

THO-00047
THO 00047

Derus
picked up 7-16-1999
30-095077
Vol. 1285- Pg. 381

**LEGAL DESCRIPTION
OF 5.0114 ACRE PARCEL
OUT OF**

**Land Previously Conveyed to Ann Derus;
By Deed Volume 0778 Page 1299**

Situated in the Township of Thompson, County of Geauga and State of Ohio, and known as Part of Lot Eight (8) in said Township and bounded as follows:

Beginning at the centerline of Clay Street (60 feet wide) said point being located South 00°00'00" East, a distance of 1510.80 feet from an iron pin found within a monument box assembly marking the centerline intersection of Mosley Road, with said centerline of Clay Street, said point being the principal place of beginning;

Thence, South 86°37'06" West, parallel with the southerly line of land conveyed to C. Hyatt, by deed Volume 1191, Page 737 of the Geauga County Records, a total distance of 1123.00 feet to a 5/8" iron pin set, passing through a capped 5/8" iron pin set at 30.01 feet and 313.69 feet;

Thence, North 00°00'00" West, parallel with the centerline of Clay Street, a distance 280.21 feet to a capped 5/8" iron pin set;

Thence, North 86°37'06" East, parallel with said Hyatt's southerly line and along the southerly line of land conveyed to B. and C. Kozenko by deed Volume 635, Page 530 of the Geauga County Records, a distance of 523.00 feet to a point at the northwest corner of said Hyatt land;

Thence, South 00°00'00" East, parallel with said centerline and along the westerly line of said Hyatt, a distance of 160.00 feet to a point at the southwest corner of said Hyatt land;

Thence, North 86°37'06" East, along said Hyatt's southerly line, a distance of 600.00 feet to a point on the centerline of said Clay Street, said point being the southeast corner of said Hyatt land;

Thence, South 00°00'00" East, along said centerline, a distance of 120.21 feet to the principle place of beginning and containing 5.0114 acres, more or less, as surveyed in April 1999 by GGJ Inc., Consulting Engineers, under the supervision of David A. Rapp, P.S. 7597.

Basis of bearings are to an assumed meridian along the centerline of Clay Street South 00°00'00" East. Deed of record: Volume 0778, Page 1299

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.S. 7/2/99
OFFICE OF THE
GEAUGA COUNTY ENGINEER

THD 00047

Derus
Picked up 7/16/99
#30-095061
Vol. 1248 Pg. 927

**LEGAL DESCRIPTION
OF 6.4141 ACRE PARCEL
OUT OF**

**Land Previously Conveyed to Ann Derus;
By Deed Volume 0778 Page 1299**

Situated in the Township of Thompson, County of Geauga and State of Ohio, and known as Part of Lot Eight (8) in said Township and bounded as follows:

Beginning at the centerline of Clay Street (60 feet wide) said point being located South 00°00'00" East, a distance of 2604.67 feet from an iron pin found within a monument box assembly marking the centerline intersection of Mosley Road, with said centerline of Clay Street, said point being the principal place of beginning;

Thence, South 86°37'06" West, parallel with the southerly line of land conveyed to C. Hyatt, by deed Volume 1191, Page 738 of the Geauga County Records, a total distance of 1343.58 feet to a 5/8" iron pin set on the easterly line of land conveyed to L. Miller by deed Volume 663, Page 1039 of the Geauga County Records, and passing through a capped 5/8" iron pin set at 30.01 feet;

Thence, North 04°36'07" West, along the easterly line of said Miller land, a distance of 206.72 feet to a 5/8" iron pin set;

Thence, North 86°37'06" East, parallel to the southerly line, a distance of 1360.20 feet to a point on the centerline of said Clay Street, passing through a 5/8" iron pin set on the westerly right-of-way of said Clay Street;

Thence, South 00°00'00" East, along said centerline, a distance of 207.04 feet to the principle place of beginning and containing 6.4141 acres, more or less, as surveyed in April 1999 by GGJ Inc., Consulting Engineers, under the supervision of David A. Rapp, P.S. 7597.

Basis of bearings are to an assumed meridian along the centerline of Clay Street South 00°00'00" East. Deed of record: Volume 0778, Page 1299

RECEIVED
JUL 23 1999
PLANNING DEPARTMENT

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

R.S. 7299

OFFICE OF THE
GEAUGA COUNTY ENGINEER

**LEGAL DESCRIPTION
OF 7.2114 ACRE PARCEL
COMBINED FROM**

Land Previously Conveyed to Ann Derus;
By Deed Volume 0778 Page 1299 and

Land Previously conveyed to C. Hyatt
By Deed Volume 1191, Page 737

Situated in the Township of Thompson, County of Geauga and State of Ohio, and known as Part of Lot Eight (8) in said Township and bounded as follows:

Beginning at the centerline of Clay Street (60 feet wide) said point being located South 00°00'00" East, a distance of 1510.80 feet from an iron pin found within a monument box assembly marking the centerline intersection of Mosley Road, with said centerline of Clay Street, said point being the principal place of beginning;

Thence, South 86°37'06" West, parallel with the southerly line of land conveyed to B. and C. Kozenko by deed Volume 635, Page 530 of the Geauga County Records , a total distance of 1123.00 feet to a 5/8" iron pin set, passing through a capped 5/8" iron pin set at 30.01 feet and 313.69 feet;

Thence, North 00°00'00" West, parallel with the centerline of Clay Street, a distance 280.21 feet to a capped 5/8" iron pin set;

Thence, North 86°37'06" East, along said Kozenko's southerly line, a distance of 1123.00 feet to a point on the centerline of said Clay Street, passing through a 5/8" iron pin set on the westerly right-of-way of said Clay Street, said point being the northwest corner of said Kozenko's land;

Thence, South 00°00'00" East, along said centerline, a distance of 280.21 feet to the principle place of beginning and containing 7.2114 acres, more or less, as surveyed in April 1999 by GGJ Inc., Consulting Engineers, under the supervision of David A. Rapp, P.S. 7597.

Basis of bearings are to an assumed meridian along the centerline of Clay Street South 00°00'00" East. Deed of record: Volume 0778, Page 1299 & Volume 1191, Page 737

5.0114 Acres out of 778-1299
2.20 Acres out of 1191-737

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

R.S. 7/2/99
OFFICE OF THE
GEAUGA COUNTY ENGINEER

Derus
Picked up 7/16/99
#30-095060
Vol. 1248 Pg. 92A

**LEGAL DESCRIPTION
OF 14.7434 ACRE PARCEL
OUT OF**

**Land Previously Conveyed to Ann Derus;
By Deed Volume 0778 Page 1299**

Situated in the Township of Thompson, County of Geauga and State of Ohio, and known as Part of Lot Eight (8) in said Township and bounded as follows:

Beginning at the northeast corner of land conveyed to R. and C. Bennett by deed Volume 806, Page 429 of the Geauga County Records, said corner being on the centerline of Clay Street (60 feet wide) and being located South 00°00'00" East, a distance of 2811.71 feet from an iron pin found within a monument box assembly marking the centerline intersection of Mosley Road, with said centerline of Clay Street, said point being the principal place of beginning;

Thence, South 85°29'24" West, along the northerly line of said Bennett land, a distance of 435.60 feet to a 5/8" iron pin set at the northwest corner of said Bennett land, passing through a capped 5/8" iron pin set at 30.01 feet;

Thence, South 00°00'00" East, parallel with the centerline of Clay Street, a distance 400.00 feet to a capped 5/8" iron pin set at the southwest corner of land conveyed to E.A. and S.L Blankenship by deed Volume 882, Page 618 of the Geauga County Records, said point also being on the northerly line of land conveyed to D.A. and R.M. Adams by deed Volume 676, Page 609 of the Geauga County Records, passing through a 5/8" iron pin found at 200.00 feet;

Thence, South 85°29'24" West, parallel with said Bennett's northerly line and along the northerly line of said Adams land, a distance of 858.95 feet to a 5/8" iron pin set at the northwest corner of said Adams land, said point being on the easterly line of land conveyed to L. Miller by deed Volume 663, Page 1039 of the Geauga County Records;

Thence, North 04°36'07" West, along the easterly line of said Miller land, a distance of 631.62 feet to a 5/8" iron pin set;

Thence, North 86°37'06" East, a distance of 1343.58 feet to a point on the centerline of said Clay Street, passing through a 5/8" iron pin set on the westerly right-of-way of said Clay Street;

Thence, South 00°00'00" East, along said centerline, a distance of 207.04 feet to the principle place of beginning and containing 14.7434 acres, more or less, as surveyed in April 1999 by GGJ Inc., Consulting Engineers, under the supervision of David A. Rapp, P.S. 7597.

Basis of bearings are to an assumed meridian along the centerline of Clay Street South 00°00'00" East. Deed of record: Volume 0778, Page 1299

GEAUGA COUNTY ENGINEER
DAVID A. RAPP
P.S. 7597

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.S. 7/2/99
OFFICE OF THE
GEAUGA COUNTY ENGINEER