

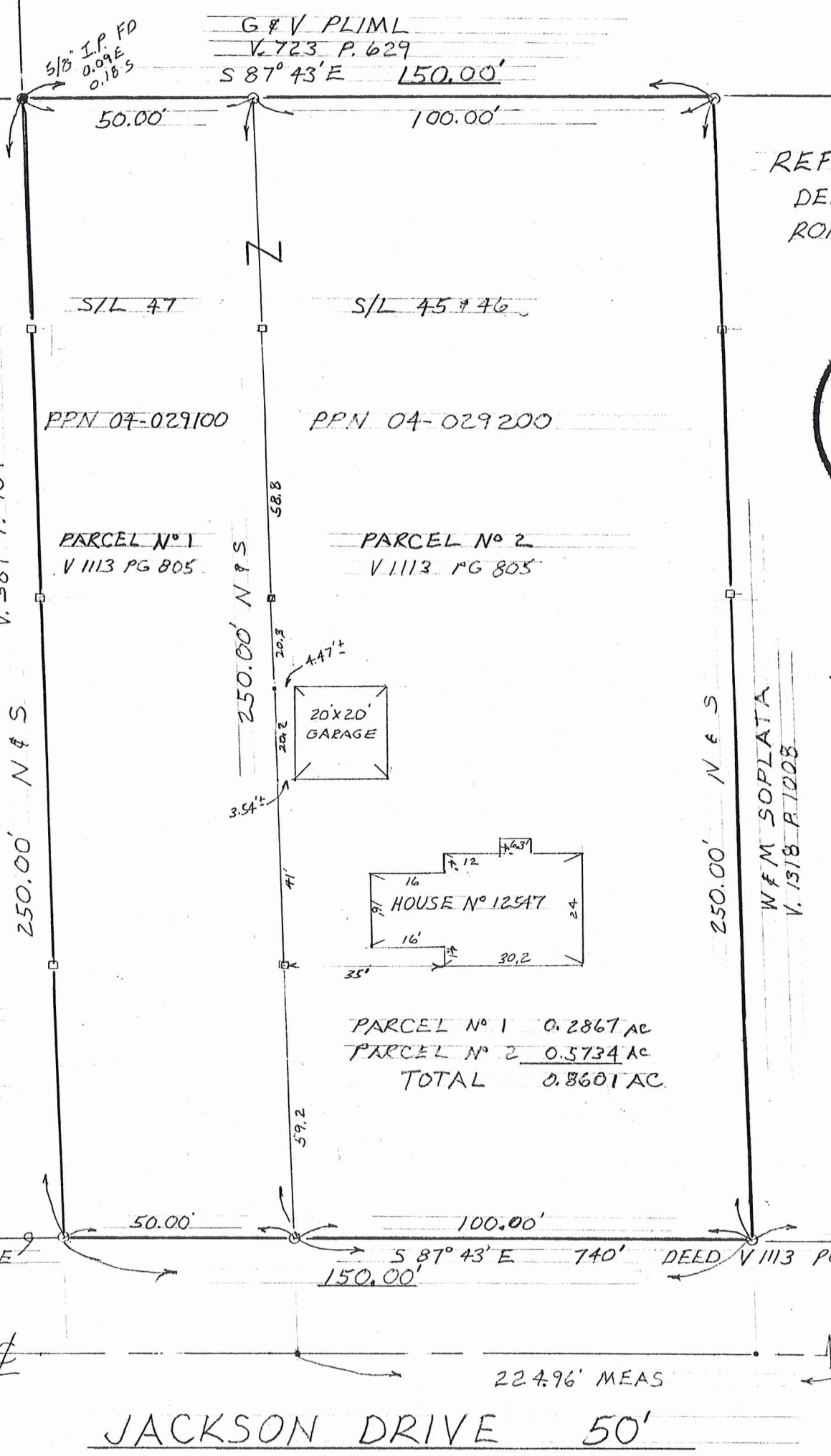
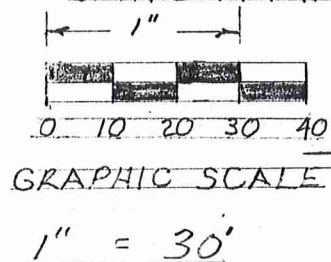
LOT CONSOLIDATION PLAN FOR RANDALL C. HAMMONDS

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

R.S. 8/12/02
OFFICE OF THE REVISOR
GEAUGA COUNTY ENGINEER

12547 JACKSON DRIVE BURTON, OHIO

BEING S/Ls 45, 46 & 47 IN PROPOSED ALLOTMT OF JOHN MUSIL. SITUATED IN THE TSP OF BURTON, COUNTY OF GEAUGA & STATE OF OHIO. KNOWN AS BEING PART OF ORIG. BURTON TOWNSHIP LOT NO 91.



REF. USED
DEED V. 1113 PG 805.
ROAD DED PLAT V8 PG.74



MAY 31, 2002
0 5/8" CAPPED I.P. SET
● 5/8" I.P. FD & USED.
□ HUBS SET ON H.
REV 7/19/02
LOT CONSOLIDATION
REV 8/5/02
CLARIFICATIONS

PARCEL NO 1 0.2867 AC
PARCEL NO 2 0.5734 AC
TOTAL 0.8601 AC

MONUMENTS WERE FOUND OR SET AS SHOWN. DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF. BEARINGS INDICATE ANGLES ONLY. BASIS FOR BEARINGS IS DUE NORTH & SOUTH DIRECTION OF SNOW ROAD DEED VOL 1113 PG 805.

PREPARED BY
Roderic Inglertight
REG SURVEYOR NO 4429

RODERIC INGLERTIGHT
PROFESSIONAL ENGINEER & SURVEYOR
9289 CRESTWOOD ROAD
PARMA HEIGHTS, OHIO 44130

Roderic Ingleright
ENGINEER & SURVEYOR
9289 Crestwood Drive
Parma Heights, Ohio 44130

August 6, 2002

Mr Randall C Hammonds
12547 Jackson Drive
Burton, Ohio 44021

Dear Mr Hammonds:

Re: Deed Descriptions for parcels surveyed and Lot Consolidation Plan.

The following is a revised legal descriptions for the two parcels consolidated into one large parcel:

Situated in the Township of Burton, County of Geauga and State of Ohio, and known as being a part of Original Burton Township Lot No. 91 and being known also as Sub Lots 45, 46 & 47 in the Proposed Allotment of John Musil conveyed to Randall C. Hammonds by deed dated July 18, 1997 as recorded in Deed Vol 1113 Pg 805 of Geauga County Records bounded and described as follows:

Beginning at an iron pipe in the center line of Snow Road marking the Southwest corner of said Original Lot No. 91; Thence due North along the center line of Snow Road a distance of 1225.85 feet to a 5/8" iron pin, found 8" below the asphalt roadway, set at an angle in Snow Road; Thence continuing due North 8 feet to a point; Thence South 87 deg 43' East along the Southerly line of Jackson Drive a distance of 640 feet to a capped 5/8" iron pin set which is the principal place of beginning for the parcel herein intended to be described, said iron pin being the Northeasterly corner of a parcel of land conveyed to W & M Soplata by deed recorded in Vol 1318 Pg 1008 of Geauga County Records; Thence due South along the Easterly line of lands so conveyed to W & M Soplata and parallel with Snow Road 250.00 feet to a capped 5/8" iron pin set in the Northerly line of lands conveyed to G & V Pliml by deed recorded in Vol 723 pg 629 of Geauga County Records, said iron pin being also the Southeasterly corner of lands so conveyed to W & M Soplata as aforesaid; Thence South 87 deg 43' East along the Northerly line of (0.09'E, 0.18'S) lands so conveyed to G & V Pliml 150.00 feet to a 5/8" iron pin found at the Northeast corner thereof, said iron pin being also the Southwestly corner of a parcel of land conveyed to C & P Becker by deed recorded in Vol 589 Pg 907 of Geauga County Records; Thence due North along the Westerly line of lands conveyed to C & P Becker and parallel with Snow Road 250.00 feet to a capped 5/8" iron pin set in the Southerly line of Jackson Drive; Thence North 87 deg 43' West 150.00 feet to the

principal place of beginning and containing about 0.8601 acres of land according to a survey dated May 31, 2002 performed by Roderic Ingleright, Ohio Registered Surveyor No 4429, be the same more or less, but subject to all legal highways.

The basis for bearings is the due North & South direction of Snow Road as described in deed Vol 1113 pg 805 of Geauga County Records.

Sincerely

Roderic Ingleright

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R.S. 8/12/02
OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER