

CHA 00179
CHA00179

Marut, Jeffrey E., Jennifer (17-007)
Picked up 1/24/17
VOL. 2030 pg 1107
pn# 07-004650

JONES SURVEYING, LLC
CIVIL ENGINEERS AND SURVEYORS

1924 MENTOR AVE., PAINESVILLE, OHIO 44077 PHONE (440) 357-1811 FACSIMILE (440) 357-9173

January 23, 2017

LEGAL DESCRIPTION OF LOT SPLIT FOR JEFFREY P. AND JENNIFER L. MARUT

Situated in the Township of Chardon, County of Geauga and State of Ohio and known as being part of Lot No. 2, Tract No. 1 in Original Chardon Township and being further bounded and described as follow:

Beginning a 5/8" iron pin found in a monument box at the intersection of the centerlines of Auburn Road (60 feet wide) and Clark Road (60 feet wide);

Thence North 0°13'13" West along the centerline of Auburn Road a distance of 1,418.20 feet to a 5/8" iron pin found in a monument box at an angle point therein;

Thence North 0°03'18" West along the centerline of Auburn Road a distance of 1,361.80 feet to a point, said point being the principal place of beginning;

COURSE I: Thence North 0°03'18" West along the centerline of Auburn Road a distance of 176.47 feet to the southwesterly corner of land conveyed to Michael M. and Mary Jane Kunz by deed recorded in Volume 637, Page 1161 of Geauga County Deed Records, Permanent Parcel No. 07-003100;

COURSE II: Thence North 89°56'42" East along the southerly line and to the southeasterly corner of Michael and Mary Jane Kunz, passing thru a 5/8" iron pin found bent at 30.33 feet, a distance of 378.48 feet a 5/8" iron pin found;

COURSE III: Thence North 0°03'18" West along the easterly line of Michael M. and Mary Jane Kunz a distance of 62.44 feet to a 5/8" iron pin found on the southerly line of land conveyed to Patrick J. and Denise M. Clark by deed recorded in Volume 1320, Page 223 of Geauga County Deed Records, Permanent Parcel No. 07-001533;

COURSE IV: Thence North 89°56'42" East along the southerly line and to the southeasterly corner of Patrick J. and Denise M. Clark a distance of 288.50 feet to a 5/8" iron pin found on the westerly right-of-way line of State Route 44 (variable width);

COURSE V: Thence South 7°52'50" East along the westerly right-of-way line of State Route 44 a distance of 241.80 feet to a 5/8" x 30" iron pin set, capped H. Jones PLS 6343;

COURSE VI: Thence South 89°59'51" West, passing thru a 5/8" x 30" iron pin set, capped H. Jones PLS 6343 at 669.90 feet, a distance of 699.90 feet to the principal place of beginning and containing 3.211 of acres of land, subject to all legal highways (0.122 of an acre) as surveyed and described by Harry S. Jones, Professional Surveyor No. 6343, in January 2017.

Bearings are based upon the centerline of Auburn Road being North 0°03'18" West and are used to describe angles only.

Lot Split of Permanent Parcel No. 07-004650.

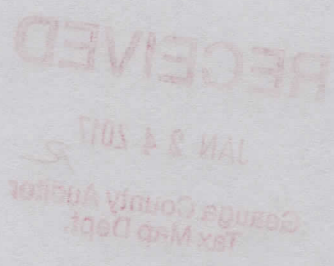
Previous Deed, Volume 2000, Page 1234.

Harry Jones #6343
Harry S. Jones, P.S. #6343

1/24/17
Date

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

MWS 01/24/17
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.



CHA 0019

Marut, Jeffrey & Jennifer (17-007)
Picked Up 01/24/17

JONES SURVEYING, LLC

CIVIL ENGINEERS AND SURVEYORS

VOL. 2030 pg 1111
PN# 07-001536

1924 MENTOR AVE., PAINESVILLE, OHIO 44077 PHONE (440) 357-1811 FACSIMILE (440) 357-9173

January 23, 2017

LEGAL DESCRIPTION OF BALANCE FOR JEFFREY P. AND JENNIFER L. MARUT

Situated in the Township of Chardon, County of Geauga and State of Ohio and known as being part of Lot No. 2, Tract No. 1 in Original Chardon Township and being further bounded and described as follow:

Beginning a 5/8" iron pin found in a monument box at the intersection of the centerlines of Auburn Road (60 feet wide) and Clark Road (60 feet wide);

Thence North 0°13'13" West along the centerline of Auburn Road a distance of 1,418.20 feet to a 5/8" iron pin found in a monument box at an angle point therein;

Thence North 0°03'18" West along the centerline of Auburn Road a distance of 1,117.95 feet to the northwesterly corner of land conveyed to Kirk Howard and Gloria Mae aka Gloria M. Simmons by deed recorded in Volume 672, Page 489 of Geauga County Deed Records, Permanent Parcel No. 07-001800, said point being the principal place of beginning;

- COURSE I: Thence North 0°03'18" West along the centerline of Auburn Road a distance of 243.85 feet to a point;
- COURSE II: Thence North 89°59'51" East, passing thru a 5/8" iron pin set, capped H.Jones PLS 6343 at 30.00 feet, a distance of 699.90 feet a 5/8" iron pin set, capped H.Jones PLS 6343 on the westerly right-of-way line of State Route 44 (variable width);
- COURSE III: Thence South 7°52'50" East along the westerly right-of-way line of State Route 44 a distance of 246.17 feet to a 5/8" iron pin found at the northeasterly corner of Kirk and Gloria Simmons;
- COURSE IV: Thence South 89°59'51" West along the northerly line of Kirk Howard and Gloria Mae aka Gloria M. Simmons, passing thru a 5/8" iron pin found at 702.74 feet, a distance of 733.43 feet to the principal place of beginning and containing 4.012 of acres of land, subject to all legal highways (0.168 of an acre) as surveyed and described by Harry S. Jones, Professional Surveyor No. 6343, in January 2017.

Bearings are based upon the centerline of Auburn Road being North 0°03'18" West and are used to describe angles only.

Balance of Permanent Parcel No. 07-004650 after a 3.211 Split.

Previous Deed, Volume 2000, Page 1234.

Harry S. Jones #6343

Harry S. Jones, P.S. #6343

1/24/17

Date



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

[Signature] 01 24 17

GEAUGA COUNTY AUDITOR
TAX MAP DEPT.