



BUR 00275  
BURO0275

MANLEY, JESSICA  
(19-073)  
PICKED UP, 7/8/19  
VOL. 2083 pg 3461  
PN# 04-066900

CONSOLIDATION  
LEGAL DESCRIPTION  
OF A  
0.8597 ACRE PARCEL  
FOR  
JESSICA D. MANLEY

Situated in the Township of Burton, County of Geauga, and State of Ohio, and known as being a part of Original Lot No. 91, and further known as being all of a parcel of land conveyed to Jessica D. Manley (PPN 04-066900) by deed recorded in Volume 2070, Page 1607 of Geauga County Deed Records, also being all of a parcel of land conveyed to Jessica D. Manley (PPN 04-141400) by deed recorded in Volume 2070, page 1607 of Geauga County Deed Records, further bounded and described as follows;

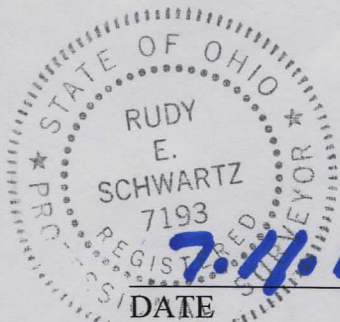
Beginning at a 5/8 inch iron pin found (I.D. Kempke) on the Southerly right-of-way of Jackson Drive, 50 feet wide, at the Northwestern corner of land conveyed to Casey Ann Troyan (PPN 04-016900) by deed recorded in Volume 2066, Page 1197 of Geauga County Deed Records, said pin lying South 72° 50' 50" West a distance of 78.16 feet from a monument box with a 1 inch iron pin found at the intersection of the centerlines of Jackson Drive and Roselawn Drive, 50 feet wide;

COURSE I Thence South 0° 43' 50" East, continuing along the Westerly line of land so conveyed to Casey Ann Troyan, a distance of 250.01 feet to a 5/8 inch iron pin found (I.D. Kempke) at a Southwesterly corner thereof, said pin also being on the Northerly line of land conveyed to Brian Ballish (PPN 04-017000) by deed recorded in Volume 2060, Page 1983 of Geauga County Deed Records;

COURSE II Thence North 88° 29' 46" West, along said Northerly line of land so conveyed to Brian Ballish, a distance of 149.84 feet to a 5/8 inch iron pin found at the Southeasterly corner of land conveyed to Patience A. Burkholder (PPN 04-140700) by deed recorded in Volume 1732, Page 1090 of Geauga County Deed Records;

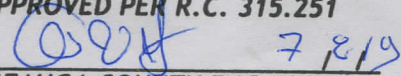
COURSE III Thence North 0° 45' 49" West, along the Easterly line of land so conveyed to Patience A. Burkholder, a distance of 250.01 feet to a 5/8 inch iron pin found at the Northeasterly corner thereof, said pin also being on said Southerly right-of-way of Jackson Drive;

COURSE IV Thence South 88° 29' 51" East, along said Southerly right-of-way of Jackson Drive, a distance of 149.98 feet to the Principal Place of Beginning and containing 0.8597 acres of land (0.5735 acres all of PPN 04-066900, and 0.2862 acres all of PPN 04-141400) as surveyed, calculated and described, on June 27, 2019 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 survey is to consolidate PPNs 04-066900 and 04-141400.



  
RUDY E. SCHWARTZ, P.S. 7193

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

  
GEAUGA COUNTY ENGINEER  
TAX MAP DEPT.