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Urbanick
picked up 7-20-01

13-015578

LEGAL DESCRIPTION OF THE FORMER SUBLLOT 10 & PART OF FORMER S/L 9 & FORMER S/L 11 IN THE JANET URBANICK SUBDIVISION CONTAINING 4.957 ACRES IN THE TOWNSHIP OF CLARIDON, GEAUGA COUNTY, OHIO

Situated in the Township of Claridon, County of Geauga, and State of Ohio and being a part of Lot No. 4, Holmes Tract within said Township and further bounded and described as follows:

BEGINNING at a 5/8" diameter capped iron pin found on the easterly sideline of Tewksbury Lane (60' wide) at the northwesterly corner of former S/L 11 of the Janet Urbanick Subdivision recorded in Vol. 29, Pg.44 of Geauga County Plat Records, said point hereby referred to as the Principal Place of Beginning;

- Course I Thence along said easterly sideline of said Tewksbury Lane 41.33 feet along a curve deflecting to the left of radius 280.00 feet, having a chord bearing North 19° 02' 26" East and a chord length of 41.29 feet to a 5/8" diameter capped iron pin found;
- Course II Thence North 14° 48' 43" East along said easterly sideline of Tewksbury Lane a distance of 213.46 feet to a 5/8" diameter capped iron pin found at the southwesterly corner of former S/L 9 in the Janet Urbanick Subdivision as recorded in Vol. 29 Pg. 44 of the Geauga County Plat Records;
- Course III Thence South 85° 28' 49" East a distance of 516.33 feet to a 5/8" diameter capped iron pin found on the southerly sideline of said former S/L 9;
- Course IV Thence South 40° 00' 49" East a distance of 399.16 feet to a 5/8" diameter capped iron pin set;
- Course V Thence South 28° 19' 11" East a distance of 106.53 feet to a 5/8" diameter capped iron pin set;
- Course VI Thence South 03° 03' 03" West a distance of 126.00 feet to a 5/8" capped iron pin set on the northerly sideline of lands conveyed to E.R. & C. Filby as recorded in Vol. 643 Pg. 367 of the Geauga County Deed Records;
- Course VII Thence North 85° 28' 49" West along said northerly line of said lands conveyed to E.R.& C. Filby as recorded in Vol. 643 Pg. 367 of the Geauga County Deed Records and lands conveyed to E.R. & C. Filby as recorded in Vol. 615 Pg. 757, a distance of 143.95 feet to a 5/8" diameter capped iron pin set;
- Course VIII Thence North 28° 19' 11" West a distance of 297.55 feet to a 5/8" diameter capped iron pin set on the northerly sideline of the former S/L 11 of said Janet Urbanick Subdivision;

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Containing 4.957 Acres in the Janet Urbanick Subdivision
Township of Claridon, Geauga County, Ohio

Course IX Thence North 85° 28' 49" West along said northerly sideline of former S/L 11 a
distance of 600.46 feet to the Principal Place of Beginning and containing 4.957
acres of land as calculated and described by Bruce R. Landeg, Registered Surveyor
No. 7985, in June of 2001 and subject to all legal highways. Bearings used herein
refer to an assumed meridian and are intended to indicate angles only

3.5 Acres of S/L 10 (13-015578), 0.907 Acres of S/L 9 (13-015577),
0.55 Acres of S/L 11 (13-015579)

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

R.S. 7/20/01
OFFICE OF THE Revised
GEAUGA COUNTY ENGINEER

**LEGAL DESCRIPTION OF PART OF FORMER SUBLot 11 IN THE JANET
URBANICK SUBDIVISION (P.P.N. 13-015579) CONTAINING 6.992 ACRES IN
THE TOWNSHIP OF CLARIDON, GEAUGA COUNTY, OHIO**

Situated in the Township of Claridon, County of Geauga, and State of Ohio and being a part of Lot No. 4, Holmes Tract within said Township and further bounded and described as follows:

BEGINNING at a 5/8" diameter capped iron pin found at the southwesterly corner of former S/L 10 of the Janet Urbanick Subdivision as recorded in Vol. 29, Pg. 44 of the Geauga County Plat Records, said point herein referred to as the Principal Place of Beginning;

- Course I Thence South 85° 28' 49" East along the southerly sideline of said former S/L 10, a distance of 600.46 feet to a 5/8" diameter capped iron pin set;
- Course II Thence South 28° 19' 11" East a distance of 297.55 feet to a 5/8" capped iron pin set on the northerly line of said lands conveyed to Ernest R. & Charlotte Filby Vol. 615 Pg. 757 of the Geauga County Deed Records;
- Course III Thence North 85° 28' 49" West along the northerly line of lands conveyed to:
Ernest R. & Charlotte Filby Vol. 615 Pg. 757
Robert C. McMaster Vol. 617 Pg. 111
Gordon M. Deborah H. Schirm Vol. 961 Pg. 240
Gordon M. Deborah H. Schirm Vol. 1296 Pg. 1203,
a distance of 1925.17 feet to an iron pipe found on the easterly right of way line of Aquilla Road (width Varies);
- Course IV Thence North 33° 51' 05" West along the easterly sideline of said Aquilla Road a distance of 113.10 feet to a 5/8" diameter capped iron pin found;
- Course V Thence 73.35 feet along a curve to the right of radius 40.00 feet, having a chord bearing North 18° 40' 42" East and a chord length of 63.49 feet to a 5/8" capped iron pin found on the southerly sideline of Tewksbury Lane (60' wide);
- Course VI Thence along said sideline of Tewksbury Lane, 80.58 feet along a curve to the right of radius 220.00 feet, having a chord bearing North 81° 36' 59" East and a chord length of 80.13 feet, to a 5/8" capped iron pin set;
- Course VII Thence South 87° 53' 25" East along the southerly right-of-way of said Tewksbury Lane, a distance of 183.68 feet to a 5/8" capped iron pin set;

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Containing 6.992 Acres in the Janet Urbanick Subdivision
Township of Claridon, Geauga County, Ohio

- Course VIII Thence 125.67 feet along the arc of a curve to the right of radius 220.00 feet, said curve having a chord bearing South 71° 31' 35" East and a chord length of 123.96 feet to a 5/8" capped iron pin set on the southerly right-of-way of said Tewksbury Lane;
- Course IX Thence South 55° 09' 45" East along the southerly right-of-way of said Tewksbury Lane, a distance of 94.43 feet to a 5/8" capped iron pin set;
- Course X Thence 148.16 feet along the arc of a curve to the left of radius 280.00 feet, said curve having a chord bearing South 70° 19' 17" East and a chord length of 146.44 feet, to a 5/8" capped iron pin set on the southerly right-of-way of said Tewksbury Lane;
- Course XI Thence South 85° 28' 49" East along the southerly right-of-way of said Tewksbury Lane, a distance of 348.10 feet to a 5/8" capped iron pin set;
- Course XII Thence 348.20 feet along the arc of a curve to the left of radius 280.00 feet, said curve having a chord bearing North 58° 53' 40" East and a chord length of 326.19 feet, to the Principal Place of Beginning and containing 6.992 acres of land as calculated and described by Bruce R. Landeg, Registered Surveyor No. 7985, in June of 2001 and subject to all legal highways. Bearings used herein refer to an assumed meridian and are intended to indicate angles only

SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 315.251
 R.S. 7/29/01
 OFFICE OF THE *Revised*
 GEauga COUNTY ENGINEER

**LEGAL DESCRIPTION OF THE FORMER SUBLOT 9 IN THE JANET URBANICK
SUBDIVISION (P.P.N. 13-015577) CONTAINING 81.981 ACRES IN
THE TOWNSHIP OF CLARIDON, GEAUGA COUNTY, OHIO**

Situated in the Township of Claridon, County of Geauga, and State of Ohio and being a part of Lots No. 3 and 4, Holmes Tract within said Township and further bounded and described as follows:

BEGINNING at a 5/8" diameter capped iron pin found at the northwesterly corner of former S/L 10 of the Janet Urbanick Subdivision as recorded in Vol. 29, Pg. 44 of Geauga County Plat Records, said point herein referred to as the Principal Place of Beginning;

- Course I Thence North 14° 48' 43" East a distance of 315.07 feet along the easterly right-of-way of Tewksbury Lane (60' wide) to a 5/8" diameter capped iron pin found at the southwest corner of original S/L 8 of said Janet Urbanick Subdivision, said lands owned by William and Patricia Clapsaddle as recorded in Vol. 1274, Pg. 628 of the Geauga County Plat Records;
- Course II Thence South 85° 28' 49" East along the southerly line of lands conveyed to said Clapsaddle a distance of 545.18 feet to a 5/8" diameter capped iron pin found;
- Course III Thence North 04° 30' 26" East a distance of 250.00 feet to a 5/8" diameter capped iron pin found at the northeasterly corner of of said S/L 8 in the Janet Urbanick Subdivision;
- Course IV Thence North 14° 07' 41" West passing through a 5/8" diameter capped iron pin found at 263.85 feet, a total distance of 545.54 feet to a 5/8" diameter capped iron pin found in the northerly line of original Lot No. 4, said point also being on the southerly line of lands conveyed to River Oaks Invest Co. as recorded in Vol. 1011 Pg. 1173 of the Geauga County Deed Records;
- Course V Thence South 85° 46' 58" East along the northerly line of said original Lot No. 4 a distance of 540.77 feet to a 1" diameter iron pipe found at the northwest corner of original Lot No. 3;
- Course VI Thence South 84° 57' 03" East along the northerly line of original Lot No. 3 a distance of 1898.78 feet to a 1" diameter iron pipe found at the northwesterly corner of lands conveyed to L.W. & K.A. Conner as recorded in Vol. 900 Pg. 647 of the Geauga County Deed Records;

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 Containing 81.981 Acres in the Janet Urbanick Subdivision
 Township of Claridon, Geauga County, Ohio

- Course VII Thence South 04° 26' 55" West a distance of 1393.65 feet to an 1" iron pipe found at the southwesterly corner of said lands conveyed to L.W. & K.A. Conner;
- Course VIII Thence North 85° 30' 45" West a distance of 871.86 feet to an 1" iron pipe found at the northwesterly corner of lands conveyed to R.E. Gardner, E.W. Gardner & R.E. Gardner Jr. as recorded in Vol. 864 Pg. 1246 of the Geauga County Deed Records;
- Course IX Thence South 04° 26' 55" West a distance of 167.85 feet to a 1" iron pipe found at the northeasterly corner of lands conveyed to B. & K. Abe as recorded in Vol. 661 Pg. 325 of the Geauga County Deed Records;
- Course X Thence North 85° 29' 34" West a distance of 1030.99 feet to a 1" iron pipe found on the easterly line of original Lot No. 4, Holmes Tract on the northerly line of lands conveyed to E.R. & C. Filby as recorded in Vol. 643 Pg. 367 of the Geauga County Deed Records;
- Course XI Thence North 85° 28' 49" West a distance of 108.26 feet to a 5/8" diameter capped iron pin set on the northerly line of lands conveyed to E.R. & C. Filby as recorded in Vol. 643, Pg. 367 of the Geauga County Deed Records;
- Course XII Thence North 03° 03' 03" East a distance of 126.00 feet to a 5/8" diameter capped iron pin set;
- Course XIII Thence North 28° 19' 11" West a distance of 106.53 feet to a 5/8" diameter capped iron pin set;
- Course XIV Thence North 40° 00' 49" West a distance of 399.16 feet to a 5/8" diameter capped iron pin found at the northeasterly corner of former S/L 10;
- Course XV Thence North 85° 28' 49" West along the northerly line of said former S/L 10 a distance of 516.33 feet to the Principal Place of Beginning and containing 81.981 acres of land as calculated and described by Bruce R. Landeg, Registered Surveyor No. 7985, in June of 2001 and subject to all legal highways. Bearings used herein refer to an assumed meridian and are intended to indicate angles only.