

AuB00342

Lux, Michael + Germaine
(18-079)

picked up 7/16/18
VOL. 2056 pg 2564
pn # 01-118888

CONSOLIDATION
LEGAL DESCRIPTION
OF A
10.4006 ACRE PARCEL
FOR
MICHAEL C. LUX

Situated in the Township of Auburn, County of Geauga, and State of Ohio and known as being a part of Lot No. 16, Section 5, Tract 1, and part of Lot No. 17, Section 6, Tract 1 in said township, and further known as being all of a parcel of land conveyed to Michael C. and Germaine K. Lux (PPN 01-118963) by deed recorded in Volume 2021, Page 2990 of Geauga County Deed Records, also being all of a parcel of land conveyed to Michael C. and Germaine K. Lux (PPN 01-118962) by deed recorded in Volume 1967, Page 1364 of Geauga County Deed Records, and also being all of a parcel of land conveyed to Michael C. Lux (PPN 01-115921) by deed recorded in Volume 1946, Page 2206 of Geauga County Deed Records, and also being all of a parcel of land conveyed to Michael C. Lux (PPN 01-118888) by deed recorded in Volume 1946, Page 2213 of Geauga County Deed Records, further bounded and described as follows;

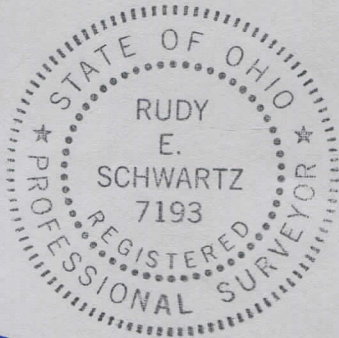
Beginning at a point in the centerline of Edinboro Lane, 60 feet wide, at the intersection with the centerline of Ravenna Road (S.R. 44) , 60 feet wide, said point lying South $89^{\circ} 10' 57''$ East, along said centerline of Edinboro Lane, a distance of 30.22 feet from a monument box with a 1 inch iron pin found;

Thence South $7^{\circ} 41' 49''$ West, along said centerline of Ravenna Road, a distance of 680.31 feet to a point at the Southeasterly corner of land conveyed to Michael C. and Germaine K. Lux (PPN 01-118817) by deed recorded in Volume 2021, Page 1954 of Geauga County Deed Records, and being the Principal Place of Beginning of the premises herein intended to be described;

- COURSE I Thence South $7^{\circ} 41' 49''$ West, continuing along said centerline of Ravenna Road, a distance of 326.64 feet to a an angle point therein;
- COURSE II Thence South $7^{\circ} 51' 14''$ West, continuing along said centerline of Ravenna Road, a distance of 384.13 feet to a point at the Northeasterly corner of land conveyed to Min Shing and Jenny Tsen Lan Yuan (PPN 01-118887) by deed recorded in Volume 1988, Page 3360 of Geauga County Deed Records;
- COURSE III Thence North $88^{\circ} 51' 05''$ West, along said Northerly line of land so conveyed to Min Shing and Jenny Tsen Lan Yuan, and passing through a 1 inch iron pipe (I.D. Wilson) at 30.21 feet, a total distance of distance of 661.16 feet to a 1 inch iron pipe found (I.D. Wilson) at the Northwesterly corner thereof, said pipe also being on an Easterly line of subplot 16 in the Moreland Subdivision Phase 1 as shown by plat recorded in Volume 38, Pages 69-71 of Geauga County Plat Records;
- COURSE IV Thence North $0^{\circ} 49' 19''$ East, along said Easterly line of subplot No. 16, a distance of 337.95 feet to a 1 inch iron pin found (I.D. Wilson) at a Northeasterly corner thereof, said pipe also being on the Southerly line of subplot No. 13 in said Moreland Subdivision Phase 1;

- COURSE V Thence South 88° 50' 37" East, along said Southerly line of subplot No. 13, a distance of 40.01 feet to a 1 inch iron pipe found (I.D. Wilson) at the Southeasterly corner thereof;
- COURSE VI Thence North 0° 52' 57" East, along the Easterly line of said subplot No. 13, a distance of 191.61 feet to a 1 inch iron pipe found (I.D. Wilson) at the Southwesterly corner of subplot No. 14;
- COURSE VII Thence South 88° 50' 55" East, along the Southerly line of said subplot No. 14, a distance of 157.01 feet to a 1 inch iron pipe found (I.D. Wilson) at the Southeasterly corner thereof;
- COURSE VIII Thence North 7° 36' 29" East, along an Easterly line of said subplot No. 14, a distance of 149.35 feet to a 1 inch iron pipe found (I.D. Wilson) at an interior corner thereof;
- COURSE IX Thence North 0° 51' 20" East, along an Easterly line of said subplot No. 14, a distance of 27.99 feet to a 1 inch iron pipe found (I.D. Wilson) at the Southwesterly corner of land so conveyed to Michael C. and Germaine K. Lux (PPN 01-118817);
- COURSE X Thence South 88° 51' 38" East, along the Southerly line of land so conveyed to Michael C. and Germaine K. Lux (PPN 01-118817), passing through a 1 inch iron pipe found (I.D. Wilson) at 502.26 feet, a total distance of 532.40 feet to the Principal Place of Beginning and containing 10.4006 acres of land (9.9111 acres excepting the area within the right-of-way of Ravenna Road, 2.1436 acres all of PPN 01-118963, 2.7372 acres all of PPN 01-118962, 2.7989 acres all of PPN 01-115921, and 2.7209 acres all of PPN 01-118888) as surveyed, calculated and described, on July 9, 2018 by Rudy E. Schwartz, P.S. 7193 be the same more or less but subject to all legal highways and easements of record. Bearings used herein refer to an assumed meridian and are intended to indicate angles only. All 5/8 inch by 30 inch iron pins set are I.D. Schwartz 7193. the intent of this legal description is to consolidate PPNs 01-118963, 01-118962, 01-115921, and 01-118888.

RECEIVED
 JUL 16 2018
 SURVEYING DEPARTMENT
 GEauga COUNTY



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

S.M. (m.b.) 7/16/18
 GEauga COUNTY AUDITOR
 TAX MAP DEPT.

7.16.18

DATE

RUDY E. SCHWARTZ, P.S. 7193