

HNV 00007

FIVE STAR DEVELOPMENT
(19-028)
PICKED UP: 3/29/19
VOL. 2069 pg 1490
PN# 27-010300

CONSOLIDATION
LEGAL DESCRIPTION
OF A
11.064 ACRE PARCEL
FOR
FIVE STAR DEVELOPMENT, LLC

Situated in the Village of Hunting Valley, County of Geauga and State of Ohio and known as being part of Original Lot No. 5, Section 11, Tract 1, and further being known as all of lands conveyed to Five Star Builders, LLC (PPN 27-010300) by deed recorded in Volume 1323, Page 13 of Geauga County Records, and also all of lands conveyed to Five Star Development (PPN 27-000020) by deed recorded in Volume 1402, Page 283 of Geauga County Records, further bounded and described as follows:

Beginning at a point in the centerline of County Line Road, 60 feet wide, also being the southerly line of Original Lot No. 5 Section No. 11 Tract No. 1 Hunting Valley Village, said point lying South 89°23'05" West, along said centerline of County Line Road, a distance of 1238.46 feet from a 1 inch iron rod found at the angle point in the centerline of County Line Road .

- COURSE I Thence North 00°06'01" East, along the East line of land so conveyed to Ronald P. Greenwald and Ricardo Bernabe Torres (PPN 27-009500) by Deed recorded in Volume 2059, Page 320 of Geauga County Deed Records, passing through a 1" iron pipe found at 30.00 feet, a total distance of 826.82 feet to a 1" iron pipe found the Northeast corner thereof;
- COURSE II Thence North 55°59'11" West, along the North line of land so conveyed to Ronald P. Greenwald and Ricardo Bernabe Torres, a distance of 79.42 feet to a 1/2" iron pipe found at the Southernmost corner of land so conveyed to Kikumi K. Tatsuoka Revocable Trust (PPN 27-008910) by Deed recorded in Volume 2015, Page 2623 of Geauga County Deed Records;
- COURSE III Thence North 52°34'14" East, along the Southerly line of land so conveyed to Kikumi K. Tatsuoka Revocable Trust, a distance of 426.48 feet to a 5/8" iron rod & yellow cap found (P.J. Solanics S7512) at the Westerly line of land conveyed to Mike and Katerine A. Suglia, trustees (PN# 27-009250) by deed recorded in Volume 1343, page 973 of Geauga County Deed Records;
- COURSE IV Thence South 47°12'55" East, along the Southwest line of land so conveyed to Mike and Katherine A. Suglia, Trustees, a distance of 639.49 feet to a 1/2" iron pipe found at the Westerly line of land conveyed to William J. and Jeanette R. Behlow (PN #27-000100) by deed recorded in Volume 582, page 1160 of Geauga County Deed Records;
- COURSE V Thence South 02°40'50" West, along the West line of land so conveyed to William J. and Jeanette R. Behlow, a distance of 216.23 feet to a 5/8" iron rod and yellow cap found (P.J. Solanics S7512) at the Northeast corner of land so conveyed to James C. Comella Trustee (PN #27-006400) by deed recorded in

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Volume 1989, Page 988 of Geauga County Deed Records;

COURSE VI Thence North 65°09'42" West, along the Northerly line of land so conveyed to James C. Comella Trustee, a distance of 418.90 feet to a point (witness found 1" iron pipe 2.69' South) being the Northwest corner of said mentioned James C. Comell, trustee

COURSE VII Thence South 02°05'14" West, along the West line of land so conveyed to James C. Comella Trustee, a distance of 652.95 feet total, passing through a 1" iron pipe found at 2.69 feet and 622.92 feet to the Southwest corner of said mentioned James C. Comell Trustee, also being a point in the centerline of County Line Road;

COURSE VII Thence South 89°23'05" West along the centerline of County Line Road, also being the southerly line of Original Lot 5, Section 11, Tract 1, and being the southerly line of Hunting Valley Village, a distance of 329.57 feet to the Point of Beginning and containing 11.064 acres of land (10.837 acres excepting 0.227 acres within the right of way of County Line Road, (5.254 acres all of PPN 27-000020, and 5.810 acres all of PPN 27-010300) as surveyed, calculated and described on November 29, 2018 by Michael W. Solitro, P.S. 8523 be the same more or less but subject to all legal highways and easements of record. Bearings used herein refer to Ohio State Plane Coordinate System.

3-6-19

DATE

MICHAEL W. SOLITRO, P.S. 8523
For the firm of Republic National, Inc.

RECEIVED
MAR 2 2019
COUNTY ENGINEER
TAX MAP DEPT.



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

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GEAUGA COUNTY ENGINEER
TAX MAP DEPT.