

AUB00269

Parker (08-107)
Pickup Date
9-22-08



Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

Joseph Gutoskey, P.E., P.S.

01-118785

Vol. 1850- Pg. 1113

Legal Description

Parcel 1
3.3848 Acres

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being part of Original Auburn Township Lot No. 4, Section 3, Tract 2 and is further bounded and described as follows;

Beginning at a 3/4" inch iron pin found in a monument box at the intersection of the centerlines of Washington Street (60 feet wide) and Messenger Road (60 feet wide);

Thence **North 00° 19' 10" West**, along the centerline of said Messenger Road, **2012.76 feet** to a mag nail set and the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence **South 89° 40' 50" West, 95.00 feet** to a 5/8 inch iron pin set (and passing over a 5/8 inch iron pin set at 30.00 feet);

Course II Thence **South 33° 19' 03" West, 90.72 feet** to a 5/8 inch iron pin set;

Course III Thence **North 87° 56' 06" West, 288.00 feet** to a 5/8 inch iron pin set;

Course IV Thence **North 60° 42' 49" West, 193.00 feet** to a 5/8 inch iron pin set;

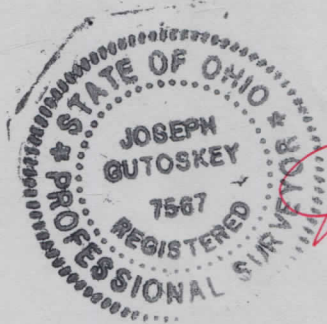
Course V Thence **North 29° 43' 59" West, 122.00 feet** to a 5/8 inch iron pin set;

Course VI Thence **North 42° 25' 52" West, 81.00 feet** to a 5/8 inch iron pin set in the south line of a parcel of land conveyed to Anthony J. and Stephanie M. Marra by deed recorded in Volume 1787, Page 3448 of Geauga County Records;

Course VII Thence **South 81° 29' 12" East**, along said Marra's south line, **137.87 feet** to a 5/8 inch iron pin found at said Marra's southeast corner and the southwest corner of a parcel of land conveyed to Edward Garback by deed recorded in Volume 1696, Page 857 of Geauga County Records;

- Course VIII Thence **North 89° 25' 14" East**, along the south line of said Garback, **272.74 feet** to a 5/8 inch iron pin found at an angle point therein;
- Course IX Thence **North 58° 56' 04" East**, along the south line of said Garback, **58.39 feet** to a 5/8 inch iron pin found at an angle point therein;
- Course X Thence **North 89° 24' 20" East**, **255.89 feet** to a mag nail set in the centerline of said Messenger Road (and passing over a 5/8 inch iron pin found (ID Krause) at 225.89 feet);
- Course XI Thence **South 00° 19' 10" East**, along said centerline, **209.31 feet** to the Principal Place of Beginning and containing 3.3848 Acres (147,442 square feet) (3.2407 Acres and 141,165 square feet exclusive of right-of-way) of land as surveyed and described in September, 2008 by Joseph Gutoskey, PS 7567, be the same more or less, but subject to all legal highways. Bearings used herein are to an assumed meridian, and are intended to indicate angles only.

Prior Deed of Record: Volume 1837, Page 2622



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9/14/08

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

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Legal Description

Parcel 2
9.5595 Acres

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being part of Original Auburn Township Lot No. 4, Section 3, Tract 2 and is further bounded and described as follows;

Beginning at a 3/4" inch iron pin found in a monument box at the intersection of the centerlines of Washington Street (60 feet wide) and Messenger Road (60 feet wide);

Thence **North 00° 19' 10" West**, along the centerline of said Messenger Road, **1803.97 feet** to a mag nail set in the south line of said Lot No. 4, said point further being the northeast corner of a parcel of land conveyed to Carmel Affeldt, Trustee by deed recorded in Volume 1774, Page 302 of Geauga County Records and the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence **South 89° 10' 12" West**, along the south line of Lot 4 and said Affeldt's north line, **30.00 feet** to a point of curvature, (witness a 1 inch iron pipe found 0.42 feet South and 1.21 feet East);

Course II Thence along an arc of a curve deflecting to the left, along the northeasterly line of said Affeldt, an arc distance of **42.41 feet**, to a 5/8 inch iron pin set at a point of tangency, said curve having a radius of **30.00 feet**, a delta of **81°00'00"**, and a chord which bears **North 40° 49' 10" West, 38.97 feet**;

Course III Thence **North 81° 19' 10" West**, along said Affeldt's north line, **85.64 feet** to a 5/8" iron pin set at a point of curvature;

Course IV Thence along an arc of a curve deflecting to the left, along the north line of said Affeldt, an arc distance of **217.39 feet** to a 5/8 inch iron pin set at a point of tangency, said curve having a radius of **570.00 feet**, a delta of **21° 51' 07"**, and a chord which bears **South 87° 45' 16" West, 216.08 feet**;

Course V Thence **South 76° 49' 43" West**, along said Affeldt's north line, **180.91 feet** to a point at said Affeldt's northwest corner, the northeast corner of a parcel of land conveyed to Morton H Pierce, Trustee by deed recorded Volume 1836, Page 3138 of Geauga County Records and in the south line of Lot 4, (witness a 5/8 inch

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iron pin found (ID Howells & Baird) 0.12 feet North, and a 1-1/2 inch iron pipe found 3.75 South);

- Course VI Thence **South 89° 10' 12" West**, along the south line of Lot 4, the north line of said Pierce and the north line of a parcel of land conveyed to Daniel P. Henderson, et al by deed recorded in Volume 1646, Page 212 of Geauga County Records, **763.27 feet** to a 5/8 inch iron pin found (ID Krause) at the southeast corner of a parcel of land conveyed to the State of Ohio by deed recorded in Volume 272, Page 418 of Geauga County Records;
- Course VII Thence **North 00° 54' 30" East**, along the east line of said State of Ohio, **720.13 feet** to a 5/8 inch iron pin found (ID Howells & Baird) at the southwest corner of subplot 3 in Maple Valley Subdivision Phase I as recorded in Volume 38, Page 109 of Geauga County Map Records;
- Course VIII Thence **South 45° 39' 24" East**, along the southerly line of said subplot 3 and the southerly line of a parcel of land conveyed to Anthony J. and Stephanie M. Marra by deed recorded in Volume 1787, Page 3448 of Geauga County Records, **360.67 feet** to a 5/8 inch iron pin found (ID Howells & Baird) at an angle point therein;
- Course IX Thence **South 81° 29' 12" East**, along said Marra's south line, **312.18 feet** to a 5/8 inch iron pin set;
- Course X Thence **South 42° 25' 52" East**, **81.00 feet** to a 5/8 inch iron pin set;
- Course XI Thence **South 29° 43' 59" East**, **122.00 feet** to a 5/8 inch iron pin set;
- Course XII Thence **South 60° 42' 49" East**, **193.00 feet** to a 5/8 inch iron pin set;
- Course XIII Thence **South 87° 56' 06" East**, **288.00 feet** to a 5/8 inch iron pin set;
- Course XIV Thence **North 33° 19' 03" East**, **90.72 feet** to a 5/8 inch iron pin set;
- Course XV Thence **North 89° 40' 50" East**, **95.00 feet** to a mag nail set in the centerline of said Messenger Road (and passing over a 5/8 inch iron pin set at 65.00 feet);

Course XVI Thence **South 00° 19' 10" East**, along said centerline, **208.79 feet** to the Principal Place of Beginning and containing 9.5595 Acres (416,414 square feet) (9.4156 Acres and 410,146 square feet exclusive of right-of-way) of land as surveyed and described in September, 2008 by Joseph Gutoskey, PS 7567, be the same more or less, but subject to all legal highways. Bearings used herein are to an assumed meridian, and are intended to indicate angles only.

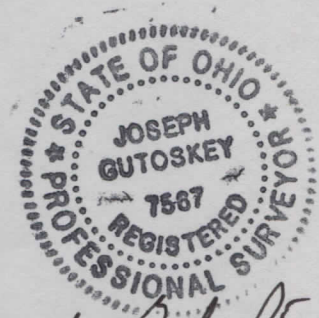
0.21 Acres	PPN 01-118801
7.4974 Acres	PPN 01-118784
1.8521 Acres	PPN 01-118785

Prior Deed of Record: Volume 1837, Page 2622

SURVEY PLAT & LEGAL DESCRIPTION
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*Joseph Gutoskey PS
9/19/08*

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