

CLA00126 (CLA 00126)

Moon
Picked up
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12-090256

McSteen & Associates, Inc.

LOTS
SUBDIVISIONS
TOPOGRAPHY
CONSTRUCTION

SURVEYORS AND ENGINEERS
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Stillwell Road, Claridon Township
Marianne D. Moon
December 13, 1996

Situated in the Township of Claridon, County of Geauga and State of Ohio and known as being a part of Original Claridon Township Lot No.2 and 3 of Section No.5, East Survey; part of Original Claridon Township Lot No.2 and 3 of Section No.4, East Survey and; part of Original Claridon Township Lot No.1 of Section No.8, East Survey and part of Original Claridon Township Lot No.1 of Section No.9, East Survey and being further bounded and described as follows;

Beginning at an iron monument found at the intersection of the center lines of Old State Road (Route 608) and Stillwell Road, 60 feet wide; thence South $89^{\circ}47'35''$ East along the center line of said Stillwell Road a distance of 1034.06 feet to the Southeasterly corner of the land now or formerly owned by Peter Daniel Sullivan and Laura Ann Sullivan by deed recorded in Volume 819, Page 1281 of Geauga County Deed Records; thence North $0^{\circ}54'29''$ East along the Easterly line of said Sullivan a distance of 30.00 feet, passing through a $5/8''$ iron pin found at 25.00 feet, to the Northerly right of way of said Stillwell Road and the **Principal Place of Beginning** of the Parcel of land herein intended to be described;

Course No. 1: thence continuing along the Easterly line of said Sullivan a distance of 311.94 feet to a $1/2''$ iron pin set (RLS 7104) in the Southwesterly right of way line of land now or formerly owned by The Baltimore and Ohio Railroad Company, 100 feet wide;

Course No. 2 : thence continuing along said Sullivan land and the said Southwesterly right of way line of land now or formerly owned by The Baltimore and Ohio Railroad Company along the arc of a curve deflecting to the right, having a radius of 3506.06 feet, an arc distance of 439.52 feet and a chord distance of 439.24 feet which bears North $22^{\circ}14'39''$ West to a $1/2''$ iron pin set (RLS 7104) at point of tangency in said Railroad right of way;

Course No. 3 : thence North $18^{\circ}39'10''$ West, continuing along said Sullivan land and the lands now or formerly owned by Alta Randles by deed recorded in Volume 725, Page 131 and R. Armstrong by deed recorded in Volume 757, Page 569 of Geauga County Deed Records and the said Southwesterly Railroad right of way line, a distance of 1428.84 feet to a $1/2''$ iron pin set (RLS 7104);

Course No. 4 : thence South 89°47'35" East, a distance of 814.58 feet to a 1/2" iron pin set (RLS 7104);

Course No. 5 : thence North 0°12'25" East, a distance of 700.00 feet to a 1/2" iron pin set (RLS 7104);

Course No. 6 : thence South 89°47'35" East, a distance of 550.00 feet to a 1/2" iron pin set (RLS 7104);

Course No. 7 : thence South 0°12'25" West, a distance of 395.00 feet to a 1/2" iron pin set (RLS 7104);

Course No. 8 : thence South 39°46'55" West, passing through a 1/2" iron pin set (RLS 7104) at 523.43 feet, a total distance of 525.43 feet to a point being 100.00 feet Southerly as measured at right angles from the aforementioned Course No. 4, projected Easterly;

Course No. 9 : thence North 89°47'35" West, parallel and distant 100.00 feet Southerly as measured at right angles from said Course No. 4 passing through a 1/2" iron pin set (RLS 7104) at 2.00 feet, a total distance of 890.00 feet to a 1/2" iron pin set (RLS 7104) in the Northeasterly right of way line of said land now or formerly owned by The Baltimore and Ohio Railroad Company ;

Course No. 10: thence South 18°39'10" East along the Northeasterly right of way line of land now or formerly owned by The Baltimore and Ohio Railroad Company , a distance of 1289.01 feet to a 1/2" iron pin set (RLS 7104) at a point of curvature;

Course No. 11 : thence continuing along Northeasterly right of way line of land now or formerly owned by The Baltimore and Ohio Railroad Company along the arc of a curve deflecting to the left, having a radius of 3406.06 feet, an arc distance of 835.99 feet and a chord distance of 833.89 feet which bears South 25°41'03" East to a 1/2" iron pin set (RLS 7104) on the Northerly right of way of said Stillwell Road;

Course No. 12: thence North 89°47'35" West along the said Northerly right of way of Stillwell Road a distance of 294.84 feet to the place of beginning and containing 15.8542 acres of land according to a survey by Timothy J. Feller (RLS 7104) of *McSteen & Associates, Inc.* in November of 1996, be the same more or less but subject to all legal highways.

The previous deeds of records of this parcel of land are Robert B. and Marianne D. Moon recorded in Volume 824, Page 920 and Volume 824, Page 918 of Geauga County Deed Records, The basis of bearings for this description was the centerline bearing from the deed of Peter Daniel Sullivan and Laura Ann Sullivan recorded in Volume 819, Page 1281 of Geauga County Deed Records.

McSteen & Associates, Inc.

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

R.S. 12, 23, 1996
GEAUGA COUNTY ENGINEER