



LEGAL DESCRIPTION FOR LOT #2 PARCEL
(BERGSTROM & C.V. WEST)
PART OF PPN 01-029900
32.720 ACRES

Situated in the Township of Auburn, County of Geauga and State of Ohio, being part of Lots 1 and 6 of Section 3 in Tract One and further bounded and described as follows:

Commencing in the centerline of Munn Road (60 foot RW) at the Southeast corner of Lot 1, Section 3 and Tract One, at a 1" iron pin in monument box found;

Thence North 11°20'56" East a distance of 581.54 feet along the centerline of said Munn Road to The Principle Point of Beginning;

Thence South 89°23'45" West creating a new line, a distance of 1446.56 feet and passing a 5/8" iron pin set on the westerly right of way of Munn Road at 30.66 feet, to a 5/8" iron pin set;

Thence North 01°37'44" East creating a new line, a distance of 1114.28 feet to the South line of land now or formerly owned by William C. Timmons, Trustee, by Volume 1906, Page 1189 in Geauga County (PPN 01-106000) to a 5/8" iron pin set;

Thence North 89°00'33" East a distance of 859.99 feet, along the South line of land now or formerly owned by said William C. Timmons, Trustee, to the Northwest corner of land now or formerly owned by Thomas and Nancy Thornton, by Volume 1072, Page 442 in Geauga County (PPN 01-118189), to a point, said point witnessed by a 5/8" iron pin found 1.47 feet North (said pin is on the West line extended North of said Thornton property);

Thence along the West and South line of land now or formerly owned by said Thomas and Nancy Thornton, and along the South line of Thomas and Nancy Thornton by Volume 1805, Page 3471 in Geauga County (PPN 01-117723) the following 2 courses:

South 12°24'51" West a distance of 398.55 feet to the Southwest corner of said Thomas and Nancy Thornton (PPN 01-118189), to a 5/8" iron pin found;

North 89°07'15" East a distance of 802.26 feet and passing a 5/8" iron pin found at 783.07 feet, to the centerline of said Munn Road;

Thence South 12°50'27" West a distance of 516.73 feet along the centerline of said Munn Road to an angle point therein, to a 3/4" iron pin in monument box found;

Thence South 11°20'56" West a distance of 237.36 feet along the centerline of said Munn Road to The Principle Point of Beginning and containing 32.720 Acres of land be the same more or less but subject to all legal highways and easements of record.

There are 32.720 acres contained in this parcel split from PPN 01-029900.
There is 0.519 acres within the right of way of Munn Road, leaving 32.201 net acres.

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TECHNICAL SKILL.
CREATIVE SPIRIT.

This description was prepared by The Mannik & Smith Group on July 23, 2014 from a survey of the premises. The basis of bearings are to an assumed meridian (c/l of Munn Road South 12°50'27" West) and are used to denote angles only. Iron pins referred to as "set" are 5/8 inch diameter, 30 inch long iron bars with a cap #6909.

Previous deed: C.V. West, Inc., Barbara B. Beard, Trustee – Volume 911, Page 794 (PPN 01-029600)



Jon D. Bruner
8-12-14

Jon D. Bruner
Professional Surveyor #7098
State of Ohio
August 12, 2014

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
MWB 08/15/14
GEAUGA COUNTY AUDITOR *Rev.*
TAX MAP DEPT.

RECEIVED
AUG 13 2014
Geauga County Auditor
Tax Map Dept.



**LEGAL DESCRIPTION FOR TOTAL PARCEL
(BERGSTROM & C.V. WEST)
PPN'S 01-118108, 01-029600 & 01-029900
123.350 ACRES**

Situated in the Township of Auburn, County of Geauga and State of Ohio, being part of Lots 1 and 6 of Section 3 and Lot 6 of Section 2, all in Tract One and further bounded and described as follows:

Beginning in the centerline of Munn Road (60 foot R/W) at the Southeast corner of Lot 1, Section 3 and Tract One, a 1" iron pin in monument box found;

Thence South 88°02'10" West a distance of 30.01 feet to a point on the Westerly margin of Munn Road, said point witnessed by a 5/8" iron pin found North 0.35 feet, West 1.32 feet a total distance of 1823.41 feet, along the South line of Lot 1, Section 3 and Tract One, which is also the North line of land now or formerly owned by S. Anthony and Dorothy L. Laurinaitis by Volume 1219, Page 476 in Geauga County (PPN 01-118256) and the North line of the The Auburn Springs Subdivision by Plat Volume 27, Page 35-36 in Geauga County to the Northeast corner of land now or formerly owned by Metro Machine and Tool Co., Inc. by Volume 443, Page 949 in Geauga County (PPN 01-072300), to a 5/8" iron pin found, capped "Schwartz", on the East line of Lot 6, Section 2;

Thence South 88°51'22" West a distance of 1838.93 feet, along the South line of Lot 6, Section 2 and the North line of land now or formerly owned by said Metro Machine and Tool Co., Inc. to the Southwest corner of Lot 6, Section 2, also the Southeast corner of The Lucky Bell Farm Estates Unit No. 3 by Plat Volume 11, Page 105-106 in Geauga County, to a 5/8" iron pin found, capped "Howells-Baird";

Thence North 0°02'21" West a distance of 1234.20 feet, along the West line of Lot 6, Section 2 and the East line of said Lucky Bell Farm Estates Unit No. 3 to the Southwest corner of land now or formerly owned by Dale Anne Reily, Trustee, by Volume 1964, Page 209 in Geauga County (PPN 01-105800), to a 5/8" iron pin found, capped "Schwartz";

Thence North 88°53'16" East a distance of 1826.71 feet, along the South line of land now or formerly owned by said Dale Anne Reily, Trustee, to the Southeast corner thereof, also on the West line of Lot 1, Section 3, to a 5/8" iron pin found, capped "Schwartz";

Thence North 0°35'27" West a distance of 488.97 feet, along the West line of Lot 1, Section 3, and the East line of land now or formerly owned by said Dale Anne Reily, Trustee, to the Southwest corner of land now or formerly owned by William C. Timmons, Trustee, by Volume 1906, Page 1189 in Geauga County (PPN 01-106000), to a 5/8" iron pin found, capped "Schwartz";

Thence North 89°00'33" East, passing over a 5/8" iron pin set at a distance of 540.14 feet, a total distance of 1400.13 feet, along the South line of land now or formerly owned by said William C. Timmons, Trustee, to the Northwest corner of land now or formerly owned by Thomas and Nancy Thornton, by Volume 1072, Page 442 in Geauga County (PPN 01-118189), to a point, said point witnessed by a 5/8" iron pin found 1.47 feet North (said pin is on the West line extended North of said Thornton property);

Thence along the West and South line of land now or formerly owned by said Thomas and Nancy Thornton and along the South line of Thomas and Nancy Thornton, by Volume 1805, Page 3471 in Geauga County (PPN 01-

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E

**TECHNICAL SKILL.
CREATIVE SPIRIT.**

117723), the following 2 courses:

South 12°24'51" West a distance of 398.55 feet to the Southwest corner of said Thomas and Nancy Thornton (PPN01-118189), a 5/8" iron pin found;

North 89°07'15" East a distance of 802.26 feet and passing a 5/8" iron pin found at 783.07 feet, to the centerline of said Munn Road;

Thence South 12°50'27" West a distance of 516.73 feet along the centerline of said Munn Road to an angle point therein, to a 3/4" iron pin in monument box found;

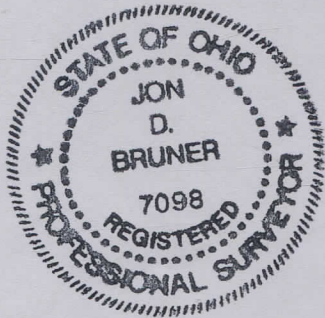
Thence South 11°20'56" West a distance of 818.90 feet along the centerline of said Munn Road to The Principle Point of Beginning and containing 123.350 Acres of land be the same more or less but subject to all legal highways and easements of record.

There are 123.350 acres contained in this parcel of which 19.957 Acres from all of PPN 01-118108, 51.899 Acres from all of PPN 01-029600 and 51.494 from all of PPN 01-029900. This legal description combines all three of these parcels. There is 0.920 acres within the right of way of Munn Road, leaving 122.430 net acres.

This description was prepared by The Mannik & Smith Group on July 23, 2014 from a survey of the premises. The basis of bearings are to an assumed meridian (c/l of Munn Road South 12°50'27" West) and are used to denote angles only. Iron pins referred to as "set" are 5/8 inch diameter, 30 inch long iron bars with a cap #6909.

Previous deed: Barbara K. Bergstrom, Trustee, recorded in Volume 1029, Page 514. (PPN 01-118108).

Previous deed: C.V. West, Inc., Barbara B. Beard, Trustee - Volume 911, Page 794. (PPN 01-029600 and PPN 01-029900).



Jon D. Bruner
8-12-14

Jon D. Bruner
Professional Surveyor #7098
State of Ohio
August 12, 2014

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

MudB 08/15/14
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.



**LEGAL DESCRIPTION FOR LOT #1 PARCEL
(BERGSTROM & C.V. WEST)
ALL OF PPN'S 01-118108 & 01-029600 & PART OF PPN 01-029900
90.630 ACRES**

Situated in the Township of Auburn, County of Geauga and State of Ohio, being part of Lots 1 and 6 of Section 3 and Lot 6 of Section 2, all in Tract One and further bounded and described as follows:

Beginning in the centerline of Munn Road (60 foot R/W) at the Southeast corner of Lot 1, Section 3 and Tract One, a 1" iron pin in monument box found;

Thence South 88°02'10" West a distance of 30.01 feet to a point on the Westerly margin of Munn Road, said point witnessed by a 5/8" iron pin found North 0.35 feet, West 1.32 feet a total distance of 1823.41 feet, along the South line of Lot 1, Section 3 and Tract One, which is also the North line of land now or formerly owned by S. Anthony and Dorothy L. Laurinaitis by Volume 1219, Page 476 in Geauga County (PPN 01-118256) and the North line of the The Auburn Springs Subdivision by Plat Volume 27, Page 35-36 in Geauga County to the Northeast corner of land now or formerly owned by Metro Machine and Tool Co., Inc. by Volume 443, Page 949 in Geauga County (PPN 01-072300), to a 5/8" iron pin found, capped "Schwartz", on the East line of Lot 6, Section 2;

Thence South 88°51'22" West a distance of 1838.93 feet, along the South line of Lot 6, Section 2 and the North line of land now or formerly owned by said Metro Machine and Tool Co., Inc. to the Southwest corner of Lot 6, Section 2, also the Southeast corner of The Lucky Bell Farm Estates Unit No. 3 by Plat Volume 11, Page 105-106 in Geauga County, to a 5/8" iron pin found, capped "Howells-Baird";

Thence North 0°02'21" West a distance of 1234.20 feet, along the West line of Lot 6, Section 2 and the East line of said Lucky Bell Farm Estates Unit No. 3 to the Southwest corner of land now or formerly owned by Dale Anne Reily, Trustee, by Volume 1964, Page 209 in Geauga County (PPN 01-105800), to a 5/8" iron pin found, capped "Schwartz";

Thence North 88°53'16" East a distance of 1826.71 feet, along the South line of land now or formerly owned by said Dale Anne Reily, Trustee, to the Southeast corner thereof, also on the West line of Lot 1, Section 3, to a 5/8" iron pin found, capped "Schwartz";

Thence North 0°35'27" West a distance of 488.97 feet, along the West line of Lot 1, Section 3, and the East line of land now or formerly owned by said Dale Anne Reily, Trustee, to the Southwest corner of land now or formerly owned by William C. Timmons, Trustee, by Volume 1906, Page 1189 in Geauga County (PPN 01-106000), to a 5/8" iron pin found, capped "Schwartz";

Thence North 89°00'33" East a distance of 540.14 feet, along the South line of land now or formerly owned by said William C. Timmons, Trustee, to a 5/8" iron pin set;

Thence South 01°37'44" West, creating a new line, a distance of 1114.28 feet to a 5/8" iron pin set;

Thence North 89°23'45" East, creating a new line, a distance of 1446.56 feet and passing a 5/8" iron pin set on the westerly right of way of said Munn Road at 1415.90 feet, to the centerline thereof;

Thence South 11°20'56" West a distance of 581.54 feet along the centerline of Munn Road to The Principle Point of Beginning and containing 90.630 Acres of land be the same more or less but subject to all legal highways and easements of record.

There are 90.630 acres contained in this parcel of which 19.957 acres from all of PPN 01-118108, 51.899 acres from all of PPN 01-029600 and 18.774 acres split from PPN 01-029900. There is 0.401 acres within the right of way of Munn Road, leaving 90.229 net acres.

This description was prepared by The Mannik & Smith Group on July 23, 2014 from a survey of the premises. The basis of bearings are to an assumed meridian (c/l of Munn Road South 12°50'27" West) and are used to denote angles only. Iron pins referred to as "set" are 5/8 inch diameter, 30 inch long iron re-bars with a cap #6909.

Previous deed: Barbara K. Bergstrom, Trustee, recorded in Volume 1029, Page 514. (PPN 01-118108)
Previous deed: C.V. West, Inc., Barbara B. Beard, Trustee – Volume 911, Page 794. (PPN 01-029600) & (PPN 01-029900)



Jon D. Bruner
8-12-14

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Professional Surveyor #7098
State of Ohio
August 12, 2014

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[Signature] 08/15/14
GEAUGA COUNTY AUDITOR
TAX MAP DEPT. *Rev.*

