



HVN 00090

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Herbster  
picked up 5-20-5  
16-045700

Vol 1762 Pg 2959

HVN00090

LEGAL DESCRIPTION  
OF A  
7.7256 ACRE PARCEL  
FOR  
WILLIAM T. AND BRANDY HERBSTER

Situated in the Township of Huntsburg, County of Geauga and State of Ohio and known as being a part of Original Lot No. 49 and further being known as all of a 3.8000 acre parcel of land conveyed to William T. Herbster by deed recorded in Volume 1713, Page 116 of Geauga County Deed Records and all of a 3.9256 acre parcel of land conveyed to William T. and Brandy Herbster by deed recorded in Volume 1751, Page 326 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Mayfield Road (U.S. Route 322), 60 feet wide, at the Northwesterly corner of land conveyed to David and Nancy Leichtman by deed recorded in Volume 1164, Page 769 of Geauga County Deed Records, said point lying North 85° 48' 03" West along said centerline of Mayfield Road a distance of 910.29 feet from the Northwesterly corner of Original Lot 50 and said point also lying South 85° 48' 03" East along said centerline a distance of 73.00 feet from a monument box with a 1 inch iron pin found therein;

COURSE I Thence South 4° 11' 57" West along the Westerly line of land so conveyed to David and Nancy Leichtman passing through a 5/8 inch iron pin set on June 19, 1998 (I.D. Schwartz 7193) at 30.00 feet a total distance of 684.00 feet to a 5/8 inch iron pin set on June 19, 1998 (I.D. Schwartz 7193) in the Northerly line of Eastpoint Subdivision Phase I as shown by Plat recorded in Volume 32, Page 95 of Geauga County Plat Records;

COURSE II Thence North 85° 48' 03" West along said Northerly line of Eastpoint Subdivision Phase I a distance of 492.00 feet to a 5/8 inch iron pin set on June 19, 1998 (I.D. Schwartz 7193) at an interior corner thereof;

COURSE III Thence North 4° 11' 57" East along an Easterly line of said Eastpoint Subdivision Phase I and along an Easterly line of land conveyed to David and Nancy Leichtman by deed recorded in Volume 1257, Page 1097 of Geauga County Deed Records passing through a 5/8 inch iron pin set on June 19, 1998 (I.D. Schwartz 7193) at 654.00 feet a total distance of 684.00 feet to a point in said centerline of Mayfield Road;

COURSE IV Thence South 85° 48' 03" East along said centerline of Mayfield Road a distance of 419.00 feet to said monument box with a 1 inch iron pin found;

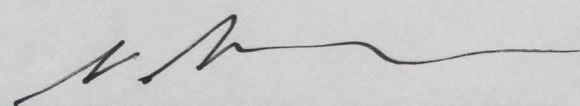
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MAY 1 2005  
R. J. YAM

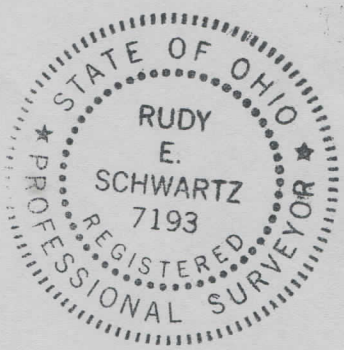
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COURSE V

Thence continuing South 85° 48' 03" East along said centerline of Mayfield Road a distance of 73.00 feet to the Place of Beginning and containing 7.7256 acres of land as calculated and described on May 17, 2005 and based on a survey by Rudy E. Schwartz, P.S. 7193 on June 19, 1998 be the same more or less but subject to all legal highways and easements of record. Bearings used herein refer to assumed meridian and are intended to indicate angles only. All 5/8 inch iron pins set are I.D. Schwartz 7193.

5-17-05  
DATE

  
RUDY E. SCHWARTZ, P.S. 7193



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

R.S. 5/20/05

OFFICE OF THE  
GEAUGA COUNTY ENGINEER

RECEIVED  
MAY 19 2005