

- PERRY - 15.5222 ACRE PARCEL IN GEauga COUNTY
- Situated in the Village of Hunting Valley, County of Geauga and State of Ohio and known as being part of Original Russell Township Lots Nos. 1 and 4, Section No. 1, Tract No. 1 and more particularly bounded and described as follows:
- Beginning at a 3/4" iron pin found at the most southerly corner of Parcel No. 2 of land conveyed to the Nature Conservancy recorded in Volume 843, Page 765 of Geauga County Records, said point of beginning bears South 0°08'23" West along the westerly line of Geauga County, a distance of 882.65 feet to a 1 1/2" iron pipe found in the former centerline of County Line Road at the intersection of its southerly terminus as recorded on Page 471, and its westerly terminus as recorded on Page 475, Volume 12 of Geauga County Road Records, and as shown on a VACATION PLAT recorded in Volume 7, Page 82 of Geauga County Record of Plats from said 1 1/2" iron pipe a 1 1/2" iron pipe found bears North 0°40' West 7.36 feet, a 3/4" square iron pin found bears North 89°30' West 11.98 feet and an iron monument found bears North 0°00'56" West 13.88 feet, a 5/8" iron pin found bears South 88°30' West 11.98 feet and an iron monument found bears North 0°00'56" West 13.88 feet, a 5/8" iron pin found bears North 89°36'08" East 11.98 feet and an iron monument found bears North 0°00'56" West 13.88 feet, said point of beginning being also the northeasterly corner of land conveyed to Helen Greene Perry by deed recorded in Volume 85-5804 of Deeds, Page 5 of Cuyahoga County Records.
- Thence northeasterly along the southeasterly line of said Parcel No. 2, along the following Five Courses:
- Course No. 1: Thence North 27°34'23" East a distance of 571.08 feet to an angle therein marked by a 5/8" iron pin found with cap marked "PLS 4432".
  - Course No. 2: Thence North 89°23'27" East a distance of 610.07 feet to an angle therein marked by a 5/8" iron pin found with cap marked "PLS 4432".
  - Course No. 3: Thence North 67°35'51" East a distance of 244.26 feet to an angle therein marked by a 5/8" iron pin found with cap marked "PLS 4432".
  - Course No. 4: Thence North 52°03'57" East a distance of 173.77 feet to an angle therein marked by a 5/8" iron pin found with cap marked "PLS 4432".
  - Course No. 5: Thence North 42°36'49" East a distance of 198.77 feet to a point in the centerline of County Line Road, 60 feet wide, as shown by the dedication plat in Volume 5 of Maps, Page 34 of Geauga County Records, said point marked by a "PK" nail set, the arc bears South 61°30'43" East 14.30 feet.
  - Course No. 6: Thence southeasterly along said centerline of County Line Road, being along the arc of a circle, deflecting to the right, having a radius of 315.44 feet, an arc distance of 14.30 feet to a point of tangency, marked by a "PK" nail set, the chord of which arc bears South 61°30'43" East 14.30 feet.
  - Course No. 7: Thence South 60°12'45" East along said centerline of County Line Road, a distance of 158.73 feet to a "PK" nail set at the most easterly corner of land conveyed to Helen Greene Perry by deed recorded in Volume 304 of Deeds, Page 144 of Geauga County Records.
  - Course No. 8: Thence South 37°02'58" West along the southeasterly line of land so conveyed to Helen Greene Perry, being also a northeasterly line of land conveyed to Josephine Newcomer Inkley by deed recorded in Volume 304 of Deeds, Page 142 of Geauga County Records, a distance of 108.02 feet to the centerline of County Line Road as shown in Volume 7, Page 82 of Geauga County Record of Plats and the most northerly corner of land conveyed to Josephine N. Inkley in Volume 843 of Deeds, Page 765 of Geauga County Records, said corner marked by a 3/4" iron pin found.
- Thence along the northeasterly, northerly and westerly lines of land so conveyed to Josephine N. Inkley, the following Three Courses:
- Course No. 9: Thence South 67°35'51" West a distance of 507.33 feet to an angle therein marked by a 5/8" iron pin found with cap marked "PLS 4432".
  - Course No. 10: Thence South 89°15'47" West a distance of 500.00 feet to a northeasterly corner marked by a 5/8" iron pin found with cap marked "PLS 4432".
  - Course No. 11: Thence South 07°15'15" West along the westerly line of land so conveyed to Josephine Newcomer Inkley and along the easterly line of land conveyed to Helen Greene Perry by deed recorded in Volume 843 of Deeds, Page 763 of Geauga County Records, a distance of 508.69 feet to a point in the south line of said Original Lot No. 1 marked by a 5/8" iron pin found with cap marked "PLS 4432".
  - Course No. 12: Thence North 89°47'49" West along the southerly line of said Original Lot No. 1, passing through a 5/8" iron pin found with cap marked "PLS 4432" at 0.10 feet, a total distance of 200.00 feet to its intersection with the easterly line of land conveyed to Helen Greene Perry by deed recorded in Volume 288 of Deeds, Page 449 of Geauga County Records, said intersection being also the northeasterly corner of Parcel No. 1 of land conveyed to Leigh A. Bennett by deed recorded in Volume 824 of Deeds, Page 1158 of Geauga County Records, said corner marked by a 1 1/2" iron pin found.
  - Course No. 13: Thence South 03°44'29" East along said easterly line of land so conveyed to Helen Greene Perry and the westerly line of said Parcel No. 1 and Parcel No. 2, in aforesaid deed to Leigh A. Bennett, a distance of 868.28 feet to a corner thereof, marked by a 1 1/2" iron pin found, being also a northeasterly corner of Parcel No. 1 of land conveyed to the Nature Conservancy by deed recorded in Volume 843 of Deeds, Page 765 of Geauga County Records.
  - Course No. 14: Thence North 38°10'45" West along a northeasterly line of said Parcel No. 1, a distance of 489.53 feet to its intersection with the westerly line of said Original Lot No. 4, from said intersection a 5/8" iron pin found with cap marked "PLS 4432" bears South 38°10'45" West 324.50 feet.
  - Course No. 15: Thence North 07°03'57" West along said westerly line, being also the westerly line of Geauga County, a distance of 385.55 feet to a 1 1/2" iron pin found.
  - Course No. 16: Thence North 07°08'23" East continuing along said westerly line, a distance of 940.01 feet to the place of beginning and containing 15.5222 Acres of land according to a survey made by Bauer Surveys Company dated June 23, 1997 per A. Thomas Powers, Professional Land Surveyor No. 4432.
- Bearings shown hereon are based upon survey ties to recorded monuments of the Cuyahoga Regional Geodetic Survey.

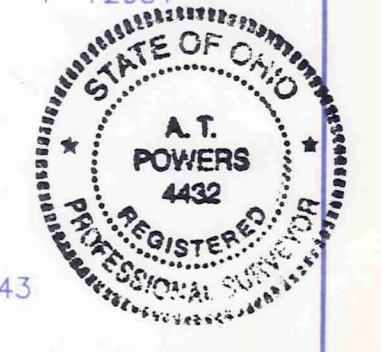
**SURVEY PLAT AND LEGAL DESCRIPTION APPROVED (15.5222 Ac.)**  
 PER R.C. 315.251  
*R.S. 8/1/1997 (Revised)*  
**GAUGA COUNTY ENGINEER**

**PLAT OF ALTA/ACSM SURVEY FOR ESTATE OF HELEN GREENE PERRY**

IN THE VILLAGE OF HUNTING VALLEY, COUNTIES OF CUYAHOGA AND GAUGA, AND STATE OF OHIO, BEING PARTS OF ORIGINAL ORANGE TOWNSHIP LOTS NOS. 18 AND 27 IN TRACT NO. 1, AND PARTS OF ORIGINAL RUSSELL TOWNSHIP LOTS NOS. 1 AND 4 SECTION NO. 1, TRACT NO. 1.

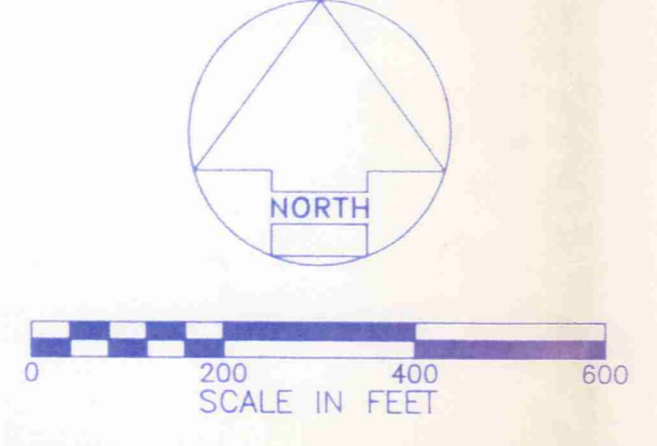
SCALE: 1" = 200 FEET      JUNE 23, 1997      P-72051

**BAUER SURVEYS CO.**  
*A. Thomas Powers*  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4432  
 750 ALPHA DRIVE SUITE B HIGHLAND HEIGHTS, OHIO 44143  
 PHONE: (216) 461-4140



**CERTIFICATION**  
 I hereby certify that the Estate of Helen Greene Perry that this survey was made in the field under my direct supervision based on the legal descriptions shown hereon. I am a professional land surveyor registered by the State of Ohio, and to the best of my professional knowledge and judgment, this plat is correct. Dimensions shown hereon are in feet and decimal parts thereof. Bearings are to an assumed meridian and are used to indicate angles only. The term "City" as used in this statement, is understood to be the professional opinion of the surveyor, which is formulated on his best knowledge, information and belief, and as such, it does not constitute a guarantee and warranty, either expressed or implied. Furthermore, the surveyor does not assume responsibility and shall not be liable for claims arising from erroneous or incorrect information furnished to others, which is used as a basis to formulate the surveyor's opinion.

*A. Thomas Powers 7/26/97*  
 Registered Prof. Land Surveyor No. 4432



NOTE:  
 5/8" IRON PIN WITH CAP MARKED "PLS 4432".  
 (A) TO (W) REFERS TO PVC MARKERS AT CORNERS.

DED. NORTH WOODLAND ALTERATION PLAT VOL 122 P. 21 C.C.M.R.

FAIRMOUNT BOULEVARD 60'  
 DED. NORTH WOODLAND ALTERATION PLAT VOL 122 P. 21 C.C.M.R.

HNV-00005

Perry  
Mailed 2-12-1998

A. Thomas Powers  
Professional Surveyor #4432

Founded in 1925  
Phone: (216) 461-4140  
Fax: (216) 461-4141

# BAUER SURVEYS COMPANY

PROFESSIONAL LAND SURVEYORS

750 ALPHA DRIVE, SUITE B  
CLEVELAND, OHIO 44143

## PERRY - 15.5222 ACRE PARCEL IN GEAUGA COUNTY

Situated in the Village of Hunting Valley, County of Geauga and State of Ohio and known as being part of Original Russell Township Lots Nos. 1 and 4, Section No. 1, Tract No. 1 and more particularly bounded and described as follows:

Beginning at a 3/4" iron pin found at the most southerly corner of Parcel No. 2 of land conveyed to The Nature Conservancy recorded in Volume 843, Page 765 of Geauga County Records, said point of beginning bears South 0° 08' 23" West along the westerly line of Geauga County, a distance of 882.65 feet from a 1 1/2" iron pipe found in the former centerline of County Line Road at the intersection of its southerly terminus as recorded on Page 471, and its westerly terminus as recorded on Page 475, in Volume "D" of Geauga County Road Records, and as shown on Vacation Plat recorded in Volume 7, Page 62 of Geauga County Record of Plats; from said 1 1/2" iron pipe a 1 1/2" iron pipe found bears North 0° 40' West 7.36 feet; a 3/4" square iron pin found bears North 59° 30' West 13.89 feet; a 5/8" iron pin found bears South 88° 30' West 11.98 feet and an iron monument found bears North 0° 00' 56" West along the existing centerline of County Line Road, a distance of 797.35 feet and 0.05 feet west, said place of beginning being also the northeasterly corner of land conveyed to Helen Greene Perry by deed recorded in Volume 85-5604 of Deeds, Page 5 of Cuyahoga County Records.

Thence northeasterly along the southeasterly line of said Parcel No. 2, along the following Five Courses:

- Course No. 1: Thence North 27° 34' 23" East a distance of 571.08 feet to an angle therein marked by a 5/8" iron pin found with cap marked "PLS 4432".
- Course No. 2: Thence North 89° 23' 27" East a distance of 610.07 feet to an angle therein marked by a 5/8" iron pin found with cap marked "PLS 4432".
- Course No. 3: Thence North 60° 35' 51" East a distance of 244.26 feet to an angle therein marked by a 5/8" iron pin found with cap marked "PLS 4432".
- Course No. 4: Thence North 52° 05' 57" East a distance of 173.77 feet to an angle therein marked by a 5/8" iron pin found with cap marked "PLS 4432".
- Course No. 5: Thence North 42° 36' 49" East a distance of 198.77 feet to a point in the centerline of County Line Road, 60 feet wide, as shown by the dedication plat in Volume 5 of Maps, Page 34 of Geauga County Records, said point marked by a "PK" nail set.

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PERRY - 15.5222 ACRE PARCEL IN GEAUGA COUNTY

Course No. 6: Thence southeasterly along said centerline of County Line Road, being along the arc of a circle deflecting to the right, having a radius of 315.44 feet, an arc distance of 14.30 feet to a point of tangency marked by a "PK" nail set, the chord of which arc bears South  $61^{\circ} 30' 43''$  East 14.30 feet.

Course No. 7: Thence South  $60^{\circ} 12' 45''$  East along said centerline of County Line Road, a distance of 158.73 feet to a "PK" nail set at the most easterly corner of land conveyed to Helen Greene Perry by deed recorded in Volume 304 of Deeds, Page 144 of Geauga County Records.

Course No. 8: Thence South  $37^{\circ} 02' 58''$  West along the southeasterly line of land so conveyed to Helen Greene Perry, being also a northwesterly line of land conveyed to Josephine Newcomer Inkley by deed recorded in Volume 304 of Deeds, Page 142 of Geauga County Records, a distance of 108.02 feet to the centerline of a part of vacated County Line Road as shown in Volume 7, Page 62 of Geauga County Record of Plats and the most northerly corner of land conveyed to Josephine N. Inkley in Volume 843 of Deeds, Page 760 of Geauga County Records, said corner marked by a  $3/4''$  iron pin found.

Thence along the northwesterly, northerly and westerly lines of land so conveyed to Josephine N. Inkley, the following Three Courses:

Course No. 9: Thence South  $57^{\circ} 19' 19''$  West a distance of 507.33 feet to an angle therein marked by a  $5/8''$  iron pin found with cap marked "PLS 4432".

Course No. 10: Thence South  $89^{\circ} 15' 47''$  West a distance of 500.00 feet to a northwest corner marked by a  $5/8''$  iron pin found with cap marked "PLS 4432".

Course No. 11: Thence South  $0^{\circ} 51' 51''$  West along the westerly line of land so conveyed to Josephine Newcomer Inkley and along the easterly line of land conveyed to Helen Greene Perry by deed recorded in Volume 843 of Deeds, Page 763 of Geauga County Records, a distance of 508.69 feet to a point in the south line of said Original Lot No. 1 marked by a  $5/8''$  iron pin found with cap marked "PLS 4432".

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- Course No. 12: Thence North  $89^{\circ} 47' 49''$  West along the southerly line of said Original Lot No. 1, passing through a  $5/8''$  iron pin found with cap marked "PLS 4432" at 0.10 feet, a total distance of 200.00 feet to its intersection with the easterly line of land conveyed to Helen Greene Perry by deed recorded in Volume 286 of Deeds, Page 449 of Geauga County Records, said intersection being also the northwesterly corner of Parcel No. 1 of land conveyed to Leigh A. Bennett by deed recorded in Volume 824 of Deeds, Page 1158 of Geauga County Records, said corner marked by a  $1\ 1/2''$  iron pipe found.
- Course No. 13: Thence South  $0^{\circ} 34' 30''$  West along said easterly line of land so conveyed to Helen Greene Perry and the westerly lines of said Parcel No. 1 and Parcel No. 2, in aforesaid deed to Leigh A. Bennett, a distance of 866.28 feet to a corner thereof, marked by a  $1\ 1/2''$  iron pipe found, being also a northwesterly corner of Parcel No. 1 of land conveyed to The Nature Conservancy by deed recorded in Volume 843 of Deeds, Page 765 of Geauga County Records.
- Course No. 14: Thence South  $38^{\circ} 10' 45''$  West along a northwesterly line of said Parcel No. 1, a distance of 489.53 feet to its intersection with the westerly line of said Original Lot No. 4, from said intersection a  $5/8''$  iron pin found with cap marked "PLS 4432" bears South  $38^{\circ} 10' 45''$  West 324.50 feet.
- Course No. 15: Thence North  $0^{\circ} 03' 57''$  West along said westerly line, being also the westerly line of Geauga County, a distance of 385.55 feet to a  $1\ 1/2''$  iron pipe found.
- Course No. 16: Thence North  $0^{\circ} 08' 23''$  East continuing along said westerly line, a distance of 940.01 feet to the place of beginning and containing 15.5222 Acres of land according to a survey made by Bauer Surveys Company dated June 23, 1997 per A. Thomas Powers, Professional Land Surveyor No. 4432.

Bearings shown hereon are based upon survey ties to recorded monuments of the Cuyahoga Regional Geodetic Survey.

P-72051 (29-PERRY-15)  
7/30/97

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

R.S. 8, 1, 1997 (Revised)  
GEAUGA COUNTY ENGINEER