

**Legal Description
Remaining Lands
110.5577 Acres**

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being part of Original Auburn Township Lot Nos. 5 & 6, Section 5, Tract 1 and Lot No. 7, Section 6, Tract 1 and is further bounded and described as follows;

Beginning at a 1" iron pipe found in a monument box (ID Schade, 6008), said monument being the most westerly centerline monument for Marydale Drive (60 feet wide) as shown on the plat for Auburn Ridge Subdivision as recorded in Volume 22, Page 41 of Geauga County Plat Records;

Thence **South 81° 56' 08" West**, along said Marydale Drive centerline, **30.84 feet** to a point in the centerline of Ravenna Road (State Route 44) (60 feet wide);

Thence **South 06° 17' 27" West**, along the centerline of said Ravenna Road, **978.71 feet** to a point at the southeast corner of a 17.0000 Acre parcel split from said remaining lands parcel and the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence continuing **South 06° 17' 27" West**, along the centerline of said Ravenna Road, **722.21 feet** to a point at the northeast corner of a parcel of land conveyed to Klarich Farms, LLC by deed recorded in Volume 2075, Page 1759 (PPN 01-119190) of Geauga County Records;

Course II Thence **South 89° 06' 54" West**, along said Klarich Farms' north line (and passing over a 5/8" iron pin found at 29.92 feet (ID O'Hara), **876.42 feet** to a 5/8" iron pin set at said Klarich Farms' northwest corner;

Course III Thence **South 01° 30' 40" East**, along said Klarich Farms' west line, **210.79 feet** to 5/8" iron pin found (ID Gutoskey, PS 7567) at said Klarich Farms' southwest corner further being the northwest corner of a parcel of land conveyed to Klarich Farms, LLC by deed recorded in Volume 2075, Page 1759 (PPN 01-012700) and the northeast corner of a parcel of land conveyed to Robert A. Cavanagh by deed recorded in Volume 992, Page 962 (PPN 01-012800) both of Geauga County Records;

Course IV Thence **South 88° 59' 54" West**, along said Cavanagh's north line, and the north line of a parcel of land conveyed to James L. & Linda J. Squire by deed recorded in Volume 2001, Page 3183 (PPN 01-094300) of Geauga County Records (and passing over a 5/8" iron pin found (ID Gutoskey, PS 7567) at 1547.04 feet) a total distance of **3024.95 feet** to a point in the east line of said Lot 4 and the east line of a parcel of land conveyed to Joseph Peters by deed recorded in Volume 2036, Page 1538 (PPN 01-047900) of Geauga County Records (witness a 1" iron pipe found 1.58 feet west);

Course V Thence **North 00° 58' 37" West**, along the east line of said Lot 4 and along said Peters' east line, and the east lines of the following 5 parcels of land: a parcel of land conveyed to Michael E. & Michelle R. Henry by deed recorded in Volume 1405, Page 447 (PPN 01-092900), a parcel of land conveyed to Barbara Bohnet-Waldruff Eston by deed recorded in Volume 827, Page 971 (PPN 01-078200), a parcel of land conveyed to Charles H. Holsopple by deed recorded in Volume 1850, Page 1439 (PPN 01-034350), a parcel of land conveyed to William J. Bertman by deed recorded in Volume 1243, Page 854 (PPN 01-103200) and a parcel of land conveyed to Timothy E. & Elizabeth A. Ward by deed recorded in Volume 952, Page 356 (PPN 01-117751) all of Geauga County Records **1451.70 feet** to a 1" iron pipe found at the southwest corner of a parcel of land conveyed to Juliana Borsukow, TOD by deed recorded in Volume 1538, Page 747 (PPN 01-007100) of Geauga County Records;

Course VI Thence **North 88° 57' 09" East**, along said Borsukow's south line, and the south lines of the following 5 parcels of land: a parcel of land conveyed to Chanin Forsyth by deed recorded in Volume 1901, Page 935 (PPN 01-008150), a parcel of land conveyed to Robert L. & Jean A. Zuzak by deed recorded in Volume 1980, Page 784 (PPN 01-117110), a parcel of land conveyed to Trent & Nicole Milliron by deed recorded in Volume 2024, Page 9 (PPN 01-117100), a parcel of land conveyed to Peter S. & Catherine A. Smith by deed recorded in Volume 701, Page 360 (PPN 01-133300) and a parcel of land conveyed to Richard J. & Sheryl A. Pijor by deed recorded in Volume 2021, Page 1507 (PPN 01-117393) all of Geauga County Records, **1436.87 feet** to a 5/8" iron pin found (ID Daniel, 6222) at said Pijor's southeast corner and at the southwest corner of a parcel of land conveyed to Jeremy & Molly Jones by deed recorded in Volume 2005, Page 2341 (PPN 01-117350) of Geauga County Records and further being in the east line of Lot 5, and the west line of Lot 6;

- Course VII Thence **North 89° 11' 16" East**, along said Jones' south line, **1143.73 feet** to a 5/8" iron pin set;
- Course VIII Thence **South 00° 09' 08" West**, creating a new line, **599.76 feet** to a 5/8" iron pin set;
- Course IX Thence **North 75° 06' 46" East**, creating a new line, **425.63 feet** to 5/8" iron pin set;
- Course X Thence **South 89° 30' 49" East**, creating a new line, (and passing over a 5/8" iron pin set at 979.03 feet), **1009.18 feet** to a point at the Principal Place of Beginning, and containing 110.5577 Acres (4,815,893 square feet) (110.0601 Acres (4,794,217 square feet) exclusive of right-of-way) of land as surveyed and described in May, 2020 by Joseph Gutoskey, PS 7567, be the same more or less, but subject to all legal highways. Bearings used herein are based on State Plane Coordinates, Ohio North Zone 3401, NAD 83 (CORS 2011).

The intent is to describe the remaining lands after the split of 17.0000 Acres from PPN 01-094500.

Prior deed of record
Volume 2001, Page 3183

All iron pins set are 5/8" diameter by 30" long with ID "Gutoskey, PS 7567"

Joseph Gutoskey PS Col B/20

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
James Roemm 6/10/2020
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.
20-064

