

HAM 00238

Gulan (14-019)
Picked Up 3-7-14

HAM00238

Babcock Land Surveyors, Inc.

6914 Brakeman Rd. Painesville, OH 44077 – Phone (440)487-5095

March 3, 2014

Re-description of Permanent Parcel Number 15-053100 at 13510 GAR Highway, Hambden Township, Geauga County, Ohio for Ed Gulan

Situated in the Township of Hambden, County of Geauga and State of Ohio and known as being part of Original Hambden Township Lot(s) 22 and 23, Bond Tract and is bounded and described as follows:

Beginning at the intersection of the centerlines of GAR Highway, aka U.S. Route 6 (60 feet wide) and Locust Grove Drive (60 feet wide), said point being North 30°04'10" West, 30.00 feet from a 5/8" iron pin found in a monument box, at the intersection of the southerly right of way of GAR Highway with the centerline of said Locust Grove Drive, as noted in Geauga County Record of Plats Volume 27, Page 61-68.

Thence South 59°55'50" West, along the centerline of GAR Highway, to the southwesterly corner of a parcel of land conveyed to Thomas Brawn, Et Al., by deed recorded in Volume 1454, Page 710, of Geauga County Record of Deeds, Permanent Parcel Number 15-051300, a distance of 269.60 feet, said point being the principal place of beginning.

Course I: Thence South 59°55'50" West, continuing along the centerline of GAR Highway, and crossing the boundary between Original Lots 23 and 22, to the southeasterly corner of a parcel of land conveyed to Harold B. & Kathy A. Neill, by deed recorded in Volume 713, Page 751, of Geauga County Record of Deeds, Permanent Parcel Number 15-012400, a distance of 527.26 feet.

Course II: Thence North 00°23'08" East, passing through a 1" iron pipe found (0.95 feet South of right of way), at 33.85 feet, and crossing the boundary between Original Lots 22 and 23, to the northeasterly corner of a parcel of land conveyed to said Neill, said point also being along the southerly line of a parcel of land conveyed to Terrace Glen Estates, LLC., by deed recorded in Volume 1853, Page 1992, of Geauga County Record of Deeds, Permanent Parcel Number 15-084200, to a 1" iron pipe found, a total distance of 1,794.43 feet.

Course III: Thence North 63°07'29" East, to the southeasterly corner of a parcel of land conveyed to said Terrace Glen Estates, LLC., (15-084200), said point also being an angle point in the westerly line of a parcel of land conveyed to Terrace Glen Estates, LLC., by deed recorded in Volume 1853, Page 1992, of Geauga County Record of Deeds, Permanent Parcel Number 15-084300, to a 1" iron pipe found, a distance of 265.39 feet.

Course IV: Thence South 22°04'33" East, to the southwesterly corner of a parcel of land conveyed to said Terrace Glen Estates, LLC., (15-084300), and to a point along the northerly line of a parcel of land conveyed to Bret A. Thomas, by deed recorded in Volume 1873, Page 297, of Geauga County Record of Deeds, Permanent Parcel Number 15-022000, to a 1" iron pipe found, a distance of 546.13 feet.

Course V: Thence South 62°48'20" West, to the northwesterly corner of a parcel of land conveyed to said Thomas, to a 1" iron pipe found, a distance of 398.91 feet.

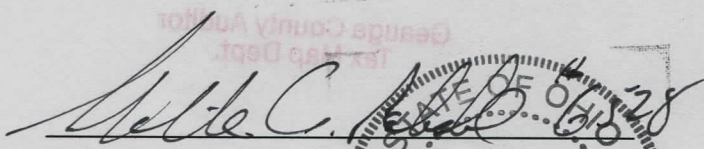
Course VI: Thence South 27°20'49" East, to an angle point in the westerly line of said Thomas, and the northwesterly corner of a parcel of land conveyed to said Thomas Brawn, Et Al., to a 1" iron pipe found, a distance of 313.28 feet.

Course VII: Thence South 17°19'09" East, along the westerly line of said Thomas Brawn, Et Al., passing through a 1" iron pipe found (0.66 feet south of right of way), at 685.90 feet, to the centerline of GAR Highway, a total distance of 715.97 feet, said point being the principal place of beginning and containing 12.598 Total calculated acres of land, 0.359 Acres within the right of way, being the same more or less, but subject to all legal highways, as surveyed by William C. Babcock, State of Ohio Professional Surveyor No. 6528, in February of 2014.

Bearings are based upon the centerline of GAR Highway (60 feet wide), as noted in deed recorded in Volume 1463, Page 384, of Geauga County Record of Deeds, being North 59°55'50" East, and are used to describe angles only.

The intent of this description is to re-describe a parcel of land currently conveyed to Steven A. Loveland, Permanent Parcel Number 15-053100.

All iron pins set are 5/8" x 30" long, rebar, capped "Babcock #6528".


WILLIAM C. BABCOCK
S-6528
REGISTERED PROFESSIONAL SURVEYOR
STATE OF OHIO

3/7/2014

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

S.M./M.B. 3/7/14
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.