



## Description of 12.3728 Acres

Situated in the Township of Hambden, County of Geauga, State of Ohio and known as being part of Lot 26 in the Bond Tract of said Township and further described as follows:

Beginning at a railroad spike with a punch hole found at the intersection of the centerline of Chardon-Windsor Road, 60 feet wide, with the easterly line of Chardon Park Estates No. 1, as recorded in volume 7, page 6, Geauga County Plat Records, said easterly line also being the westerly line of lot 26 in the Bond Tract and the line between Hambden Township and Chardon Village:

- COURSE I Thence along the easterly line of said Chardon Park Estates No. 1, South  $3^{\circ} 39' 25''$  West, at 30.72 feet passing through the southerly right of way line of Chardon-Windsor Road, a  $5/8''$  iron pin found is located North  $41^{\circ} 03' 41''$  West, 0.77' feet from the intersection of said easterly line with the southerly right of way line of Chardon-Windsor Road, 1823.85 feet to a  $5/8''$  iron pin set capped "Foresight Engineering" at the northwesterly corner of land deeded to Geraldine Rayner as parcel 2 in volume 418, page 111;
- COURSE II Thence along the northerly line of parcel 2 of Geraldine Rayner's land, South  $87^{\circ} 02' 24''$  East, 337.93 feet to a  $3/4''$  iron pipe found with the top "mushroomed" at the southwesterly corner of land deeded to the Village of Chardon in volume 637, page 667, Geauga County Records of Deeds, said iron pipe being approximately 3 feet northerly from a railroad tie post;
- COURSE III Thence along the westerly line of the Village of Chardon's lands, North  $3^{\circ} 20' 52''$  East, at 1717.53 feet passing through a  $3/4''$  iron pipe found, 1747.38 feet to the centerline of Chardon-Windsor Road;
- COURSE IV Thence along the centerline of Chardon-Windsor Road, North  $73^{\circ} 54' 52''$  West, 71.35 feet to the northeasterly corner of land deeded to William A. Stromsky in volume 807, page 454, Geauga County Records of Deeds;
- COURSE V Thence along the easterly line of Stromsky's lands, South  $3^{\circ} 53' 17''$  West, at 30.69 feet passing through a  $5/8''$  iron pin set capped "Foresight Engineering" in the southerly right of way line of Chardon-Windsor Road, 270.38 feet to a  $3/4''$  iron pipe found at the southeasterly corner of William A. Stromsky's lands;
- COURSE VI Thence along the southerly line of Stromsky's lands, North  $86^{\circ} 14' 00''$  West, at 151.39 feet passing through a  $3/4''$  iron pipe found, 151.62 feet to the southwesterly corner of William A. Stromsky's lands;
- COURSE VII Thence along the westerly line of Stromsky's lands, North  $3^{\circ} 53' 57''$  East, 53.84 feet to a  $1/2''$  iron pipe found at the southeasterly corner of land deeded to Frank and Barbara Was in volume 834, page 166, Geauga County Records of Deeds;
- COURSE VIII Thence along the southerly line of Was' lands, North  $74^{\circ} 05' 04''$  West, 50.42 feet to a  $1/2''$  iron pipe found at the southwesterly corner of Was' lands;
- COURSE IX Thence along the westerly line Was' lands, North  $3^{\circ} 53' 17''$  East, at 218.55 feet passing through a  $3/4''$  iron pipe found, 249.79 feet to the centerline of Chardon-Windsor Road;

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COURSE X

Thence along the centerline of Chardon-Windsor Road, North  $73^{\circ} 54' 52''$  West, 59.43 feet to the place of beginning and containing 12.3728 acres of land, 12.2827 acres of land exclusive of the right of way of Chardon-Windsor Road. The above described parcel contains all of the land deeded to Geraldine Rayner as parcel 1 in volume 418, page 111, Geauga County Records of Deeds except the land deeded to William A. Stromsky in volume 807, page 454, Geauga County Records of Deeds and the land deeded to Frank and Barbara Was in volume 834, page 166, Geauga County Records of Deeds as surveyed and described in December 1996 by Foresight Engineering Group, Inc. under the supervision of Franklin D. Snyder, Jr. P.S. Ohio #7468. The basis for bearings used in the above description is North  $3^{\circ} 39' 25''$  East, along the easterly line of Chardon Park Estates No. 1 as shown on the plat recorded in volume 7, page 6 of the Geauga County Plat Records.

**SURVEY PLAT AND LEGAL  
DESCRIPTION APPROVED  
PER R.C. 315.251**

R.S. 12/18/1996  
**GEAUGA COUNTY ENGINEER**

RECEIVED  
DEC 17 1996  
GEAUGA COUNTY  
ENGINEERS