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VAN BOXEL
picked up 9-25-98
15-017200

DESCRIPTION FOR
GREG VAN BOXEL
RESIDUAL PROPERTY

Situated in the Township of Hambden, County of Geauga and State of Ohio, being part of Original Lot No. 11, Parker Tract within said township and further described as follows;

Beginning in the centerline of Pearl Road at the southwest corner of a 4.256 acre parcel of land conveyed to R. C. Benz and D. Tizzano by deed recorded in Vol. 1123 Pg. 282 of the Geauga County Records of Deeds;

Thence North 89 Deg. 00' 00" West along the centerline of Pearl Road a distance of 329.00 feet to the southeast corner of land conveyed to E. M. Timms by deed recorded in Vol. 1179 Pg. 886 of the Geauga County Records of Deeds;

Thence along the easterly side of the said Timms land by the following three courses: North 00 Deg. 30' 00" East, passing thru an iron pin found at 30.00 feet, a distance of 275.01 feet to an iron pin found at an angle point; South 89 Deg. 00' 00" East a distance of 193.00 feet to an iron pin found at an angle point; and North 00 Deg. 30' 00" East a distance of 538.59 feet to an iron pin found in the south line of land conveyed to T. M. and M. Shannon by deed recorded in Vol. 1037 Pg. 734 of the Geauga County Records of Deeds;

Thence South 89 Deg. 00' 00" East along the south line of the said Shannon land a distance of 136.00 feet to an iron pin found at the northeast corner of a 0.194 acre parcel of land conveyed to Greg Van Boxel by deed recorded in Vol. 1169, Page 212 of the Geauga County Records of Deeds;

Thence South 19 Deg. 24' 09" West along the east line of the said 0.194 acre parcel a distance of 234.59 feet to an iron pin found in the west line of the aforementioned 4.256 acre parcel conveyed to said Benz/Tizzano;

Thence South 00 Deg. 30' 00" West along the west line of the said 4.256 acre parcel and along a 0.206 acre parcel conveyed to R.C. Benz and D. Tizzano by deed recorded in Vol. 1169, Page 209 of the Geauga County Records of Deeds a distance of 194.00 feet to an iron pin found at the southwest corner of the said 0.206 acre parcel;

Thence South 89 Deg. 00' 00" East a distance of 76.00 feet along the south line of the said 0.206 acre parcel to an iron pin found in the west line of the said 4.256 acre parcel;

Thence South 00 Deg. 30' 00" West along the west line of the said 4.256 acre parcel a distance of 397.00 feet to the place of beginning, passing through an iron pin found 30.00

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feet therefrom, containing within said bounds 3.226 acres of land according to the survey of Forest Land Design, Inc., by J. Arthur Temple, Ohio Registered Sureyor No. 4761 dated as revised September, 1998.

THE BEARINGS SHOWN HEREIN ARE BASED ON AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY.

PREVIOUS RECORDINGS: VOL. 992, PAGE 85, AND VOL. 1169, PAGE 212.

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

Rib

9/25/98

OFFICE OF THE
GEAUGA COUNTY ENGINEER