

TRG 00195

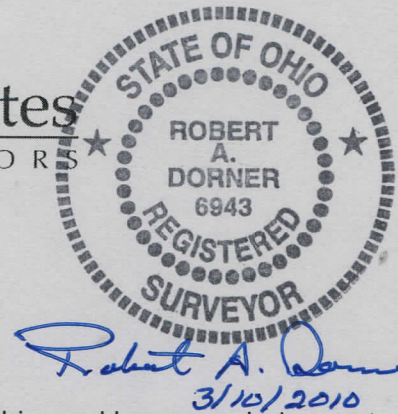
(TRG 00195)

National City Bank (10-016)
Picked up 3-11-10

Mc Steen & Associates

ENGINEERS & SURVEYORS

File No. 10-020
March 1, 2010



LEGAL DESCRIPTION 18400 Fox Road Township of Troy, Ohio

Situated in the Township of Troy, County of Geauga and State of Ohio, and known as being part of Original Troy Township Section No. 24, further known as being all of those lands conveyed to National City Bank by deed recorded in Official Record Volume 1872, Page 2832 of Geauga County Records and being more particularly bounded and described as follows:

Commencing for reference at a 3/4-inch iron pin found inside a monument box assembly at the intersection of the centerline of Winagle Road, 60 feet wide, and the centerline of Rapids Road, 60 feet wide, said point also being the southeasterly corner of Original Troy Township Section No. 24; thence, North 86°-10'-33" West along the centerline of Winagle Road, also being the southerly line of said Section No. 24, a distance of 2806.02 feet to a 3/4-inch iron pin found inside a monument box assembly at its intersection with the centerline of Fox Road (also known as Diagonal Road), 60 feet wide; thence, North 45°-03'-52" East along the centerline of Fox Road, a distance of 1919.93 feet to an angle therein; thence, North 44°-30'-33" East along the centerline of Fox Road, a distance of 472.06 feet to a PK (masonry) nail set at the most easterly corner of lands conveyed to Michael L. McMillan by deed recorded in Official Record Volume 1722, Page 300 of Geauga County Records, said point being the **TRUE PLACE OF BEGINNING** of the premises herein conveyed;

Course No. 1: thence, **North 79°-00'-12" West** along the northerly line of said McMillan lands, (a 3/4-inch iron pipe was found North 78°-21'-21" West at 35.57 feet), a distance of **334.14 feet** to an angle therein (a 3/4-inch iron pipe was found distant North 06°-24'-13" East, 0.78 feet from said point);

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Course No. 2: thence, **North 85°-38'-42" West** along the northerly line of said McMillan lands, a distance of **544.70 feet** to an iron pin set at the northwesterly corner thereof;

Course No. 3: thence, **South 04°-21'-18" West** along the westerly line of said McMillan lands, a distance of **399.45 feet** to an iron pin set at the southwesterly corner thereof;

Course No. 4: thence, **North 85°-38'-42" West** along the northerly line of lands conveyed to Lee David Imhof and Kathleen Imhof by deed recorded in Volume 740, Page 253 of Geauga County Records, and along the northerly line of lands conveyed to Ellen Imhof Matlock by deed recorded in Volume 1211, Page 271 of Geauga County Records, a distance of **1495.16 feet** to a 5/8-inch iron pin found at the southeasterly corner of lands conveyed to Greg Battaglia by deed recorded in Volume 1003, Page 994 of Geauga County Records;

Course No. 5: thence, **North 04°-14'-01" East** along the easterly line of said Battaglia lands, and along the easterly line of lands conveyed to Gregory A. Battaglia by deed recorded in Official Record Volume 1324, Page 35 of Geauga County Records, and along the easterly line of lands conveyed to Thomas J. and Pamela S. Schmitt by deed recorded in Volume 954, Page 962 of Geauga County Records, passing over 5/8-inch iron pins found at 249.91 feet and 499.84 feet, a distance of **918.83 feet** to an iron pin set at the northeasterly corner of said Schmitt lands (a 1/2-inch pinch-top iron pipe was found North 85°-54'-30" West at 1578.94 feet);

Course No. 6: thence, **South 85°-54'-30" East** along the southerly line of lands conveyed to Patricia A. Hull by deed recorded in Volume 431, Page 701 of Geauga County Records, a distance of **904.09 feet** to an iron pin set at the southeasterly corner thereof;

Course No. 7: thence, **North 03°-43'-15" East** along the easterly line of said Hull lands, a distance of **841.82 feet** to a 5/8-inch iron pin found at the southwesterly corner of lands conveyed to Donna M. Matzek by deed recorded in Official Record Volume 1756, Page 2411 of Geauga County Records;

Course No. 8: thence, **South 85°-31'-32" East** along the southerly line of said Matzek lands, a distance of **1672.19 feet** to the most westerly corner of lands conveyed to Roger S. Kwiatkowski by deed recorded in Volume 917, Page 479 of Geauga County Records (a 5/8-inch iron pin was found distant North 66°-24'-07" West, 0.28 feet from said point and a 5/8-inch iron pin was found South 85°-31'-32" East at 947.38 feet);

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Course No. 9: thence, **South 66°-24'-07" East** along the southwesterly line of said Kwiatkowski lands, a distance of **808.64 feet** to a PK nail set at its intersection with the centerline of Fox Road (a 5/8-inch iron pin was found North 65°-57'-20" West at 32.05 feet);

Course No. 10: thence, **South 44°-30'-33" West** along the centerline of Fox Road, a distance of **1483.62 feet** to the true place of beginning, said premises containing **3,778,804 square feet (86.749 acres)** of land more or less (including 44,635 square feet (1.025 acre) within the right of way of Fox Road), as surveyed in March of 2010 by Robert A. Dorner, Registered Professional Land Surveyor No. 6943 for and on behalf of **McSteen & Associates, Inc.** under Project No. 10-020 and being subject to all legal highways and easements of record.

The basis of bearings for this legal description is South 44°-30'-33" West as the centerline of Fox Road, as evidenced by monuments found, and is the same bearing as found in Official Record Volume 1872, Page 2832 of Geauga County Records. All iron pins set are 5/8-inch diameter x 30-inch in length iron rebar with a plastic identification cap stamped "McSTEEN 7104".

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

R.S. 03/11/10
OFFICE OF THE Revised
GEAUGA COUNTY ENGINEER

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