

LEGAL DESCRIPTION

Case No. 2023CV0636

PARCEL NO. 1

ALL THAT CERTAIN LANDS SITUATE IN SUBLOT 39, AS ILLUSTRATED IN THE RESURVEY OF SECTION E IN FRANCIS B. MARTINS NEARINGWOOD SUBDIVISION, RECORDED IN PLAT VOLUME 10, PAGE 59, IN LOT 7, SECTION 1, CITY OF GENEVA, TOWNSHIP NUMBER 12 NORTH, RANGE V WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, COUNTY OF ASHTABULA, STATE OF OHIO. A RESURVEY OF THE LANDS TO FEDERAL NATIONAL MORTGAGE ASSOCIATION, AS RECORDED IN DEED VOLUME 529, PAGE 1640 (PPN 20-022-00-044-00) IN THE OFFICE OF THE COUNTY RECORDER, FURTHER DESCRIBED. BEGINNING AT A 5/8" IRON PIPE FOUND TO MARK A POINT IN THE NORTH LINE OF NEARING CIRCLE SOUTH (50 FEET WIDE) AT THE CORNER COMMON TO SUBLOT 39 (FRANCIS B. MARTINS NEARINGWOOD SUBDIVISION) AND SUBLOT 38, AS ILLUSTRATED IN THE COVER SUBDIVISION, RECORDED PLAT VOLUME 15, PAGE 51, AND AT THE SOUTHWEST CORNER OF LANDS L.L. BAILEY, TRUSTEE, AS RECORDED IN DEED VOLUME 197, PAGE 1519, SAID POINT BEING LOCATED FROM THE CENTERLINE INTERSECTION OF NEARING CIRCLE SOUTH WITH THE CENTERLINE OF ANSEL ROAD (50 FEET WIDE) SOUTH 72°-04'-00" WEST, WITH THE CENTERLINE OF NEARING CIRCLE SOUTH, A DISTANCE OF 541.00 FEET AND NORTH 17°-55'-54" WEST, A DISTANCE OF 25.00 FEET TO THE POINT AND PLACE OF BEGINNING.

THENCE; THE FOLLOWING (5) COURSES AND DISTANCES: SOUTH 72°-04'- 00" WEST, WITH THE NORTH LINE OF NEARING CIRCLE SOUTH, A DISTANCE OF 52.00 FEET TO A 5/8" IRON PIPE FOUND TO MARK A POINT OF CURVATURE IN THE NORTH LINE OF NEARING CIRCLE SOUTH.

THENCE; SOUTHWEST, WITH THE ARC OF A CURVE RIGHT, HAVING A RADIUS OF 455.00 FEET, AN ARC LENGTH OF 23.00 FEET AND A CHORD BEARING SOUTH 73°-30'-52" WEST, A DISTANCE OF 22.99 FEET TO MARK A POINT IN THE NORTH LINE OF NEARING CIRCLE SOUTH, AT THE CORNER COMMON TO SUBLOTS 39 & 40 AND THE SOUTHEAST CORNER OF ANOTHER PARCEL TO FEDERAL NATIONAL MORTGAGE ASSOCIATION, AS RECORDED IN DEED VOLUME 529, PAGE 1640 (SAID POINT BEING REFERENCED BY A 5/8" IRON PIPE FOUND SOUTH 76°-25'-09" EAST, 0.20 FEET FROM THE CORNER).

THENCE; NORTH 14°-37'-30" WEST, WITH THE LINE COMMON TO SUBLOTS 39 & 40 AND THE EAST LINE OF SAID FEDERAL NATIONAL MORTGAGE ASSOCIATION, A DISTANCE OF 188.06 FEET TO MARK A POINT AT THE CORNER COMMON TO SUBLOTS 39 & 40 (RESURVEY OF SECTION E IN FRANCIS B. MARTINS NEARINGWOOD SUBDIVISION) IN THE SOUTH LINE OF SUBLOT 54, AS ILLUSTRATED IN THE NEARINGWOOD SUBDIVISION,

RECORDED IN PLAT VOLUME 10, PAGE 27, AT THE NORTHEAST CORNER OF SAID RYDER AND IN THE SOUTH LINE OF LANDS TO M.J. SNYDER, AS RECORDED IN DEED VOLUME 307, PAGE 1056 (SAID POINT BEING REFERENCED BY A 5/8" IRON PIPE FOUND SOUTH 24°-42'-26" EAST, 0.62 FEET FROM THE CORNER).

THENCE; SOUTH 84°-06'-10" EAST, WITH THE LINE COMMON TO SUBLOTS 54 & 55 (NEARINGWOOD SUBDIVISION) AND SUBLOT 39 (RESURVEY OF SECTION E IN FRANCIS B. MARTINS NEARINGWOOD SUBDIVISION), THE SOUTH LINE OF SAID SNYDER AND THE SOUTH LINE OF LANDS TO L.T. BUSCH, A DISTANCE OF 70.11 FEET TO A 5/8" IRON PIPE FOUND TO MARK A POINT IN THE SOUTH LINE OF SUBLOT 55 (NEARINGWOOD SUBDIVISION) AND AT THE CORNER COMMON TO SUBLOT 39 (RESURVEY OF SECTION E IN FRANCIS B. MARTINS NEARINGWOOD SUBDIVISION) AND SUBLOT 38 (COVER SUBDIVISION) IN THE SOUTH LINE OF SAID BUSCH AND AT THE NORTHWEST CORNER OF SAID BAILEY.

THENCE; SOUTH 17°-55'-54" EAST, WITH THE LINE COMMON TO SUBLOT 39 (RESURVEY OF SECTION E IN FRANCIS B. MARTINS NEARINGWOOD SUBDIVISION) AND SUBLOT 38 (COVER SUBDIVISION) AND THE WEST LINE OF SAID BAILEY, A DISTANCE OF 160.00 FEET TO THE POINT AND PLACE OF BEGINNING, SAID LAND CONTAINING 0.2798 ACRES, BUT SUBJECT TO ALL HIGHWAYS AND EASEMENTS, AS SURVEYED AND DESCRIBED IN JANUARY 2013, AS ILLUSTRATED ON A CERTAIN MAP RECORDED IN THE OFFICE OF THE ASHTABULA COUNTY ENGINEER, BY TIMOTHY E. STOCKER, P.S. 7245 CRABBS' SURVEYING ORDER 5559. BASIS OF BEARINGS ARE TO AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF NEARING CIRCLE SOUTH, NORTH 72°-04'-00" EAST.

PARCEL NO. 2

ALL THAT CERTAIN LANDS SITUATE IN SUBLOT 40, AS ILLUSTRATED IN THE RESURVEY OF SECTION E IN FRANCIS B. MARTINS NEARINGWOOD SUBDIVISION, RECORDED IN PLAT VOLUME 10, PAGE 59, IN LOT 7, SECTION 1, CITY OF GENEVA, TOWNSHIP NUMBER 12 NORTH, RANGE V WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, COUNTY OF ASHTABULA, STATE OF OHIO. A RESURVEY OF THE LANDS TO FEDERAL NATIONAL MORTGAGE ASSOCIATION, AS RECORDED IN DEED VOLUME 529, PAGE 1640 (PPN 20-022-00-043-00) IN THE OFFICE OF THE COUNTY RECORDER, FURTHER DESCRIBED. BEGINNING AT A POINT TO MARK THE NORTH LINE OF NEARING CIRCLE SOUTH (50 FEET WIDE) AT THE CORNER COMMON TO SUBLOTS 39 & 40 AND AT THE SOUTHWEST CORNER OF ANOTHER PARCEL TO FEDERAL NATIONAL MORTGAGE ASSOCIATION, AS RECORDED IN DEED VOLUME 529, PAGE 1640 (SAID POINT BEING REFERENCED BY A 5/8" IRON PIPE FOUND SOUTH 76°-25'-09" EAST, 0.20 FEET FROM THE CORNER) SAID POINT BEING LOCATED FROM THE CENTERLINE INTERSECTION OF NEARING CIRCLE SOUTH WITH THE

CENTERLINE OF ANSEL ROAD (50 FEET WIDE) SOUTH 72°-04'-00" WEST, WITH THE CENTERLINE OF NEARING CIRCLE SOUTH, A DISTANCE OF 593.00 FEET TO MARK A POINT OF CURVATURE IN THE CENTERLINE OF NEARING CIRCLE SOUTH, SOUTHWEST, WITH THE ARC OF A CURVE RIGHT, HAVING A RADIUS OF 480.00 FEET, AN ARC LENGTH OF 24.44 FEET AND A CHORD BEARING SOUTH 73°-31'-31" WEST, A DISTANCE OF 24.44 FEET TO MARK A POINT IN THE CENTERLINE OF NEARING CIRCLE SOUTH, AND NORTH 14°-37'-30" WEST, A DISTANCE OF 25.00 FEET TO THE POINT AND PLACE OF BEGINNING.

THENCE; THE FOLLOWING (4) COURSES AND DISTANCES: WITH THE NORTH LINE OF NEARING CIRCLE SOUTH AND SOUTHWEST WITH THE ARC OF A CURVE RIGHT, HAVING A RADIUS OF 158.00 FEET, AN ARC LENGTH OF 75.00 FEET AND A CHORD BEARING SOUTH 79°-41'-06" WEST, A DISTANCE OF 74.92 FEET TO MARK A POINT IN THE NORTH LINE OF NEARING CIRCLE SOUTH, AT THE CORNER COMMON TO SUBLOTS 40 & 41 AND AT THE SOUTHEAST CORNER OF LANDS TO J.E. RYDER, AS RECORDED IN DEED VOLUME 29, PAGE 1046 (SAID POINT BEING REFERENCED BY A 5/8" IRON PIN FOUND SOUTH 12°-40'-08" EAST, 0.39 FEET FROM THE CORNER AND BY A 5/8" IRON PIPE FOUND NORTH 09°-55'-57" WEST, 2.47 FEET FROM THE CORNER).

THENCE; NORTH 05°-17'-40" WEST, WITH THE LINE COMMON TO SUBLOTS 40 & 41 AND THE EAST LINE OF SAID RYDER, A DISTANCE OF 200.86 FEET TO MARK A POINT AT THE CORNER COMMON TO SUBLOTS 40 & 41 (RESURVEY OF SECTION E IN FRANCIS B. MARTINS NEARINGWOOD SUBDIVISION) IN THE SOUTH LINE OF SUBLOT 53, AS ILLUSTRATED IN THE NEARINGWOOD SUBDIVISION, RECORDED IN PLAT VOLUME 10, PAGE 27, AT THE NORTHEAST CORNER OF SAID RYDER AND IN THE SOUTH LINE OF LANDS TO S.D. REIGERT, AS RECORDED IN DEED VOLUME 323, PAGE 1364 (SAID POINT BEING REFERENCED BY A 5/8" IRON PIPE FOUND SOUTH 26°-54'-24" EAST, 0.77 FEET FROM THE CORNER).

THENCE; SOUTH 84°-06'-10" EAST, WITH THE LINE COMMON TO SUBLOTS 53 & 54 (NEARINGWOOD SUBDIVISION) AND SUBLOT 40 (RESURVEY OF SECTION E IN FRANCIS B. MARTINS NEARINGWOOD SUBDIVISION), THE SOUTH LINE OF SAID REIGERT AND THE SOUTH LINE OF LANDS TO M.J. SNYDER, AS RECORDED IN DEED VOLUME 307, PAGE 1056, A DISTANCE OF 45.00 FEET TO MARK A POINT IN THE LINE COMMON TO SUBLOT 54 (NEARINGWOOD SUBDIVISION) WITH THE CORNER COMMON TO SUBLOTS 39 & 40 (RESURVEY OF SECTION E IN FRANCIS B. MARTINS NEARINGWOOD SUBDIVISION), IN THE SOUTH LINE OF SAID SNYDER AND AT THE NORTHWEST CORNER OF SAID FEDERAL NATIONAL MORTGAGE ASSOCIATION (SAID POINT BEING REFERENCED BY A 5/8" IRON PIPE FOUND

SOUTH

24°-42'-26" EAST, 0.62 FEET FROM THE CORNER. .

THENCE; SOUTH 14°-37'-30" EAST, WITH THE LINE COMMON TO SUBLOTS 39 & 40 AND THE WEST LINE OF SAID FEDERAL NATIONAL MORTGAGE ASSOCIATION, A DISTANCE OF 188.06 FEET TO THE POINT AND PLACE OF BEGINNING, SAID LAND CONTAINING 0.2648 ACRES, BUT SUBJECT TO ALL HIGHWAYS AND EASEMENTS, AS SURVEYED AND DESCRIBED IN JANUARY

2013, AS ILLUSTRATED ON A CERTAIN MAP RECORDED IN THE OFFICE OF THE ASHTABULA COUNTY ENGINEER, BY TIMOTHY E. STOCKER, P.S. 7245 CRABBS' SURVEYING ORDER 5559. BASIS OF BEARINGS ARE TO AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF NEARING CIRCLE SOUTH, NORTH 72°-04'-00" EAST.

Parcel No.: 20-022-00-043-00 and 20-022-00-044-00

Property Address: 815 South Nearing Circle, Geneva, Ohio 44041

Prior Deed Reference: BK 707, Pg 2387-2392

