21-001

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
01/07/2021
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

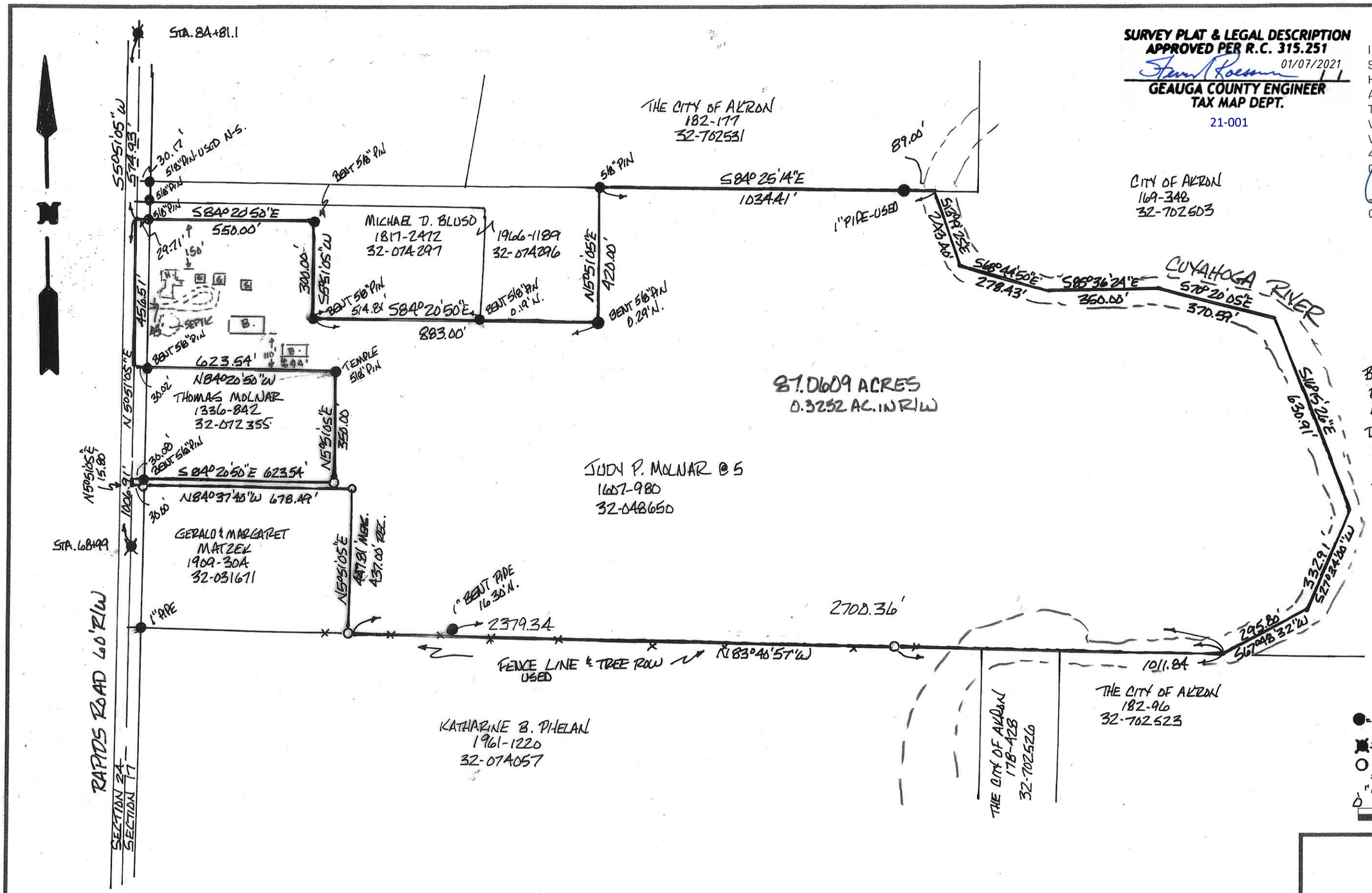
21-001

I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PARCELS SHOWN HEREON AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF THAT SURVEY AND THAT THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE PROV ISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

1-6-2021

CLIFFORD H. McGUIRE, PS #7770

STATE OF OHIO
CLIFFORD H. McGUIRE
7770
REGISTERED
PROFESSIONAL SURVEYOR



BASIS OF BEARING: CENTERLINE FROM ZETHMAYR SURVEY FOR IRVING S. EDIC - MARCH 1928

DOCUMENTS USED: ALL DEEDS SHOWN HEREON
SAID ZETHMAYR SURVEY
TEMPLE SURVEY FOR MOLNAR FAMILY MARCH 2002
IMPROVEMENT PLAN OF RAPIDS (POPES CORNERS) ROAD No. 23-A AUG. 19 1929 No. 1 SEC. A TO E

DEED OF RECORD: 1607-980 TO JUDY P. MOLNAR, JOHN MOLNAR, SUSAN MULLER, THOMAS MOLNAR, AND MARIA MOLNAR - 32-048650

● = IRON PINS OR PIPES FOUND
✖ = 1" PINS FOUND (COUNTY BOX LESS MONUMENTS)
○ = 5/8" x 30" CAPPED REBAR SET: "C.H. McGUIRE PS. 7770"

0 150' 300' 1000'

MAP OF SURVEY
FOR
JUDY MOLNAR

SECTION 17 TROY TWP.
GEAUGA COUNTY, OHIO
SCALE 1" = 300' DATE DEC. 2020

SURVEYED BY: CLIFFORD H. McGUIRE
9487 SHANK RD.
WINDHAM, OHIO 44288
330-472-2029

CLIFFORD H. MCGUIRE
PROFESSIONAL SURVEYOR NO.7770
9487 SHANK RD.
WINDHAM, OHIO 44288
330-472-2029

STATE OF OHIO
1-6-2021
CLIFFORD H. McGUIRE
7770
REGISTERED PROFESSIONAL SURVEYOR

Description of Land
for
Judy Molnar

87.0609 Acres,

Situated in the Township of Troy, County of Geauga, and State of Ohio, and known as being part of Section 17 of said township and further bounded and described as follows:

Beginning at a point on the centerline of Rapids Road (60' R/W) and dividing line between Sections 17 and 24 and at the southwest corner of lands conveyed to Michael D. Bluso by deed 1817-2472 of Geauga County Record of Deeds (GCRD) (P.N. 32-074297), said point being North 5° 51' 05" West, a distance as measured along said road centerline of 1006.91 feet from a 1" iron pin found (boxless monument) at road station 68+99 and South 5° 51' 05" West, a distance of 574.03 feet from a 1" iron pin found (boxless monument) at road station 84+81.1;

thence South 84° 20' 50" East, along the south line of said Michael D. Bluso and passing over a ⅝" bent iron pin found at 29.71 feet, a total distance of 550.00 feet to a ⅝" bent iron pin found at an interior corner thereof ;

thence South 5° 51' 05" West, along the west line of said Michael D. Bluso, a distance of 300.00 feet to a ⅝" bent iron pin found at the southwest corner thereof;

thence South 84° 20' 50" East, along the south line of said Michael D. Bluso and along the south line of other lands conveyed to said Michael D. Bluso by deed 1966-1189 (GCRD) (P.N. 32-074296) and passing over a bent ⅝" iron pin found at 514.81 feet (0.19 feet North), a total distance of 883.00 feet to a point witnessed by a bent ⅝" iron pin found (0.29 feet North) at the southeast corner thereof;

thence North 5° 51' 05" East, along the east line of said Michael D. Bluso (P.N. 32-074296), a distance of 420.00 feet to a ⅝" iron pin found at the northeast corner thereof and on the south line of lands conveyed to The City of Akron by deed 182-177 (GCRD) (P.N. 32-702531);

thence South 84° 25' 14" East, along the south line of said City of Akron and passing over a 1" iron pipe found at 945.41 feet, a total distance of 1034.41 feet to a point on the centerline of the Cuyahoga River and on the west line of other lands conveyed to said City of Akron by deed 169-348 (GCRD) (P.N. 32-702503);

thence along the approximate meandering centerline of said Cuyahoga River and westerly line of said City of Akron (P.N. 32-702503) the following seven courses and distances:

1) South 13° 19' 25" East, 243.40 feet,
2) South 68° 44' 50" East, 278.43 feet,
3) South 85° 36' 24" East, 350.00 feet,
4) South 70° 20' 05" East, 370.59 feet,
5) South 16° 15' 26" East, 630.91 feet,
6) South 27° 34' 00" West, 332.91 feet,
7) South 67° 48' 32" West, 295.80 feet to a point and the north line of other lands conveyed to City of Akron by deed 182-96 (GCRD) (P.N. 32-702523);

thence North 83° 40' 57" West, along the north line of said City of Akron (P.N. 32-702523 and other lands conveyed to City of Akron by deed 178-428 (GCRD) (P.N. 32-702526) and the north line of lands conveyed to Katharine B. Phelan by deed 1961-1220 (GCRD) (P.N. 32-074057) and passing over a ⅝" capped rebar set at 1011.84 feet and passing by a 1" iron pipe found at 2379.34 feet (16.21 feet North), a total distance of 2700.36 feet to a ⅝" capped rebar set at the southeast corner of lands conveyed to Gerald and Margarat Matzek by deed 1909-304 (GCRD) (P.N. 32-031671);

thence North 5° 51' 05" East, along the east line of said Gerald and Margarat Matzek, a distance of 447.81 feet to a ⅝" capped rebar set at the northeast corner thereof;

thence North 84° 37' 40" West, along the north line of said Gerald and Margarat Matzek and passing over a ⅝" capped rebar set at 648.49 feet, a total distance of 678.49 feet to a point on said road centerline;

thence North 5° 51' 05" East, along said road centerline, a distance of 15.80 feet to a point and the southwest corner of lands conveyed to Thomas Molnar by deed 1336-842 (GCRD) (P.N. 32-072355);

thence South 84° 20' 50" East, along the south line of said Thomas Molnar and passing over a ⅝" bent iron pin found at 30.08 feet, a total distance of 623.54 feet to a ⅝" capped rebar set at the southeast corner thereof;

thence North 5° 51' 05" East, along the east line of said Thomas Molnar, a distance of 350.00 feet to a ⅝" capped "Temple" iron pin found at the northeast corner thereof;

thence North 84° 20' 50" West, along the north line of said Thomas Molnar and passing over a ⅝" bent iron pin found at 593.52 feet, a total distance of 623.54 feet to a point on said road centerline;

thence North 5° 51' 05" East, along said road centerline, a distance of 456.51 feet to the point of beginning and containing 87.0609 acres of land of which 0.3252 acres are in the road right-of-way as surveyed in December, 2020 by Clifford H. McGuire, Professional Surveyor No. 7770.

The basis of bearing for the road centerline was taken from Zethmayr survey for Edic, March 1928. The deed of record was 1607-980 to Judy P. Molnar, John Molnar, Susan Molnar, Thomas Molnar, and Maria Molnar (P.N. 32.048650). All corners set were ⅝" X 30" rebars with I. D. cap marked "C. H. McGuire, P. S. 7770".

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