

Silver (08-097)
Pickup date
9-8-08
01-118265
Vol 1849 P6174

WANDA SILVER, TRUSTEE
LEGAL DESCRIPTION OF CONSOLIDATION OF
FORMER SUBLOT 34 & FORMER SUBLOT 35 - LORIEN WOODS - PHASE 3
AUBURN TOWNSHIP, GEauga COUNTY, OHIO

Situated in the Township of Auburn, County of Geauga and the State of Ohio, and known as being part of original Auburn Township lot 2, Section 2, Tract 1 and also being part of Lorien Woods - Phase No. 3 as recorded in Volume 26 Pages 12 & 13 of Geauga County Plat Records and being permanent parcel numbers 01-118264 and 01-118265 of Geauga County Records, and being further bounded and described as follows:

Beginning for reference at a 5/8" iron pin in a monument box at the intersection of the centerlines of Cumberland Trail (60 feet wide) and Lucky Bell Lane (60 feet wide) as shown on the record plat of said Lorien Woods - Phase No. 3, thence South 59° 17' 09" East, a distance of 30.00 feet to a drill hole found on the top of a concrete manhole (southeast side) on the easterly right of way line of said Lucky Bell Lane, said point being the southwesterly corner of former Sublot 34 of said Lorien Woods - Phase 3, land now or formerly owned by Wanda Silver Trustee (Parcel No. 01-118264) and a northeasterly corner of Sublot 33 of said Lorien Woods - Phase 3, land now or formerly owned by Markus Alleman (Parcel No. 01-118263) and the **Principal Place of Beginning** of the parcel herein described;

1. Thence along the arc of a curve deflecting to the left on the easterly right of way line of said Lucky Bell Lane, a distance of 184.25 feet, having a radius of 510.00 feet a delta angle of 20° 41' 57" and a chord of distance of 183.25 feet which bears North 19° 35' 29" East to a 5/8" iron pin found with a cap marked #6439 and #6458 at the Northwest corner of said former Sublot 35, land now or formerly owned by Wanda Silver, Trustee (Parcel No. 01-118265) and the Southwest corner of Sublot 36 of said Lorien Woods - Phase 3, land now or formerly owned by Richard & Therese Zagar (Parcel No. 01-118266);
2. Thence North 88° 55' 13" East, along the northerly line of said former Sublot 35 and the southerly line of said Sublot 36, a distance of 467.60 feet to a 5/8" iron pin found with a cap marked Howells and Baird at the southeast corner of said Sublot 36 and the northwest corner of said former Sublot 35 and also the westerly line of land now or formerly owned by Metro Machine & Tools Co., Inc. (Parcel No. 01-072300);
3. Thence South 00° 04' 37" East, along the easterly line of said former Sublot 35 and the westerly line of said Metro Machine & Tools Co., Inc. land, a distance of 223.12 feet to a 5/8" iron pin found with a cap marked Howells and Baird at an angle point, said angle point being the northeasterly corner of Block "A" as shown on the final plat of Lorien Woods - Phase 2 as recorded in Volume 18, Page 60 of Geauga County Plat Records, land now formerly owned by Lorien Woods, Inc. (Parcel 01-117511);

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- 4. Thence South 34° 18' 28" West, along the easterly line of said former Sublot 35 and former Sublot 34 and a westerly line of said Block "A", a distance 244.75 feet to a 5/8" iron pin found with no cap at the southeast corner of said former Sublot 34 and the northeast corner of said Sublot 33, land now or formerly owned by Alleman Markus AKA Allemann Markus and Maria B. Markus (Parcel 01-118263);
- 5. Thence North 58° 04' 19" West, along the southerly line of said former Sublot 34 and the northerly line of said Sublot 33, a distance of 461.07 feet to a drill hole in said manhole, said point being the **Place of Beginning** and containing 3.546 acres of land, be the same more or less but subject to all legal highways and easements of record. Bearings are shown to indicate angles only and are based on the centerline of Lucky Bell Lane.

Prior Deeds: Volume 1754, Page 1546 and Volume 1754, Page 1549.

Legal description prepared by Kenneth J. Hejduk, Professional Surveyor 6439, of Hejduk-Cox and Associates, Inc. on August 25, 2008.

8/26/2008
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SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 315.251
PAK *9/8/08*

 OFFICE OF THE *Res*
 GEauga COUNTY ENGINEER



Kenneth J. Hejduk 8.25.08

RECEIVED
 AUG 28 2008
 Geauga County Engineer