



TRO-00141

TRO00141

Lambert (08-028)  
picked up 3-12-08  
32-074357  
Vol. 1839 - Pg. 2945

**CLIFFORD H. MCGUIRE**  
PROFESSIONAL SURVEYOR No. 7770  
9487 Shank Rd.  
Windham, Ohio 44288  
330-326-3304

Description of Land  
For  
Richard and Mary Lambert

Parcel 1, 20.1050 Ac.

Situated in the Township of Troy, County of Geauga, and State of Ohio, and known as being part of Section 11 of said township and further bounded and described as follows:

Beginning at a 1" iron pin found in a monument box at an angle point on the centerline of Patch Road (60' R/W);

thence North  $84^{\circ} 51' 10''$  West, along said road centerline, a distance of 1089.65 feet to a bridge spike found at the intersection of said Patch Road and Claridon Troy Road (S. R. 700, 60' R/W);

thence North  $5^{\circ} 00' 00''$  East along the centerline of said S. R. 700, a distance of 2432.95 feet to a point and the southeast corner of lands conveyed to the City of Akron by Volume 182, Page 97 (P.P.N. 32-702502) of Geauga County Record of Deeds, said point being *the true point of beginning* for the parcel herein described;

thence South  $5^{\circ} 00' 00''$  West, along said road centerline, a distance of 50.40 feet to a point and the northeast corner of lands conveyed to D. N. & K. A. Kenney by Volume 1323, Page 699 (P.P.N. 32-040300) of Geauga County Record of Deeds;

thence North  $84^{\circ} 08' 30''$  West, along the north line of said Kenney and passing over a  $\frac{3}{4}$ " iron pipe found at 30.27 feet, a distance of 653.49 feet to a point (witnessed by a  $\frac{3}{4}$ " iron pipe found 1.90 feet West and 0.49 feet North) at the northwest corner thereof;

thence South  $5^{\circ} 00' 00''$  West, along the west line of said Kenney and along the west line of lands conveyed to M. E. & C. L. Brilla by Volume 1578, Page 698 (P.P.N. 32-007500) of Geauga County Record of Deeds and the west line of lands conveyed to D. T. & P. S. Hall by Volume 611, Page 528 (P.P.N. 32-028100) of Geauga County Record of Deeds and the west line of lands conveyed to R. P. Berg by Volume 631, Page 274 (P.P.N. 32-003411) of Geauga County Record of Deeds, a distance of 792.99 feet to a  $\frac{5}{8}$ " capped rebar set;

thence North  $84^{\circ} 47' 35''$  West, along a new line, a distance of 1011.16 feet to a  $\frac{5}{8}$ " capped rebar set;

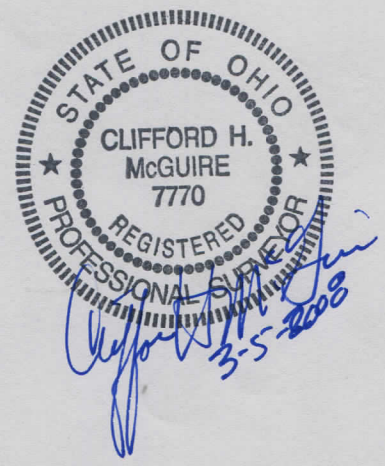
thence North 5° 00' 00" East, along a new line, a distance of 835.95 feet to a 5/8" capped rebar set on the south line of said City of Akron lands;

thence South 84° 47' 35" East, along the south line of said City of Akron and passing over a 3/4" iron pipe found at 1634.58 feet, a distance of 1664.58 feet to the true point of beginning and containing 20.1050 acres of land as surveyed in December, 2007 by Clifford H. McGuire, Professional Surveyor No. 7770.

Basis of bearing for the centerline of Claridon Troy Road was deed 1764-1530. The deed of record was Volume 1821-554 to R. & M. Lambert (P.P.N. 32-072700). All corners set were 5/8" X 30" rebar capped with I. D. cap marked "C. H. McGuire, P. S. 7770".

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

A.S. 03/11/08  
OFFICE OF THE *Revised*  
GEAUGA COUNTY ENGINEER



RECEIVED  
MAR 11 2008  
Geauga County Engineer

**CLIFFORD H. MCGUIRE**  
PROFESSIONAL SURVEYOR No. 7770  
9487 Shank Rd.  
Windham, Ohio 44288  
330-326-3304

Description of Land  
For  
Richard and Mary Lambert

Parcel 2, 155.4197 Ac.

Situated in the Township of Troy, County of Geauga, and State of Ohio, and known as being part of Sections 11, 12, 19, and 20 of said township and further bounded and described as follows:

Beginning at a 1" iron pin found in a monument box at an angle point on the centerline of Patch Road (60' R/W);

thence North  $84^{\circ} 51' 10''$  West, along said road centerline, a distance of 1089.65 feet to a bridge spike found at the intersection of said Patch Road and Claridon Troy Road (S. R. 700, 60' R/W);

thence North  $5^{\circ} 00' 00''$  East, along the centerline of said S. R. 700, a distance of 226.30 feet to a point and the northeast corner of lands conveyed to R. S. & M. D. Lambert by Volume 1838, Page 2338 (P.P.N. 32-074356) of Geauga County Record of Deeds, said point being *the true point of beginning* for the parcel herein described;

thence North  $84^{\circ} 51' 10''$  West, along the north line of said Lambert's lands and passing over a  $\frac{5}{8}$ " capped "McGuire" rebar found at 30.00 feet, a distance of 500.00 feet to a  $\frac{5}{8}$ " capped "McGuire" rebar found at the northwest corner thereof;

thence South  $53^{\circ} 37' 15''$  West, along the west line of said Lambert, a distance of 332.55 feet to a  $\frac{5}{8}$ " capped "McGuire" rebar found;

thence North  $57^{\circ} 28' 01''$  West, along a new line, a distance of 1239.19 feet to a  $\frac{5}{8}$ " capped rebar set;

thence South  $33^{\circ} 14' 07''$  West, along a new line, a distance of 551.06 feet to a  $\frac{5}{8}$ " capped rebar set;

thence South  $27^{\circ} 33' 58''$  West, along a new line, a distance of 771.69 feet to a  $\frac{5}{8}$ " capped rebar set on the north line of lands conveyed to the City of Akron by Volume 184, Page 338 (P.P.N. 32-702560)

Page 2, 155.4197 Ac.

thence North  $84^{\circ} 51' 10''$  West, along said City of Akron lands, a distance of 1161.82 feet to a point (witnessed by a City of Akron monument found South  $4^{\circ} 55' 14''$  West, 0.30 feet) at an interior angle thereof;

thence North  $4^{\circ} 55' 14''$  East, along the east line of said City of Akron and along an other parcel conveyed to the city of Akron by Volume 182, Page 95 (P.P.N. 32-702530) and passing over a City of Akron monument found (3.5" stamped brass disc in a 5" diameter concrete pillar) at 365.70 feet, a distance of 623.70 feet to a point on the south line of lands conveyed to The City of Akron by Volume 189, Page 28 (P.P.N. 32-702549) of Geauga County Record of Deeds;

thence South  $84^{\circ} 51' 10''$  East, along said south parcel line, a distance of 286.23 feet to a point on the centerline of the Cuyahoga River;

thence along the meanderings of the Cuyahoga River centerline and along the east line of said City of Akron parcel and three other parcels conveyed by same deed (P.P.N. 32-702549, 32-702548 and 32-702509, respectively) the following 13 courses and distances:

- 1) North  $51^{\circ} 00' 00''$  East, 325.33 feet to an angle point,
- 2) North  $9^{\circ} 20' 00''$  East, 610.00 feet to an angle point,
- 3) North  $27^{\circ} 06' 00''$  West, 99.14 feet to an angle point,
- 4) North  $52^{\circ} 26' 00''$  West, 800.00 feet to an angle point,
- 5) North  $28^{\circ} 20' 00''$  West, 290.00 feet to an angle point,
- 6) North  $37^{\circ} 20' 00''$  West, 100.00 feet to an angle point,
- 7) North  $55^{\circ} 20' 00''$  West, 180.00 feet to an angle point,
- 8) North  $25^{\circ} 20' 00''$  West, 140.00 feet to an angle point,
- 9) North  $22^{\circ} 40' 00''$  East, 100.00 feet to an angle point,
- 10) North  $42^{\circ} 40' 00''$  East, 180.00 feet to an angle point,
- 11) North  $72^{\circ} 40' 00''$  East, 150.00 feet to an angle point,
- 12) North  $77^{\circ} 40' 00''$  East, 275.00 feet to an angle point,
- 13) North  $17^{\circ} 02' 00''$  East, 189.99 feet to a point on the south line of other lands conveyed to The City of Akron by Volume 182, Page 97 (P.P.N. 32-012500);

thence South  $84^{\circ} 47' 35''$  East, along said south line of the city of Akron and along another parcel of the City of Akron (P.P.N. 32-702502) and passing by a City of Akron monument found at 50.23 feet, a distance of 1936.50 feet to a  $\frac{3}{8}$ " capped rebar set;

thence South  $5^{\circ} 00' 00''$  West, along a new line, a distance of 835.95 feet to a  $\frac{5}{8}$ " capped rebar set;

Page 3, 155.4197 Ac.,

thence South 84° 47' 35" East, along a new line, a distance of 1011.16 feet to a 5/8" capped rebar set on the west line of lands conveyed to R. P. Berg by Volume 631, Page 274 (P.P.N. 32-00341) of Geauga County Record of Deeds;

thence South 5° 00' 00" West, along the west line of said Berg and along the west line of the following four land title holders and their respective deed numbers taken from the Geauga County Record of Deeds and permanent parcel numbers: 1) T.J. Jackson, 1809-2814 (32-043400), 2) T. J. & K. G. Jackson, 1038-743 (32-041300), 3) K. H. Kavan, 1764-1530 (32-034200), 4) L. Hershberger, 781-131 (32-029950), and passing over a 3/4" iron pipe found at 867.10 feet, a distance of 867.36 feet to a point at the southwest corner of said Hershberger;

thence South 84° 15' 15" East, along the south line of said Hershberger, a distance of 274.99 feet to a point (witnessed by a 3/4" iron pipe found at 0.16 feet East and 0.24 feet South) and the northwest corner of lands conveyed to E. C. & L. Wagner by Volume 1793, Page 2690 (P.P.N. 32-067850) of Geauga County Record of Deeds;

thence South 5° 00' 00" West, along the west line of said Wagner, a distance of 125.00 feet to a point (witnessed by a 3/4" iron pipe found at 0.38 feet East and 0.16 feet South) at the southwest corner thereof;

thence South 84° 15' 15" East, along the south line of said Wagner and passing by 3/4" iron pipe found at 348.82 feet (0.16 feet North), a distance of 378.48 feet to a point on the centerline of said Claridon-Troy Road;

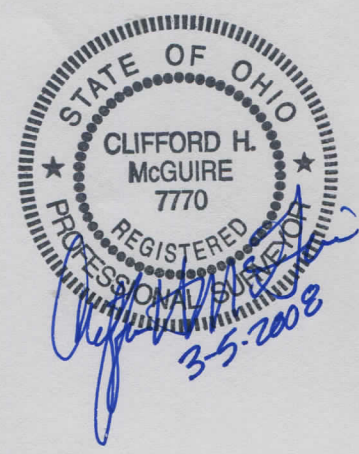
thence South 5° 00' 00" West, along said road centerline, a distance of 372.19 feet to the true point of beginning and containing 155.4197 acres of land as surveyed in December, 2007 by Clifford H. McGuire, Professional Surveyor No. 7770.

Basis of bearing for the centerline of Claridon-Troy Road was deed 1764-1530. The deed of record was Volume 1821-554 to R. & M. Lambert (P.P.N. 32-072600-53.6275 acres, 32-072700-97.0415 acres, 32-074201-1.50 acres) and Volume 1838-2333 to R. & M. Lambert (P.P.N. 32-018330-3.2507 acres). All corners set were 5/8" X 30" rebar capped with I. D. cap marked "C. H. McGuire, P. S. 7770".

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GEAUGA COUNTY ENGINEER

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**CLIFFORD H. MCGUIRE**  
PROFESSIONAL SURVEYOR No. 7770  
9487 Shank Rd.  
Windham, Ohio 44288  
330-326-3304

Description of Land  
For  
Richard and Mary Lambert

Parcel 4, 20.0997 Ac.

Situated in the Township of Troy, County of Geauga, and State of Ohio, and known as being part of Sections 11 and 12 of said township and further bounded and described as follows:

Beginning at a 1" iron pin found in a monument box at an angle point on the centerline of Patch Road (60' R/W);

thence North  $84^{\circ} 51' 10''$  West, along said road centerline, a distance of 1089.65 feet to a bridge spike found at the intersection of said Patch Road and Claridon Troy Road (S. R. 700, 60' R/W);

thence South  $4^{\circ} 55' 00''$  West along the centerline of said S. R. 700, a distance of 123.70 feet to a point, said point being *the true point of beginning* for the parcel herein described;

thence South  $4^{\circ} 55' 00''$  West, along said road centerline, a distance of 350.00 feet to a point;

thence North  $84^{\circ} 51' 10''$  West, along a new line and passing over a  $\frac{5}{8}$ " capped rebar set at 30.00 feet, a distance of 500.00 feet to a  $\frac{5}{8}$ " capped rebar set;

thence North  $65^{\circ} 34' 50''$  West, along a new line, a distance of 1706.87 feet to a  $\frac{5}{8}$ " capped rebar set;

thence North  $33^{\circ} 14' 07''$  East, along a new line, a distance of 551.06 feet to a  $\frac{5}{8}$ " capped rebar set;

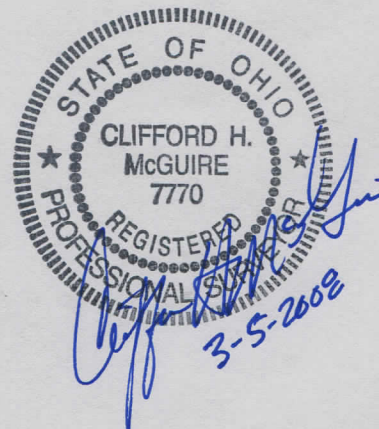
thence South  $57^{\circ} 28' 01''$  East, along a new line, a distance of 1520.79 feet to a  $\frac{5}{8}$ " capped "McGuire" rebar found;

thence South  $84^{\circ} 51' 10''$  East, along a new line and passing over a  $\frac{5}{8}$ " capped "McGuire" rebar found at 470.00 feet, a distance of 500.00 feet to *the true point of beginning* and containing 20.0997 acres of land as surveyed in December, 2007 by Clifford H. McGuire, Professional Surveyor No. 7770.

Basis of bearing for the centerline of Claridon Troy Road was deed 1764-1530. The deed of record was Volume 1821-554 to R. & M. Lambert (P.P.N. 32-072600). All corners set were 5/8" X 30" rebar capped with I. D. cap marked "C. H. McGuire, P. S. 7770".

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9487 Shank Rd.  
Windham, Ohio 44288  
330-326-3304

Description of Land  
For  
Richard and Mary Lambert

Parcel 5, 20.1000 Ac.

Situated in the Township of Troy, County of Geauga, and State of Ohio, and known as being part of Sections 11, 12, and 19 of said township and further bounded and described as follows:

Beginning at a 1" iron pin found in a monument box at an angle point on the centerline of Patch Road (60' R/W);

thence North  $84^{\circ} 51' 10''$  West, along said road centerline, a distance of 1089.65 feet to a bridge spike found at the intersection of said Patch Road and Claridon Troy Road (S. R. 700, 60' R/W);

thence South  $4^{\circ} 55' 00''$  West along the centerline of said S. R. 700, a distance of 623.70 feet to a point and the northeast corner of lands conveyed to B. M. Politzer by Volume 1001, Page 70 (P.P.N. 32-074064) of Geauga County Record of Deeds, said point being *the true point of beginning* for the parcel herein described;

thence North  $84^{\circ} 51' 10''$  West, along the north line of said Politzer and along the north line of lands conveyed to L. M. & C. A. Politzer by Volume 1756, Page 1095 (P.P.N. 32-074325) of Geauga County Record of Deeds and along the north line of lands conveyed to the City of Akron by Volume 184, Page 338 (P.P.N. 32-702560) of Geauga County Record of Deeds, a distance of 2406.13 feet to a  $\frac{5}{8}$ " capped rebar set;

thence North  $27^{\circ} 33' 58''$  East, along a new line, a distance of 771.69 feet to a  $\frac{5}{8}$ " capped rebar set;

thence South  $65^{\circ} 34' 50''$  East, along a new line, a distance of 1706.87 feet to a  $\frac{5}{8}$ " capped rebar set;

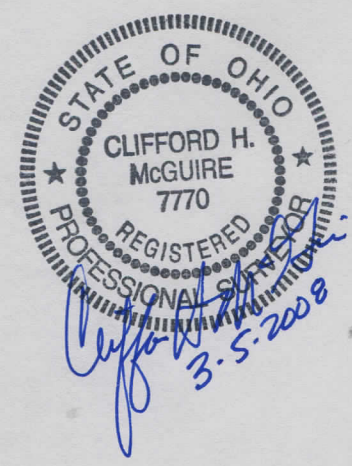
thence South  $84^{\circ} 51' 10''$  East, along a new line and passing over a  $\frac{5}{8}$ " capped rebar set at 470.00 feet, a distance of 500.00 feet to a point on said road centerline;

thence South  $4^{\circ} 55' 00''$  West, along said road centerline, a distance of 150.00 feet to *the true point of beginning* and containing 20.1000 acres of land as surveyed in December, 2007 by Clifford H. McGuire, Professional Surveyor No. 7770.

Basis of bearing for the centerline of Claridon Troy Road was deed 1764-1530. The deed of record was Volume 1821-554 to R. & M. Lambert (P.P.N. 32-072600). All corners set were 5/8" X 30" rebar capped with I. D. cap marked "C. H. McGuire, P. S. 7770".

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