

AUB 00318

Herpy (15-114) H4
Picked Up 10/27/15
VOL 1999 pg 2399
PN# 01-117814

**LEGAL DESCRIPTION
OF
PARCEL NO. 01-117814
TOWNSHIP OF AUBURN, OHIO**

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as part of the Original Auburn Township Lot No. 15, Tract No. 3, and formerly known as being all of Sublot No. 2 in the Sablewood Estates Subdivision, as shown by the plat recorded in Volume 21, Page 85 of Geauga County Map Records and further bounded and described as follows:

Beginning at a 1/2" iron pin found in a monument box (0.00' feet north, 0.09 feet west)(Capped Collier) at the intersection of the centerline of Sablewood Drive (60 feet wide) (Dedicated by Volume 21, Page 85 of Geauga County Map Records) and the easterly line of Munn Road (60 feet wide);

Thence South 84°18'00" East along the centerline of Sablewood Drive, 652.04 feet to a point;

Thence North 05°42'00" East, 30.00 feet to 1/2" iron pin found (0.04 feet south, 0.05 feet west)(Capped Collier) on the northerly line of Sablewood Drive at the southeasterly corner of land conveyed to Michael A. Partlow and Laura Partlow (Parcel No. 01-117813) by the deed recorded in Volume 1167, Page 1092 of Geauga County Deed Records and being the **Principal Place of Beginning** of the premises herein described;

Thence North 05°42'00" East along the easterly line of land so conveyed to Michael A. Partlow and Laura Partlow, 214.41 feet to a 5/8" iron pin set on the southerly line of land conveyed to Allen K. Herpy and Nancy A. Herpy (Parcel No. 01-076751) by the deed recorded in Volume 1328, Page 729 of Geauga County Deed Records;

Thence South 85°27'11" East along said southerly line of land so conveyed to Allen K. Herpy and Nancy A. Herpy, 607.12 feet to a 5/8" iron pin set at the northwesterly corner of land conveyed to Allen K. Herpy, Trustee (Parcel No. 01-117815) by the deed recorded in Volume 1993, Page 1175 of Geauga County Deed Records;

Thence South 05°42'00" West along the westerly line of land so conveyed to Allen K. Herpy, Trustee, 226.63 feet 5/8" iron pin set on the northerly line of Sablewood Drive;



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15-114

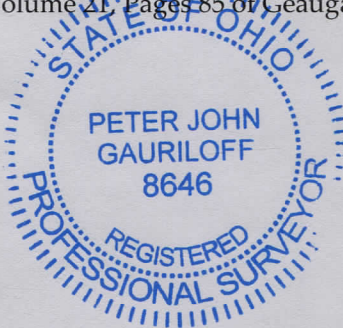
RIVERSTONE

LAND SURVEYING • ENGINEERING • DESIGN

Thence North 84°18'00" West along the northerly line of Sablewood Drive, 607.00 feet to the **Principal Place of Beginning** and containing 3.0728 acres of land, as surveyed and described by Peter John Gauriloff, P.S. No. 8646 of The Riverstone Company in August 2015, subject to all legal highways, restrictions, reservations and easements of record.

Basis of Bearing:

The centerline of Sablewood Drive as North 84°18'00" West in the Sablewood Estates Subdivision as shown on the plat recorded in Volume 21, Pages 85 of Geauga County Map Records.



Peter J. Gauriloff

P.S. No. 8646

August 3, 2015

Date

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

MWB 10/16/15

**GEAUGA COUNTY AUDITOR
TAX MAP DEPT.**

RECEIVED
OCT 8 2015
Gaugua County Auditor
25 West 1st

