

HUN 00060

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Dragolich
picked up 4/8/04
#16-078602
Vol. 1728 P. 2545



Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

Joseph Gutoskey, P.E., P.S.
Matthew Bryant, P.E.

SURVEY PLAT & LEGAL DESCRIPTION **Legal Description** APPROVED PER R.C. 315.251 **Parcel 1**

R.S. 418104

OFFICE OF THE
GEAUGA COUNTY ENGINEER 20.0004 Acres

Situated in the Township of Huntsburg, County of Geauga and State of Ohio, and known as being part of Lot No. 97 in said Township and is further bounded & described as follows;

Beginning at a 1" iron pin found in a monument box in the centerline of Clay Street (60 feet wide), said iron pin marking the intersection of said centerline with the northerly line of said Huntsburg Township as designated in Field Book No. 126 of the Geauga County Engineer's Road Record;

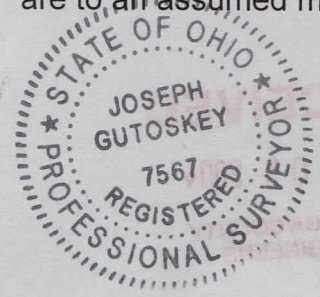
Thence **South 00° 30' 00" East**, along the centerline of said Clay Street, **502.27 feet** to a point and the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence **North 89° 42' 26" East**, (and passing over a 3/4" iron pin set at 30.00 feet) **2692.83 feet** to a 3/4" iron pin set in the east line of said Lot No. 97 and also being in the west line of a parcel of land conveyed to Frank A. Warner Jr. by deed recorded in Volume 1456, Page 893 of Geauga County Records;

Course II Thence **South 00° 30' 44" East**, along the east line of said Lot 97 and the west line of said Warner, **323.53 feet** to a 5/8" iron pin found (I.D. Russell) at the southwest corner of said Warner, said pin also marking the northeast corner of a parcel of land conveyed to Stanley J. and Josephine A. Downing by deed recorded in Volume 894, Page 656 of Geauga County Records, (said iron pin found slanted to the north with top indicating corner due to interference with large tree root);

Course III Thence **South 89° 42' 26" West**, along said Downing's aforesaid mentioned north line and the north line of another parcel of land conveyed to said Downing by deed recorded in Volume 1324, Page 1 of Geauga County Records, (and passing over a 3/4" iron pipe found at 2663.14 feet) **2692.90 feet** to a point in the centerline of said Clay Street;

Course IV Thence **North 00° 30' 00" West**, along said centerline, **323.53 feet** to a point at the Principal Place of Beginning, and containing 20.0004 Acres (871,217 square feet) of land as surveyed and described in March, 2004, by Joseph Gutoskey, P.S. 7567, be the same, more or less, but subject to all legal highways. Bearings used herein are to an assumed meridian.



Deed of Record
Volume 1713, Page 1964

Joseph Gutoskey
4/1/04

HUN00060

Dragovich
Picked up 4/8/04
#16-086200
Vol. 1728 Pg. 2570



Legal Description
Parcel 2

27.7058 Acres

Situated in the Township of Huntsburg, County of Geauga and State of Ohio, and known as being part of Lot No. 97 in said Township and is further bounded & described as follows;

Beginning at a 1" iron pin found in a monument box in the centerline of Clay Street (60 feet wide), said iron pin marking the intersection of said centerline with the northerly line of said Huntsburg Township as designated in Field Book No. 126 of the Geauga County Engineer's Road Record;

Thence **South 00° 30' 00" East**, along the centerline of said Clay Street, **165.00 feet** to a point at the southwest corner of a parcel of land conveyed to Don R. & Theresa J. Hofstetter by deed recorded in Volume 1240, Page 701 of Geauga County Records, and the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence **North 89° 56' 36" East**, along the south line of said Hofstetter parcel (and passing over a 5/8" iron pin found (I.D. Russell) at 29.97 feet) **792.00 feet** to a 3/4" iron pin set at the southeast corner of said Hofstetter parcel;

Course II Thence **North 00° 30' 00" West**, along the easterly line of said Hofstetter parcel, **165.00 feet** to a point at the northeast corner of said Hofstetter parcel (witness a 5/8" iron pin found being 0.12' south and 0.06' east of said corner), said point also being on the south line of a parcel of land conveyed to Don R. & Theresa J. Hofstetter by deed recorded in Volume 834, Page 56 of Geauga County Records;

Course III Thence **North 89° 56' 36" East**, along said Hofstetter's aforesaid mentioned south line and the south line of a parcel of land conveyed to Phillip W. & Geraldine S. Adams by deed recorded in Volume 732, Page 663 of Geauga County Records, (and passing over a 5/8" iron pin found, I.D. Russell at 1689.65 feet), **1900.79 feet** to a point at the northwest corner of a parcel of land conveyed to Roseman H. Lester by deed recorded in Volume 931, Page 199 of Geauga County Records (said corner being located in a pond);

Course IV Thence **South 00° 30' 44" East**, along the west line of said Lester, and the west line of another parcel of land conveyed to Frank A. Warner Jr. by deed recorded in Volume 1456, Page 893 of Geauga County Records (and passing over a 5/8" iron pin found, I.D. Russell at 118.62 feet), **491.17 feet** to a 3/4" iron pin set;

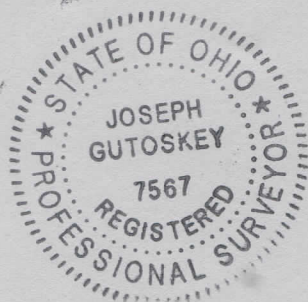
Course V Thence **South 89° 42' 26" West**, (and passing over a 3/4" iron pin set at 2662.83 feet), **2692.83 feet** to a point in the centerline of said Clay Street;

HUN 00060

Legal Description

Course VI Thence **North 00° 30' 00" West**, along said centerline, **337.27 feet** to a point at the Principal Place of Beginning, and containing 27.7058 Acres (1,206,866 square feet) of land as surveyed and described in March, 2004, by Joseph Gutoskey, P.S. 7567, be the same, more or less, but subject to all legal highways. Bearings used herein are to an assumed meridian.

Deed of Record
Volume 1713, Page 1964



Joseph Gutoskey P.S.
4/14

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

R.S. 4/8/04

OFFICE OF THE
GEAUGA COUNTY ENGINEER