



BUR 00230  
BURO0230

Lambert

14-055

Picked Up 07-07-14

V. 1974 pg. 860

PPN# 04-151050

**Clifford H. McGuire**  
**Professional Surveyor No. 7770**  
**9487 Shank Rd.**  
**Windham, Ohio 44288**  
**330-472-2029**

Description of Land  
for  
Richard and Mary Lambert



3.0073 Ac. Split

Situated in the Township of Burton, County of Geauga, and State of Ohio, and known as being part of Lot 76 of said township and further bounded and described as follows:

Commencing at a 1" iron pin found in a monument box at the centerline intersection of Tavern Road (S. R. 168, 60' R/W) and Claridon Troy Road (S. R. 700, 60' R/W);

thence South 1° 04' 17" East, along the centerline of said Claridon Troy Road, a distance of 3525.51 feet to point and the common corner between Lots 66, 67, 76 and 77;

thence South 88° 28' 00" West, along the common line between Lot 66 and Lot 76 and along the north line of lands conveyed to Daniel G. & Linda Stone by Volume 796, Page 777 (P.P.N. 04-044700) of Geauga County Record of Deeds and along the north line of lands conveyed to Richard & Mary Lambert by Volume 770, Page 1079 (P.P.N. 04-150557) of Geauga County Record of Deeds and passing over a City of Akron monument found at 30.00 feet, a 5/8" rebar found at 894.19 feet and by a 1" iron pipe found at 999.91 feet (2.33 feet South), a distance of 1085.50 feet to a 5/8" capped rebar set at the northwest corner of said Lambert parcel, said point being *the true point of beginning* for the parcel herein described;

thence South 1° 01' 24 East, along the west line of said Lambert parcel, a distance of 197.00 feet to a 5/8" capped rebar set;

thence South 88° 28' 00" West, along a new line and severing other lands conveyed by said same Lambert deed (P.P.N. 04-150556), a distance of 665.00 feet to a 5/8" capped rebar set;

thence North 1° 01' 24" West, along a new line, a distance of 197.00 feet to a 5/8" capped rebar set on the north line of said Lambert parcel and on the south line of lands conveyed to Richard S. & Mary D. Lambert by Volume 1864, Page 1809 (P.P.N. 04-151024) of Geauga County Record of Deeds;

thence North 88° 28' 00" East, along the south line of said Lambert, a distance of 665.00 feet to *the true point of beginning* and containing 3.0073 acres of land split from Parcel No. 04-150556 (Vol. 770, Page 1079) as surveyed in June, 2014 by Clifford H. McGuire, Professional Surveyor No. 7770.

Basis of bearing was taken from a previous survey for Lambert dated September, 2008. The deed of record was 770-1079 (P.P.N. 04-150556) to Richard S. & Mary Lambert. All corners set were 5/8" X 30" rebar capped with I. D. cap marked "C. H. McGuire, P. S. 7770".

RECEIVED

Geauga County Auditor  
Tax Map Dept.

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

*[Signature]* 07/07/14  
GEAUGA COUNTY AUDITOR  
TAX MAP DEPT.

**Clifford H. McGuire**  
**Professional Surveyor No. 7770**  
**9487 Shank Rd.**  
**Windham, Ohio 44288**  
**330-472-2029**

Description of Land  
 for  
 Richard and Mary Lambert

51.8050 Ac. Consolidation



Situated in the Township of Burton, County of Geauga, and State of Ohio, and known as being part of Lot 66 and 76 of said township and further bounded and described as follows:

Beginning at a 1" iron pin found in a monument box at the centerline intersection of Tavern Road (S. R. 168, 60' R/W) and Claridon Troy Road (S. R. 700, 60' R/W);

thence South  $1^{\circ} 04' 17''$  East, along the centerline of said Claridon Troy Road, a distance of 3525.51 feet to point and the common corner between Lots 66, 67, 76 and 77, said point being North  $88^{\circ} 28' 00''$  East, 30.00 feet from a City of Akron concrete monument found on the road right-of-way, said point being *the true point of beginning* for the parcel herein described;

thence South  $88^{\circ} 28' 00''$  West, along the common line between Lot 66 and Lot 76 and along the north line of lands conveyed to Daniel G. & Linda Stone by Volume 796, Page 777 (P.P.N. 04-044700) of Geauga County Record of Deeds and along the north line of lands conveyed to Richard & Mary Lambert by Volume 770, Page 1079 (P.P.N. 04-150557) of Geauga County Record of Deeds and passing over a City of Akron monument found at 30.00 feet, a  $\frac{5}{8}$ " rebar found at 894.19 feet and by a 1" iron pipe found at 999.91 feet (2.33 feet South), a distance of 1085.50 feet to a  $\frac{5}{8}$ " capped rebar set at the northwest corner of said Lambert parcel;

thence South  $1^{\circ} 01' 24''$  East, along the west line of said Lambert parcel, a distance of 197.00 feet to a  $\frac{5}{8}$ " capped rebar set;

thence South  $88^{\circ} 28' 00''$  West, along a new line and severing other lands conveyed by said same Lambert deed (P.P.N. 04-150556), a distance of 665.00 feet to a  $\frac{5}{8}$ " capped rebar set;

thence North  $1^{\circ} 01' 24''$  West, along a new line, a distance of 197.00 feet to a  $\frac{5}{8}$ " capped rebar set on the north line of said Lambert parcel;

thence South  $88^{\circ} 28' 00''$  West, along the north line of said Lambert parcel, a distance of 549.88 feet to a  $\frac{5}{8}$ " capped "McGuire" rebar found at a southeast corner of lands conveyed to the City of Akron by Volume 187, Page 105 (P.P.N. 04-707115) of Geauga County Record of Deeds;

thence North  $1^{\circ} 03' 54''$  West, along an east line of said City of Akron, a distance of 300.00 feet to a  $\frac{5}{8}$ " capped rebar found at an interior corner thereof;

thence North  $88^{\circ} 28' 00''$  East, along a south line of said City of Akron, a distance of 650.20 feet to a  $\frac{5}{8}$ " capped "McGuire" rebar found at an exterior corner thereof;

thence North  $1^{\circ} 03' 54''$  West, along an east line of said City of Akron, a distance of 870.00 feet to a  $\frac{5}{8}$ " capped "McGuire" rebar found at an interior corner thereof;

thence North 88° 28' 00" East, along a south line of said City of Akron and passing over a 5/8" capped "McGuire" rebar found at 1620.05, a distance of 1650.05 feet to a point on said road centerline;

thence South 1° 04' 17" East, along said road centerline, a distance of 1170.00 feet to *the true point of beginning* and containing 51.8050 acres of land of which 0.8058 acres lie within the road right-of-way [48.7977 acres from P.P.N. 04-151024 (Vol. 1864, Page 1809) and 3.0073 acres from P.P.N. 04-150556 (Vol. 770, Page 1079) as surveyed in June, 2014 by Clifford H. McGuire, Professional Surveyor No. 7770.

Basis of bearing was taken from a previous survey for Lambert dated September, 2008. The deeds of record were 1864-1809 (P.P.N. 04-151024 to Richard S. & Mary D. Lambert and 770-1079 (P.P.N. 04-150556) to Richard & Mary Lambert. All corners set were 5/8" X 30" rebar capped with I. D. cap marked "C. H. McGuire, P. S. 7770".

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

*Thut* 07/07/14  
GEAUGA COUNTY AUDITOR *Rev.*  
TAX MAP DEPT.

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