

Thence westerly along the northern line of said 17.22 acre tract, North 87°11'21" West, 219.85 feet to a found ¾" iron pin with a cap stamped "DINAN", being a southeast corner of a 16.73 acre tract as described in Book 2788, Page 267 to James Dillon and Dawn Dodson;

Thence northerly along the eastern lines of said 16.73 acre tract, a 0.95 acre tract and 1.37 acre tract as described in Book 2967. Page 924 to Andrew Rinoni and Maria Ranoni, Trustees of The Ranoni Family Trust, North 27°11'44" West, 769.94 feet to a found ¾" iron pin, being the northeast corner of said 1.37 acre tract; being on the southerly line of a 0.74 acre tract as described in Book 2982, Page 799 to Theresa L. Kanavel;

Thence northeasterly along the southern line of said 0.74 acre tract, North 55°58'45" East, 294.90 feet to a found axle, being the eastern corner of said 0.74 acre tract, being the eastern corner of a 0.14 acre tract described in Book 1606, Page 300 to Rose Mary Crabtree, being the southern corner of said 0.46 acre tract;

Thence northerly on the southeast line of said 0.46 acre tract, North 25°46'00" East, 135.26 feet to the True Point of Beginning, containing 8.025 acres of land, more or less;

All iron pins set are #5 rebar 30 inches long with yellow I.D. cap labeled "PECK S-8324".

Basis of Bearings for the above legal description are based upon the plat of record of Maryland Heights Subdivision, as recorded in Plat Book 8, Page 35.

This description is based on a field survey of the premises performed under my supervision, Jason M. Peck, Professional Land Surveyor No.8324 in February 2022.

Subject to all legal easement, restriction, and right-of-ways of record.



**OFFICE COPY**  
**NOT RECORDABLE**

Jason M. Peck  
Professional Land Surveyor  
Ohio Registration No. 8324

DESCRIPTION

APPROVED

By: *Jason M. Peck* 2/17/22