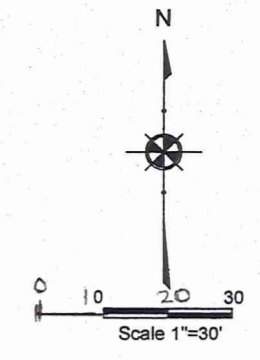


Consolidation Plat

for
Mark Freshour

Part of Lot No. 148, Tract No. 3
Chardon Twp. - Geauga County - Ohio
January 2019 Scale 1"=30'



Revisions	
1	1/07/2019
2	
3	
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MENTOR ROAD - 60'

1" I.P.I.PE FD. IN M.B.
1" I.P.I.PE FD. IN M.B.

N 1°18'21" W 3707.24'

1" I.P.I.PE FD. IN BOXLESS M.B. 0.09' EAST OF

DEBORAH JADUD
2035-3108
06-063900

TRUST RENOVATIONS LLC
2059-3444
06-063800

TOTAL 2.121 AC.
-R/W 0.138 AC.
NET 1.983 AC.

TRUST RENOVATIONS LLC
2059-3444
06-064000

HIRAM, JR. & DELORES K. COVELL
574-990
06-019340

REFERENCES:
1.) AUBURN ROAD SECTION Q & R SURVEY CENTERLINE DATA FROM GEauga COUNTY ENGINEERS, PAGE 10 OF 142 - 2003.

BEARINGS ARE BASED UPON THE CENTERLINE OF AUBURN ROAD AS BEING NORTH 1°18'21" WEST AND ARE USED TO DESCRIBE ANGLES ONLY.

SURVEY CERTIFICATION

I hereby certify that this plat was prepared from a field survey made under my direct supervision. Monuments were found or set as indicated. Dimensions are expressed in feet and decimal parts thereof. All of which are correct to the best of my knowledge and belief. This plat was prepared in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code. All Iron Pins Set are 5/8" x 30" long rebar and capped "H. Jones - 6343".

Harry S. Jones Jr.
Harry S. Jones Jr. P.S. #6343

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
Mark Freshour
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.



STRATFORD RIDGE SUB.
VOL. 19, PG. 5 & 6

S/L 11
BENJAMIN & POLLY SAGE
2054-3362
06-121045

Jones Surveying, LLC
ENGINEERS - SURVEYORS - PLANNERS
1924 MENTOR AVE., PAINESVILLE, OHIO
(PH.) 440-357-1811 (FAX) 440-357-9173
(E-MAIL) hjonesurveying@yahoo.com

Date: 1/10/2019
Scale: Hor. 1"=30'
Vert. _____
Filename: CONS PLAT
Tab Name: _____
Computer: GMB

CONSOLIDATION PLAT
MARK FRESHOUR
CHARDON TWP. - GEauga COUNTY - OHIO

Sheet / Of
1 / 1
Contract No.
18-230

AUBURN ROAD - 60'

1" I.P.I.PE FD. IN BOXLESS M.B.

N 1°18'01" W 259.41'

R/W

N 1°18'21" W 200.00'

100.00'

100.00'

N 1°18'21" W 101.05'

N 1°18'21" W 3707.24'

R/W

30.00'

5/8" IP. FD.

R/W

100.00'

100.00'

100.00'

100.00'

30.00'

5/8" IP. FD.

R/W

R/W

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CHA 00189

Trust Renovations LLC (18-154)

Picked-Up 01/15/19

v. 2066 pg 576

pn # 06-064000

CHA00189

JONES SURVEYING, LLC

CIVIL ENGINEERS AND SURVEYORS

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

January 10, 2019

LEGAL DESCRIPTION OF CONSOLIDATION FOR MARK FRESHOUR

Situated in the Township of Chardon, County of Geauga and State of Ohio and known as being part of Lot No. 148, Tract No. 3 and being further bounded and described as follow:

Beginning a 1" iron pipe found in a monument box at the intersection of the centerlines of Auburn Road (60 feet wide) and Mentor Road (60 feet wide), per the CH-0004 Q-R Auburn Road 2003 Plans;

Thence South 1°18'21" East along the centerline of Auburn Road a distance of 3,707.24 feet to a 1" iron pin found in a boxless monument box, 0.09 east of survey centerline;

Thence South 1°18'21" East along the centerline of Auburn Road a distance of 101.05 feet to the southwesterly corner of land conveyed to Deborah Jadud by deed recorded in Volume 2035, Page 3108 of Geauga County Deed Records, Permanent Parcel 06-063900, said point being the principal place of beginning;

COURSE I: Thence North 88°41'39" East along the southerly line and to the southeasterly corner of Deborah Jadud, passing thru a 5/8" iron pin found at 30.00 feet, a distance of 462.00 feet to a 5/8"x30" iron pin set, capped H.Jones PLS6343 on the westerly line of Stratford Ridge Subdivision as recorded in Volume 19, Pages 5 & 6 of Geauga County Plat Records;

COURSE II: Thence South 1°18'21" East along the westerly line of Stratford Ridge Subdivision a distance of 200.00 feet to a 5/8"x30" iron pin set, capped H.Jones PLS6343 at the northeasterly corner of land conveyed to Hiram, Jr. & Delores K. Covell by deed recorded in Volume 574, Page 990 of Geauga County Deed Records, Permanent Parcel 06-019340;

COURSE III: Thence South 88°41'39" West along the northerly line and to the northwesterly corner of Hiram, Jr. & Delores K. Covell, passing thru a 5/8" iron pin found at a distance of 432.00 feet, a distance of 462.00 feet to the centerline of Auburn Road;

COURSE IV: Thence North 1°18'21" West along the centerline of Auburn Road a distance of 200.00 to the principal place of beginning and containing 2.121 of acres of land, subject to all legal highways (0.138 of an acre in R/W) as surveyed and described by Harry S. Jones, Professional Surveyor No. 6343, in January 2019.

CHA 00189

Bearings are based upon the centerline of Auburn Road being South 1°00'00" West and are used to describe angles only.

The intent of this description is to describe a consolidation of Permanent Parcel Nos. 06-063800 & 06-064000.

Previous Deed, Volume 2059, Page 3444.

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

11/10/19
Date

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

MWS 01/14/19
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

