

TRO-00175

TRO 00175

(08-048)

Shall

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4/25/08

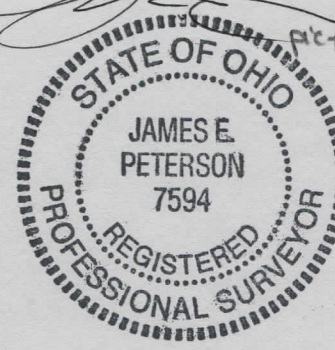
32-074058

Vol. 1842-

Pg. 3161

Peterson Surveying Company
12060 West 130th Street
Strongsville, Ohio 44136
Phone/Fax (440) 237-5465

Surveyor's Description
Parcel "A"
Vacant Lot Rapids Road
Hiram, Ohio 44234



Situated in the Township of Troy, County of Geauga and the State of Ohio and known as being part of Section No. 25 in said Township and is further bounded and described as follows;

Beginning at a 1" iron pin found in a monument box at the intersection of the centerline of Rapids Road (60 feet wide) and the south line of Geauga County;

Thence North 00degrees 04minutes 29seconds East along the centerline of Rapids Road 3770.47 feet to the northeast corner of a 2.755 acre parcel of land conveyed to H. Robert III and Debrah Lee Zenz as recorded in Volume 790 Page 1018 of Geauga County Records and the Principle Place of Beginning;

Thence North 89degrees 46minutes 06seconds West along the north line of said H. Robert III Zenz and Debrah Lee Zenz passing over a 5/8" iron pin found 0.22 feet east of the west line of Rapids Road , 400.00 feet to the northwest corner of said H. Robert III Zenz and Debrah Lee Zenz , said corner being referenced by a 5/8" iron pin found, 0.16 feet north and 0.33 feet east;

Thence South 00degrees 04minutes 29seconds West along the west line of H. Robert III Zenz and Debrah Lee Zenz 133.00 feet to a 5/8" iron pin set (capped Peterson #7594);

Thence N 89degrees 46minutes 06seconds West 1125.62 feet to a 5/8" iron pin set (capped Peterson # 7594) in the east line of a 14.596 acre parcel of land conveyed to Thomas M. Kiefer and Karen C. Kiefer as recorded in Volume 790 page 1016 of Geauga County Records;

Thence North 00degrees 06minutes 26seconds East along said east line of Thomas M. Kiefer and Karen C. Kiefer 91.75 feet to a 5/8" iron pin found (capped Selee # 5471), also being the south west corner of land conveyed to Jeffrey M. Heimerman as recorded in Volume 1829 page 3485 of Geauga County Deed Records;

Thence South 89degrees 46minutes 06seconds East along the south line of said Jeffrey M. Heimerman 1025.57 feet to a 5/8" iron pin found (capped Selee # 5471) at an angle therein;

Thence North 00degrees 04minutes 29seconds East along the east line of said Jeffrey M. Heimerman 152.60 feet to a 5/8" iron pin found (capped Selee # 5471) at an angle therein;

Thence South 89degrees 46minutes 06seconds East along the south line of said Jeffrey M. Heimerman passing over a 5/8" iron pin found (capped Selee # 5471) in the west line of Rapids Road at 470.00 feet, a total distance of 500.00 feet to a point in the centerline of Rapids Road;

Thence South 00degrees 04minutes 29seconds West along the centerline of Rapids Road 111.35 feet to the Principle Place of Beginning and containing a total of 3.7436 acres of land, 0.076 acres within right of way with a net acreage of 3.6676 acres, be the same more or less, but subject to all legal highways and further know as Parcel "A" in a lot split surveyed by James E. Peterson Registered Surveyor No. 7594 of Peterson Surveying Company, April 3, 2008.

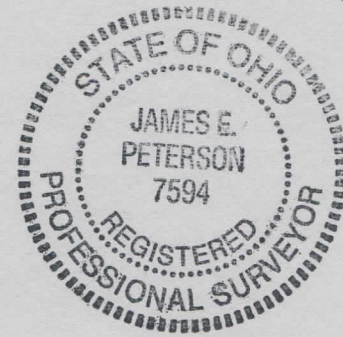
Basis of Bearings: Centerline of Rapids Road North 00degrees 04minutes 29seconds East as shown by the Greystone Subdivision recorded in Volume 27 Page 96 of Geauga County Map Records.

Prior deed of record: Volume 1785 Page1607 of Geauga County Records.

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

R.S. 04/25/08
OFFICE OF THE Revised
GEAUGA COUNTY ENGINEER

Peterson Surveying Company
12060 West 130th Street
Strongsville, Ohio 44136
Phone/Fax: (440) 237-5465



Surveyor's Description
Parcel "B"
Vacant Lot Rapids Road
Hiram, Ohio 44234

Situated in the Township of Troy, County of Geauga and the State of Ohio and known as being a part of Section No. 25 in said Township and is further bounded and described as follows;

Beginning at a 1" iron pin found in a monument box at the intersection of the center of Rapids Road (60 feet wide) and the south line of Geauga County;

Thence North 00degrees 04minutes 29seconds East along the centerline of Rapids Road 3770.47 feet to the northeast corner of a 2.755 acre parcel of land conveyed to H. Robert Zenz III and Debrah Lee Zenz as recorded in Volume 790 Page 1018 of Geauga County Deed Records;

Thence North 89degrees 46minutes 06seconds West along the north line of said H. Robert III Zenz and Debrah Lee Zenz passing over a 5/8" iron pin found 0.22 feet east of the west line of Rapids Road, 400.00 feet to the northwest corner of said H. Robert Zenz III and Debrah Lee Zenz, said corner being referenced by a 5/8" iron pin found, 0.16 feet north and 0.33 feet east;

Thence South 00degrees 04minutes 29seconds West along the west line of said H. Robert III Zenz and Debrah Lee Zenz, 133.00 feet to a 5/8" iron pin set (capped Peterson # 7594) and the Principle Place of Beginning;

Thence continuing South 00degrees 04minutes 29seconds West along said west line of H. Robert III Zenz and Debrah Lee Zenz, 145.00 feet to the north east corner of a 14.596 acre parcel of land conveyed to Thomas M. Kiefer and Karen C. Kiefer as recorded in Volume 790 Page 1016 of Geauga County Deed Records, said corner being referenced by a 1" iron pipe found, 0.12 feet East;

Thence N 89degrees 46minutes 06seconds West along the north line of said Thomas M. Kiefer and Karen C. Kiefer 1125.70 feet to a inner corner thereof, said corner being referenced by a 5/8" iron pin found 0.36 feet south and 0.91 feet east;

Thence North 00degrees 06minutes 26seconds East along the east line of said Thomas M. Kiefer and Karen C. Kiefer, 145.00 feet to a 5/8" iron pin set (capped Peterson # 7594);

Thence South 89degrees 46minutes 06seconds East 1125.62 feet to the Principle Place of Beginning and containing a total of 3.7470 acres of land, be the same more or less but subject to all legal highways and further know as Parcel "B" in a Lot Split surveyed by James E. Peterson Registered Surveyor No. 7594 of Peterson Surveying Company, April 3, 2008.

Basis of Bearings: Centerline of Rapids Road North 00degrees 04minutes 29seconds East as shown in the Greystone Subdivision, recorded in Volume 27, Page 96 of Geauga County Map Records.

Prior deed of record: Volume 1785 Page 1607 of Geauga County Records.

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

R.S.

0425108

OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER