

PAT AND GEORGE CLEMENS

DEEDS OF REFERENCE: G. & P. CLEMENS V. 292, P. 345, V. 508, P. 144, V. 732. P. 984



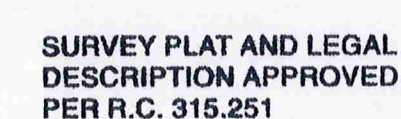
547 EAST WASHINGTON STREET
CHAGRIN FALLS, OHIO 44022
(216) 247-8670



Kevin S. Braun 8-8-97
KEVIN S. BRAUN PROFESSIONAL SURVEYOR NO. 7082

8-8-77

PROFESSIONAL SURVEYOR NO. 7082



PER R.C. 315.251
R.S. 8/15/1997 (as noted)
GEAUGA COUNTY ENGINEER

(AUB)
00055



NORTH COAST / BRAUN-PRENOSIL
Engineering & Surveying
bpcnhost@cpk.net

Clemens
picked up 8-21-1997
#01-118234

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July 31, 1997

**LEGAL DESCRIPTION OF 5.682 ACRE PARCEL WITH BUILDINGS NORTH
OF TAYLOR-MAY ROAD FOR G. & P. CLEMENS**

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being part of Original Auburn Township Lots 6 & 7, Section 2, Tract Two and bounded and described as follows:

Beginning in the centerline of Taylor-May Road, distant North $86^{\circ} 47' 27''$ East, 1256.37 feet, as measured along the centerline of Taylor-May Road, from a 1" iron pin monument used at the centerline intersection of Taylor-May with Munn Road;

Thence North $03^{\circ} 12' 33''$ West, passing thru a 5/8" iron pin set at 30.00 feet, and total distance of 550.00 feet to a 5/8" iron pin set;

Thence North $86^{\circ} 47' 27''$ East, a distance of 450.00 to a 5/8" iron pin set;

Thence South $03^{\circ} 12' 33''$ East, passing thru a 5/8" iron pin set at 520.00 feet, a total distance of 550.00 feet to the centerline of said Taylor -May Road;

Thence South $86^{\circ} 47' 27''$ West, along the centerline of said Taylor -May Road, a distance of 450.00 feet to the Place of Beginning and containing 5.682 acres of land including 0.310 acres within the right-of-way limits of Taylor-May Road according to the Survey of July, 1997 by North Coast/Braun-Prenosil, Kevin S. Braun, P.S. No. 7018 be the same more or less but subject to all legal highways. Bearings are to an assumed meridian and are used to indicate angles only.

Deeds of Reference: G. & P. Clemens V. 292, P. 345,
V. 508, P. 144, V. 732, P. 984

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

R.S. 8/15/1997
GEAUGA COUNTY ENGINEER



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July 31, 1997

**LEGAL DESCRIPTION OF 25.031 ACRES OF VACANT LAND SOUTH OF
TAYLOR-MAY ROAD FOR G. & P. CLEMENS.**

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being part of Original Auburn Township Lots 5 and 6, Section 2, Tract Two and bounded and described as follows:

Beginning in the centerline of Munn Road at its intersection with the South line of Original Auburn Township Lot 5;

Thence North $05^{\circ} 38' 22''$ East, along the centerline of said Munn Road, a distance of 756.47 feet to the Southwesterly corner of land as described in deed to D.M. & S.M. Simpson, recorded in Volume 807, Page 585 of Geauga County Records;

Thence North $86^{\circ} 39' 45''$ East, along the Southerly line of said D.M. & S.M. Simpson land, passing thru a 5/8" iron pin used at 30.38 feet, a total distance of 527.11 feet to a 5/8" iron pin used at the Southeasterly corner thereof;

Thence North $03^{\circ} 07' 24''$ West, along the Easterly line of land as described in deeds to D.M. & S.M. Simpson, recorded in Volume 807, Page 585 and Volume 732, Page 1208 and the Easterly line of land as described in deed to E. & T. Cline, recorded in Volume 312, Page 545, all of Geauga County Records, passing thru a 1" iron pipe in concrete used at 543.89 feet, a total distance of 573.91 feet to the centerline of Taylor-May Road;

Thence North $86^{\circ} 47' 27''$ East, along the centerline of said Taylor-May Road, a distance of 432.35 feet to the Northwesterly corner of land as described in deed to D.E. & B.L. Button, recorded in Volume 682, Page 102 of Geauga County records;

Thence South $03^{\circ} 11' 30''$ East, along the Westerly line of said D. E. & B.L. Button Land, passing thru a 1" iron pipe used at 30.16 feet, a total distance of 645.13 feet to a 5/8" iron pin used at the Southwesterly corner thereof;

July 31, 1997

**LEGAL DESCRIPTION OF 25.031 ACRES OF VACANT LAND SOUTH OF
TAYLOR-MAY ROAD FOR G. & P. CLEMENS.**

Thence North $86^{\circ} 55' 57''$ East, along the Southerly line of said D.E. & B.L. Button land, a distance of 135.04 feet to a $3/4''$ iron pipe used at the Southeasterly corner thereof, being in a Westerly line of land as described in deed to L. & W. May recorded in Volume 661, Page 1212 of Geauga County Records;

Thence South $03^{\circ} 13' 20''$ East, along a Westerly line of L. & W. May land, a distance of 658.20 feet to a $5/8''$ iron pin used at the Southwesterly corner thereof being in the South line of said Original Lot 6;

Thence South $85^{\circ} 53' 50''$ West, along the South line of O.L. 6 and O.L. 5, passing thru a $5/8''$ iron pin used at 1181.47 feet, a total distance of 1211.82 feet to the Place of Beginning and containing 25.031 acres of land including 0.819 acres within the right-of-way limits of Munn Road and Taylor-May Road, according the Survey of July 1997 by North Coast/Braun-Prenosil, Kevin S. Braun, P.S., No. 7018 be the same more or less but subject to all legal highways. Bearings are to an assumed meridian and are used to indicate angles only.

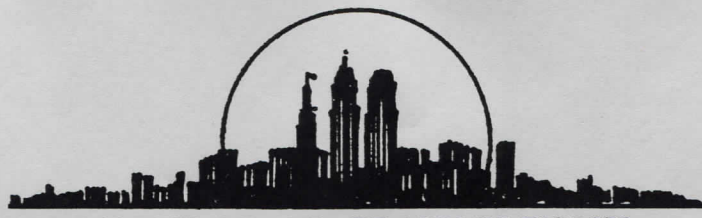
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V. 508, P. 144, V. 732, P. 984

SURVEY PLAT AND LEGAL
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PER R.C. 315.251

R.S. 8/15/1997
GEAUGA COUNTY ENGINEER

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July 31, 1997

**LEGAL DESCRIPTION OF 29.804 ACRE VACANT LAND NORTH OF US 422 FOR
G. & P. CLEMENS**

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being part of Original Auburn Township Lot 7, Section 2, Tract Two, and Original Auburn Township Lot 7, Section 3, Tract Two and bounded and described as follows:

Beginning in the centerline of Munn Road at the Northwestern corner of Original Auburn Township Lot 7, Section 2, Tract Two;

Thence North $86^{\circ} 04' 27''$ East, along the North line of said O.L. 7, passing thru a 1 1/4" iron pipe used at 25.60 feet, a total distance of 2077.27 feet to the Northeast corner of said O.L. 7 and a 1 1/4" iron pipe used therein;

Thence South $03^{\circ} 17' 54''$ East, along the East line of said O.L. 7, a distance of 405.58 feet to the Southwesterly corner of Longview Farms Subdivision, recorded in Volume 13, Page 14 of Geauga County Plat Records and a 1 1/4" iron pipe used 0.27 feet West therefrom; * Phase 2

Thence North $86^{\circ} 06' 49''$ East, along the Southerly line of said Longview Farms Subdivision, being the North line of O.L. 7, Section 3, Tract Two a distance of 522.61 feet to a 1 1/4" iron pipe used at a Northwestern corner of land as described in deed to D.A. & M.D. Button recorded in Volume 1043, Page 420 of Geauga County records;

Thence South $07^{\circ} 09' 43''$ East, along a Westerly line of said D.A. & M.D. Button land, a distance of 24.10 feet to a 5/8" iron pin set in the limited access line of US 422 as recorded in Volume 542, Page 1309 of Geauga County Records;

Thence Westerly along the Northerly limited access line of US 422 the following courses and distances;

Thence South $80^{\circ} 41' 12''$ West, a distance of 117.89' to a 5/8" iron pin set;

Thence South $29^{\circ} 58' 34''$ West, a distance of 142.13 to a 5/8" iron pin set;

Thence South $80^{\circ} 41' 12''$ West, a distance of 520.00 feet to a 5/8" iron pin set;

July 31, 1997

**LEGAL DESCRIPTION OF 29.804 ACRE VACANT LAND NORTH OF US 422 FOR
G. & P. CLEMENS**

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Thence South 27° 33' 24" West, a distance of 50.00 to a 5/8" iron pin set;

Thence South 80° 41' 12" West, a distance of 350.00 feet to a 5/8" iron pin set;

Thence South 82° 35' 45" West, a distance of 300.17 feet to a 5/8" iron pin set;

Thence South 80° 41' 12" West, a distance of 400.00 feet to a 5/8" iron pin set;

Thence South 78° 40' 38" West, a distance of 285.18 feet to a 5/8" iron pin set;

Thence South 80° 41' 12" West, a distance of 486.50 feet to a 5/8" iron pin set in the new Easterly line of said Munn Road;

Thence North 03° 04' 51" West, along the new Easterly line of said Munn Road a distance of 139.90 feet to a 5/8" iron pin set at its intersection with the Southerly line of land as described in deed to A. Trianfante, recorded in Volume 1067, Page 639 of Geauga County Records;

Thence North 86° 51' 40" East, along the Southerly line of said A. Trianfante land, a distance of 640.25 feet to a 1 1/4" iron pipe used at the Southeasterly corner thereof;

Thence North 03° 09' 29" West, along the Easterly line of said A. Trianfante land, a distance of 373.38 feet to a 1 1/4" iron pipe used at the Northeasterly corner thereof;

Thence South 86° 51' 40" West, along the Northerly line of said A. Trianfante land, passing thru a 1 1/4" iron pipe used at 669.02 feet, a total distance of 694.75 feet to the centerline of said Munn Road;

Thence North 03° 04' 51" West, along the centerline of said Munn Road, a distance of 307.54 feet to the Place of Beginning and containing 29.804 acres of land including 0.212 acres within the right-of-way limits of Munn Road, according the survey of July, 1997 by North Coast/Braun-Prenosil, Kevin S. Braun, P.S. No 7018 be the same more or less but subject to all legal highways. Bearings are to an assumed meridian and are used to indicate angles only.

Deeds of Reference: G. & P. Clemens V. 292, P. 345,
V. 508, P. 144, V. 732, P. 984

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

R.S. 6, 15, 1997 (as noted)
GEAUGA COUNTY ENGINEER





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July 31, 1997

**LEGAL DESCRIPTION OF 54.453 ACRE VACANT LAND SOUTH OF US 422,
NORTH OF TAYLOR-MAY ROAD for G & P CLEMENS**

Situated in the Township of Auburn, County of Geauga and State of Ohio, and known as being part of Original Auburn Township Lots 6 & 7 Section 2, Tract Two and bounded and described as follows:

Beginning at a 1" iron pin monument used at the centerline intersection of Munn Road with Talyor-May Road;

Thence North 03° 04' 51" West, along the centerline of said Munn Road, a distance of 493.93 feet;

Thence North 86° 55' 09" East, a distance of 30.00 feet to a 5/8" iron pin set in the Easterly line of said Munn Road;

Thence North 00° 01' 42" East, along the new Easterly line of said Munn Road, a distance of 500.74 feet to a 5/8" iron pin set;

Thence North 01° 41' 47" East, along the new Easterly line of said Munn Road, a distance of 187.87 feet to a 5/8 " iron pin set in the Southerly limited access line of US 422, recorded in Volume 542, Page 1309 of Geauga County Records;

Thence Easterly, along the Southerly limited access line of US 422 the following courses and distances:

North 80° 41' 12" East, a distance of 259.79 feet to a 5/8" iron pin set;

South 35° 52' 42" East, a distance of 44.72 feet to a 5/8" iron pin set;

North 80° 41' 12" East, a distance of 65.00 feet to a 5/8" iron pin set;

July 31, 1997

**LEGAL DESCRIPTION OF 54.302 ACRE VACANT LAND SOUTH OF US 422,
NORTH OF TAYLOR-MAY ROAD G & P CLEMENS**

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North 31° 52' 22" East, a distance of 53.15 feet to a 5/8 " iron pin set;

North 84° 30' 03" East, a distance of 300.67 feet to a 5/8" iron pin set;

North 80° 41' 12" East, a distance of 600.00 feet to a 5/8" iron pin set;

North 77° 49' 28" East, a distance of 400.50 feet to a 5/8" iron pin set;

North 80° 41' 12" East, a distance of 339.69 feet to a 5/8" iron pin set in the East
line of said O.L. 7

Thence South 03° 17' 54" East, along the East line of said O.L. 7, passing thru a 5/8"
iron pin set at 1365.73 feet, a total distance of 1395.73 feet to the centerline of said
Taylor -May Road;

Thence South 86° 47' 27" West, along the centerline of said Taylor-May Road, a
distance of 379.28 feet;

Thence North 03° 12' 33" West, passing thru a 5/8" iron pin set of 30.00 feet , a total
distance of 550.00 feet to a 5/8" iron pin set;

Thence South 86° 47' 27" West, a distance of 450.00 feet to a 5/8" iron pin set;

Thence South 03° 12' 33" East, passing thru a 5/8" iron pin set at 520.00 feet, a total
distance of 550.00 feet to the centerline said Taylor -May Road;

Thence South 86° 47' 27" West, along the centerline of said Taylor -May Road, a
distance of 1256.37 feet to the Place of Beginning and containing 54.453 acres of land
including 1.446 acres within the right-of-way limits of Taylor-May Road and Munn
Road, according to the Survey of July, 1997 by North Coast/Braun-Prenosil , Kevin S.
Braun, P.S. No. 7018 be the same more or less but subject to all legal highways.
Bearings are to an assumed meridian and are used to indicate angles only.

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V. 508, P. 144, V. 732, P.984

SURVEY PLAT AND LEGAL
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R.S. 8/14/1997
GEAUGA COUNTY ENGINEER

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