

Situated in the Township of Hambden, County of Geauga and the State of Ohio, and known as part of Lot No. 14 in the Bond Tract within said Township and further described as follows:

Beginning in the center line of State Route No. 6 at the southwesterly corner of The Bertha Thomson Survey Subdivision as shown by plat recorded in volume 5, page 31 of the Geauga County Plat Records;

- Course No. 1:** Thence S. 88 deg. 05' 43" W. along said center line 215.00 feet;
- Course No. 2:** Thence N. 01 deg. 54' 17" W., through a $\frac{3}{4}$ inch iron pipe set at 30.00 feet, a total distance of 677.60 feet to a $\frac{3}{4}$ inch iron pipe set;
- Course No. 3:** Thence S. 88 deg. 05' 43" W. 225.00 feet to a $\frac{3}{4}$ inch iron pipe set;
- Course No. 4:** Thence S. 01 deg. 54' 17" E., through a $\frac{3}{4}$ inch iron pipe set at 647.60 feet, a total distance of 677.60 feet to the center line of said State Route No. 6;
- Course No. 5:** Thence S. 88 deg. 05' 43" W. along said center line 1055.06 feet to the southeasterly corner of land conveyed to James L. Petkosek by deed recorded in volume 509, page 782 of the Geauga County Deed Records;
- Course No. 6:** Thence N. 01 deg. 41' 30" W. along the easterly boundary of said Petkosek and the easterly boundary of land conveyed to Richard W. and Barbara B. Loser by deed recorded in volume 710, page 391 of the aforesaid deed records, through a $\frac{3}{4}$ inch iron pipes found and used at 29.20 feet and 1189.46 feet, a total distance of 1233.77 feet to the center line of State Route No. 166;
- Course No. 7:** Thence N. 40 deg. 55' 12" E. along said State Route No. 166 center line 1982.69 feet to the northerly line of said Bond Tract Lot No. 14;
- Course No. 8:** Thence N. 88 deg. 23' 01" E. along said northerly lot line, through a one inch iron pipe set at 40.71 feet, a total distance of 59.30 feet to a one inch iron pipe set;
- Course No. 9:** Thence S. 52 deg. 35' 58" E. 115.70 feet to a one inch iron pipe set in the easterly line of land formerly conveyed to John P. and Norma J. Grantham by deed recorded in volume 929, page 1345 of the aforesaid deed records;
- Course No. 10:** Thence S. 01 deg. 46' 15" E. along said easterly line, which is also the westerly line of land conveyed to Gregory J. and Lucinda G. Talty, Robert H. and Laura A. Chorman, and Elaine Bollnow by deeds recorded respectively in volume 635, page 995, volume 1039, page 569 and volume 1191, page 486 of the aforesaid deed records and the westerly line of the Venus Road Subdivision No. 2 as shown by plat recorded in volume 8, page 12 of the aforesaid plat records and the westerly line of said Bertha Thomson Survey Subdivision, through a $\frac{3}{4}$ inch iron pipe found and used at 2584.32 feet, a total distance of 2614.36 feet to the center line of said State Route No. 6 and the place of beginning, containing 66.158 acres as surveyed in December, 1980 and January, 2000 by Lawrence Wilson, Ohio Professional Surveyor No. 5807.

The bearings in this description are oriented to an arbitrary meridian and are intended to indicate angular relationships only.

This description is of part of lands conveyed to River Oaks Investment Company by deed recorded in volume 1279, Page 222 of the Geauga County Deed Records.



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
JK (REVISED) 3/24/00
OFFICE OF THE
GEAUGA COUNTY ENGINEER

Situated in the Township of Hambden, County of Geauga and the State of Ohio, and known as part of Lot No. 14 in the Bond Tract within said Township and further described as follows:

Beginning in the center line of State Route No. 166 at the intersection of said center line with the northerly line of said Bond Tract Lot No. 14;

Thence N. 88 deg. 23' 01" E. along said northerly lot line, through a one inch iron pipe set at 40.71 feet, a total distance of 59.30 feet to a one inch iron pipe set at the principal place of beginning of the land herein intended to be described;

Course No. 1: Thence N. 88 deg. 23' 01" E. continuing along said northerly lot line 89.70 feet to the easterly line of land formerly conveyed to John P. and Norma J. Grantham by deed recorded in volume 929, page 1345 of the aforesaid deed records;

Course No. 2: Thence S. 01 deg. 46' 15" E. along said easterly line 72.84 feet to a one inch iron pipe set;

Course No. 3: Thence N. 52 deg. 35' 58" W. 115.70 feet to the principal place of beginning, containing 0.075 acres as surveyed in December, 1980 and January, 2000 by Lawrence Wilson, Ohio Professional Surveyor No. 5807.

The bearings in this description are oriented to an arbitrary meridian and are intended to indicate angular relationships only.

This description is of part of lands conveyed to River Oaks Investment Company by deed recorded in volume 1279, Page 222 of the Geauga County Deed Records.



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
OK 3 12/100
OFFICE OF THE
GEAUGA COUNTY ENGINEER