

HAM00212

(HAM 00 212)

Maple Dale Nursery (09-046)

picked up 6-19-09
15-100600

Vol. 1866-Pg. 1379



BABCOCK - JONES
CIVIL ENGINEERS AND SURVEYORS

1924 MENTOR AVE., PAINESVILLE, OHIO 44077 PHONE (440) 357-1811 FACSIMILE (440) 357-9173

June 15, 2009

REVISED LEGAL DESCRIPTION OF COMBINED PARCEL FOR
MAPLEDALE NURSERY.

Situated in the Township of Hambden, County of Geauga and State of Ohio and being a part of Lot Nos. 18 and 19, Bond Tract in said Township and being further bounded and described as follows;

Beginning at a railroad spike found at the intersection of the centerlines of Old State Road (66 feet wide) and Woodin Road (60 feet wide) and the Lot Line between Lot Nos. 18 and 19;

COURSE I: Thence North 28°50'00" West along the centerline of Old State Road a distance of 315.02 feet to the southwesterly corner of land conveyed to Lawrence and Geraldine Chapman by deed recorded in Volume 1780, Page 1212 of Geauga County Deed Records, Permanent Parcel No. 15-075500;

COURSE II: Thence North 74°23'55" East along the southerly line of Lawrence Chapman and the southerly line and to the southeasterly corner of land conveyed to Lawrence and Geraldine Chapman, Trustees by deed recorded in Volume 1045, Page 160 of Geauga County Deed Record, Permanent Parcel No. 15-101915, passing thru a 1" iron pipe found at 33.90 feet, a distance of 806.08 feet to a 1" iron pipe found on the westerly line of land conveyed to Hambden Township Board of Trustees by deed recorded in Volume 1000, Page 989 of Geauga County Deed Records, Permanent Parcel No. 15-703804;

COURSE III: Thence South 3°18'00" West along the westerly line of Hambden Township Trustees a distance of 539.27 feet to a 5/8" iron pin found at the most southerly corner there of;

COURSE IV: Thence South 27°45'22" East along the westerly line of Hambden Township Board of Trustees by deed recorded in Volume 599, Page 654 of Geauga County Deed Records, Permanent Parcel No. 15-701100 a distance of 293.69 feet to a 5/8" iron pin found at the northeasterly corner of land conveyed to Hambden Congregational Church by deed recorded in Volume 1848, Page 2003 of Geauga County Deed Records, Permanent Parcel 15-035400;

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REVISED LEGAL DESCRIPTION OF COMBINED PARCEL FOR
MAPLEDALE NURSERY.

CONTINUED

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- COURSE V: Thence South 65°39'53" West along the northerly line of Hambden Congregational Church a distance of 209.19 feet to a 5/8" iron pin found at the northeasterly corner of land conveyed to Robert and Donna Burgan by deed recorded in Volume 1848, Page 2000 of Geauga County Deed Records, Permanent Parcel No. 15-088900;
- COURSE VI: Thence South 60°39'59" West along the northerly line of Robert and Donna Burgan a distance of 111.07 feet to a 1" iron pipe found at the southeasterly corner of land conveyed to Charles Cox by deed recorded in Volume 1751, Page 568 of Geauga County Deed Record, Permanent Parcel No. 15-088800;
- COURSE VII: Thence North 28°37'40" West along the easterly line and to the northeasterly corner of Charles Cox a distance of 149.75 feet to a 5/8" iron pin found;
- COURSE VIII: Thence South 63°00'20" West along the northerly line and to the northwesterly corner of Charles Cox a distance of 141.94 feet to a 5/8" x 30" iron pin set and capped Babcock, Jones & Associates, Inc. on the easterly right-of-way line Old State Road;
- COURSE IX: Thence North 28°37'40" West along the easterly right-of-way line of Old State Road a distance of 428.49 feet to a 1" iron pipe found on said Lot Line;
- COURSE X: Thence North 85°36'12" West along said Lot Line a distance of 39.36 feet to the place of beginning and containing 10.6510 acres of land, subject to all legal highways (0.2439 of an acre), as surveyed and described by Harry S. Jones, Registered Surveyor No. 6343 in June, 2009.

Bearings are based upon the centerline of Old State Road being North 28°50'00" West and are used to describe angles only.

Previous Deed - Volume 1853, Page 75.

Combination of Permanent Parcel Nos. 15-100600 and 15-100700.

Harry S. Jones #6343
Harry S. Jones, P.S. #6343

6/15/09
Date

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

R.S.

06/17/09

OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER

