the parcel herein described;

Thence, South 18° 39' 10" West, along said Pokorny Easterly line passing through a 3/4" iron pin set at 30.00 feet, passing through a 3/4" iron pin set at 140.87 feet, passing through a 3/4" iron pin set at 242.36 feet, , passing through a 3/4" iron pin set at 400.00 feet, and a total distance of 542.90 feet to a 3/4" iron pin set on the Northerly line of land conveyed to Shirley Pokorny in Volume 1035 Page 888 & 899 of Geauga County Records;

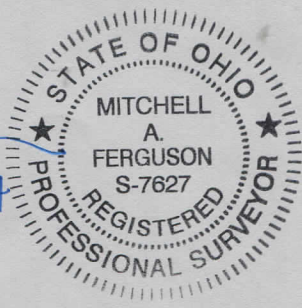
Thence, South 86° 46' 00" East, along said Pokorny Northerly line a distance of 276.97 feet to a 3/4" iron pin set on the Westerly line of land conveyed to Archie L. Kimbrow Jr. and Christina Kimbrow in Volume 1349 Page 935 of Geauga County Records;

Thence, North 18° 39' 10" East, along said Kimbrow Westerly line passing through a 3/4" iron pin set at 139.26 feet, passing through a 3/4" iron pin set at 239.26 feet, passing through a 3/4" iron pin set at 339.26 feet, passing through a 1" iron pipe found at 439.26 feet, and a total distance of 469.26 feet to point on said centerline of said Chardon Windsor Road;

Thence, North 71° 20' 50" West, along the centerline of said Chardon Windsor Road a distance of 267.00 feet to the **Place of Beginning**, containing 3.102 acres of land, more or less, subject to all legal highways as surveyed February, 2004 by Mitchell A. Ferguson RLS Ohio No. S/7627. Bearings shown herein are to an assumed meridian and are used to denote angles only.

PREVIOUS RECORDING and Corresponding Acreage
0.222 VOL. 1035, PAGE 888 & 892
2.880 VOL. 1543, PAGE 145
3.102 total acres

Mitchell A. Ferguson
March 15, 2004



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

R.S. 3/30/04

OFFICE OF THE
GEAUGA COUNTY ENGINEER