

THO 00276
THO 00276

Franklin, Judy + Lola (18-093)
Picked-Up 08/28/18
VOL. 2060 pg 3064
pn# 30-095897

**DESCRIPTION OF A PROPOSED PROPERTY SPLIT FOR
LOLA W. JUDY**

Situated in the Township of Thompson, County of Geauga, State of Ohio, being part of Original Lots No.1 and No. 2, within said township and further described as follows:

Beginning in the centerline of Plank Road, S.R. 86, 60 feet in width, at the most southerly corner of land conveyed to Finley Jr. and Donna K. Gambrel, by deed recorded in Vol. 794, Pg. 1061 (P.P. No. 30 -004110) of the Geauga County Records of Deeds, said point of beginning being referenced by a 1 inch iron pin found in a monument box at the intersection said road centerline with the County Line between Geauga County and Lake County, located North 53° 09' 21" West, along said road centerline a distance of 1723.88 feet;

Thence North 11° 22' 51" East along an east line of said P.P. No. 30-004110, passing thru a 5/8 inch iron pin found at 28.89 feet, a distance of 264.15 feet to a 5/8 inch iron pin found at an inside corner thereof;

Thence South 88° 11' 35" East, along a south line of said P.P. No. 30-004110, and along a south line of a second parcel of land conveyed to said Gambrel by deed recorded in Vol.794, Pg. 1061 (P.P. No. 30-019100) of the Geauga County Records of Deeds, a distance of 606.22 feet to a 5/8 inch iron pin found at a southeast corner thereof;

Thence North 03° 12' 09" East, along the east line of said P.P. No. 30-019100, a distance of 1460.33 feet to a 5/8 inch iron pin found at the southwest corner of land conveyed to Christopher Cook by deed recorded in Vol.1766, Pg. 895 (P.P. No. 30-005900) of the Geauga County Records of Deeds;

Thence South 86° 52' 22" East, along the south line of said P.P. No. 30-005900, a distance of 220.00 feet to a 5/8 inch iron pin set, capped "Temple 4761";

Thence South 05° 57' 18" West, creating a new line, a distance of 1458.65 feet to a 5/8 inch iron pin set, capped "Temple 4761", at an angle point;

Thence South 51° 28' 34" West, creating a new line, a distance of 695.19 feet to the centerline of Plank Road, passing thru a 5/8 inch iron pin set, capped "Temple 4761", 31.01 feet therefrom;

Thence North 53° 09' 21" West along the centerline of Plank Road, a distance 330.00 feet to the place of beginning, containing within said bounds 11.001 acres of land, split from P.P. No. 30-028200, 0.231 acres being within the road right of way, according to the survey of J. Arthur Temple, Registered Surveyor No. 4761, dated August, 2018.

The bearings shown herein are based on an assumed meridian and are used to indicate angles only.

Iron pins set are 5/8 inches in dia. by 30 inches in length, capped "Temple 4761".

Previous Recording: Vol. 955, Pg. 1085, P.P. No. 30-028200.

Signed: J. Arthur Temple Date Aug 2018



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
[Signature] 08/27/18
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

THO 00276

18-093

VOL. 2060 pg 3066

PN# 30-028200

**DESCRIPTION OF RESIDUAL PROPERTY FOR
LOLA W. JUDY**

Situated in the Township of Thompson, County of Geauga, State of Ohio, being part of Original Lots No.1 and No. 2, within said township and further described as follows:

Beginning in the centerline of Plank Road, S.R. 86, 60 feet in width, at a point located South 53° 09' 21" East, along said road centerline a distance of 2053.88 feet from a 1 inch iron pin found in a monument box at the intersection of said road centerline with the County Line between Geauga County and Lake County, said point of beginning also being South 53° 09' 21" East along said road centerline a distance of 330.00 from the most southerly corner of land conveyed to Finley Jr. and Donna K. Gambrel, by deed recorded in Vol. 794, Pg. 1061 (P.P. No. 30 - 004110) of the Geauga County Records of Deeds;

Thence North 51° 28' 34" East, creating a new line, passing thru a 5/8 inch iron pin set, capped "Temple 4761", at 31.01 feet, a distance of 695.19 feet to an angle point;

Thence North 05° 57' 18" East, creating a new line, a distance of 1458.65 feet to a 5/8 inch iron pin set, capped "Temple 4761", in the south line of land conveyed to Christopher Cook by deed recorded in Vol.1766, Pg. 895 (P.P. No. 30-005900) of the Geauga County Records of Deeds;

Thence South 86° 52' 22" East, along the south line of said P.P. No. 30-005900, a distance of 994.97 feet to a 5/8 inch iron pin found at the most northerly corner of a parcel of land conveyed to Christopher E. Cook by deed recorded in Vol.1902, Pg. 1479 (P.P. No. 30-043200) of the Geauga County Records of Deeds, said corner also being a point in the west line of land conveyed to Ronald L. Mihitsch by deed recorded in Vol.1083, Pg. 318 (P.P. No. 30-022000) of the Geauga County Records of Deeds;

Thence South 24° 40' 00" West, along the westerly line of said P.P. No. 30-043200, and along the westerly line of land conveyed to Kathleen A. and John S. Michalski by deed recorded in Vol.2054, Pg. 344 (P.P. No. 30-095875) of the Geauga County Records of Deeds, a distance of 2533.70 feet to the centerline of Plank Road, passing thru a 5/8 inch iron pin found at 30.69 feet therefrom;

Thence North 53° 09' 21" West along the centerline of Plank Road, a distance 788.84 feet to the place of beginning, containing within said bounds 36.036 acres of land, remaining from P.P. No. 30-028200, after a 11.001 acre split, 0.543 acres being within the road right of way, according to the survey of J. Arthur Temple, Registered Surveyor No. 4761, dated August, 2018.

The bearings shown herein are based on an assumed meridian and are used to indicate angles only.

Iron pins set are 5/8 inches in dia. by 30 inches in length, capped "Temple 4761".

Previous Recording: Vol. 955, Pg. 1085, P.P. No. 30-028200.

Signed:

J. Arthur Temple

Date

Aug 27 2018



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

MDS 08/27/18

GEAUGA COUNTY AUDITOR
TAX MAP DEPT.