

F24-49258

Re: Landowners: Jerrett Cecil and Jennifer Cecil
Ashtabula County Common Pleas Case No. 2024CV00625

Property Description:

ALL THAT CERTAIN LANDS SITUATE IN LOT 133, TOWNSHIP OF HARPERSFIELD, TOWNSHIP NUMBER 11 NORTH, RANGE V WEST; IN THE CONNECTICUT WESTERN RESERVE SURVEY, COUN1Y OF ASHTABULA, STATE OF OHIO. A RESURVEY & COMBINATION OF THE LANDS TO TIMOTHY K. DEMSHAR, AS RECORDED IN DEED VOLUME 584, PAGE 652 (PPN 22-022-00-036- 00 & PPN 22-022-00-037-00) IN THE OFFICE OF THE COUNTY RECORDER, FURTHER DESCRIBED.

BEGINNING AT A POINT TO MARK THE CENTERLINE OF CORK COLD SPRINGS ROAD (RD. NO. 14-SECTION F-60 FEET WIDE) IN THE LINE COMMON TO LOTS 117 & 133 AND AT THE NORTHEAST CORNER OF LANDS TO M.K. HALLER, AS RECORDED IN DEED VOLUME 376, PAGE 1544, SAID POINT BEING LOCATED FROM A 1" IRON PIN FOUND WITHIN A MONUMENT BOX ASSEMBLY TO MARK THE CENTERLINE INTERSECTION OF CORK COLD SPRINGS ROAD WITH THE CENTERLINE OF STATE ROAD (RD. NO. 74 - SECTIONS E & F – 50 FEET WIDE) AND THE CORNER COMMON TO LOTS 118, 119, 134 & 135, NORTH 88°-50'-24" EAST, WITH THE CENTERLINE OF CORK COLD SPRING ROAD AND THE LINE COMMON TO LOTS 118 & 134 AND LOTS 117 & 133, A DISTANCE OF 350.00 FEET TO MARK A POINT IN THE CENTERLINE 1OF CORK COLD SPRINGS ROAD, A DISTANCE OF 1690.30 FEET TO THE POINT AND PLACE OF BEGINNING.

THENCE; THE FOLLOWING (4) COURSES AND DISTANCES: NORTH 88°-50'-24" EAST; WITH THE CENTERLINE OF CORK COLD SPRINGS ROAD AND THE LINE COMMON TO LOTS 117 & 133, A DISTANCE OF 350.00 FEET TO MARK A POINT IN THE CENTERLINE OF CORK COLD SPRINGS ROAD, IN THE LINE COMMON TO LOTS 117 & 133 AND AT THE NORTHWEST CORNER OF LANDS TO T.A. & L. FIDEL, AS RECORDED IN DEED VOLUME 51, PAGE 4249.

THENCE; SOUTH 01 °-01'-07" EAST, WITH THE WEST LINE OF SAID FIDEL (THRU A CAPPED 5/8" IRON PIN SET AT 30.00 FEET) A TOTAL DISTANCE OF 498.00 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK AN INTERIOR CORNER OF SAID FIDEL.

THENCE; SOUTH 88°-50'-24" WEST, WITH THE NORTH LINE OF SAID FIDEL, A DISTANCE OF 350.00 FEET TO A CAPPED 5/8' PIN SET TO MARK A POINT AT THE NORTHWEST CORNER OF SAID FIDEL AND IN THE EAST LINE OF SAID HALLER.

THENCE; NORTH 01°-01'-07" WEST, WITH THE EAST LINE OF SAID HALLER (THRU A 1 ½" IRON PIPE FOUND AT 29.68 FEET) A TOTAL DISTANCE OF 498.00 FEET TO THE POINT OF BEGINNING, SAID LAND CONTAINING 4.0014 ACRES, BUT SIBJECT TO ALL HIGHWAYS AND EASEMENTS, AS SURVEYED AND DESCRIBED IN MAY 2015, AS ILLUSTRATED ON A CERTAIN MAP RECORDED IN THE OFFICE OF THE ASHTABULA COUNTY ENGINEER, BY

TIMOTHY E. STOCKER, P.S. 7245 CRABBS' SURVEYING ORDER 6187. BASIS OF BEARINGS ARE TO NAD '83 – STATE PLANE – OHIO NORTH ZONE 3401 – 2012 VRS – CORS DATUM.

ALL IRON PINS SET ARE 5/8" X30" REBAR WITH CAP "CRABBS 7245".

Property Address: 5082 Cork Cold Springs Road, Geneva, OH 44041

PPN 220220003700

Prior Deed Reference: Book 589, Page 1608

