

(AUB
00088)



**BRAUN-PRENOSIL
ASSOCIATES, INC.**

F.T. Associates
picked up 4-9-1999
01-042060

ENGINEERS, SURVEYORS, LAND PLANNING & WETLAND SERVICES

March 24, 1999

**LEGAL DESCRIPTION OF 2.304 ACRE PARCEL OF LAND FOR F.T.
ASSOCIATES ON THE NORTHWEST CORNER OF RAVENNA RD. (S.R. 44)
AND WASHINGTON STREET**

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being part of original Auburn Township Section 4, Tract Two and bounded and described as follows:

Beginning in the centerline intersection of Ravenna Road (S.R. 44), 60 feet wide and Washington Street, 60 feet wide;

Thence North 89°19' 10" West, along the centerline of said Washington Street, a distance of 273.80 feet to the Southeasterly corner of land as described in deed to F.T. Associates recorded in Volume 975, Page 1197 of Geauga County Records;

Thence North 0° 56' 05" East, along an Easterly line of said F.T. Associates land, passing through a capped 5/8" iron pin set at 30.00 feet, a total distance of 77.97 feet to a capped 5/8" iron pin set;

Thence North 52° 41' 28" East, continuing along an Easterly line of said F.T. Associates land, a distance of 31.14 feet to a capped 5/8" iron pin set;

Thence North 0° 56' 05" East, continuing along an Easterly line of said F.T. Associates land, a distance of 34.87 feet to the Northeast corner thereof and a 5/8" iron pin used;

Thence North 89° 19' 10" West, along the Northerly line of said F.T. Associates land, parallel to the centerline of said Washington Street, a distance of 58.67 feet to a capped 5/8" iron pin set;

Thence North 0° 56' 05" East, a distance of 282.13 feet to a capped 5/8" iron pin set;

Thence South 87° 52' 17" East, a distance of 149.66' to a Westerly line of land described in deed to N. & D. Cross recorded in Volume 224, Page 375 of Geauga County Records a capped 5/8" iron pin set;

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Thence South $7^{\circ}49' 21''$ West, along a Westerly line of said N. & D. Cross land, a distance of 108.61 feet to a Southwesterly corner thereof, a $5/8''$ iron pin found;

Thence South $87^{\circ}52' 17''$ East, along a Southerly line of said N. & D. Cross land, a distance of 130.20 feet to $5/8''$ iron pin found;

Thence South $6^{\circ} 45' 26''$ West, along a Westerly line of said N. & D. Cross land, a distance of 103.75 feet to a Southwesterly corner thereof, a capped $5/8''$ iron pin set;

Thence South $88^{\circ} 10' 50''$ East, along a Southerly line of said N. & D. Cross land, passing through a $1/2''$ iron bolt found at 44.73 feet a total distance of 74.89 feet to the centerline of said Ravenna Road;

Thence South $7^{\circ}42' 20''$ West, along the centerline of said Ravenna Road, a distance of 196.11 feet to the place of beginning and containing 2.304 acres of land inclusive of 0.304 acres of land within the right-of-way limits of Ravenna Road and East Washington Street, according to the survey of March 1999 by Braun-Prenosil Associates, Inc. Kevin S. Braun, P.S. No. 7082, be the same more or less but subject to all legal highways.

Bearings are to an assumed meridian and are used to denote angles only

Deed of Reference: F.T. Associates V. 841 P. 1214

RECEIVED
APR 1 1999
PLANNING & ZONING DEPARTMENT

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

JK Revised 4/12/99
OFFICE OF THE
GEAUGA COUNTY ENGINEER