

CHA 00186
CHA00186

McConnell, Ann Hitchcock (17-140)
Picked Up 1/02/17

VOL. 2064 pg 3366
PN# 06-067200

LEGAL DESCRIPTION
OF A
23.4127 ACRE PARCEL
FOR
ANN HITCHCOCK Mc CONNELL

Situated in the Township of Chardon, County of Geauga, and State of Ohio and known as being a part of Lot Nos. 3 and 4, Section 1, Tract 4, and further known as being part of land conveyed to the Ann Hitchcock Mc Connell (PPN 09-001000) by deed recorded in Volume 703, Pages 1335 of Geauga County Deed records, and also being all of a parcel of land conveyed to Ann Hitchcock Mc Connell (PPN 06-067200) by deed recorded in Volume 703, Page 1335 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Mentor Road, 60 feet wide, also being at the shared line between the Village of Kirtland Hills, Lake County, and Chardon Township, Geauga County, also being the westerly line of Lot No. 1, Section 1, Tract 4 (witness a monument box with a 1 inch iron pin found 1.50 feet South and 0.37' East) said point lying South 30° 56' 45" East, along said centerline of Mentor Road, a distance of 366.40 feet from a monument box with a 1 inch iron pin found at its intersection with the centerline of Little Mountain Road, 60 feet wide;

Thence South 30° 56' 45" East, along said centerline of Mentor Road, a distance of 488.13 feet to a monument box with a 1 inch iron pin found at an angle point;

Thence South 45° 59' 03" East, continuing along said centerline of Mentor Road, a distance of 642.37 feet to a monument box with a 1 inch iron pin found at an angle point;

Thence South 44° 55' 32" East, continuing along said centerline of Mentor Road, a distance of 852.13 feet to a monument box with a 1 inch iron pin found at an angle point;

Thence South 44° 53' 42" East, continuing along said centerline of Mentor Road, a distance of 446.04 feet to a monument box with a 1 inch iron pin found at an angle point;

Thence South 44° 54' 45" East, continuing along said centerline of Mentor Road, a distance of 1272.22 feet to a monument box with a 1 inch iron pin found at an angle point;

Thence South 37° 28' 22" East, continuing along said centerline of Mentor Road, a distance of 613.65 feet to the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence South 37° 28' 22" East, continuing along said centerline of Mentor Road, a distance of 44.08 feet to a monument box with a 1 inch iron pin found;

COURSE II Thence South 37° 28' 22" East, continuing along said centerline of Mentor Road, a distance of 16.64 feet to a point at the Northeasterly corner of land conveyed to Ann H. Mc Connell (PPN 06-120112) by deed recorded in Volume 869, Page 667 of Geauga County Deed Records;

COURSE III Thence South 61° 18' 41" West, along the Northwesterly line of land so conveyed to Ann H. Mc Connell (PPN 06-120112), and passing through a 3/4

inch iron pin found at 30.32 feet, a total distance of 343.05 feet to a 3/4 inch iron pin found at the Northwesterly corner thereof;

COURSE IV Thence South 34° 39' 24" East, along the Westerly line of land so conveyed to Ann H. Mc Connell (PPN 06-120112), a distance of 453.99 feet to a concrete monument found at the Southwesterly corner thereof, said monument also being at an interior corner of land conveyed to Rolling Acres Vista LLC. (PPN 06-002681) by deed recorded in Volume 2009, Page 1867 of Geauga County Deed Records;

COURSE V Thence South 55° 41' 00" West, along a Northerly line of land so conveyed to Rolling Acres Vista LLC., a distance of 735.00 feet to a 5/8 inch iron pin found (I.D. Hantel) at the Northeasterly corner of land conveyed to The Holden Arboretum (PPN 06-706800) by deed recorded in Volume 657, Page 59 of Geauga County Deed Records;

COURSE VI Thence South 55° 41' 07" West, along a Northerly line of land so conveyed to The Holden Arboretum (PPN 06-706800), a distance of 1297.38 feet to a point at the Northwesterly corner thereof, said point also being on the Easterly line of land conveyed to The Holden Arboretum (PPN 06-706100) by deed recorded in Volume 2032, Page 2167 of Geauga County Deed Records (witness a 1 inch iron pipe found 0.43 feet South and 0.87 feet West);

COURSE VII Thence North 0° 16' 21" East, along said Easterly line of land so conveyed to The Holden Arboretum (PPN 06-706100), a distance of 743.81 feet to a 5/8 inch iron pin set;

COURSE VIII Thence North 61° 18' 42" East (creating a new line) a distance of 1413.19 feet to a 5/8 inch iron pin set;

COURSE IX Thence North 9° 02' 37" West (creating a new line) a distance of 77.18 feet to a 5/8 inch iron pin set;

COURSE X Thence North 65° 25' 41" East (creating a new line) a distance of 176.54 feet to a 5/8 inch iron pin set;

COURSE XI Thence North 61° 18' 41" East (creating a new line) passing through a 5/8 inch iron pin set at 303.38 feet, a total distance of 333.77 feet to the Principal Place of Beginning and containing 23.4127 acres of land (23.3709 acres excepting the area within the right-of-way of Mentor Road) as surveyed, calculated and described, on October 20, 2017 by Rudy E. Schwartz, P.S. 7193 be the same more or less but subject to all legal highways and easements of record. (0.7560 acres from part of PPN 09-001000 and in the Mentor Exempted Village School District and 22.6567 acres all of PPN 06-067200 in the Chardon Local School District) Bearings used herein refer to an assumed meridian and are intended to indicate angles only. All 5/8 inch by 30 inch iron pins set are I.D. Schwartz 7193.



10.31.17

DATE

[Signature]

RUDY E. SCHWARTZ, P.S. 7193

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

**GEAUGA COUNTY AUDITOR
TAX MAP DEPT.**

11 10 17
[Signature]

REMAINING LANDS
LEGAL DESCRIPTION
OF A
26.8932 ACRE PARCEL
FOR
ANN HITCHCOCK Mc CONNELL

Situated in the Township of Chardon, County of Geauga, and State of Ohio and known as being a part of Lot Nos. 3 and 4, Section 1, Tract 4, and further known as being part of land conveyed to the Ann Hitchcock Mc Connell (PPN 09-001000) by deed recorded in Volume 703, Pages 1335 of Geauga County Deed records, further bounded and described as follows;

Beginning at a point in the centerline of Mentor Road, 60 feet wide, also being at the shared line between the Village of Kirtland Hills, Lake County, and Chardon Township, Geauga County, also being the westerly line of Lot No. 1, Section 1, Tract 4 (witness a monument box with a 1 inch iron pin found 1.50 feet South and 0.37' East) said point lying South 30° 56' 45" East, along said centerline of Mentor Road, a distance of 366.40 feet from a monument box with a 1 inch iron pin found at its intersection with the centerline of Little Mountain Road, 60 feet wide;

Thence South 30° 56' 45" East, along said centerline of Mentor Road, a distance of 488.13 feet to a monument box with a 1 inch iron pin found at an angle point;

Thence South 45° 59' 03" East, continuing along said centerline of Mentor Road, a distance of 642.37 feet to a monument box with a 1 inch iron pin found at an angle point;

Thence South 44° 55' 32" East, continuing along said centerline of Mentor Road, a distance of 852.13 feet to a monument box with a 1 inch iron pin found at an angle point;

Thence South 44° 53' 42" East, continuing along said centerline of Mentor Road, a distance of 446.04 feet to a monument box with a 1 inch iron pin found at an angle point;

Thence South 44° 54' 45" East, continuing along said centerline of Mentor Road, a distance of 1272.22 feet to a monument box with a 1 inch iron pin found at the most easterly corner of land conveyed to Steven F. III and Elizabeth Mc Connell (PPN 09-001519) by deed recorded in Volume 949, Page 105 of Geauga County Deed Records, also being the Principal Place of Beginning of the premises herein intended to be described;

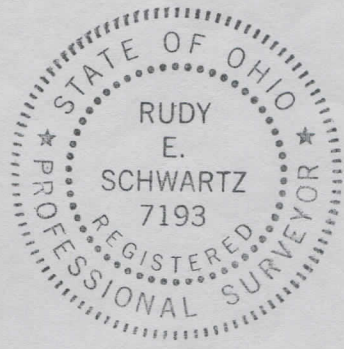
COURSE I Thence South 37° 28' 22" East, continuing along said centerline of Mentor Road, a distance of 613.65 feet to a point;

COURSE II Thence South 61° 18' 41" West (creating a new line) passing through a 5/8 inch iron pin set at 30.36 feet, a total distance of 333.77 feet to a 5/8 inch iron pin set;

COURSE III Thence South 65° 25' 41" West (creating a new line) a distance of 176.54 feet to a 5/8 inch iron pin set;

COURSE IV Thence South 9° 02' 37" East (creating a new line) a distance of 77.18 feet to a 5/8 inch iron pin set;

- COURSE V Thence South 61° 18' 42" West (creating a new line) a distance of 1413.19 feet to a 5/8 inch iron pin set on the Easterly line of land conveyed to The Holden Arboretum (PPN 06-706100) by deed recorded in Volume 2032, Page 2167 of Geauga County Deed Records;
- COURSE VI Thence North 0° 16' 21" East, along said Easterly line of land so conveyed to The Holden Arboretum, a distance of 188.93 feet to a 1 1/4 inch iron pipe found at an angle point;
- COURSE VII Thence North 0° 47' 14" East, continuing along said Easterly line of land so conveyed to The Holden Arboretum, a distance of 218.05 feet to a 1 1/4 inch iron pipe found at an angle point;
- COURSE VIII Thence North 0° 15' 33" East, continuing along said Easterly line of land so conveyed to The Holden Arboretum, a distance of 530.34 feet to a point at the Southwesterly corner of land so conveyed to Steven F. III and Elizabeth Mc Connell (PPN 09-001519), witness a 5/8 inch iron pin found 1.61' West and 3.78 feet North;
- COURSE IX Thence North 75° 25' 02" East, along a Southerly line of land so conveyed to Steven F. III and Elizabeth Mc Connell, a distance of 579.78 feet to a 5/8 inch iron pin found (I.D. 4432) at an angle point;
- COURSE X Thence North 62° 05' 43" East, along a Southerly line of land so conveyed to Steven F. III and Elizabeth Mc Connell, and passing through a 5/8 inch iron pin found at 553.86 feet and a 5/8 inch iron pin found (I.D. 4432) at 806.28 feet, a total distance of 837.60 feet to the Principal Place of Beginning and containing 26.8932 acres of land, in the Mentor Exempted Village School District (26.4706 acres excepting the area within the right-of-way of Mentor Road) as surveyed, calculated and described, on October 20, 2017 by Rudy E. Schwartz, P.S. 7193 be the same more or less but subject to all legal highways and easements of record. Bearings used herein refer to an assumed meridian and are intended to indicate angles only. All 5/8 inch by 30 inch iron pins set are I.D. Schwartz 7193.



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RUDY E. SCHWARTZ, P.S. 7193

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
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GEAUGA COUNTY AUDITOR
TAX MAP DEPT. *R*