



LEGAL DESCRIPTION  
OF A  
9.9206 ACRE PARCEL  
FOR  
EUGENE AND KATHLEEN DESZCZYKIEWICZ

Situated in the Township of Chardon, County of Geauga, and State of Ohio and known as being a part of Lot No. 148, Tract 3, and further known as being part of a parcel of land conveyed to Eugene and Kathleen Deszczykiewicz (PPN 06-116400) by deed recorded in Volume 1923, Page 2356 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Auburn Road, 60 feet wide, said point lying **South 1° 18' 08" East**, along said centerline of Auburn Road, a distance of **2937.61 feet** from a monument box with a 1 inch iron pin found at its intersection with the centerline of Mentor Road, 60 feet wide;

- COURSE I                    Thence **South 1° 18' 08" East**, continuing along said centerline of Auburn Road, a distance of **316.06 feet** to a point at the Northeasterly corner of land conveyed to Joyce E. Scholl (PPN 06-095400) by deed recorded in Volume 1987, Page 695 of Geauga County Deed Records;
- COURSE II                   Thence **North 87° 49' 52" West**, along the Northerly line of land so conveyed to Joyce E. Scholl, and along a Northerly line of land conveyed to Bradley M. and Julie E. Yanko (PPN 06-095300) by deed recorded in Volume 2041, Page 114 of Geauga County Deed Records, and passing through a 5/8 inch iron pin set at 30.06 feet, a total distance of **652.30 feet** to a 1 inch iron pipe found;
- COURSE III                   Thence **North 1° 23' 08" West**, along an Easterly line of land so conveyed to Bradley M. and Julie E. Yanko, a distance of **130.00 feet** to a 1 inch iron pipe found at a Northeasterly corner thereof
- COURSE IV                   Thence **South 88° 45' 49" West**, along a Northerly line of land so conveyed to Bradley M. and Julie E. Yanko, a distance of **634.38 feet** to a 1 inch iron pipe found at the Southeasterly corner of land conveyed to Lailey Jenkins (PPN 06-090700) by deed recorded in Volume 2121, Page 1744 of Geauga County Deed Records, said pipe also being on the shared line between Lot Nos. 148 and 149;
- COURSE V                   Thence **North 1° 41' 52" West**, along an Easterly line of land so conveyed to Lailey Jenkins (PPN 06-090700), also being said shared line between Lot Nos. 148 and 149, a distance distance of **436.04 feet** to a 5/8 inch iron pin set at the Southwesterly corner of land conveyed to Scott and Jessica Tekancic (PPN 06-120264) by deed recorded in Volume 2075, Page 754 of Geauga County Deed Records;

- COURSE VI Thence **North 88° 45' 28" East**, along an Southerly line of land so conveyed to Scott and Jessica Tekancic, a distance distance of **305.43 feet** to a 5/8 inch iron pin set;
- COURSE VII Thence **South 1° 41' 52" East** (creating a new line) a distance of **186.06 feet** to a 5/8 inch iron pin set;
- COURSE VIII Thence **North 88° 45' 49" East** (creating a new line) a distance of **365.45 feet** to a 5/8 inch iron pin set;
- COURSE IX Thence **South 75° 31' 37" East** (creating a new line) a distance of **350.40 feet** to a 5/8 inch iron pin set;
- COURSE X Thence **South 89° 38' 03" East** (creating a new line) passing through a 5/8 inch iron pin set at 249.42 feet, a total distance of **279.43 feet** to the Place of Beginning and containing **9.9206 acres** of land (9.7032 acres excepting the area within the right-of-way of Auburn Road) as surveyed, calculated and described, on June 22, 2021 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 split 10.0002 acres out of PPN 06-116400.

*Survey Plat & Description*  
 Approved Per O.R.C. 315.251

*Geauga County Engineer*

Reviewed under the supervision of  
 Steven N. Roessner, P.S. Ohio #7070

By: SNR Date: 07/22/2021

21-111



7.20.21

DATE

RUDY E. SCHWARTZ, P.S. 7193

*Survey Plat & Description*  
*Approved Per O.R.C. 315.251*  
**Geauga County Engineer**  
 Reviewed under the supervision of  
 Steven N. Roessner, P.S. Ohio #7070

By: SNR Date: 07/22/2021

REMAINING LANDS  
 LEGAL DESCRIPTION  
 OF A  
 5.1986 ACRE PARCEL  
 FOR  
 EUGENE AND KATHLEEN DESZCZYKIEWICZ

Situated in the Township of Chardon, County of Geauga, and State of Ohio and known as being a part of Lot No. 148, Tract 3, and further known as being part of a parcel of land conveyed to Eugene and Kathleen Deszczykiewicz (PPN 06-116400) by deed recorded in Volume 1923, Page 2356 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Auburn Road, 60 feet wide, at the Southeasterly corner of land conveyed to Scott and Jessica Tekancic (PPN 06-120264) by deed recorded in Volume 2075, Page 754 of Geauga County Deed Records, said point lying **South 1° 18' 08" East**, along said centerline of Auburn Road, a distance of **2648.77 feet** from a monument box with a 1 inch iron pin found at its intersection with the centerline of Mentor Road, 60 feet wide;

- COURSE I                    Thence **South 1° 18' 08" East**, continuing along said centerline of Auburn Road, a distance of **288.84 feet** to a point;
- COURSE II                    Thence **North 89° 38' 03" West** (creating a new line) passing through a 5/8 inch iron pin set at 30.01 feet, a total distance of **279.43 feet** to a 5/8 inch iron pin set;
- COURSE III                    Thence **North 75° 31' 37" West** (creating a new line) a distance of **350.40 feet** to a 5/8 inch iron pin set;
- COURSE IV                    Thence **South 88° 45' 49" West** (creating a new line) a distance of **365.45 feet** to a 5/8 inch iron pin set;
- COURSE V                    Thence **North 1° 41' 52" West** (creating a new line) a distance of **186.06 feet** to a 5/8 inch iron pin set on the Southerly line of land so conveyed to Scott and Jessica Tekancic;
- COURSE VI                    Thence **North 88° 45' 28" East**, along said Southerly line of land so conveyed to Scott and Jessica Tekancic, passing through a 5/8 inch iron pin set at 953.25 feet, a total distance of **983.25 feet** to the Principal Place of Beginning and containing **5.1986 acres** of land (5.0000 acres excepting the area within the right-of-way of Auburn Road) as surveyed, calculated and described, on June 22, 2021 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 describe the remaining land after a 10.0000 acre split.



DATE

  
 RUDY E. SCHWARTZ, P.S. 7193