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Lambert (15-058)

Picked up 6/9/15

VOL 2005 pg 530

PN 04-151063

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

Description of Land
for
Richard and Mary Lambert

Parcel 1, 15.0000 Ac. Split



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 point on the centerline of Claridon Troy Road (S. R. 700, 60' R/W) and easterly line of said Lot 66 at the 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, said point being South 1° 04' 17" East, along the centerline of said Claridon Troy Road, a distance of 2355.51 from a 1" iron pin found in a monument box at the centerline intersection of said Claridon Troy Road and Tavern Road (S. R. 168, 60' R/W);

thence South 1° 04' 17" East, along said Claridon Troy Road centerline, a distance of 60.00 feet to a point;

thence South 88° 28' 00" West, along a new line and passing over a 5/8" capped rebar set at 30.00 feet, a total distance of 1444.34 feet to a 5/8" capped rebar set;

thence South 1° 03' 54" East, along a new line, a distance of 1110.00 feet to a 5/8" capped rebar set on the common line between Lots 66 and 76;

thence North 88° 28' 00" East, along said lot line, a distance of 358.96 feet to a 5/8" capped "McGuire" rebar found at the northwest corner of lands conveyed to Richard & Mary Lambert by Volume 770, Page 1079 (P.P.N. 04-150557) of Geauga County Record of Deeds;;

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 "McGuire" rebar found at the northeast corner of other lands conveyed to Richard and Mary Lambert by Volume 770, Page 1079 (P.P.N. 04-150556) of Geauga County Record of Deeds;

thence South 88° 28' 00" West, along the north line of said Lambert parcel (04-150556), a distance of 665.00 feet to a 5/8" capped "McGuire" rebar found at an interior thereof;

thence North 1° 01' 24" West, along an east line of said Lambert parcel (04-150556), a distance of 197.00 feet to a 5/8" capped "McGuire" rebar found at an exterior corner thereof and on the lot line between Lot 66 and 76;

thence South 88° 28' 00" West, along the north line of said Lambert parcel (04-150556) and lot line, a distance of 549.88 feet to a 5/8" capped "McGuire" rebar found at a southeast corner of those same 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° 03' 54" West, along an east line of said City of Akron, a distance of 300.00 feet to a 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, a distance of 650.20 feet to a 5/8" capped "McGuire" rebar found at an exterior corner thereof;

thence North 1° 03' 54" West, along an east line of said City of Akron, a distance of 870.00 feet to a 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 the point of beginning and containing 15.0000 acres of land of which 0.0413 acres lie within the road right-of-way as surveyed in April, 2015 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 1974-862 (P.P.N. 04-151024) to Richard S. & Mary D. Lambert. All corners set were 5/8" X 30" rebar capped with I. D. cap marked "C. H. McGuire, P. S. 7770".

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

[Handwritten Signature] 06/18/15
FRANKLIN COUNTY AUDITOR
FAX MAP DEPT. *[Handwritten Initials]*

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

Description of Land
 for
 Richard and Mary Lambert



Parcel 2, 36.8050 Ac. Residual,

Situated in the Township of Burton, County of Geauga, and State of Ohio, and known as being part of Lot 66 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 severing lands conveyed to Richard S. and Mary D. Lambert by Volume 1974, Page 862 (P.P.N. 04-151024) 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 1444.46 feet to a $\frac{5}{8}$ " capped rebar set;

thence North $1^{\circ} 03' 54''$ West, along a new line, a distance of 1110.00 feet to a $\frac{5}{8}$ " capped rebar set;

thence North $88^{\circ} 28' 00''$ East, along a new line and passing over a $\frac{5}{8}$ " capped rebar set at 1414.34, a total distance of 1444.34 feet to a point on said road centerline and dividing line between Lot 66 and Lot 67;

thence South $1^{\circ} 04' 17''$ East, along said road centerline and lot line, a distance of 1110.00 feet to *the true point of beginning* and containing 36.8050 acres of land of which 0.7646 acres lie within the road right-of-way as surveyed in April, 2015 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 1974-862 (P.P.N. 04-151024 to Richard S. & Mary D. Lambert. All corners set were $\frac{5}{8}$ " 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

Mark 06/09/15
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.