

48 Cummings Avenue, Geneva, OH 44041

Legal Description:

THE FOLLOWING DESCRIBED PREMISES, SITUATED IN THE CITY OF GENEVA,  
COUNTY OF ASHTABULA AND STATE OF OHIO:

PARCEL NO. 1

BEING A PART OF LOTS NO. 3 AND 4 IN C.H. CUMMINGS ALLOTMENT AND  
BEING BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN IN THE WEST LINE OF CUMMINGS AVENUE  
AT THE NORTHEAST CORNER OF LOT NO. 23 IN SAID ALLOTMENT, WHICH IS  
ALSO THE NORTHEAST CORNER OF LANDS NOW OR FORMERLY OWNED BY  
J.E. MAURER; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT NO.  
23, 100 FEET TO AN IRON PIN IN THE EAST LINE OF LANDS OF WALTER L.  
MAIN, WHICH IS ALSO THE EAST LINE OF LOT NO. 2 IN SAID CUMMINGS  
ALLOTMENT; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT NO.  
2, 50 FEET TO AN IRON PIN IN THE SOUTH LINE OF LAND OWNED BY  
RAYMOND C. WARNER; THENCE EASTERLY ALONG THE SOUTH LINE OF  
SAID RAYMOND C. WARNER'S LAND, KEEPING PARALLEL WITH THE NORTH  
LINE OF SAID LOT NO. 23, 104.20 FEET TO AN IRON PIN IN THE WEST LINE OF  
CUMMINGS AVENUE; THENCE SOUTHERLY ALONG THE WEST LINE OF  
CUMMINGS AVENUE 2.11 FEET TO AN IRON PIN AT AN ANGLE IN SAID  
CUMMINGS AVENUE; THENCE SOUTHERLY ALONG THE WEST LINE OF  
CUMMINGS AVENUE 47.70 FEET TO THE PLACE OF BEGINNING.

PARCEL NO 2

BEGINNING IN THE WEST LINE OF CUMMINGS AVENUE, AT THE NORTHWEST  
CORNER OF A PARCEL OF LAND CONVEYED TO W.H. COZAD AND MARY A.  
COZAD, BY WARRANTY DEED RECORDED NOVEMBER 5, 1924, IN VOLUME  
276, PAGE 109 OF ASHTABULA COUNTY RECORDS; THENCE WESTERLY  
FOLLOWING IN THE NORTH LINE OF THE SAID COZAD LOT A DISTANCE OF A  
LITTLE OVER 100 FEET TO THE NORTHEAST CORNER THEREOF, WHICH IS  
ALSO IN THE EAST LINE OF SAID MAIN LOT THENCE NORTHERLY A  
DISTANCE OF 16 FEET TO A POINT; THENCE EASTERLY IN A LINE PARALLEL  
WITH THE SAID NORTH LINE OF THE SAID COZAD LOT AND 16 FEET DISTANT  
THEREFROM TO THE WEST LINE OF CUMMINGS AVENUE; THENCE  
SOUTHERLY IN THE WEST LINE OF CUMMINGS AVENUE, A DISTANCE OF 16  
FEET TO THE PLACE OF BEGINNING.

PARCEL NO. 3

AND BEING KNOWN AS A PART OF LOT NO. 3 AND 4 OF THE EASTLAWN PLAT IN THE CITY OF GENEVA, ASHTABULA COUNTY, STATE OF OHIO, AND IS FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIPE SET IN THE WESTERLY LINE OF CUMMINGS AVENUE AT A POINT WHICH IS 176.70 FEET SOUTHERLY FROM THE INTERSECTION OF THE SOUTHERLY LINE OF EAST MAIN STREET AND THE WESTERLY LINE OF CUMMINGS AVENUE; THENCE WESTERLY WITH AN INTERIOR ANGLE OF 87 DEGREES 30 MINUTES A DISTANCE OF 103.80 FEET TO AN IRON PIPE IN THE EASTERLY LINE OF LAND FORMERLY OWNED BY WALTER MAIN, AND NOW OWNED BY JOHN J. JR. AND MARY JANE WINNEN, THENCE NORTHERLY WITH AN INTERIOR ANGLE OF 92 DEGREES 18 MINUTES A DISTANCE OF 7 FEET TO A POINT; THENCE EASTERLY ALONG A LINE PARALLEL WITH THE SOUTHERLY LINE HEREIN FIRST DESCRIBED, A DISTANCE OF 103.80 FEET TO THE WEST LINE OF CUMMINGS AVENUE; THENCE SOUTHERLY ALONG THE WEST LINE OF CUMMINGS AVENUE 7 FEET TO THE PLACE OF BEGINNING AND CONTAINING .01 ACRES OF LAND.

BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

SUBJECT TO ALL EASEMENTS, RESERVATIONS, COVENANTS, CONDITIONS, AGREEMENTS OF RECORD, IF ANY.

BEING THE SAME PROPERTY CONVEYED TO ROBERT E. BARBIAN JANET E. BARBIAN BY WARRANTY DEED FROM VERN M. GRESS AND MARJORIE D. GRESS, HUSBAND AND WIFE AS RECORDED 06/20/1968 IN BOOK 675 AT PAGE 137 AS DOCUMENT 246661.

**Parcel Number(s):** 200180012300

**Prior Deed Info.:** Warranty Deed, Document No. 246661, Book 675, Page 137, recorded June 20, 1968.

Title Owner: Robert Barbian and Janet Barbian  
Case Number: 2017 CV 00097

