



ENGINEERING & SURVEYING CO., INC.

5425 WARNER ROAD – SUITE 12

VALLEY VIEW, OHIO 44125

PH: 440-602-9071 FAX: 216-369-0259

LEGAL DESCRIPTION OF A 16.0089 ACRE PARCEL

Situated in the Township of Troy, County of Geauga, and State of Ohio and known as being a part of Troy Township Section No. 11, and being more fully described as follows:

Beginning at a point at the centerline intersections of Patch Road and Claridon Troy Road (State Route 700) 60 foot R/W, said point being Station 86+73 of the Geauga County Engineering Road Records;

Thence North 04°48'25" East, along the centerline of said Claridon Troy Road, a distance of 126.31 feet to a point, said point being an angle point and being Station 88+00 of the Geauga County Engineering Road Records;

Thence North 04°30'00" East, continuing along the centerline of said Claridon Troy Road, a distance of 3597.59 feet to a point, said point being the northeasterly corner of lands conveyed to Larry G. & Linda L. McKinnon, as recorded in Volume 663, Page 1126 of the Geauga County Deed Records (PP#32-074036) and being the Principal Place of Beginning;

Course I: Thence North 84°47'37" West, along the northerly line of said McKinnon and along the northerly line of lands conveyed to Thora Belle Sladkey, ET AL., as recorded in Volume 657, Page 399 of the Geauga County Deed Records (PP#32-062500), passing through a 1/2" iron pin found at a distance of 30.31 feet and a 5/8" iron pin found at 656.86 feet, a total distance of 1849.64 feet to a 5/8" iron pin found capped "Aztech 8249", said point being the southeasterly corner of lands conveyed to the Geauga Park District, as recorded in Volume 1841, Page 1114 of the Geauga County Deed Records (PP#32-702570);

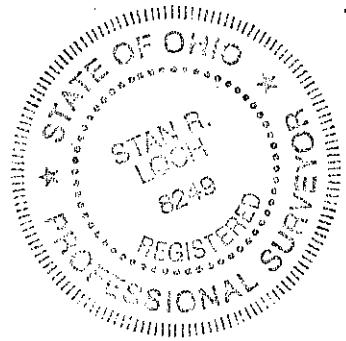
Course II: Thence North 04°30'00" East, along the easterly line of said Geauga Park District, a distance of 483.41 feet to a 5/8" iron pin found capped "Aztech 8249", said point being the northeasterly corner of said Geauga Park District and also being on the southerly line of another parcel conveyed to the Geauga Park District, as recorded in Volume 1834, Page 213 of the Geauga County Deed Records (PP#32-702585);

Course III: Thence South 85°30'00" East, along the southerly line of said Geauga Park District, a distance of 988.98 feet to an iron pin set;

- Course IV: Thence South 04°30'00" West, creating a new line a distance of 253.11 feet to an iron pin set;
- Course V: Thence South 85°30'00" East, creating a new line passing through an iron pin set on the westerly R/W of Claridon Troy Road, S.R. 700, 60 foot R/W at a distance of 830.52 feet, a total distance of 860.52 feet to a point on the centerline of said Claridon Troy Road;
- Course VI: Thence South 04°30'00" West, along the centerline of said Claridon Troy Road, a distance of 253.11 feet to the Principal Place of Beginning;

Said parcel containing 16.0089 acres or 697,350 sq.ft. of land (0.1741 acres or 7,587 sq. ft. of land within the R/W) be the same more or less but subject to all legal highways as surveyed and described in October, 2020 by Stan R. Loch, Registered Ohio Surveyor Number 8249. Bearings used herein are based on centerline bearing per boundary survey by Stephen Hovancsek & Associates, Inc. dated September 2005, revised June 2007 and are used to denote interior angles only. The intent of the above description is to describe a 16.0089 acres remainder parcel of land from the lands deeded to Harold R. Johnson, as recorded in Deed Volume 1673, Page 858 of the Geauga County Deed Records (PP#32-033100) after a 5.0000 acre split. All iron pins set are 5/8"x30" rebar capped "Aztech #8249".

Job No. 182073



Stan R. Loch P.S. #8249 10-29-2020 Date

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
Susan L. Martin Oct 29 2020
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.



ENGINEERING & SURVEYING CO., INC.

5425 WARNER ROAD – SUITE 12

VALLEY VIEW, OHIO 44125

PH: 440-602-9071 FAX: 216-369-0259

LEGAL DESCRIPTION OF A 5.0000 ACRE PARCEL

Situated in the Township of Troy, County of Geauga, and State of Ohio and known as being a part of Troy Township Section No. 11, and being more fully described as follows:

Beginning at a point at the centerline intersections of Patch Road and Claridon Troy Road (State Route 700) 60 foot R/W, said point being Station 86+73 of the Geauga County Engineering Road Records;

Thence North $04^{\circ}48'25''$ East, along the centerline of said Claridon Troy Road, a distance of 126.31 feet to a point, said point being an angle point and being Station 88+00 of the Geauga County Engineering Road Records;

Thence North $04^{\circ}30'00''$ East, continuing along the centerline of said Claridon Troy Road, a distance of 3850.70 feet to a point and being the Principal Place of Beginning;

Course I: Thence North $85^{\circ}30'00''$ West, creating a new line passing through an iron pin set on the westerly R/W of said Claridon Troy Road, at a distance of 30.00 feet, a total distance of 860.52 feet to an iron pin set;

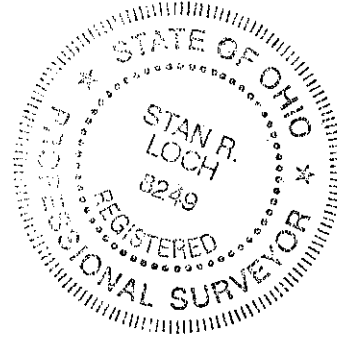
Course II: Thence North $04^{\circ}30'00''$ East, creating a new line a distance of 253.11 feet to an iron pin set, said point being on the southerly line of lands conveyed to the Geauga Park District, as recorded in Volume 1834, Page 213 of the Geauga County Deed Records (PP#32-702585);


Course III: Thence South $85^{\circ}30'00''$ East, along the southerly line of said Geauga Park District, and along the southerly line of lands conveyed to Robert A. & Fannie D. Detweiler, as recorded in Volume 1864, Page 372 of the Geauga County Deed Records (PP#32-019800) passing through a 1" iron pipe found 0.40 feet west of the westerly R/W of said Claridon Troy Road, at a distance of 830.12 feet, a total distance of 860.52 feet to a point on the centerline of said Claridon Troy Road, said point being the southeasterly corner of said Detweiler;

Course IV: Thence South 04°30'00" West, along the centerline of said Claridon Troy Road, a distance of 253.11 feet to the Principal Place of Beginning;

Said parcel containing 5.0000 acres or 217,803 sq.ft. of land (0.1743 acres or 7,593 sq. ft. of land within the R/W) be the same more or less but subject to all legal highways as surveyed and described in October, 2020 by Stan R. Loch, Registered Ohio Surveyor Number 8249. Bearings used herein are based on centerline bearing per boundary survey by Stephen Hovancsek & Associates, Inc. dated September 2005, revised June 2007 and are used to denote interior angles only. The intent of the above description is to describe a 5.000 acres split parcel of land from the lands deeded to Harold R. Johnson, as recorded in Deed Volume 1673, Page 858 of the Geauga County Deed Records (PP#32-033100). All iron pins set are 5/8"x30" rebar capped "Aztech #8249".

Job No. 182073



 10-29-2020
Stan R. Loch P.S. #8249 Date

**SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251**
Susan L. Martini Oct 29 2020
**GEAUGA COUNTY ENGINEER
TAX MAP DEPT.**