

LINE	BEARING	DISTANCE
L 1	N 01°10'00"E	20.08'
L 2	N 85°56'20"E	133.18'
L 3	N 89°27'41"E	121.92'
L 4	N 57°22'22"E	47.02'
L 5	S 01°10'00"W	45.00'
L 6	S 89°27'41"W	149.58'
L 7	S 06°48'50"E	41.19'
L 8	S 89°05'40"W	20.11'
L 9	N 06°48'50"W	41.98'
L 10	S 85°56'20"W	133.73'
L 11	S 43°50'00"E	47.03'
L 12	S 43°50'00"E	69.50'

S.S. Smith  
D.B. 928/157

Note: The bearing of N 01°10'00" E along the centerline of S.R. 44 as described in Deed Book Vol. 417, Pg. 482 was used as the "BASIS OF BEARINGS".  
To reference survey to S.P.C. Grid Datum, rotate bearings counter clockwise 0°03'10" i.e. the deed bearing N 01°10'00" E is S.P.C. Grid bearing N 01°06'50" E.

DEED NORTH

Scale: 1 Inch = 100 Feet

S.S. Smith  
D.B. 992/1002

POINT	NORTHING	EASTING	DESCRIPTION
3	5200.4030	4992.3324	#5 REBAR - FLUSH
10	4766.4424	4985.2581	#5 REBAR - 2" DEEP
22	4964.9765	5767.1475	TRANSFORMER BOX
35	4760.5627	6163.2729	1/2" PIPE - 6" HIGH
37	5194.3439	6174.1190	#5 REBAR - 4" HIGH, LOOSE
38	5576.7921	4945.1018	R/W MONUMENT - FLUSH
41	4325.4495	4977.5534	#5 REBAR - 6" DEEP
42	4058.4952	4972.1434	#5 REBAR
43	3314.4261	4959.0420	R/W MONUMENT - 6" HIGH
44	3772.4618	4968.4739	#5 ROD & I.D. CAP #4994 - 5" HIGH
45	3817.5778	4969.1351	CITY OF AKRON MONUMENT
46	3822.2579	4969.4325	R/W MONUMENT - 4" DEEP
48	4780.3823	5707.1734	POWER POLE
49	4763.2241	6312.6824	3/4" PIPE - 6" HIGH
52	4779.0687	7214.6189	3/4" PIPE - 6" HIGH
54	4742.0483	4987.4317	ROD IN 18" SQ. SANDSTONE - FLUSH
61	3766.7608	7208.4593	CITY OF AKRON MONUMENT - 8" HIGH
62	3794.0702	7180.5800	CITY OF AKRON MONUMENT - 9" HIGH
63	3939.7432	7208.9780	CITY OF AKRON MONUMENT - 20" HIGH
114	3772.1623	4938.3576	CALC. LOT CORNER
117	4741.5134	4958.0884	CALC. CORNER
118	5194.4727	6172.1095	#5 REBAR SET
119	5175.4234	4966.9350	CALC. CORNER
120	4916.4771	4961.6615	"
121	5115.4359	4965.7133	"
126	5125.8212	5622.7513	#5 REBAR SET
128	4988.8924	5734.0004	"
129	4986.8892	5619.9219	"
132	4938.5612	5782.1305	"
139	5175.8979	4996.9512	"
140	5115.9103	4995.7296	"
141	4916.9515	4991.6778	"
142	4742.0033	4989.0945	"
177	4942.3184	6019.8308	"
178	5192.1462	6024.9185	"
182	4753.8491	5738.5309	"
183	4894.3583	5741.3924	"

Legend
○ #5 Rebar & I.D. Cap #6541 Set
● Survey Monument Found & Described
R Record Distance
S Distance Set
M Distance Measured
✕✕ Fence Line

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
R.S. 3.23.98 (as noted)  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER

Surveyed and Mapped  
for  
Bonner and Southerland

Situated in the Township of Auburn,  
County of Geauga, and State of Ohio.  
Being part of Original Lot No. 49 in Tract 3.

Date: May 1996  
Dwg. File Name: KBONN2  
F.B. 43. Pg. 13-18

Surveyed by: John W. Patrick Jr., P.S. #6541  
Buckeye Surveying  
279 East Avenue  
Tallmadge, Ohio 44278  
(330) 633-6969

#### Reference Data:

1. State Highway Plans "S.R. 44 Centerline Survey" Aug. 1959
2. Recorded Deeds
3. Geauga County Tax Map of Auburn Twp.
4. City of Akron Property Map

Revised: July 29, 1996  
February 24, 1997  
July 29, 1997



QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that PATRICIA L. SOUTHERLAND, Trustee, the Grantor, who claims title by or through instrument recorded in Volume \_\_\_\_\_, Page \_\_\_\_\_, Geauga County Recorder's Office, for the consideration of TEN DOLLARS NO/100 (\$10.00) received to her full satisfaction of PAUL JOSEPH SOUTHERLAND, Married, the Grantee, whose TAX MAILING ADDRESS WILL BE 18861 Ravenna Road, Mantua, Ohio 44255, has GIVEN, GRANTED, REMISED, RELEASED AND FOREVER QUIT-CLAIMED, and does by these presents absolutely give, grant, remise, release and forever quit-claim unto the said Grantee, his heirs and assigns forever, all such right and title as PATRICIA L. SOUTHERLAND, Trustee, the said Grantor, has or ought to have in and to the following described piece or parcel of land.

Situated in the Township of Auburn, County of Geauga, and State of Ohio: known as being a part of Original Lot No. 49 in Tract 3, further bounded and described as follows:

COMMENCING at a point in the centerline of State Route 44, Ravenna Road (60 feet wide) at the southwest corner of Original Lot No. 49 (witness a #5 rod and I.D. cap #4994 found 5" high this survey North 89 deg., 25 min. 49 sec. East, a distance of 30.12 feet from point described);

Course 1: Thence North 01 deg. 10 min. 00 sec. East, along the centerline of State Route 44, Ravenna Road, a distance of 1343.55 feet to a point (witness a #5 rebar and I.D. cap #6541 set flush this survey North 89 deg. 05 min. 40 sec. East, a distance of 30.02 feet from point described) and the TRUE PLACE OF BEGINNING OF LAND HEREIN TO BE DESCRIBED;

Course 2: Thence North 01 deg. 10 min. 00 sec. East, continuing along the centerline of State Route 44, Ravenna Road a distance of 60.00 feet to a point and the southwest corner of land conveyed to S. S. Smith by instrument recorded in Deed Book Vol. 928, Pg. 157, Geauga County records;

Course 3: Thence North 89 deg. 05 min. 40 sec. East, along a south line of land conveyed to S. S. Smith a distance of 1058.12 feet to a #5 rebar and I.D. cap #6541 set flush this survey;

Course 4: Thence South 01 deg. 10 min. 00 sec. West, a distance of 249.88 feet to a #5 rebar and I.D. cap #6541 set 1" high this survey;

Course 5: Thence South 89 deg. 05 min. 40 sec. West, a distance of 237.73 feet to a #5 rebar and I.D. cap #6541 set flush this survey;

Course 6: Thence North 43 deg. 50 min. 00 sec. West, a distance of 69.50 feet to a #5 rebar and I.D. cap #6541 set flush this survey;

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

R.S. 3/23/98

OFFICE OF THE  
GEAUGA COUNTY ENGINEER

PETERSEN & IBOLD

ATTORNEYS AT LAW  
VILLAGE STATION  
401 SOUTH STREET

CHARDON, OHIO 44024-1495  
216/285-3511

Course 7: Thence South 89 deg. 05 min. 40 sec. West, a distance of 114.09 feet to a #5 rebar and I.D. cap #6541 set flush this survey;

Course 8: Thence North 01 deg. 10 min. 00 sec. East, a distance of 138.96 feet to a #5 rebar and I.D. cap #6541 set flush this survey;

Course 9: Thence South 89 deg. 05 min. 40 sec. West, a distance of 657.12 feet to THE PLACE OF BEGINNING and containing 3.0413 acres of land, but subject to all legal highways, rights and easements of record, as surveyed in May 1996 and July 1997 by John W. Patrick, Jr., Professional Surveyor #6541 of Buckeye Surveying, 279 East Avenue, Tallmadge, Ohio 44278.

The bearing of North 01 deg. 10 min. 00 sec. along the centerline of State Route 44 as described in Deed Book Vol. 417, Pg. 482 was used as the "BASIS OF BEARINGS" for this legal description.

TO HAVE AND TO HOLD THE premises aforesaid, with the appurtenances thereunto belonging to the said Grantee, his heirs and assigns, so that neither the said Grantor, nor Grantor's successors and assigns, nor any other persons claiming title through or under her, shall or will hereafter claim or demand any right or title to the premises, or any part thereof; but they and every one of them shall by these presents be excluded and forever barred.

In consideration of this conveyance, Grantee, as evidenced by Grantee's acceptance of this Deed, hereby agrees that the above-described premises shall be subject to the following restrictions:

1. No driveway shall be constructed within thirty feet (30') feet of any boundary of the real property described in Exhibit "A" attached hereto and incorporated herein by reference; and

2. Grantee, Grantee's heirs and assigns, shall promptly repair, at their sole expense, any damage to the septic system serving the property described on Exhibit "A" attached hereto which is caused by the construction, location or use of any driveway on the above-described premises.

The above-described premises shall be subject to a Joint Driveway and Utility Easement Agreement of even date herewith executed by and between Grantee, KATHERINE ME. BONNER, and PATRICIA L. SOUTHERLAND.



QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that PATRICIA L. SOUTHERLAND, Trustee, the Grantor, who claims title by or through instrument recorded in Volume \_\_\_\_\_, Page \_\_\_\_\_, Geauga County Recorder's Office, for the consideration of TEN DOLLARS NO/100 (\$10.00) received to her full satisfaction of PATRICIA L. SOUTHERLAND, Married, the Grantee, whose TAX MAILING ADDRESS WILL BE 18891 Ravenna Road, Mantua, Ohio 44255, has GIVEN, GRANTED, REMISED, RELEASED AND FOREVER QUIT-CLAIMED, and does by these presents absolutely give, grant, remise, release and forever quit-claim unto the said Grantee, her heirs and assigns forever, all such right and title as PATRICIA L. SOUTHERLAND, Trustee, the said Grantor, has or ought to have in and to the following described piece or parcel of land.

Situated in the Township of Auburn, County of Geauga, and State of Ohio: known as being a part of Original Lot No. 49 in Tract 3, further bounded and described as follows:

COMMENCING at a point in the centerline of State Route 44, Ravenna Road (60 feet wide) at the southwest corner of Original Lot No. 49 (witness a #5 rod and I.D. cap #4994 found 5" high this survey North 89 deg. 25 min. 49 sec. East, a distance of 30.12 feet from point described);

- Course 1: Thence North 01 deg. 10 min. 00 sec. East, along the centerline of said State Route 44, Ravenna Road, a distance of 969.55 feet to a point and the northwest corner of land conveyed to S. S. Smith by instrument recorded in Deed Book Vol. 928, Pg. 157, Geauga County records (witness a #5 rebar and I.D. cap #6541 set 1" high this survey North 89 deg. 05 min. 40 sec. East, a distance of 31.00 feet from point described) and the TRUE PLACE OF BEGINNING OF LAND HEREIN TO BE DESCRIBED;
- Course 2: Thence North 01 deg. 10 min. 00 sec. East, continuing along the centerline of State Route 44, Ravenna Road, a distance of 175.00 feet to a point;
- Course 3: Thence North 89 deg. 05 min. 40 sec. East, passing through a #5 rebar and I.D. cap #6541 set flush this survey at 30.02 feet, a total distance of 747.25 feet to a #5 rebar and I.D. cap #6541 set flush this survey;
- Course 4: Thence South 43 deg. 50 min. 00 sec. East, a distance of 47.03 feet to a #5 rebar and I.D. cap #6541 set flush this survey;
- Course 5: Thence south 01 deg. 10 min. 00 sec. West, a distance of 140.54 feet to a #5 rebar and I.D. cap #6541 set 1" high this survey on the north line of land conveyed to S. S. Smith;
- Course 6: Thence South 89 deg. 05 min. 40 sec. West, along the north line of land

SURVEY PLAT & LEGAL DESCRIPTION  
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R.S. 3/23/98  
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conveyed to S. S. Smith a distance of 780.53 feet to the PLACE OF BEGINNING and containing 3.1205 acres of land, but subject to all legal highways, rights and easements of record, as surveyed in May 1996 and July 1997, by John W. Patrick, Jr., Professional Surveyor #6541 of Buckeye Surveying, 279 East Avenue, Tallmadge, Ohio 44278.

The bearing of North 01 deg. 10 min. 00 sec. East, along the centerline of State Route 44 as described in Deed Book Vol. 417, Pg. 482 was used as the "BASIS OF BEARINGS" for this legal description.

TO HAVE AND TO HOLD THE premises aforesaid, with the appurtenances thereunto belonging to the said Grantee, her heirs and assigns, so that neither the said Grantor, nor Grantor's successors or assigns, nor any other persons claiming title through or under her, shall or will hereafter claim or demand any right or title to the premises, or any part thereof; but they and every one of them shall by these presents be excluded and forever barred.

IN WITNESS WHEREOF, I have hereunto set my hand, this 4th day of January, 1998.

Signed and acknowledged in the presence of:

Louis J. DuPhago  
(Print Name)

Patricia L. Southerland, Trustee  
PATRICIA L. SOUTHERLAND, Trustee

Katherine Lazzaro  
(Print Name)

State of Ohio  
County of Cuyahoga ss.

BEFORE ME, a Notary Public, in and for said County, personally appeared the above-named PATRICIA L. SOUTHERLAND, Trustee, who acknowledged that she did sign the foregoing instrument, and that the same is her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal, at Auburn, this 4 day of Jan, 1998.

Bonnie Fruhauf  
NOTARY PUBLIC

Prepared by:

DAVID M. KING  
PETERSEN & IBOLD  
401 South Street  
Chardon, Ohio 44024  
(440) 285-3511

BONNIE FRUHAUF, Notary Public  
STATE OF OHIO  
My Commission Expires June 15, 2002  
(Recorded in Cuyahoga County)

RECEIVED  
MAR 10 1998  
CUYAHOGA COUNTY  
CLERK



# QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that PATRICIA L. SOUTHERLAND, Trustee, the Grantor, who claims title by or through instrument recorded in Volume \_\_\_\_\_, Page \_\_\_\_\_, Geauga County Recorder's Office, for the consideration of TEN DOLLARS NO/100 (\$10.00) received to her full satisfaction of KATHERINE M. BONNER, Widowed, the Grantee, whose TAX MAILING ADDRESS WILL BE 18865 Ravenna Road, Mantua, Ohio 44255, has GIVEN, GRANTED, REMISED, RELEASED AND FOREVER QUIT-CLAIMED, and does by these presents absolutely give, grant, remise, release and forever quit-claim unto the said Grantee, her heirs and assigns forever, all such right and title as PATRICIA L. SOUTHERLAND, Trustee, the said Grantor, has or ought to have in and to the following described piece or parcel of land.

Situated in the Township of Auburn, County of Geauga, and State of Ohio: known as being a part of Original Lot No. 49 in Tract 3, further bounded and described as follows:

COMMENCING at a point in the centerline of State Route 44, Ravenna Road (60 feet wide) at the southwest corner of Original Lot No. 49 (witness a #5 rod and I.D. Cap #4994 found 5" high this survey North 89 deg. 25 min 49 sec. East, a distance of 30.12 feet from point described);

Course 1: Thence North 01 deg. 10 min. 00 sec. East, along the centerline of State Route 44, Ravenna Road, a distance of 1144.55 feet to a point (witness a #5 rebar and I.D. cap #6541 set flush this survey North 89 deg. 05 min. 40 sec. East, a distance of 30.02 feet from point described) and the TRUE PLACE OF BEGINNING OF LAND HEREIN TO BE DESCRIBED;

Course 2: Thence North 01 deg. 10 min. 00 sec. East, continuing along the centerline of State route 44, Ravenna Road a distance of 199.00 feet to a point;

Course 3: Thence North 89 deg. 05 min. 40 sec. East, passing through a #5 rebar and I.D. cap #6541 set flush this survey at 30.02 feet, a total distance of 657.12 feet to a #5 rebar and I.D. cap #6541 set flush this survey;

Course 4: Thence South 01 deg. 10 min. 00 sec. West, a distance of 138.96 feet to a #5 rebar and I.D. cap #6541 set flush this survey;

Course 5: Thence North 89 deg. 05 min. 40 sec. East, a distance of 114.09 feet to a #5 rebar and I.D. cap #6541 set flush this survey;

Course 6: Thence South 43 deg. 50 min. 00 sec. East, a distance of 69.50 feet to a #5 rebar and I.D. cap #6541 set flush this survey;

Course 7: Thence North 89 deg. 05 min. 40 sec. East, a distance of 237.73 feet to a #5

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3/23/98

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rebar and I.D. cap #6541 set 1" high this survey;

- Course 8: Thence North 01 deg. 10 min. 00 sec. East, a distance of 249.88 feet to a #5 rebar and I.D. cap #6541 set flush this survey on the south line of land conveyed to S. S. Smith by instrument recorded in Deed Book Vol. 928, Page 157 Geauga County records;
- Course 9: Thence North 89 deg. 05 min. 40 sec. East, along a south line of land conveyed to S. S. Smith, a distance of 147.21 feet to a #5 rebar and I.D. cap #6541 set 1" high this survey;
- Course 10: Thence South 01 deg. 10 min. 00 sec. West, along a west line of land conveyed to S. S. Smith by instrument recorded in Deed Book Vol. 992, Pg. 1002 Geauga County records, a distance of 434.00 feet to a 1/2" pipe found 6" high this survey on a north line of land conveyed to S. S. Smith (928-157);
- Course 11: Thence South 89 deg. 05 min. 40 sec. West, along the north line of land conveyed to S. S. Smith, a distance of 424.80 feet to a #5 rebar & I.D. cap #6541 set 1" high this survey;
- Course 12: Thence North 01 deg. 10 min. 00 sec. East, a distance of 140.54 feet to a #5 rebar and I.D. cap #6541 set flush this survey;
- Course 13: Thence North 43 deg. 50 min. 00 sec. West, distance of 47.03 feet to a #5 rebar and I.D. cap #6541 set flush this survey;
- Course 14: Thence South 89 deg. 05 min. 40 sec. West, a distance of 747.25 feet to THE PLACE OF BEGINNING and containing 5.8393 acres of land, but subject to all legal highways, rights and easements of record, as surveyed in May 1996 and July 1997, by John W. Patrick Jr., Professional Surveyor #6541 of Buckeye Surveying, 279 East Avenue, Tallmadge, Ohio 44278.

The bearing of North 01 deg. 10 min. 00 sec. East along the centerline of State Route 44 as described in Deed Book Vol. 417, Pg. 482, was used as the "BASIS OF BEARINGS" for this legal description.

TO HAVE AND TO HOLD THE premises aforesaid, with the appurtenances thereunto belonging to the said Grantee, her heirs and assigns, so that neither the said Grantor, nor Grantor's successors or assigns, nor any other persons claiming title through or under her, shall or will hereafter claim or demand any right or title to the premises, or any part thereof; but they and every one of them shall by these presents be excluded and forever barred.

The above-described premises shall be subject to a Joint Driveway and Utility Easement Agreement of even date herewith