

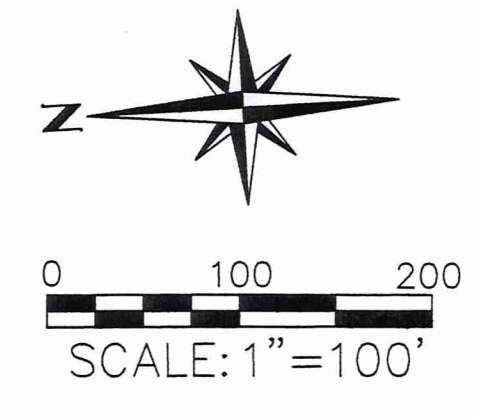
N.M. & W.D. & G.E. JOHNSON
Vol. 635-Pg. 166
06-050100

LOT 7
LOT 8

1" PIPE
FD & USED

Proposed Lot Split
for
Wayne Johnson
N.M. & W.D. & G.E. JOHNSON
Vol. 1207, Pg. 890
(06-050000)
Part of Original Lot 6, Tract 1
Chardon Township
County of Geauga, State of Ohio
May 22, 2006

THE BOUNDARY SURVEY PLAT WAS DRAWN ON MAY 26th, 2006
This Boundary Survey has been prepared in accordance with Chapter 4733-37, Ohio Administrative Code for Minimum Standards for Boundary Surveys as adopted 8-15-90. This survey was performed under my supervision, and is believed to be correct and accurate to the best of my knowledge.



ERIN & PAMELA WEST
Vol. 731-Pg. 675
06-030300

G.H. & C.H. Heiden
Vol. 571, Pg. 859
(06-040400)

KA & D.C. O'Hearn
Vol. 1642, Pg. 428
(06-120547)

N.M. & W.D. & G.E. JOHNSON
Vol. 1207, Pg. 890
(06-050000)

ORIGINAL 40.498 AC.
LOT SPLIT 5.637 AC.
BLANCE 34.861 AC.
R/W 0.799 AC.
NET 34.062 AC.

S. & K.E. Boehnlein
Vol. 1573, Pg. 54
(06-107500)

Lot 6, Tract 1

Lot 6, Tract 1
Lot 8, Tract 1

Robinson Road-60'

Clark Road-60'

1" PIPE
FD & USED

1" PIPE
FD & USED

1" PIPE
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FD & USED

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.S. 11/20/07
OFFICE OF THE REGISTERED
GEOGA COUNTY ENGINEER

NOTE: ALL IRON PINS SET ARE
5/8" X 30" AND ARE CAPPED
BABCOCK, JONES & ASSOC.

NOTES
100' MIN SETBACK PER ZONING
50' MIN SIDE YARD PER ZONING
50' MIN REAR YARD PER ZONING

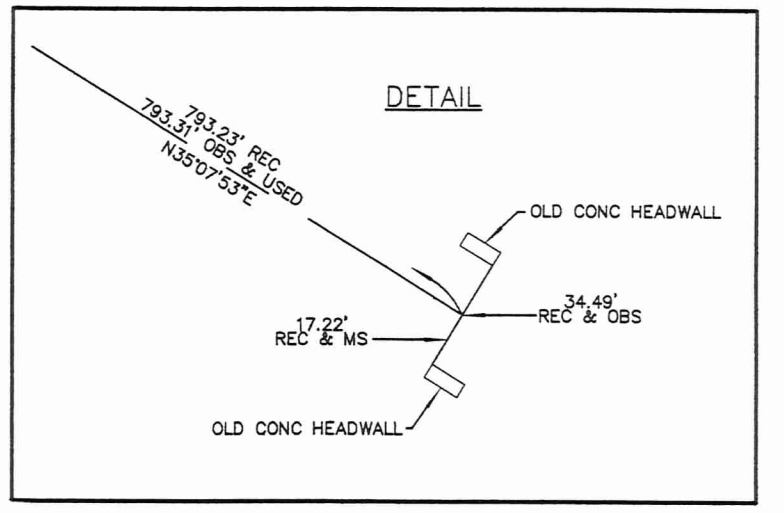
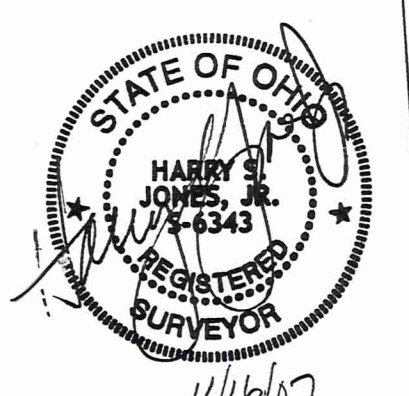
Lot Summary

Lot	Gross Ac.	R/W Ac.	Net Ac.
Parcel #1	5.637 Acres. 245559.4 Sq.ft.	0.613 Acres. 26717.8 Sq.ft.	5.024 Acres. 218841.6 Sq.ft.
BLANCE	34.861 ACRES 1,518,945.2 SF	0.799 ACRES 34,804.4 SF	34.062 ACRES 1,483,740.7 SF

NOTES
BASIS OF BEARINGS IS S27°18'00"W AS AN ASSUMED
MERIDIAN, AND IS INTENDED TO DESCRIBE ANGLES ONLY
RECORDS INCLUDING DEEDS CITED ON EACH PARCEL
ALONG WITH COUNTY ROAD RECORDS, WERE USED
AS REFERENCE DOCUMENTS AND SOURCES OF DATA

CERTIFICATION

I hereby certify that an actual boundary survey was prepared by me on 11/16/06 and that the survey is in accordance with O.R.C. Chapter 4733-37 Minimum Standards for Boundary Surveys in the State of Ohio. Permanent monuments were found or set at all locations shown hereon. All dimensions given are expressed or decimal parts thereof. Bearings are to an assumed meridian and are shown to indicate angles only.
I hereby certify that this plan was prepared by me and is correct to the best of my knowledge, information and belief.



NOTE
SURVEY MONUMENTS REFERENCED
TO CENTERLINE AT 90 DEGREES
CENTERLINE BASED OFF A. W. RUSSELL
SURVEY PLAT DATED 1966

SEE DETAIL



BABCOCK - JONES
CIVIL ENGINEERS AND SURVEYORS

06-120611
Vol. 1835- Pg. 663

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

November 16, 2007

REVISED LEGAL DESCRIPTION OF BALANCE OF PROPERTY FOR
WAYNE JOHNSON.

Situated in the Township of Chardon, County of Geauga and State of Ohio and known as being a part of Lot No. 6, Tract No. 1 in said Township and being further bounded and described as follows;

Beginning at the intersection of the centerlines of Clark Road (60 feet wide) and Robinson Road (60 feet wide);

- COURSE I: Thence North $32^{\circ}59'53''$ East along the centerline of Clark Road a distance of 1,044.52 feet to a point;
- COURSE II: Thence South $57^{\circ}00'07''$ East, passing thru a $5/8''$ x 30" iron pin set and capped Babcock, Jones & Associates, Inc. at 30.00 feet a distance of 269.51 feet to a $5/8''$ x 30" iron pin set and capped Babcock, Jones & Associates, Inc.;
- COURSE III: Thence North $27^{\circ}18'00''$ East a distance of 1,041.91 feet to a $5/8''$ x 30" iron pin set and capped Babcock, Jones & Associates, Inc. on the southerly line of land conveyed to G.H. & C.H. Heiden by deed recorded in Volume 571, Page 859 of Geauga County Deed Records, Permanent Parcel No. 06-040400;
- COURSE IV: Thence North $89^{\circ}23'20''$ East along the southerly line and to the southeasterly corner of G.H. & C.H. Heiden a distance of 312.44 feet to a 1" iron pipe found on the westerly line of land conveyed to N.M. & W.D. & G.E. Johnson by deed recorded in Volume 635, Page 166 of Geauga County Deed Records, Permanent Parcel No. 06-050100 and the easterly line of Lot No. 6, Tract No. 1;
- COURSE V: Thence South $0^{\circ}20'58''$ East along the westerly line and to the southwesterly corner of N.M. & W.D. & G.E. Johnson and said Lot Line, a distance of 1,648.74 feet to a 1" iron pipe found on the northerly line of land conveyed to Eric and Pamela West by deed recorded in Volume 731, Page 675 of Geauga County Deed Records, Permanent Parcel No. 06-030300 also being the common corner of Lot Nos. 6,7,8 and 9;
- COURSE VI: Thence South $89^{\circ}39'02''$ West along the northerly line of Eric and Pamela West and the northerly line of Lot No. 9, passing thru a $5/8''$ iron pin found at 1,213.02 feet a distance of 1,595.27 feet to the place of beginning and containing 34.861 acres of land subject to all legal highways (0.799 of an acre), as surveyed and described by Harry S. Jones, Registered Surveyor No. 6343 in November, 2007.

CHA00134

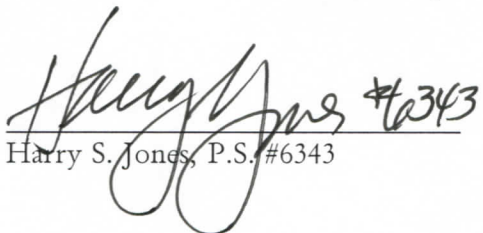
(07-196)

REVISED LEGAL DESCRIPTION OF BALANCE OF PROPERTY FOR
WAYNE JOHNSON.

Bearings are based upon the centerline of Clark Road being North 27°18'00" East and are used to describe angles only.

Balance of Permanent Parcel No. 06-050000.

Previous Deed - Volume 1207, Page 890.


Harry S. Jones, P.S. #6343

11/16/07
Date



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

R.S. 11/20/07
OFFICE OF THE Revised
GEAUGA COUNTY ENGINEER