

BA100051

Gerstenfeld
Pick up date
6-23-06
02-132670

MACKAY
Engineering & Surveying Company

7017 Pearl Road
Cleveland, Ohio 44130
www.mackayeng-surv.com

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VOL 1799 PG 315

LEGAL DESCRIPTION
FOR
PARCEL A
IVAN AND FAYE GERSTENFELD
June 13, 2006

Situated in the Township of Bainbridge, County of Geauga, and State of Ohio and known as being part of Lot No.2 of Tract No.3, and being part of a parcel of land as described in Volume 423 Page 554 of Geauga County Deed of Records, and known as being Parcel A in The Lot Split Map for Ivan and Faye Gerstenfeld as recorded in Volume _____ Page _____ of Geauga County Map Records and being further described as follows:

Commencing at a point on the Westerly line of said Lot No. 2, which is also the centerline of Snyder Road, 60 feet wide, also being distant South 04°26'30" West 1175.45 feet from the intersection of the centerlines of Taylormay Road, 60 feet wide, and said Snyder Road, said point also being the Southwest corner of land conveyed to Steve and Robin Remias recorded in Book 663 Page 414 of Geauga County Records of Deeds;

Thence South 04°26'30" West 375.00 feet to a point in the centerline of said Snyder road, which is the principal place of beginning;

Thence South 86°02'30" East 1015.70 feet to a 1/2" iron pin set in the westerly line of Sublot 4 of the Amber Trails Subdivision Phase 2 as recorded in Volume 38 Pages 113-114 of Geauga County Records of Plats, passing over a 1/2" iron pin set 30.00 feet distant from the centerline of said Snyder Road;

Thence South 04°37'15" West, along the Westerly lines of Sublots 4,5, and 6 of said Amber Trails Subdivision Phase 2, 201.60 feet to a 1/2" iron pin set;

Thence North 86°02'30" West 815.07 feet to a 1/2" iron pin set;

Thence South 04°26'30" West 175.00 feet to a 1/2" iron pin set;

Thence North 86°02'30" West 200.00 feet, passing over a 1/2" iron pin set 30 feet distant from the centerline of Snyder Road, to a point in the centerline of said Snyder Road;

Thence North 04°26'30" East, along the centerline of said Snyder Road, 376.60 feet to the principal place of beginning, be the same more or less, but subject to all legal highways, and containing 5.5026 acres of land.

The basis of bearings is to an assumed meridian. This legal description was written by Mackay Engineering and Surveying in June 2006 under the supervision of Richard R. Mackay, P.S. 4195
Prior deed reference: Volume ~~423~~, Page ~~554~~

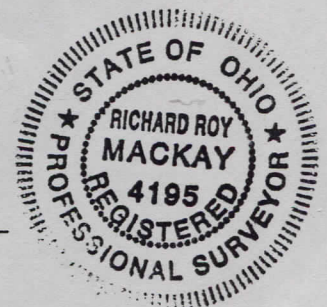
629 726

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

PAK 6/15/06

Richard Mackay 6/12/06

OFFICE OF THE **REV**
GEAUGA COUNTY ENGINEER



BA100051

02-420972
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LEGAL DESCRIPTION
FOR
PARCEL B
IVAN AND FAYE GERSTENFELD
June 13, 2006

Situated in the Township of Bainbridge, County of Geauga, and State of Ohio and known as being part of Lot No.2 of Tract No.3, and being part of a parcel of land as described in Volume 423 Page 554 of Geauga County Deed of Records, and known as being Parcel B in The Lot Split Map for Ivan and Faye Gerstenfeld as recorded in Volume _____ Page _____ of Geauga County Map Records and being further described as follows:

Commencing at a point on the Westerly line of said Lot No. 2, which is also the centerline of Snyder Road, 60 feet wide, also being distant South 04°26'30" West 1175.45 feet from the intersection of the centerlines of Taylormay Road, 60 feet wide, and said Snyder Road, said point also being the Southwest corner of land conveyed to Steve and Robin Remias recorded in Book 663 Page 414 of Geauga County Records of Deeds;

Thence South 04°26'30" West 751.60 feet to a point in the centerline of said Snyder road, which is the principal place of beginning;

Thence South 86°02'30" East 200.00 feet to a 1/2" iron pin set and passing over a 1/2" iron pin set 30.00 feet distant from the centerline of said Snyder Road;

Thence North 04°26'30" East, 175.00 feet to a 1/2" iron pin set;

Thence South 86°02'30" East 815.07 feet to a 1/2" iron pin set in the westerly line of Sublot 5 of the Amber Trails Subdivision Phase 2 as recorded in Volume 38 Pages 113-114 of Geauga County Records of Plats;

Thence South 04°37'15" West 275.01 feet, along the Westerly lines of Sublots 5 and 6 of said Amber Trails Subdivision Phase 2, to a 1/2" iron pin set;

Thence North 86°02'30" West 1014.21 feet, passing over a 1/2" iron pin set 30 feet distant from the centerline of Snyder Road, to a point in the centerline of said Snyder Road;

Thence North 04°26'30" East, along the centerline of said Snyder Road, 100.00 feet to the principal place of beginning, be the same more or less, but subject to all legal highways, and containing 5.6018 acres of land.

The basis of bearings is to an assumed meridian. This legal description was written by Mackay Engineering and Surveying in June 2006 under the supervision of Richard R. Mackay, P.S. 4195
Prior deed reference: Volume ~~423~~, Page ~~554~~
629 726

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

PAK 6/15/06
OFFICE OF THE Rev
GEAUGA COUNTY ENGINEER

Richard R Mackay 4/12/04

