

Description of 356.489 acre parcel

Situated in the State of Ohio, County of Trumbull, Township of Liberty and known as being part of Great Lots 20, 21, and 22 in Township 3, Range II of the Connecticut Western Reserve and being that part of the lands deeded to the City of Girard in Official Record 935, page 878 of the Trumbull County Recorder's Office known as Trumbull County Auditor's parcel number 14-607649 located northeast of Anderson Morris Road and State Route 11 and west of Pleasant Valley Road and further described as follows;

Beginning at a 5/8" iron pin found capped Daniels at the common corner of Great Lots 19, 20, 21, 22, also being the northwest corner of land deeded to Sheryl Patton Newman in Official Record 497, page 792 of the Trumbull County Recorder's Office;

Thence along the line common to Great Lots 19 & 20, also being the westerly line of Newman's land, South 01 degrees, 23 minutes, 44 seconds East, 600.16 feet to a stone monument found at the northeast corner of land deeded to Richard A. and Megan T. Marino in Instrument 201601290001765 of the Trumbull County Recorder's Office;

Thence along the northerly line of Marino's land, South 87 degrees, 50 minutes, 23 seconds West, at 568.59 feet passing through a 5/8" iron pin found capped "Wilson" in the easterly right of way line of Anderson Morris Road (CH 31-C), 50.00 feet wide, a total distance of 600.26 feet to the centerline of Anderson Morris Road;

Thence along the centerline of Anderson Morris Road, variable width as shown in the plans for TRU-Anderson Morris Road (CH-46), North 40 degrees, 02 minutes, 12 seconds West, 103.57 feet to a deflection in the centerline of Anderson Morris Road;

Thence continuing along the centerline of Anderson Morris Road, North 32 degrees, 11 minutes, 45 seconds West, at 231.27 feet passing through a 1" iron pin found in a monument box, and at 335.51 feet passing through a 1" iron pin found in a monument box, a total distance of 335.83 feet to a point of curvature;

Thence continuing along the centerline of Anderson Morris Road, along the arc of a curve deflecting to the right, at 104.6 feet passing through a 1" iron pin found in a monument box, a total distance of 104.68 feet to a point of tangency, said curve having a radius of 775.57 feet, a central angle of 07 degrees, 44 minutes, 00 seconds, and a chord of 104.60 feet which bears North 28 degrees, 19 minutes, 45 seconds West;

Thence continuing along the centerline of Anderson Morris Road, North 24 degrees, 27 minutes, 45 seconds West, at 296.22 feet passing through a 1" iron pin found in a monument box, a total distance of 296.65 feet to a point of curvature;

Thence continuing along the centerline of Anderson Morris Road, along the arc of a curve deflecting to the left, at 271.82 feet passing through a 1" iron pin found in a monument box, a total distance of 272.25 feet to a point of tangency, said curve having a radius of 762.30 feet, a central angle of 20 degrees, 27 minutes, 47 seconds, and a chord of 270.81 feet which bears North 34 degrees, 41 minutes, 38 seconds West;

Thence continuing along the centerline of Anderson Morris Road, North 44 degrees, 55 minutes, 31 seconds West, at 19.49 feet passing through a 1" iron pin found in a monument box, a total distance of 23.07 feet;

Thence along a new division line, South 46 degrees, 44 minutes, 42 seconds West, 30.01 feet to a 5/8" iron pin found capped PEC-PLS-8506 in the westerly right of way line of Anderson Morris Road at the northeast corner of land deeded to John T. Toth, Robert D. Toth and James D. Toth, Life Estate to Clarabelle Toth in Instrument 200810220024943 of the Trumbull County Recorder's Office;

Thence along the westerly right of way line of Anderson Morris Road, also being the easterly Toth's land, North 44 degrees, 55 minutes, 31 seconds West, 207.37 feet to an iron pin set in the southeasterly right of way line of Anderson Morris Road acquired by the State of Ohio in deed volume 888, page 831; deed volume 888, page 841; deed volume 891, page 999 of the Trumbull County Recorder's Office;

Thence along the southeasterly right of way line of Anderson Morris Road, North 46 degrees, 16 minutes, 19 seconds East, at 60.01 feet passing through an iron pin set in the easterly right of way line of Anderson Morris Road, Trumbull County Commissioner's as standard highway easement in Instrument 201509100016986 of the Trumbull County Recorder's Office, a total distance of 70.22 feet to an iron pin set in the northeasterly right of way line acquired by the State of Ohio;

Thence along the northeasterly right of way line of Anderson Morris Road, North 43 degrees, 43 minutes, 41 seconds West, 147.97 feet to an iron pin set at a deflection in said right of way;

Thence continuing along the northeasterly right of way line of Anderson Morris Road, North 59 degrees, 13 minutes, 40 seconds West, 37.56 feet to an iron pin set at a deflection in said right of way;

Thence continuing along the northeasterly right of way line of Anderson Morris Road, North 43 degrees, 43 minutes, 41 seconds West, 119.48 feet to an iron pin set in the southerly line of land deeded to Timothy Gilliam in Instrument 200503230007818 of the Trumbull County Recorder's Office;

Thence along the southerly line of Gilliam's land, North 88 degrees, 20 minutes, 17 seconds East, 31.28 feet to a 3/4" iron pin found at Gilliam's southeast corner;

Thence along the easterly line of Gilliam's land, North 19 degrees, 23 minutes, 40 seconds West, 439.87 feet to a 3/4" iron pin found at an angle in the easterly line of land deeded to James D. & Kimberly Toth in Instrument 201209140022911 of the Trumbull County Recorder's Office, said point also referenced by a 2-1/2" iron pipe found 0.47 feet north, 0.31 feet west;

Thence along the easterly line of James and Kimberly Toth's land, North 19 degrees, 03 minutes, 34 seconds West, 338.32 feet to a 3" iron rail found;

Thence continuing along the easterly line of Toth's land, South 89 degrees, 07 minutes, 46 seconds West, 139.07 feet to a 3" iron rail found;

Thence continuing along the easterly line of Toth's land, North 05 degrees, 19 minutes, 33 seconds West, at 1173.15 feet passing through a 2" iron pipe found, a total distance of 1273.15 feet to a point in the Upper Girard Lake at the northeast corner of Toth's land;

Thence along the northerly line of Toth's land, South 88 degrees, 44 minutes, 11 seconds West, at 100.12 feet passing through a 2" iron pipe (with a pin inside), a total distance of 1369.26 feet to a 3" iron rail found at the southeast corner of land deeded to Fred J. Crain as parcel B in Official Record 1117, page 875 of the Trumbull County Recorder's Office;

Thence along the easterly line of Crain's land, North 01 degrees, 40 minutes, 13 seconds West, 1255.11 feet to the line between Liberty and Vienna Townships, being 0.31 feet south of a 5/8" iron pin found;

Thence along the line between Liberty and Vienna Townships, North 88 degrees, 52 minutes, 14 seconds East, at 155.48 feet passing 7.97 feet south of an axle found, at 5852.48 feet passing through a 3" iron rail found at the southwest corner of land deeded to Robert J. Boyd, Jr. in Instrument 201211060027595 of the Trumbull County Recorder's Office, a total distance of 5942.19 feet to a 3" iron rail found at the northwest corner of land deeded to Michael A. Pozega as parcel B in Instrument 20161220021534 of the Trumbull County Recorder's Office;

Thence along the westerly line of Pozega's land and the westerly line of lands deeded to Michael P. and Carol I. McCarthy in Deed Volume 1022, page 14 of the Trumbull County Recorder's Office and the westerly line of Lot 3 and Lot 2 of the W.J. Ciccotelli Plat No. 1 recorded in volume 53, page 133 of the Trumbull County Recorder's Office, South 01 degrees, 22 minutes, 40 seconds East, at 307.76 passing through a 5/8" iron pin found, at 333.08 feet passing through a 5/8" iron pin found at the centerline of a private 50 foot road, at 738.32 passing through a 5/8" iron pin found, at total distance of 821.37 feet to a 3" iron rail found at a jog in the westerly line of Lot 2 of the Ciccotelli Plat No. 1;

Thence along the jog in the westerly line of Lot 2, North 89 degrees, 01 minutes, 47 seconds East, 20.87 feet to a point referenced by a 1/2" iron pin found 0.98' west and 0.43 feet south;

Thence along the westerly line of Lot 2, South 01 degrees, 00 minutes, 56 seconds East, at 15.42 feet passing through a 3" rail found, a total distance of 193.37 feet to the southwest corner of Lot 2;

Thence along the southerly line of Lot 2, North 89 degrees, 02 minutes, 47 seconds East, at 442.60 feet passing through a 5/8" iron pin found in the westerly right of way line of Pleasant Valley Road (CH 33-C), a total distance of 472.67 feet to the centerline of Pleasant Valley Road;

Thence along the centerline of Pleasant Valley Road, South 02 degrees, 56 minutes, 29 seconds West, 428.29 feet to the northeast corner of land deeded to Peter J. Lee in Official Record 1240, page 810 of the Trumbull County Recorder's Office;

Thence along the northerly line of Lee's land, South 89 degrees, 27 minutes, 25 seconds West, at 30.01 feet passing through a 5/8" iron pin found 0.04 feet east of the westerly right of way line of Pleasant Valley Road, a total distance of 463.40 feet to a 5/8" iron pin found at the northwest corner of Lee's land;

Thence along the westerly line of Lee's land and the westerly line of lands deeded to Larry D. and Karen L. Skiver in Instrument 200212270049482 of the Trumbull County Recorder's Office, South 01 degrees, 14 minutes, 33 seconds East, 527.19 feet to a 5/8" iron pin found at the southwest corner of Skiver's land, also being the northwest corner of land deeded to Angelo Sivestri in Instrument 201208210020874 of the Trumbull County Recorder's Office;

Thence along the westerly line of Silvestri's land, South 01 degrees, 02 minutes, 23 seconds East, 56.71 feet to a 3" iron rail found at the northeast corner of Lot 13 of the Shaulis Replat of Lot 12E recorded in volume 41, page 136 of the Trumbull County Recorder's Office, said corner also being referenced by a 5/8" iron pin found 1.10' north, 0.50 feet west, and an axle found 1.30 feet north, 0.56 feet west;

Thence along the northerly line of Lot 13, South 88 degrees, 21 minutes, 32 seconds West, 324.51 feet to a point 1.15 feet south of an axle found at an angle in north line of Lot 13;

Thence continuing along the north line of Lot 13 and the north line of the lands deeded to Henry J. and Roseann Myers in Instrument 200812300029332 and Peter J. Kramer in Instrument 200209240036070 and Kyle M. and Samantha N. Leonard in Instrument 201904080006188 of the Trumbull County Recorder's Office, South 88 degrees, 26 minutes, 18 seconds West, at 151.00 feet passing 0.32 feet south of a 5/8" iron pin found, at 176.28 feet passing through a 5/8" iron pin found, at 200.95 feet passing 0.13 feet south of a 5/8" iron pin found, at 350.68 feet passing 0.92 feet north of a iron pin found inside of a 2" plastic pipe, at 844.30 feet passing 0.55 feet north of a 5/8" iron pin found capped Drescher, at 1368.18 passing through a 3" iron rail found, at total distance of 1869.81 feet to a 3" iron rail found at the northwest corner of Leonard's land;

Thence along the westerly line of Leonard's land and the westerly line of land deeded to Mark Andrew Rozzo in Official Record 1154, page 489 of the Trumbull County Recorder's Office, South 01 degrees, 27 minutes, 57 seconds East at 1053.19 feet passing through a 5/8" iron pin capped Drescher, at 1978.27 feet passing through a 3" iron rail found, a total distance of 1982.02 feet to the line common to Great Lots 19 & 22;

Thence along the line common to Great Lots 19 & 22, South 88 degrees, 57 minutes, 16 seconds West, 445.67 feet to the place of beginning and containing 356.489 acres of land, of which 1.136 acres are within the existing right of way of Anderson Morris Road and 0.295 acres are within the existing right of way of Pleasant Valley Road, resulting in a net area of 355.058 acres. Subject to a powerline corridor of the Ohio Edison Company which occupies a width of approximately 160 feet from Anderson Morris Road to Pleasant Valley Road and other easements, leases, restrictions of record.

The basis for bearings used herein are monument positions determined relative to the Ohio State Plane Coordinate System, North Zone (3401), NAD83(2011) by GPS-RTK methods referenced to the Ohio Department of Transportation Virtual Reference System by the survey performed between February and June 2019 by Thomas Fok & Associates, Inc. under the supervision of Franklin D. Snyder, Jr., P.S. Ohio S-7468. This description was prepared in June 2019 by Franklin D. Snyder, Jr., P.S.

Franklin D. Snyder, Jr. P.S.
06/10/2019

