

TRO 00271

TRO 00271

URBANOWICZ

(19-100)

Picked up

10/25/19

Vol. 2084 pg 1925

Ph # 25-190814

LEGAL DESCRIPTION

7.4249 Acres

Situated in the Township of Parkman, County of Geauga, State of Ohio and being Part of Section 1, Lot 1 and Lot 4 of said Township, and being more particularly described as follows:

Beginning at a 5/8" iron pin found, bent, at the northeast corner of lands of Olin A. & Elsie M. Yoder, Deed 1302-0439 of Geauga County Records, Parcel No. 25-072342, said point being the **true place of beginning** of the parcel herein described;

Thence N. 00° 03' 11" E. through lands of William A. Urbanowicz, Sr., Trustee, Deed 1302-0445, Parcel No. 25-113600, for a distance of 100.00 feet to a 5/8" x 30" ID capped iron rebar set, TLB;

Thence S. 89° 56' 49" E. through lands of aforesaid lands of Urbanowicz, for a distance of 1077.31 feet to a 5/8" x 30" ID a capped iron rebar set, TLB;

Thence S. 00° 17' 38" E. along the west line of Jerry D. & Lydiann J. Miller, Deed 1640-807 of Geauga County Records, Parcel No. 25-054700, for a distance of 190.00 feet to a 5/8" iron pin found, also being the line between Section 1, Lot 1 and Section 1, Lot 4;

Thence S. 00° 03' 11" W. along the west line of Bill Miller & Daniel H. & Lydiann B. Hochstetler, Deed 1971-2713 of Geauga County Records, Parcel No. 25-058100, for a distance of 110.00 feet to a 5/8" iron pin found;

Thence N. 89° 56' 49" W. along the north line of Peter & Janeen M. Grava, Deed 1981-817 of Geauga County Records, Parcel No. 25-190505, for a distance of 1078.46 feet to a 5/8" iron pin found at the southeast corner of aforesaid lands of Olin A. & Elsie M. Yoder;

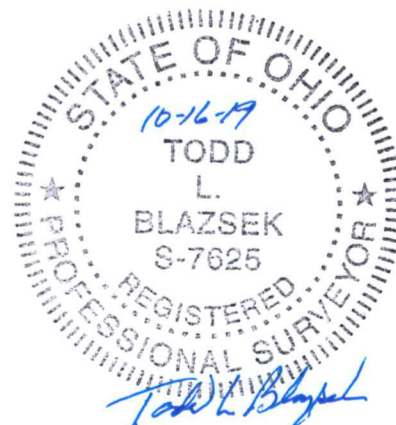
Thence N. 00° 03' 11" E. along the east line of Olin A. & Elsie M Yoder for a distance of 200.00 feet to a 5/8" iron pin found, bent, said point being the **true place of beginning** of the parcel herein described and contains 4.7015 acres in Section 1, Lot 1 and 2.7234 in Section 1, Lot 4 for a total of 7.4249 acres of land, according to a survey by Todd L. Blazsek, P.S.#7625 in September of 2019.

The intent of this description is to describe lands from William A. Urbanowicz Sr., Trustee, Parcel No. 25-113600 to be consolidated with lands of Olin A. & Elsie M. Yoder, Parcel No. 25-072342.

Basis of Bearing: Deed Volume 1302-445, lands owned by William A. Urbanowicz, Sr., Trustee, as recorded in Geauga County Records.

Deed of Origination: Deed Volume 1302-445, lands now owned by William A. Urbanowicz, Sr., Trustee, as recorded in Geauga County Records.

Job No. 2019-68



RECEIVED
10/24/19

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

Cosell 10/24/19
**GEAUGA COUNTY ENGINEER
TAX MAP DEPT.**

TRO 00271

19-100

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PN# 25-113600

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PN# 32-074181

LEGAL DESCRIPTION

12.4353 Acres Parcel 1

Situated in the Townships of Troy and Parkman, County of Geauga, State of Ohio and being Part of Section 1, Troy Township, and part of Section 1, Lot 1, Parkman Township, and being more particularly described as follows:

Beginning at a point in the centerline of Tavern Road, SR 168, (60' R/W) at the northwest corner of lands of Olin A. & Elsie M. Yoder, Deed 1302-0439 of Geauga County Records, Parcel No. 25-072342, said point being the **true place of beginning** of the parcel herein described;

Thence N. 23° 45' 29" W. along the centerline of Tavern Road for a distance of 282.62 feet to a point at the northwest corner of William A. Urbanowicz, Sr., Trustee, Deed 1302-445 of Geauga County Records, Parcel No. 25-113600;

Thence N, 89° 39' 03" E. along the north line of Urbanowicz and the south line of Stephen C. & Miriam A. Yoder, Deed 1775-1732 of Geauga County Records, Parcel No. 25-190487, passing over a capped iron pin found, Daniel, at 32.71 feet for a total distance of 735.86 feet to a capped iron pin found, Daniel, said point being on the township line between Troy and Parkman Township;

Thence S. 89° 45' 42" E. continuing along the north line of Urbanowicz and south line of Stephen C. & Miriam Yoder, for a distance of 1805.65 feet to a capped iron pin found, Daniel;

Thence S. 00° 17' 38" E. along the east line of Urbanowicz and the west line of Jerry D. & Lydiann J. Miller, Deed 1640-807 of Geauga County Records, Parcel No. 25-054700, for a distance of 158.41 feet to a 5/8" x 30" ID capped iron rebar set, TLB;

Thence N. 89° 56' 49" W. through aforesaid lands of Urbanowicz, for a distance of 1077.31 feet to a 5/8" x 30" ID a capped iron rebar set, TLB;

Thence S. 00° 03' 11" W. through aforesaid lands of Urbanowicz, for 100.00 feet to a 5/8" iron pin found, bent;

Thence N. 89° 55' 31" W. along the south line of Urbanowicz and the north line of Olin A. & Elsie M. Yoder, Deed 1302-439 of Geauga County Records, Parcel No. 25-072342, passing over a capped iron pin found, Daniel, at 1318.23 feet for a total distance of 1351.03 feet to a point in the centerline of Tavern Road,, said point being the **true place of beginning** of the parcel herein described and contains 4.0743 acres in Section 1, Troy Township, and 8.3610 acres in Section 1, Lot 1 in Parkman Township, for a total of 12.4353 acres of land, according to a survey by Todd L. Blazsek, P.S.#7625 in September of 2019.

The intent of this description is to describe the remaining residual lands of William A. Urbanowicz, Sr., Trustee, Parcel No. 25-113600, Parkman Township and Parcel No. 32-074181, Troy Township.

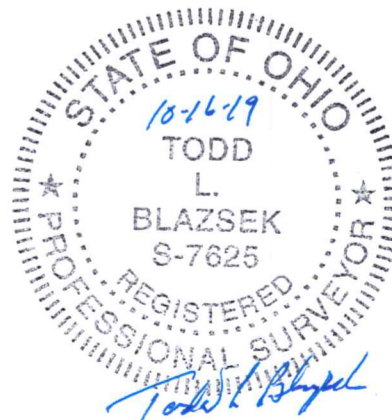
Basis of Bearing: Deed Volume 1302-445, lands owned by William A. Urbanowicz, Sr., Trustee, as recorded in Geauga County Records.

Deed of Origination: Deed Volume 1302-445, lands now owned by William A. Urbanowicz, Sr., Trustee, as recorded in Geauga County Records.

Job No. 2019-69

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

[Signature] 10/21/19
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.



LEGAL DESCRIPTION

13.4277 Acres Parcel 2

Situated in the Township of Troy, Section 1 and Township of Parkman, Section 1, Lot 1 & 4, County of Geauga, State of Ohio and being, and being more particularly described as follows:

Beginning at a point in the centerline Tavern Road, (S.R. 168), 60' R/W, at the northwest corner of lands of Olin A. & Elsie M. Yoder, Deed 1302-0439 of Geauga County Records, Parcel No. 25-072342, said point being the **true place of beginning** of the parcel herein described;

Thence S. 89° 55' 30" E., passing over a capped iron pin found, JWD, at 32.80 feet, for a total distance of 1351.03 feet to a capped iron pin found bent, JWD;

Thence N. 00° 03' 11" E. through lands of William A. Urbanowicz, Sr., Trustee, Deed 1302-0445, Parcel No. 25-113600, for a distance of 100.00 feet to a 5/8" x 30" ID capped iron rebar set, TLB;

Thence S. 89° 56' 49" E. through lands of aforesaid lands of Urbanowicz, for a distance of 1077.31 feet to a 5/8" x 30" ID a capped iron rebar set, TLB;

Thence S. 00° 17' 38" E. along the east line of Urbanowicz and the west line of Jerry D. & Lydiann J. Miller, Deed 1640-807 of Geauga County Records, Parcel No. 25-054700, for a distance of 190.00 feet to a 5/8" iron pin found, also being the line between Section 1, Lot 1 and Section 1, Lot 4;

Thence S. 00° 03' 11" W. along the east line of Urbanowicz and the west line of Bill Miller & Daniel H. & Lydiann B. Hochstetler, Deed 1971-2713 of Geauga County Records, Parcel No. 25-058100, for a distance of 110.00 feet to a 5/8" iron pin found;

Thence N. 89° 56' 49" W. along the south line of Urbanowicz and the north line of Peter & Janeen M. Grava, Deed 1981-817 of Geauga County Records, Parcel No. 25-190505, for a distance of 1078.46 feet to a 5/8" iron pin found at the southeast corner of aforesaid lands of Olin A. & Elsie M. Yoder;

Thence N. 89° 55' 58" W. along the north lines of Peter & Janeen M. Grava and Daniel U & Rosanna J. Slabaugh, Deed 1124-0153 of Geauga County Records, Parcel No. 25-190282 and Parcel No. 32-074272 and the south line of Olin A. & Elsie M. Yoder, passing over a capped iron pin found at 1229.28 feet for a total distance of 1262.69 feet to a point in the centerline of Tavern Road;

Thence N. 23° 45' 29" W. along the centerline of Tavern Road for a distance of 218.82 feet to a point, said point being the **true place of beginning** of the parcel herein described and contains 2.6567 acres in Troy Township and 10.7710 acres in Parkman Township for a total of 13.4277 acres of land, according to a survey by Todd L. Blazsek, P.S.#7625 in September of 2019.

The intent of this description is to consolidate 7.249 acres of William A. Urbanowicz, Sr., Parcel No. 25-113600 and 32-074181, with lands of Olin A. & Elsie M. Yoder, Parcel No. 25-072342 and 32-068800.

Basis of Bearing: Deed Volume 1302-445, lands owned by William A. Urbanowicz, Sr., Trustee, as recorded in Geauga County Records.

Deed of Origination: Deed Volume 1302-445, lands now owned by William A. Urbanowicz, Sr., Trustee, as recorded in Geauga County Records.

Job No. 2019-68

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

[Signature] 10/24/19

GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

