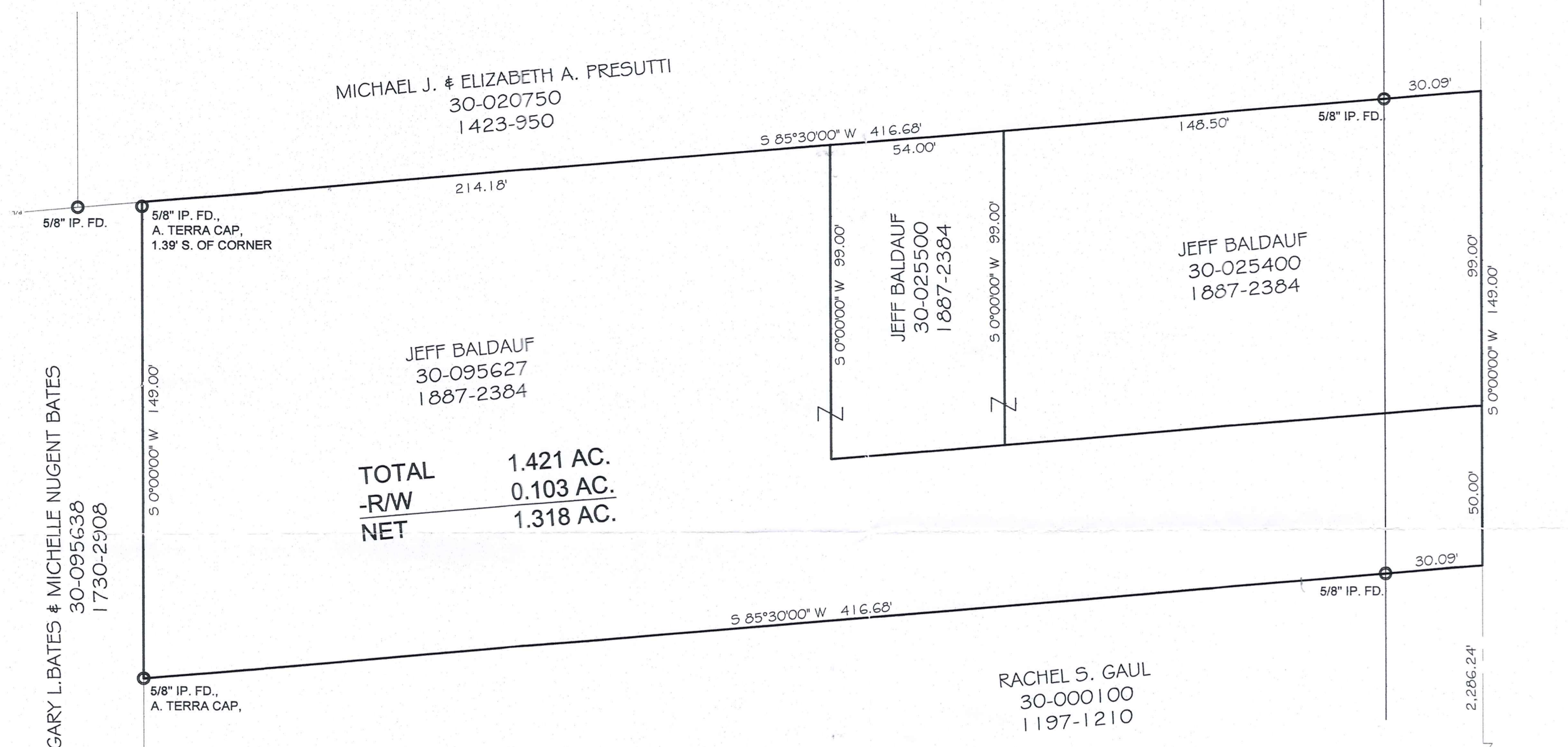
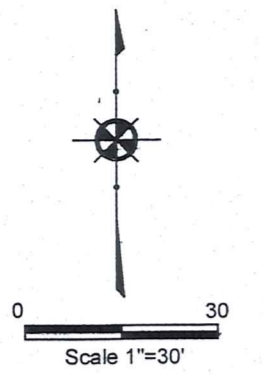


Consolidation Plat

for
Jeff Baldauf
Part of Lot No. 8
Thompson Twp. - Geauga County - Ohio
September 2017 Scale 1"=30'



TOTAL 1.421 AC.
-R/W 0.103 AC.
NET 1.318 AC.

SURVEY CERTIFICATION

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
[Signature] 09/13/17
GEOUGA COUNTY AUDITOR
TAX MAP DEPT. *R*

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".



[Signature] #6343 9/13/17
Harry S. Jones, Jr. P/S. #6343 Date

THOMPSON ROAD - 60'
1" IP. FD. IN MB.

NOTES:

This plat was prepared without the benefit of an abstract of title and is subject to any state of facts revealed by a examination of the same.

Documents used in preparation of this survey are cited on the plat.

Occupation is consistent with the title lines except where noted on survey.

Size of monumentation found or set is noted on plat.

All iron pins set are 5/8" x 30" and are capped H. JONES PLS6343

Bearings are based upon the centerline of Clay Street as being South 0°00'00" West and are used to describe angles only.

REFERENCES:

- 1.) Deeds of Records
- 2.) Road Records, Plat per Foresight Eng. July 1996
- 3.) Plat of Survey, Gary L. & Michelle Nugent Bates by Ferguson, 2/4/2002 (THO 00009)
- 4.) CH-037-M CLAY STREET 2003 PLANS

REVISIONS			Jones Surveying, LLC		
NO.	DATE	BY	ENGINEERS - SURVEYORS - PLANNERS 1924 MENTOR AVE., FAINESVILLE, OHIO (PH.) 440-357-1811 (FAX) 440-357-9173 (E-MAIL) hjonessurveying@yahoo.com		
1		CAD	DRAWN BY GMB	SCALE 1"=30'	PHONE NO. 440-357-1811
2		CAD			
3			CHKD. HSJ	DATE 9/12/2017	DRAWING NO. 17-084
4					
5			CREW CHIEF	APPD	

THO 00271
THO 00271

Baldauf, Jeff (17-117)
Picked Up 09/13/17
Vol. 2048 pg 1252
pn# 30-025400

JONES SURVEYING, LLC
CIVIL ENGINEERS AND SURVEYORS

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

September 12, 2017

LEGAL DESCRIPTION OF COMBINATION OF PROPERTY FOR JEFF BALDAUF

Situated in the Township of Thompson, County of Geauga and State of Ohio and known as being part of Lot No. 8 and being further bounded and described as follow:

Beginning at a 1" iron pin found in a monument box at the intersection of the centerlines of Clay Street (60 feet wide) and Thompson Road (60 feet wide);

Thence North 0°00'00" East along the centerline of Clay Street a distance of 2,286.24 feet to the northeasterly corner of land conveyed to Rachel S. Gaul by deed recorded in Volume 1197, Page 1210 of Geauga County Deed Records, Permanent Parcel No. 30-000100, said point being the principal place of beginning;

COURSE I: Thence South 85°30'00" West along the northerly line and to the northwesterly corner of Rachel S. Gaul, passing thru 5/8" iron pin found at 30.09 feet a distance of 416.68 feet to a 5/8" iron pin found on the easterly line of land conveyed to Gary L. Bates & Michelle Nugent Bates by deed recorded in Volume 1730, Page 2908 of Geauga County Deed Records, Permanent Parcel No. 30-095638;

COURSE II: Thence North 0°00'00" East along the easterly line and to the northeasterly corner of Gary L. Bates & Michelle Nugent Bates, passing thru a 5/8" iron pin found at 147.61 feet, a distance of 149.00 feet to a point on the southerly line of land conveyed to Michael J. & Elizabeth A. Presutti by deed recorded in Volume 1423, Page 950 of Geauga County Deed Records, Permanent Parcel No. 30-020750;

COURSE III: Thence North 85°30'00" East along the southerly line and to the southeasterly corner of Michael J. & Elizabeth A. Presutti, passing thru a 5/8" iron pin found at 386.59 feet, a distance of 416.68 feet to the centerline of Clay Street;

COURSE IV: Thence South 0°00'00" West along the centerline of Clay Street a distance of 149.00 feet to the place of beginning and containing 1.421 acres of land, subject to all legal highways (0.103 of an acre) as surveyed and described by Harry S. Jones, Professional Surveyor No. 6343, in September 2017.

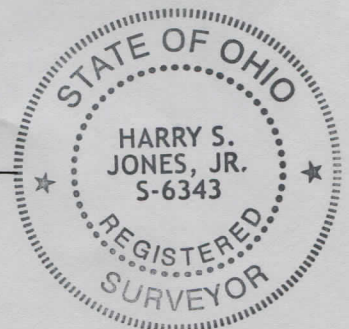
Bearings are based upon the centerline of Plank Road being South 59°29'55" East and are used to describe angles only.

Combination of Permanent Parcel Nos. 30-025400, 30-025500 & 30-095627

Previous Deed Volume 1887, Page 2384.

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

9/13/17
Date



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

[Signature] 09/13/17
GEAUGA COUNTY AUDITOR
TAX MAP DEPT. R