

POKORNY ESTATE

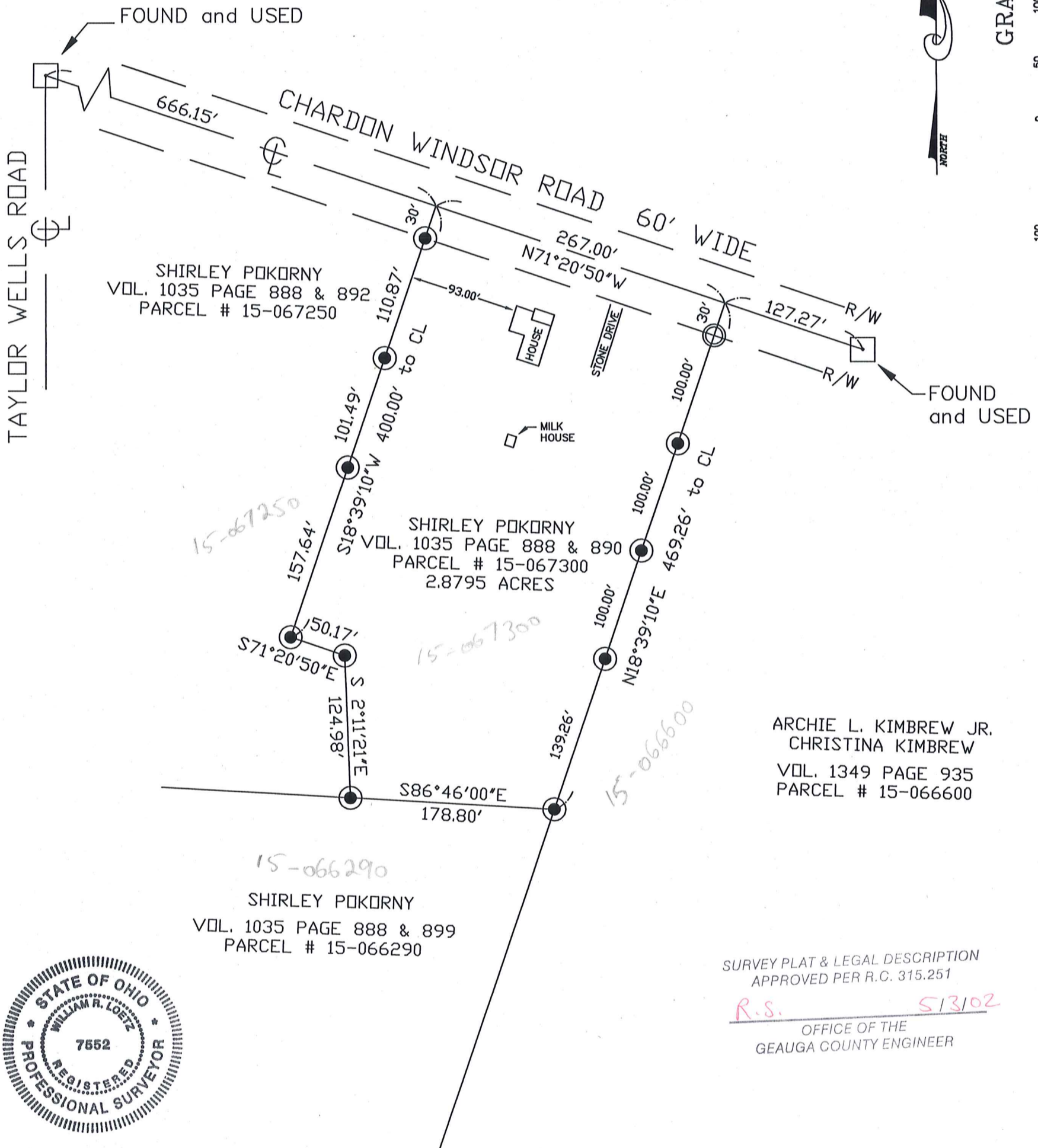
HAMB DEN TOWNSHIP
 GEAUGA COUNTY, OHIO
 LOT NO. 21, BOND TRACT



GRAPHIC SCALE



(IN FEET)
 1 inch = 100 ft.



SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 315.251
R.S. 5/3/02
 OFFICE OF THE
 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.

William R. Loetz MAY 2, 2002
 William R. Loetz
 Ohio Registered Surveyor No. 7552
 APRIL 2002

LEGEND	
⊙	1" IRON PIPE FOUND
●	3/4" IRON PIN SET
□	1" IRON PIN IN MONUMENT BOX

PROPERTY OWNERSHIP:
 SHIRLEY POKORNY
 DEED:
 VOL. 1035 PAGE 888 & 890
 ADDRESS:
 13539 CHARDON WINDSOR RD.
 CHARDON, OH 44024

(HAM)
00135

HAM00135

Po Korny
Picked up 5-3-02
15-067300
V. 1543- P. 145

LEGAL DESCRIPTION 2.8795 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 **Principle 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, and a total distance of 400.00 feet to a 3/4" iron pin set at a corner;

Thence, South 71° 20' 50" East, along said Pokorny Northeasterly line a distance of 50.17 feet to a 3/4" iron pin set at a corner;

Thence, South 2° 11' 21" East, along said Pokorny Easterly line a distance of 124.98 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 178.80 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 2.8795 acres of land, more or less, subject to all legal highways as surveyed April, 2002 by William R. Loetz RLS Ohio No. S/7552. Bearings shown herein are to an assumed meridian and are used to denote angles only.

PREVIOUS RECORDING VOL. 1035, PAGE 888 & 890

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