



**Greenland Consulting, Inc.***Planning - Surveying - Engineering*

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**LEGAL DESCRIPTION FOR THE CIANFAGLIONE FAMILY LIMITED  
PARTNERSHIP OF THE RESIDUAL LANDS CREATED FROM THE LOT SPLIT OF  
P.P.N. 30-012441 IN JANUARY OF 2001 CONTAINING 47.382 ACRES IN  
THOMPSON TOWNSHIP, GEUGA COUNTY, OHIO**

Situated in the Township of Thompson, County of Geauga, and State of Ohio and being a part of Lot No. 19 within said Township and further bounded and described as follows:

BEGINNING at a point at the intersection of the centerline of State Route 528 (A.K.A. Madison Road - 60' wide) and the centerline of Moseley Road (60' wide);

Thence North 89° 15' 31" West along centerline of said Moseley Road a distance of 1419.21 feet to a point at the intersection of the centerline line of said Moseley Road and the southwestern corner of lands conveyed to Andrew Cianfaglione Builders, Inc. by deed recorded in the lands left in Vol. 1022, Pg. 703 of the Geauga County Records of Deeds, said point being the Principal Place of Beginning of the premises herein intended to be described;

Course I Thence North 00° 14' 55" West, passing through a 5/8" diameter iron pin found at a distance of 30.00 feet (marking the northerly sideline of said Moseley Road) and continuing a total distance of 466.04 feet along the westerly line of lands conveyed to said Andrew Cianfaglione Builders, Inc. to a 5/8" diameter iron pin found at the northwest corner thereof;

Course II Thence South 89° 15' 31" East a distance of 689.22 feet along the northerly line of lands conveyed to said Cianfaglione, and W.A. & C.A. Hoge by deed recorded in Vol. 1102, Pg. 323 of the Geauga County Records of Deeds, and the northerly line of lands conveyed to the Equity Builders, Inc. by deed recorded in Vol. 1221, Pg. 874 of the Geauga County Records of Deeds to a 5/8" diameter iron pin found at the northeast corner thereof;

Course III Thence North 16° 38' 20" East along west line of Andrew Cianfaglione Builders, Inc. by deed recorded in Vol. 1258, Pg. 1049 of the Geauga County Records of Deeds, a distance of 810.06 feet to a 1" diameter iron pipe found at the southwest corner of lands conveyed to M. & A. Moseley by deed recorded in Vol. 762, Pg. 960 of the Geauga County Records of Deeds;

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*Page 2 of a Legal Description of the Residual Lands Created from the Lot Split of  
P.P.N. 30-012441 For The Cianfaglione Family Limited Partnership Containing 47.382 Acres in  
Township of Thompson, Geauga County, Ohio  
January 2001*

- Course IV Thence North 05° 26' 15" West a distance of 203.47 feet along the westerly line of lands conveyed to said M. & A. Moseley to a 1" diameter iron pipe found on the southerly line of lands conveyed to J.R. Collins by deed recorded in Vol. 953, Pg. 1070 of the Geauga County Records of Deeds;
- Course V Thence North 84° 47' 12" West along said south line of Collins, a distance of 140.33 feet to a 5/8" diameter capped iron pin found at the southwest corner of lands conveyed to said J.R. Collins;
- Course VI Thence North 04° 10' 48" East a distance of 285.00 feet along the westerly line of lands conveyed to said J.R. Collins to a 5/8" diameter capped iron pin found on the southerly line of lands conveyed to Arthur Pietrzyk by deed recorded in Vol. 749, Pg. 141 of the Geauga County Records of Deeds;
- Course VII Thence North 84° 47' 12" West a distance of 172.18 feet to a 5/8" diameter capped iron pin found at the southwest corner of lands conveyed to said Arthur Pietrzyk;
- Course VIII Thence North 05° 12' 48" East along the western line of lands conveyed to said Arthur Pietrzyk a distance of 366.21 feet to a 5/8" diameter capped iron pin set;
- Course IX Thence South 89° 46' 18" West a distance of 1111.34 feet to a 5/8" diameter capped iron pin set on the easterly line of lands conveyed to Mary M. Newhart by deed recorded in Vol. 1218 Pg. 794 of the Geauga County Records of Deeds, said point also being on the western line of Original Lot No. 19;
- Course X Thence South 00° 13' 42" East a distance of 1636.74 feet along said western line of Original Lot No. 19 to a 5/8" diameter iron pin found at the northwest corner of lands conveyed to T.C. & J. Thompson by deed recorded in Vol. 934, Pg. 1127 of the Geauga County Records of Deeds;
- Course XI Thence South 89° 15' 31" East a distance of 400.19 feet along the northerly line of lands conveyed to said T.C. & J. Thompson by deed recorded in Vol. 934, Pg. 1127 of the Geauga County Records of Deeds and the northerly line of lands conveyed to P.D. King by deed recorded in Vol. 1023, Pg. 724 of the Geauga County Records of Deeds to a 5/8" diameter iron pin found at the northeast corner thereof;

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*Page 3 of a Legal Description of the Residual Lands Created from the Lot Split of  
P.P.N. 30-012441 For The Cianfaglione Family Limited Partnership Containing 47.382 Acres in  
Township of Thompson, Geauga County, Ohio  
January 2001*

Course XII Thence South 00° 14' 55" East passing through a 5/8" diameter iron pipe found at a distance of 436.04 feet (marking the northerly sideline of said Moseley Road) and continuing a total distance of 466.04 feet along the easterly line of lands conveyed to said P.D. King to a point in the centerline of said Moseley Road (60' wide);

Course XIII Thence South 89° 15' 31" East a distance of 60.00 feet along the centerline of said Moseley Road to the Principal Place of Beginning and containing 47.382 acres of land as calculated and described by Bruce R. Landeg, Registered Surveyor No. 7985, in June of 2001 and subject to all legal highways. Bearings used herein refer to an assumed meridian and are intended to indicate angles only.

Deed of Record: Vol. 1146, Pg. 628 & 635

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

R.S. 2/8/2001  
OFFICE OF THE *Revised*  
GEAUGA COUNTY ENGINEER

THD 00029

Cianfaglione  
picked up 2/12/01  
#30-09510133  
Vol. 1341 Pg. 233

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**LEGAL DESCRIPTION FOR THE CIANFAGLIONE FAMILY LIMITED  
PARTNERSHIP OF A 50.000 ACRE PARCEL CREATED IN JANUARY OF 2001  
FROM THE LOT SPLIT OF P.P.N. 30-012441 IN  
THOMPSON TOWNSHIP, GEAUGA COUNTY, OHIO**

Situated in the Township of Thompson, County of Geauga, and State of Ohio and being a part of Lot No. 19 within said Township and further bounded and described as follows:

BEGINNING at a point at the intersection of the centerline of State Route 528 (A.K.A. Madison Road - 60' wide) and the centerline of Moseley Road (60' wide);

Thence North 89° 15' 31" West along centerline of said Moseley Road a distance of 1419.21 feet to a point at the intersection of the centerline line of said Moseley Road and the southwestern corner of lands conveyed to Andrew Cianfaglione Builders, Inc. by deed recorded in the lands left in Vol. 1022, Pg. 703 of the Geauga County Records of Deeds;

Thence North 00° 14' 55" West, passing through a 5/8" diameter iron pin found at a distance of 30.00 feet (marking the northerly sideline of said Moseley Road) and continuing a total distance of 466.04 feet along the westerly line of lands conveyed to said Andrew Cianfaglione Builders, Inc. to a 5/8" diameter iron pin found at the northwest corner thereof;

Thence South 89° 15' 31" East distance of 689.22 feet along the northerly line of lands conveyed to said Cianfaglione, and W.A. & C.A. Hoge by deed recorded in Vol. 1102, Pg. 323 of the Geauga County Records of Deeds, and the northerly line of lands conveyed to the Equity Builders, Inc. by deed recorded in Vol. 1221, Pg. 874 of the Geauga County Records of Deeds to a 5/8" diameter iron pin found at the northeast corner thereof;

Thence North 16° 38' 20" East along west line of Andrew Cianfaglione Builders, Inc. by deed recorded in Vol. 1258, Pg. 1049 of the Geauga County Records of Deeds, a distance of 810.06 feet to a 1" diameter iron pipe found at the southwest corner of lands conveyed to M. & A. Moseley by deed recorded in Vol. 762, Pg. 960 of the Geauga County Records of Deeds;

Thence North 05° 26' 15" West a distance of 203.47 feet along the westerly line of lands conveyed to said M. & A. Moseley to a 1" diameter iron pipe found on the southerly line of lands conveyed to J.R. Collins by deed recorded in Vol. 953, Pg. 1070 of the Geauga County Records of Deeds;

*Page 2 of a Legal Description of a 50.00 acre parcel created from the Lot Split of P.P.N. 30-012441 for The Cianfaglione Family Limited Partnership in the Township of Thompson, Geauga County, Ohio January 2001*

Thence North 84° 47' 12" West along said south line of Collins, a distance of 140.33 feet to a 5/8" diameter capped iron pin found at the southwest corner of lands conveyed to said J.R. Collins;

Thence North 04° 10' 48" East a distance of 285.00 feet along the westerly line of lands conveyed to said J.R. Collins to a 5/8" diameter capped iron pin found on the southerly line of lands conveyed to Arthur Pietrzyk by deed recorded in Vol. 749, Pg. 141 of the Geauga County Records of Deeds;

Thence North 84° 47' 12" West along the southern line of lands conveyed to said Arthur Pietrzyk a distance of 172.18 feet to a 5/8" diameter capped iron pin found;

Thence North 05° 12' 48" East along the western line of lands conveyed to said Arthur Pietrzyk a distance of 366.21 feet to a 5/8" diameter capped iron pin set, said point being the Principal Place of Beginning of the premises herein intended to be described;

Course I Thence continuing North 05° 12' 48" East a distance of 325.81 feet to a 5/8" diameter capped iron pin found at the northwest corner of lands conveyed to said Arthur Pietrzyk;

Course II Thence North 88° 37' 18" East, passing through 1" diameter iron pipes found at distances of 450.48 feet and 910.28 feet (marking the westerly sideline of State Route 528) and continuing a total distance of 940.48 feet to a point at the intersection of the northeast corner of lands conveyed to said Arthur Pietrzyk and the centerline of State Route 528 (60' wide);

Course III Thence North 05° 12' 48" East along the centerline of said State Route 528, a distance of 201.05 feet to the southeast corner of lands conveyed to B.L. Royer by deed recorded in Vol. 834, Pg. 1103 of the Geauga County Records of Deeds and the centerline of said State Route 528;

Course IV Thence South 88° 37' 59" West passing through a 5/8" diameter iron pin found at a distance of 30.20 feet (marking the westerly sideline of State Route 528) and continuing a total distance of 435.60 feet to a 5/8" diameter capped iron pin found at the southwest corner of lands conveyed to said B.L. Royer;

