





# Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

Joseph Gutoskey, P.E., P.S.

VOL. 2003 pg 1200  
PN# 26-039700

## Legal Description

Parcel 1

Stavnicky to Artino

0.032736 Acres

Situated in the Township of Russell, County of Geauga and State of Ohio and known as being part of Original Russell Township Lot No. 1, Section No. 9, Tract No. 1 and is further known as being part of Vacated Sublot 10 in Fairmount Valley Estates Subdivision No. 1 as recorded in Volume 8 Page 11 of Geauga County Plat Records and is further bounded and described as follows;

Beginning at a 1-1/4" iron pipe found in a monument box at the centerline intersection of Caves Road (60 feet wide) and Fairmount Road (60 feet wide);

Thence **South 89° 19' 42" West**, along said Fairmount Road centerline, **2,427.11 feet** to a mag nail set at the centerline intersection of Fox Hollow Drive (60 feet wide) as dedicated on said plat of Fairmount Valley Estates Subdivision No. 1;

Thence **South 01° 02' 18" East**, along said Fox Hollow Drive centerline, **299.92 feet** to a mag nail set at a point of curvature;

Thence continuing along said centerline, along an arc of a curve deflecting to the right, an arc distance of **303.58 feet** to a point, said curve having a radius of **570.00 feet**, a central angle of **30° 30' 56"** and a chord which bears **South 14° 13' 10" West**, **300.01 feet**;

Thence **South 60° 31' 21" East**, **30.00 feet** to a point in the southeasterly curved right-of-way line of said Fox Hollow Drive at the common corner of said Vacated Sublot 10 and Vacated Sublot 12 (witness a 3/4" iron pipe found 0.05 feet East and 0.32 feet North), and the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence along the southeasterly curved right-of-way of said Fox Hollow Drive, along an arc of a curve deflecting to the left, an arc distance of **25.96 feet** to a 5/8" iron pin set, said curve having a radius of **600.00 feet**, a central angle of **02° 28' 45"** and a chord which bears **North 28° 14' 17" East**, **25.96 feet**;

Course II Thence **South 79° 10' 42" East**, **84.96 feet** to a 5/8" iron pin set;

Course III Thence **South 81° 15' 47" East**, **27.46 feet** to a 5/8" iron pin set;

Course IV Thence **South 71° 15' 53" East**, **3.94 feet** to a 5/8" iron pin set in the north line of said Vacated Sublot 12;

Course V Thence **South 89° 19' 42" West**, along the north line of said Vacated Sublot 12, **126.60 feet** to a point at the Principal Place of Beginning and containing 0.032736 Acres (1,426.0 square feet) of land, part of PN 26-182300, as surveyed and described in May, 2015 by Joseph Gutoskey, PS 7567, be the same more or less, but subject to all legal highways. Bearings used herein are based on State Plane Coordinates, Ohio North Zone 3401, NAD 83.

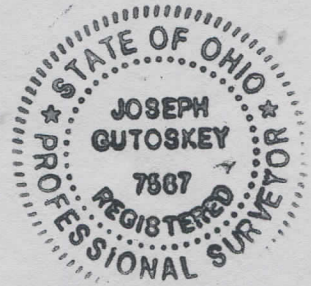
Prior deed of record

Volume 731, Page 841, (P.P.N. 26-182300)

All iron pins set are 5/8" diameter by 30" long with ID "Gutoskey, PS 7567".

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

S.M. / M.B. 9/8/15  
GEAUGA COUNTY AUDITOR  
TAX MAP DEPT. *Revised*



*Joseph Gutoskey PS*  
*7/9/15*

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15-068

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## Legal Description

Parcel 2

Artino to Stavnicky

0.066382 Acres

Situated in the Township of Russell, County of Geauga and State of Ohio and known as being part of Original Russell Township Lot No. 1, Section No. 9, Tract No. 1 and is further known as being part of Vacated Sublot 12 in Fairmount Valley Estates Subdivision No. 1 as recorded in Volume 8 Page 11 of Geauga County Plat Records and is further bounded and described as follows;

Beginning at a 1-1/4" iron pipe found in a monument box at the centerline intersection of Caves Road (60 feet wide) and Fairmount Road (60 feet wide);

Thence **South 89° 19' 42" West**, along said Fairmount Road centerline, **2,427.11 feet** to a mag nail set at the centerline intersection of Fox Hollow Drive (60 feet wide) as dedicated on said plat of Fairmount Valley Estates Subdivision No. 1;

Thence **South 01° 02' 18" East**, along said Fox Hollow Drive centerline, **299.92 feet** to a mag nail set at a point of curvature;

Thence continuing along said centerline, along an arc of a curve deflecting to the right, an arc distance of **303.58 feet** to a point, said curve having a radius of **570.00 feet**, a central angle of **30° 30' 56"** and a chord which bears **South 14° 13' 10" West**, **300.01 feet**;

Thence **South 60° 31' 21" East**, **30.00 feet** to a point in the southeasterly curved right-of-way line of said Fox Hollow Drive at the common corner of said Vacated Sublot 12 and Vacated Sublot 10 (witness a 3/4" iron pipe found 0.05 feet East and 0.32 feet North);

Thence **North 89° 19' 42" East**, along the south line of said Vacated Sublot 10, **126.60 feet** to a 5/8" iron pin set at the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence continuing **North 89° 19' 42" East**, along the south line of said Vacated Sublot 10, **195.98 feet** to a 5/8" iron pin set;

Course II Thence **South 15° 51' 41" West**, **28.39 feet** to a 5/8" iron pin set;

Course III Thence **North 83° 11' 27" West**, **177.89 feet** to a 5/8" iron pin set;

Course IV Thence **North 71° 15' 53" West, 12.21 feet** to a point at the Principal Place of Beginning and containing 0.066382 Acres (2,891.6 square feet) of land, part of PN 26-039700, as surveyed and described in May, 2015 by Joseph Gutoskey, PS 7567, be the same more or less, but subject to all legal highways. Bearings used herein are based on State Plane Coordinates, Ohio North Zone 3401, NAD 83.

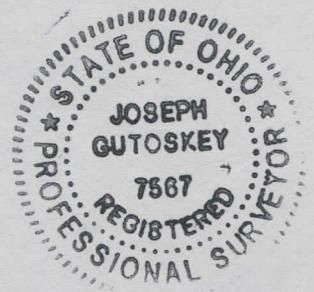
Prior deed of record

Volume 1966, Page 1241, (P.P.N. 26-039700)

All iron pins set are 5/8" diameter by 30" long with ID "Gutoskey, PS 7567".

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

S.m. Imb 9/18/15  
GEAUGA COUNTY AUDITOR  
TAX MAP DEPT. Reusers



*John Gutoskey PS*  
7/9/15

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## Legal Description

Parcel 3

Stavnicky to Artino

0.033646 Acres

Situated in the Township of Russell, County of Geauga and State of Ohio and known as being part of Original Russell Township Lot No. 1, Section No. 9, Tract No. 1 and is further known as being part of Vacated Sublot 10 in Fairmount Valley Estates Subdivision No. 1 as recorded in Volume 8, Page 11 of Geauga County Plat Records and is further bounded and described as follows;

Beginning at a 1-1/4" iron pipe found in a monument box at the centerline intersection of Caves Road (60 feet wide) and Fairmount Road (60 feet wide);

Thence **South 89° 19' 42" West**, along said Fairmount Road centerline, **2,427.11 feet** to a mag nail set at the centerline intersection of Fox Hollow Drive (60 feet wide) as dedicated on said plat of Fairmount Valley Estates Subdivision No. 1;

Thence **South 01° 02' 18" East**, along said Fox Hollow Drive centerline, **299.92 feet** to a mag nail set at a point of curvature;

Thence continuing along said centerline, along an arc of a curve deflecting to the right, an arc distance of **303.58 feet** to a point, said curve having a radius of **570.00 feet**, a central angle of **30° 30' 56"** and a chord which bears **South 14° 13' 10" West**, **300.01 feet**;

Thence **South 60° 31' 21" East**, **30.00 feet** to a point in the southeasterly curved right-of-way line of said Fox Hollow Drive at the common corner of said Vacated Sublot 10 and Vacated Sublot 12 (witness a 3/4" iron pipe found 0.05 feet East and 0.32 feet North);

Thence **North 89° 19' 42" East**, along the north line of said Vacated Sublot 12, **322.58 feet** to a 5/8" iron pin set at the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence **North 87° 05' 06" East**, **273.67 feet** to a 5/8" iron pin set in the west line of Sublot 7 in the Lennon Property Allotment as recorded in Volume 6, Page 97 of Geauga County Plat Records;

Course II Thence **South 01° 33' 18" East**, along the west line of said subplot 7, **10.71 feet** to a point at the common east corner of said Vacated Sublot 10 and Vacated Sublot 12 (witness a 5/8" iron pin found bent 0.32 feet West and 0.06 feet South);

Course III Thence **South 89° 19' 42" West**, along the north line of said Vacated Sublot 12, **273.62 feet** to a point at the Principal Place of Beginning and containing 0.033646 Acres (1,465.6 square feet) of land, part of PN 26-182300, as surveyed and described in May, 2015 by Joseph Gutoskey, PS 7567, be the same more or less, but subject to all legal highways. Bearings used herein are based on State Plane Coordinates, Ohio North Zone 3401, NAD 83.

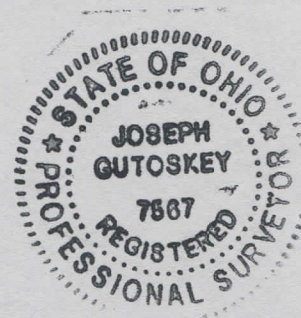
Prior deed of record

Volume 731, Page 841, (P.P.N. 26-182300)

All iron pins set are 5/8" diameter by 30" long with ID "Gutoskey, PS 7567".

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

S.M./M.B. 9/8/15  
GEAUGA COUNTY AUDITOR  
TAX MAP DEPT. *Revised*



*Joseph Gutoskey PS  
7/9/15*

RECEIVED  
*[Faint red stamp]*



# Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

Joseph Gutoskey, P.E., P.S.

## Legal Description

Lot 10R  
Stavnicky  
2.0509 Acres

Situated in the Township of Russell, County of Geauga and State of Ohio and known as being part of Original Russell Township Lot No. 1, Section No. 9, Tract No. 1 and is further known as being part of Vacated Sublot 10 and 12 in Fairmount Valley Estates Subdivision No. 1 as recorded in Volume 8 Page 11 of Geauga County Plat Records and is further bounded and described as follows;

Beginning at a 1-1/4" iron pipe found in a monument box at the centerline intersection of Caves Road (60 feet wide) and Fairmount Road (60 feet wide);

Thence **South 89° 19' 42" West**, along said Fairmount Road centerline, **2,427.11 feet** to a mag nail set at the centerline intersection of Fox Hollow Drive (60 feet wide) as dedicated on said plat of Fairmount Valley Estates Subdivision No. 1;

Thence **South 01° 02' 18" East**, along said Fox Hollow Drive centerline, **299.92 feet** to a mag nail set at a point of curvature;

Thence continuing along said centerline, along an arc of a curve deflecting to the right, an arc distance of **139.20 feet** to a point, said curve having a radius of **570.00 feet**, a central angle of **13° 59' 33"** and a chord which bears **South 05° 57' 29" West**, **138.86 feet**;

Thence **South 77° 02' 44" East**, **30.00 feet** to a 5/8" iron pin set in the southeasterly curved right-of-way line of said Fox Hollow Drive at the common corner of said Vacated Sublot 10 and Sublot 6 in said Fairmount Valley Estates Subdivision No. 1 and the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence **North 89° 19' 42" East**, along the south line of sublots 6, 7 and 8 in said Fairmount Valley Estates Subdivision No. 1, **529.46 feet** to a point at the southeast corner of said subplot 8 and in the west line of subplot 5 in the Lennon Property Allotment as recorded in Volume 6 Page 97 of Geauga County Plat Records (witness a 5/8" iron pin found bent 0.07 feet West and 0.07 feet North);

Course II Thence **South 01° 33' 18" East**, along the west line of said subplot 5 and subplot 7 in said Lennon Property Allotment, **149.31 feet** to a 5/8" iron pin set;

Course III Thence **South 87° 05' 06" West**, creating a new line, **273.67 feet** to a 5/8" iron pin set;

Course IV Thence **South 15° 51' 41" West**, creating a new line, **28.39 feet** to a 5/8" iron pin set;

- Course V Thence **North 83° 11' 27" West**, creating a new line, **177.89 feet** to a 5/8" iron pin set;
- Course VI Thence **North 71° 15' 53" West**, creating a new line, **16.15 feet** to a 5/8" iron pin set;
- Course VII Thence **North 81° 15' 47" West**, creating a new line, **27.46 feet** to a 5/8" iron pin set;
- Course VIII Thence **North 79° 10' 42" West**, creating a new line, **84.96 feet** to a 5/8" iron pin set in the southeasterly curved right-of-way of said Fox Hollow Drive;
- Course IX Thence along the southeasterly curved right-of-way of said Fox Hollow Drive, along an arc of a curve deflecting to the left, an arc distance of **147.07 feet** to a point at the Principal Place of Beginning, said curve having a radius of **600.00 feet**, a central angle of **14° 02' 38"** and a chord which bears **North 19° 58' 35" East**, **146.70 feet** and containing 2.0509 Acres (89,337 square feet) of land as surveyed and described in May, 2015 by Joseph Gutoskey, PS 7567, be the same more or less, but subject to all legal highways. Bearings used herein are based on State Plane Coordinates, Ohio North Zone 3401, NAD 83.

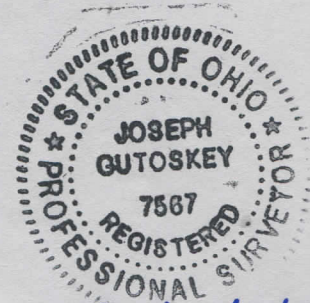
Prior deed of record

Volume 731, Page 841, (P.P.N. 26-182300)  
 0.0664 Acres out of P.P.N. 26-039700  
 1.9845 Acres out of P.P.N. 26-182300

All iron pins set are 5/8" diameter by 30" long with ID "Gutoskey, PS 7567".

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

S.M. Im.B 9/8/15  
 GEAUGA COUNTY AUDITOR  
 TAX MAP DEPT. *Revises*



*Joseph Gutoskey PS  
 7/9/15*



## Legal Description

Lot 12R  
Artino  
2.3865 Acres

Situated in the Township of Russell, County of Geauga and State of Ohio and known as being part of Original Russell Township Lot No. 1, Section No. 9, Tract No. 1 and is further known as being part of Vacated Sublot 10 and 12 in Fairmount Valley Estates Subdivision No. 1 as recorded in Volume 8 Page 11 of Geauga County Plat Records and is further bounded and described as follows;

Beginning at a 1-1/4" iron pipe found in a monument box at the centerline intersection of Caves Road (60 feet wide) and Fairmount Road (60 feet wide);

Thence **South 89° 19' 42" West**, along said Fairmount Road centerline, **2,427.11 feet** to a mag nail set at the centerline intersection of Fox Hollow Drive (60 feet wide) as dedicated on said plat of Fairmount Valley Estates Subdivision No. 1;

Thence **South 01° 02' 18" East**, along said Fox Hollow Drive centerline, **299.92 feet** to a mag nail set at a point of curvature;

Thence continuing along said centerline, along an arc of a curve deflecting to the right, an arc distance of **278.92 feet** to a point, said curve having a radius of **570.00 feet**, a central angle of **28° 02' 12"** and a chord which bears **South 12° 58' 48" West, 276.14 feet**;

Thence **South 63° 00' 06" East, 30.00 feet** to a 5/8" iron pin set in the southeasterly curved right-of-way line of said Fox Hollow Drive and the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence **South 79° 10' 42" East**, creating a new line, **84.96 feet** to a 5/8" iron pin set;

Course II Thence **South 81° 15' 47" East**, creating a new line, **27.46 feet** to a 5/8" iron pin set;

Course III Thence **South 71° 15' 53" East**, creating a new line, **16.15 feet** to a 5/8" iron pin set;

Course IV Thence **South 83° 11' 27" East**, creating a new line, **177.89 feet** to a 5/8" iron pin set;

Course V Thence **North 15° 51' 41" East**, creating a new line, **28.39 feet** to a 5/8" iron pin set;

Course VI Thence **North 87° 05' 06" East**, creating a new line, **273.67 feet** to a 5/8" iron pin set in the west line of subplot 7 in the Lennon Property Allotment as recorded in Volume 6 Page 97 of Geauga County Plat Records;

- Course VII Thence **South 01° 33' 18" East**, along the west line of said subplot 7 and subplot 9 in said Lennon Property Allotment, **170.73 feet** to a point at the northeast corner of subplot 14 in said Fairmount Valley Estates Subdivision No. 1 (witness a 5/8" iron pin found bent 0.21 feet West and 0.12 feet South);
- Course VIII Thence **South 89° 19' 42" West**, along the north line of said subplot 14, **698.33 feet** to a point at the northwest corner of said subplot 14 and in the southeasterly curved right-of-way line of said Fox Hollow Drive (witness a 5/8" iron pin found 0.05 feet West and 0.02 feet North);
- Course IX Thence along the southeasterly curved right-of-way of said Fox Hollow Drive, along an arc of a curve deflecting to the right, an arc distance of **116.52 feet** to a 5/8" iron pin set at a point of reverse curvature, said curve having a radius of **540.00 feet**, a central angle of **12° 21' 47"** and a chord which bears **North 30° 12' 01" East, 116.29 feet**;
- Course X Thence continuing along the southeasterly curved right-of-way of said Fox Hollow Drive, along an arc of a curve deflecting to the left, an arc distance of **98.26 feet** to a point at the Principal Place of Beginning, said curve having a radius of **600.00 feet**, a central angle of **09° 23' 00"** and a chord which bears **North 31° 41' 24" East, 98.15 feet** and containing 2.3865 Acres (103,955 square feet) of land as surveyed and described in May, 2015 by Joseph Gutoskey, PS 7567, be the same more or less, but subject to all legal highways. Bearings used herein are based on State Plane Coordinates, Ohio North Zone 3401, NAD 83.

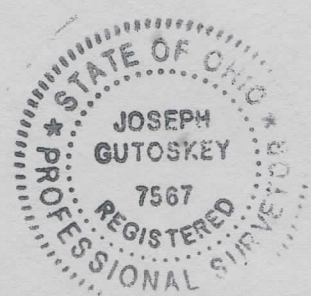
Prior deed of record

Volume 1966, Page 1241, (P.P.N. 26-039700)  
 0.0664 Acres out of P.P.N. 26-182300  
 2.3201 Acres out of P.P.N. 26-039700

All iron pins set are 5/8" diameter by 30" long with ID "Gutoskey, PS 7567".

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

*S.M. Im.B* *9/8/15*  
**GEAUGA COUNTY AUDITOR**  
 TAX MAP DEPT. *Revised*



*Joseph Gutoskey PS*  
*7/9/15*

FILED  
IN COMMON PLEAS COURT  
2015 DEC 21 AM 10:18

IN THE COURT OF COMMON PLEAS  
GEAUGA COUNTY, OHIO

23612

DENISE M. KAMINSKI  
CLERK OF COURTS  
GEAUGA COUNTY

LAWRENCE STAVNICKY, et al. )  
Plaintiffs, )  
vs. )  
STACEY ARTINO, ET AL. )  
Defendants )

CASE NO: 13M000542

JUDGE DAVID FUHRY

201500900121  
Filed for Record in  
GEAUGA COUNTY OHIO  
SHARON C GINGERICH, RECORDER  
12-30-2015 At 08:45 am.  
JDMT 116.00  
OR Book 2003 Page 1200 - 1212

ORDER ENTERING THE NEW PROPERTY LINE

This matter is before the Court on Plaintiff's Motion and by Agreement of the parties.

WHEREAS The parties and/or their predecessors in interest had utilized the fence line between their properties as the property line between their lots since 1967, which is in excess of the 21 year period required by law to establish a new property line; and

WHEREAS the parties have entered into a binding Settlement Agreement and agreed to the modification of their common property line to resolve this adverse possession lawsuit and have agreed to the property line set forth in the survey attached hereto as Exhibit<sup>1</sup> "1."

IT IS THEREFORE ORDERED ADJUDGED AND DECREED that the property line set forth in Exhibit "1" be entered of record as the parties' new common boundary line;

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that all right title and interest in and to the portions of the Stavnicks' lot set forth on the legal descriptions attached hereto as Exhibit "2" and "4" are transferred to the Artinos;

CERTIFIED  
COPY

All original exhibits are held by Plaintiff's counsel for future filing of record.

DEC 20 2015

DENISE M. KAMINSKI  
Clerk of Courts  
Geauga County

REAL PROPERTY TRANSFER TAX  
TRANSFERRED AND PAID

DEC 29 2015

FEES Exempt

Franklin County

23613

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that all right title and interest in and to the portions of the Artinos' lot set forth on the legal description attached hereto as Exhibit "3" is transferred to the Stavnickys;

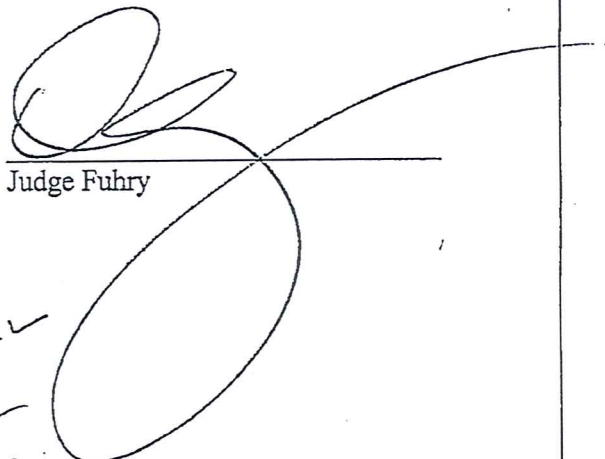
IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the new confirmed legal description for the Stavnickys' subplot is as set forth on Exhibit "5" identified as Lot 10R and that the new confirmed legal description for the Artinos' subplot is as set forth on Exhibit "6" as Lot 12R; and

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that this order may be entered and filed of record in Geauga County, including without limitation filing with the Geauga County Clerk of Courts, Recorder and/or Auditor, to establish and create the new property lines and lots.

IT IS SO ORDERED.

Date

Judge Fuhry



CC: Matthew E. Parkins, Esq. ✓  
Emily Yoder, Esq. ✓  
David M. King, Esq. ✓  
Park View Federal Savings Bank ✓  
Mortgage Electronic Reg. Systems Inc ✓

CERTIFIED COPY

DEC 20 2015

DENISE M. KAMINSKI  
Clerk of Courts  
Gauga County