

CLA 00246
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Brown-Ricci (17-153)
Picked Up 11/27/17
VOL. 2045 pg 787
pn # 12-095250

LEGAL DESCRIPTION
OF A
0.8548 ACRE PARCEL
FOR
MARK A. AND SHARON E. RICCI

Situated in the Township of Claridon, County of Geauga, and State of Ohio and known as being a part Original Lot No. 3, Section 11 in the East Survey, in said Township, and further being known as being part of a parcel of land conveyed to Kathleen N. Brown (PPN 12-082262) by deed recorded in Volume 2013, Page 726 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a monument box with a 1 inch iron pin found at an angle point in the centerline of Ensign Road, 60 feet wide, said monument lying North 88° 34' 07" East, along said centerline of Ensign Road, a distance of 1163.48 feet from its intersection with the centerline of Forest Road, 60 feet wide, said monument also lying South 88° 36' 09" West, along said centerline of Ensign Road, a distance of 1483.88 feet from a monument box with a 1 inch iron pin found;

Thence North 88° 36' 09" East, along said centerline of Ensign Road, a distance of 721.72 feet to a point at the Northeasterly corner of parcel No. 1 of lands conveyed to Mark W. and Amanda R. Hedrick (PPN 12-006200) by deed recorded in Volume 1455, Page 1147 of Geauga County Deed Records;

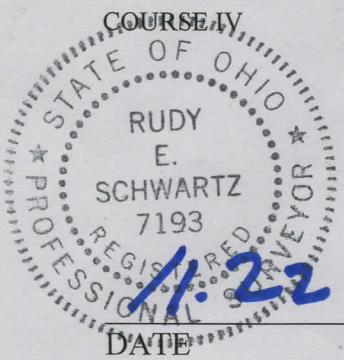
Thence South 1° 56' 42" East, along the Easterly line of said parcel No. 1 of lands conveyed to Mark W. and Amanda R. Hedrick, and passing through a 3/4 inch iron pipe found at 30.15 feet, a total distance of 399.98 feet to a 1 inch iron pipe found at the Southeasterly corner thereof, said pipe also being at the Northeasterly corner of land so conveyed to Kathleen N. Brown, also being the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence South 1° 58' 30" East, along an Easterly line of land so conveyed to Kathleen N. Brown, a distance of 512.58 feet to a 5/8 inch iron pin set at a Southeasterly corner thereof;

COURSE II Thence South 88° 01' 42" West, along a Southerly line of land so conveyed to Kathleen N. Brown,, a distance of 72.59 feet to a 5/8 inch iron pin found at an interior corner thereof;

COURSE III Thence North 1° 58' 29" West (creating a new line) a distance of 513.28 feet to a 5/8 inch iron pin set on the Southerly line of said parcel No. 1 of lands conveyed to Mark W. and Amanda R. Hedrick;

COURSE IV Thence North 88° 34' 52" East, along said Southerly line of parcel No. 1 of lands conveyed to Mark W. and Amanda R. Hedrick, a distance of 72.59 feet to the Principal Place of Beginning and containing 0.8548 acres of land as surveyed, calculated and described, on November 13, 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.



DATE

RUDY E. SCHWARTZ, P.S. 7193

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

GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

[Handwritten signature] 11/27/17

CONSOLIDATION
LEGAL DESCRIPTION
OF A
11.8999 ACRE PARCEL
FOR
MARK A. AND SHARON E. RICCI

Situated in the Township of Claridon, County of Geauga, and State of Ohio and known as being a part Original Lot No. 3, Section 11 in the East Survey, in said Township, and further being known as being all of a parcel of land conveyed to Mark A. and Sharon E. Ricci (PPN 12-046200) by deed recorded in Volume 981, Page 652 of Geauga County Deed Records, and also being part of a parcel of land conveyed to Kathleen N. Brown (PPN 12-082262) by deed recorded in Volume 2013, Page 726 of Geauga County Deed Records. The intent of the following legal description is to consolidate a 0.8548 acre parcel of land (part of PPN 12-082262) and a 11.0451 acre parcel of land (all of PPN 12-046200), further bounded and described as follows;

Beginning at a monument box with a 1 inch iron pin found at an angle point in the centerline of Ensign Road, 60 feet wide, said monument lying North 88° 34' 07" East, along said centerline of Ensign Road, a distance of 1163.48 feet from its intersection with the centerline of Forest Road, 60 feet wide, said monument also lying South 88° 36' 09" West, along said centerline of Ensign Road, a distance of 1483.88 feet from a monument box with a 1 inch iron pin found;

Thence North 88° 36' 09" East, along said centerline of Ensign Road, a distance of 721.72 feet to a point at the Northeasterly corner of parcel No. 1 of lands conveyed to Mark W. and Amanda R. Hedrick (PPN 12-006200) by deed recorded in Volume 1455, Page 1147 of Geauga County Deed Records, also being the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence North 88° 36' 09" East, along said centerline of Ensign Road, a distance of 200.00 feet to a point at the Northwesterly corner of land conveyed to Corey D. and Lisa M. Milgate (PPN 12-010900) by deed recorded in Volume 1834, Page 3228 of Geauga County Deed Records;

COURSE II Thence South 1° 57' 57" East, along the Westerly line of land so conveyed to Corey D. and Lisa M. Milgate, and passing through a 1 inch iron pipe found at 30.27 feet, a total distance of 400.28 feet to a 3/4 inch iron pipe found at the Southwesterly corner thereof

COURSE III Thence North 88° 34' 43" East, along the Southerly line of land so conveyed to Corey D. and Lisa M. Milgate, a distance of 249.95 feet to a 3/4 inch iron pipe found at the Southeasterly corner thereof, said pipe also being on the Westerly line of a parcel of land conveyed to Robert L. and Karoline K. Schneider (PPN 12-095212) by deed recorded in Volume 1951, Page 1603 of Geauga County Deed Records;

COURSE IV Thence South 0° 51' 29" East, along said Westerly line of land so conveyed to Robert L. and Karoline K. Schneider, and along the Westerly line of land conveyed to Caleb and Elizabeth Miller (PPN 12-095193) by deed recorded in Volume 1934, Page 224 of Geauga County Deed Records, a distance of 849.92

feet to a 5/8 inch iron pin found at a Northeasterly corner of land so conveyed to Kathleen N. Brown;

COURSE V Thence South 88° 01' 42" West, along a Northerly line of land so conveyed to Kathleen N. Brown, a distance of 506.20 feet to a 5/8 inch iron pin found at an interior corner thereof;

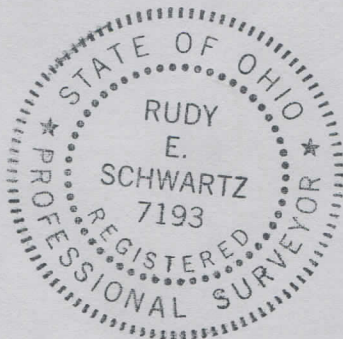
COURSE VI Thence North 1° 57' 23" West, along an Easterly line of land so conveyed to Kathleen N. Brown, a distance of 341.88 feet to a 5/8 inch iron pin found at an interior corner thereof;

COURSE VII Thence North 1° 58' 29" West, (along a new line) a distance of 513.28 feet to a 5/8 inch iron pin set on the Southerly line of said parcel No. 1 of lands conveyed to Mark W. and Amanda R. Hedrick;

COURSE VIII Thence North 88° 34' 52" East, along said Southerly line of parcel No. 1 of lands conveyed to Mark W. and Amanda R. Hedrick, a distance of 72.59 feet to a 1 inch iron pipe found at the Southeasterly corner thereof;

COURSE IX Thence North 1° 56' 42" West, along the Easterly line of parcel No. 1 of lands conveyed to Mark W. and Amanda R. Hedrick, and passing through a 3/4 inch iron pipe found at 369.82 feet, a total distance of 399.97 feet to the Principal Place of Beginning and containing 11.8999 acres of land (11.7622 acres excluding the area within the right-of-way of Ensign Road, 11.0451 acres all of PPN 12-046200, and 0.8548 acres part of PPN 12-082262) as surveyed, calculated and described, on November 13, 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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DIVISION



11.22.17

[Handwritten Signature]

DATE

RUDY E. SCHWARTZ, P.S. 7193

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

[Handwritten Signature] 11/27/17

GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

REMAINING LANDS
LEGAL DESCRIPTION
OF A
32.4611 ACRE PARCEL
FOR
KATHLEEN N. BROWN

Situated in the Township of Claridon, County of Geauga, and State of Ohio and known as being a part Original Lot No. 3, Section 11 in the East Survey, in said Township, and further being known as being part of a parcel of land conveyed to Kathleen N. Brown (PPN 12-082262) by deed recorded in Volume 2013, Page 726 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a monument box with a 1 inch iron pin found at the intersection of the centerlines of Ensign Road, 60 feet wide, and Forest Road, 60 feet wide, said monument lying South 88° 34' 07" West along said centerline of Ensign Road, a distance of 1163.48 feet from a monument box with a 1 inch iron pin found at an angle point;

Thence South 0° 00' 08" East, along said centerline of Forest Road, a distance of 1326.00 feet to a point at the Southwesterly corner of land conveyed to Kathleen N. Brown (PPN 12-011100) by deed recorded in Volume 2013, Page 726 of Geauga County Deed Records, also being the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence North 89° 59' 52" East, along the Southerly line of land so conveyed to Kathleen N. Brown (PPN 12-011100), and passing through a point on the Easterly right-of-way of Forest Road, (witness a 3/4 inch iron pipe found 0.86' South) at 30.00 feet, a total distance of 400.00 feet to a 5/8 inch iron pin set at the Southeasterly corner thereof;

COURSE II Thence North 0° 00' 08" West, along the Easterly line of land so conveyed to Kathleen N. Brown, and along the Easterly line of land conveyed to David M. Smith (PPN 12-025850) by deed recorded in Volume 1867, Page 2276 of Geauga County Deed Records, a distance of 300.24 feet to a 1 inch iron pipe found at the Southwesterly corner of land conveyed to Rosika Bertovic (PPN 12-082261) by deed recorded in Volume 1687, Page 24 of Geauga County Deed Records;

COURSE III Thence North 88° 38' 12" East, along the Southerly line of land so conveyed to Rosika Bertovic, a distance of 870.63 feet to a 1 inch iron pipe found at the Southeasterly corner thereof;

COURSE IV Thence North 1° 58' 03" West, a distance of 513.46 feet to a 5/8 inch iron pin set at the Southwesterly corner of land conveyed to Nilkath M.

Smrdelj (PPN 12-048130) by deed recorded in Volume 1187, Page 296 of Geauga County Deed Records;

- COURSE V Thence North 88° 36' 09" East, along the Southerly line of land so conveyed to Nilkath M. Smrdelj, a distance of 250.00 feet to a 5/8 inch iron pin set at the Southeasterly corner thereof;
- COURSE VI Thence North 1° 58' 03" West, along the Easterly line of land so conveyed to Nilkath M. Smrdelj, a distance of 122.87 feet to a 3/4 inch iron pipe found at the Southwesterly corner of parcel No. 2 of lands conveyed to Mark W. and Amanda R. Hedrick (PPN 12-082305) by deed recorded in Volume 1455, Page 1147 of Geauga County Deed Records;
- COURSE VII Thence North 88° 34' 52" East, along the Southerly line of said parcel No. 2 of lands conveyed to Mark W. and Amanda R. Hedrick, and along the Southerly line of parcel No. 1 of lands so conveyed to Mark W. and Amanda R. Hedrick, (PPN 12-006200) by deed recorded in Volume 1455, Page 1147 of Geauga County Deed Records, a distance of 327.23 feet to a 5/8 inch iron pin set;
- COURSE VIII Thence South 1° 58' 29" East (along a new line) a distance of 513.28 feet to a 5/8 inch iron pin found at a Northwesterly corner of land conveyed to Mark A. and Sharon E. Ricci (PPN 12-046200) by deed recorded in Volume 981, Page 652 of Geauga County Deed Records;
- COURSE IX Thence South 1° 57' 23" East, along a Westerly line of land so conveyed to Mark A. and Sharon E. Ricci, a distance of 341.88 feet to a 5/8 inch iron pin found at the Southwesterly corner thereof;
- COURSE X Thence North 88° 01' 42" East, along the Southerly line of land so conveyed to Mark A. and Sharon E. Ricci, a distance of 506.20 feet to a 5/8 inch iron pin found at the Southeasterly corner thereof, said pin also being on the Westerly line of land conveyed to Caleb and Elizabeth Miller (PPN 12-095193) by deed recorded in Volume 1934, Page 224 of Geauga County Deed Records, said pin also being on the shared line between Lot No. 3, Section 11, in the East Survey and Lot No. 3, Section 10, in the East Survey;
- COURSE XI Thence South 0° 00' 36" West, along said Westerly line of land so conveyed to Caleb and Elizabeth Miller, and along the Westerly line of land conveyed to Eugene and Gene Soltis (PPN 12-067750) by deed recorded in Volume 1941, Page 2806 of Geauga County Deed Records, also being said shared line between Lot No. 3, Section 11, in the East Survey and Lot No. 3, Section 10, in the East Survey, a distance of 346.82 feet to an iron spike found (with a Babcock and Jones cap) at an interior corner thereof;

COURSE XII

Thence South 88° 21' 15" West, along a Northerly line of land so conveyed to Eugene and Gene Soltis, a distance of 1098.57 feet to a 5/8 inch iron pin found at the Northwesterly corner thereof, said pin also being at the Northeasterly corner of parcel No. 3 of lands conveyed to Julius A. Frisco Sr., Trustee (PPN 12-067320) by deed recorded in Volume 2009, Page 229 of Geauga County Deed Records, said pin also being on the shared line between Lot No. 3, Section 11, in the East Survey and Lot No. 1, Section 14, in the East Survey;

COURSE XIII

Thence North 89° 29' 15" West, along said Northerly line of parcel No. 3 of lands conveyed to Julius A. Frisco Sr., Trustee, and along the Northerly line of land conveyed to Julius A. Frisco Sr., Trustee (PPN 12-067330) by deed recorded in Volume 2009, Page 229 of Geauga County Deed Records, and passing through a 5/8 inch iron pin found, on the Easterly right-of-way of said Forest Road, at 1232.70 feet, a total distance of 1262.70 feet to a point in said centerline of Forest Road, at the Northwesterly corner thereof;

COURSE XIV

Thence North 0° 00' 08" West, along said centerline of Forest Road, a distance of 233.20 feet to the Principal Place of Beginning and containing 32.4611 acres of land (32.3004 acres excluding the area within the right-of-way of Forest Road) as surveyed, calculated and described, on November 13, 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.



11-22-17
DATE

[Signature]
RUDY E. SCHWARTZ, P.S. 7193

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