

LOT SPLIT AND CONSOLIDATION FOR GLENN AND CAROL BATTLES

SITUATED IN THE TOWNSHIP OF CHESTER, COUNTY OF GEauga AND STATE OF OHIO AND BEING PART OF CHESTER TOWNSHIP LOT NO. 10, TRACT 1 AND BEING PART OF 94.09 ACRES OF LAND AS NOW CONVEYED TO GLENN AND CAROL BATTLES RECORDED ON DEED VOL. 601 PAGE 940 OF THE GEAGA COUNTY DEED RECORDS, AND BEING ALL OF 5.425 ACRES OF LAND AS NOW CONVEYED TO GLENN OSCAR BATTLES AND CAROL BATTLES RECORDED ON DEED VOL. 1019 PAGE 1081 OF THE GEAGA COUNTY DEED RECORDS.

G. & C. BATTLES
DEED VOL 601 PAGE 940

1/2" REBAR FD W/O CAP
LEANING SLIGHTLY - BOTTOM USED

5/8" REBAR SET
W/CAP

5/8" REBAR SET
W/CAP

1/2" REBAR W/O CAP
FD. & USED

5/8" REBAR SET

1/2" REBAR FD
0.11' E OF LINE

5/8" REBAR W/O CAP
FD. & USED

1" PIN FD & USED

I HEREBY CERTIFY THAT I HAVE SURVEYED THE LAND SHOWN HEREON AND HAVE PREPARED THIS SURVEY AND PLAT OF LOT SPLIT AND CONSOLIDATION IN ACCORDANCE WITH CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE BY A PROFESSIONAL SURVEYOR REGISTERED WITH THE STATE OF OHIO. BEARINGS AS SHOWN ARE BASED UPON AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY. MONUMENTS WERE FOUND OR SET AS SHOWN HEREON:

Anthony M. Picone 7/9/98
ANTHONY M. PICONE DATE
REG. SURVEYOR NO. 6865
WESTERN RESERVE CONSULTANTS
33445 BAINBRIDGE ROAD
SOLON, OHIO 44139
440-248-1065



(- 'C' - 'B' -)
"A"
5.155 AC. TOTAL
(0.1529 AC. IN R.O.W.)
(5.425 AC. ORIGINAL
DEED)

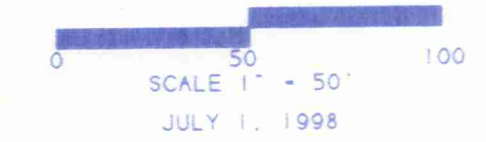
M. & H. BILYNSKY
DEED VOL. 589 PAGE 452

P. REGAN
DEED VOL 653 PAGE 689

GLENN OSCAR BATTLES
AND
CAROL BATTLES
DEED VOL 1019 PAGE 1081
PERMANENT PARCEL NO: 11-108250

W.L. HERRICK
DEED VOL. 580 PAGE 112

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.S. 12/21/98
OFFICE OF THE
GEAGA COUNTY ENGINEER *Revised*



- MON BOX FD MONUMENT BOX FOUND
- I-PIPE - IRON OR STEEL PIPE
- 1" PIN - IRON OR STEEL PIN OR RE-BAR
- REBAR FD - STEEL RE-BAR FOUND WITHOUT CAP
- W/O CAP - MEASURED OR OBSERVED DISTANCE
- MSD - DEED DIMENSION
- REC. - RECORD DIMENSION
- B.O.B. - BASIS OF BEARINGS
- P.O.B. - POINT OF BEGINNING OF DESCRIPTION
- FD - FOUND MONUMENT
- REBAR SET - 5/8" STEEL RE-BAR W/CAP 885
- USED - MONUMENT OR DIMENSION USED
- CALC. - DIMENSION CALCULATED
- BEARINGS ARE FROM AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY
- BASIS OF BEARING IS THE CENTERLINE OF MULBERRY ROAD

HEATH ROAD 60'

O.L. 9
O.L. 10
O.L. 19
O.L. 20

O.L. 10
O.L. 20
MUNSON TOWNSHIP

MULBERRY ROAD 60'

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	90°02'10"	40.00'	62.86'	40.03'	56.59'	S 44°28'55"W
LINE	BEARING	DISTANCE				
L 1	N 89°30'00"E	20.91'				
L 2	S 00°30'00"E	30.00'				
L 3	S 89°30'00"W	12.29'				

12/15/98

JULY 1, 1998

GLENN BATTLES
LOT SPLIT AND CONSOLIDATION
CHESTER TOWNSHIP
GEAUGA COUNTY

0.25 AC SPLIT FROM
DEED 601 PAGE 940
TO MAKE 5.155 AC PARCEL

SITUATED IN THE TOWNSHIP OF CHESTER, COUNTY OF
GEAUGA AND STATE OF OHIO AND BEING PART OF CHESTER
TOWNSHIP LOT NO. 10 TRACT 1 AND ALSO BEING PART OF
THE LANDS NOW CONVEYED TO GLENN AND CAROL BATTLES AS
SHOWN ON DEED VOLUME 1019 PAGE 1081 AND VOLUME 601
PAGE 940 OF THE GEAUGA COUNTY DEED RECORDS;

BEGINNING AT A 1" I. PIPE FOUND AT AN ANGLE IN
THE CENTERLINE OF MULBERRY ROAD (60 FEET WIDE) SAID
PIPE BEING S 89d30'00"W, 168.22 FEET ON THE
PROLONGATION OF THE CENTERLINE OF MULBERRY ROAD WITH
THE SOUTHEASTERLY CORNER OF SAID ORIGINAL LOT NO. 10;
THENCE ALONG THE CENTERLINE OF MULBERRY ROAD
S 89d30'00"W, 1601.01 FEET TO A POINT AT THE
SOUTHEASTERLY CORNER OF SAID GLENN AND CAROL BATTLES
LAND AS SHOWN ON DEED VOL 1019 PAGE 1081; THENCE
CONTINUING ALONG SAID CENTERLINE S 89d30'00"W, 79.14
FEET TO A POINT;

THENCE CONTINUING ALONG SAID CENTERLINE
S 89d30'00"W, 222.02 FEET TO A POINT SAID POINT ALSO
BEING THE SOUTHWESTERLY CORNER OF AFORESAID GLENN AND
CAROL BATTLES LAND AND THE SOUTHEASTERLY CORNER OF
LANDS NOW OR FORMERLY CONVEYED TO PATRICIA REGAN AS
SHOWN ON DEED VOLUME 653 PAGE 689 OF SAID DEED
RECORDS;

THENCE ALONG THE EASTERLY LINE OF SAID REGAN
LAND AND WESTERLY LINE OF SAID BATTLES LAND
N 00d30'00"W, AND PASSING OVER A 1/2" REBAR FOUND
29.98 FEET THEREFROM A TOTAL DISTANCE OF 822.00 FEET
TO A 5/8" REBAR SET W/ CAP ON THE NORTHERLY LINE OF
SAID GLENN AND CAROL BATTLES LAND DEED VOL 1019 PAGE
1018 WHICH IS ALSO A SOUTHERLY LINE OF G.&C. BATTLES
LAND DEED VOL 601 PAGE 940 AND THE PRINCIPAL PLACE OF
BEGINNING;

1. THENCE N 00d30'00"W, 41.65 FEET TO A 5/8"
REBAR SET W/ CAP;

2. THENCE N 89d30'00"E, 261.52 FEET TO A 5/8"
REBAR SET W/ CAP;

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3. THENCE S 00d32'10"E, 41.65 FEET TO THE AFORESAID NORTHERLY GLENN AND CAROL BATTLES LAND AND SOUTHERLY C.&G. BATTLES LAND;

4. THENCE S 89d30'00"W, 261.55 FEET TO THE PRINCIPAL PLACE OF BEGINNING AND CONTAINING 0.2501 ACRES OF LAND AND SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD AND SUBJECT TO A 10 FOOT WIDE EASEMENT FOR UTILITIES, PARALLEL WITH (AT RIGHT ANGLES) AND WESTERLY OF THE FOLLOWING DESCRIBED

EASTERLY LINE;

BEGINNING AT A 1" I. PIPE FOUND AT AN ANGLE IN THE CENTERLINE OF MULBERRY ROAD (60 FEET WIDE) SAID PIPE BEING S 89d30'00"W, 168.22 FEET ON THE PROLONGATION OF THE CENTERLINE OF MULBERRY ROAD WITH THE SOUTHEASTERLY CORNER OF SAID ORIGINAL LOT NO. 10; THENCE ALONG THE CENTERLINE OF MULBERRY ROAD S 89d30'00"W, 1902.17 FEET TO A POINT SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF AFORESAID GLENN AND CAROL BATTLES LAND AND THE SOUTHEASTERLY CORNER OF LANDS NOW OR FORMERLY CONVEYED TO PATRICIA REGAN AS SHOWN ON DEED VOLUME 653 PAGE 689 OF SAID DEED RECORDS; THENCE ALONG THE EASTERLY LINE OF SAID REGAN LAND AND WESTERLY LINE OF SAID BATTLES LAND N 00d30'00"W, AND PASSING OVER A 1/2" REBAR FOUND 29.98 FEET THEREFROM A TOTAL DISTANCE OF 863.65 FEET TO A 5/8" REBAR SET W/ CAP; THENCE N 89d30'00"E, 261.52 FEET TO A 5/8" REBAR SET W/ CAP AND THE PRINCIPAL PLACE OF BEGINNING;

1. THENCE S 00d32'10"E AND 60.00 FEET PARALLEL WITH(AT RIGHT ANGLES) TO THE WESTERLY LINE OF LANDS NOW OR FORMERLY CONVEYED TO WENDY LOU HERRICK AS SHOWN ON DEED VOLUME 580 PAGE 112 OF SAID DEED RECORDS, A DISTANCE OF 41.65 FEET AND THE TERMINATION OF THE SAID EASTERLY LINE OF THIS EASEMENT.

SURVEYED BY; ANTHONY M. PICONE JULY 1, 1998
R.S NO. 6865

BASIS OF BEARINGS IS THE CENTERLINE OF MULBERRY ROAD

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

R.S. *12/21/98*
OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER

~~GEAUGA COUNTY ENGINEER
OFFICE OF THE
APPROVED PER R.C. 315.251
SURVEY PLAT & LEGAL DESCRIPTION~~

CHE00010

JULY 1, 1998

GLENN BATTLES
LOT SPLIT AND CONSOLIDATION
CHESTER TOWNSHIP
GEAUGA COUNTY

0.520AC SPLIT FROM
DEED VOL1019 PAGE1081
ADDITION FOR5.155 AC LOT

SITUATED IN THE TOWNSHIP OF CHESTER, COUNTY OF
GEAUGA AND STATE OF OHIO AND BEING PART OF CHESTER
TOWNSHIP LOT NO. 10 TRACT 1 AND ALSO BEING PART OF
THE LANDS NOW CONVEYED TO GLENN AND CAROL BATTLES AS
SHOWN ON DEED VOLUME 1019 PAGE 1081 AND VOLUME 601
PAGE 940 OF THE GEAUGA COUNTY DEED RECORDS;

BEGINNING AT A 1" I. PIPE FOUND AT AN ANGLE IN
THE CENTERLINE OF MULBERRY ROAD (60 FEET WIDE) SAID
PIPE BEING S 89d30'00"W, 168.22 FEET ON THE
PROLONGATION OF THE CENTERLINE OF MULBERRY ROAD WITH
THE SOUTHEASTERLY CORNER OF SAID ORIGINAL LOT NO. 10;
THENCE ALONG THE CENTERLINE OF MULBERRY ROAD
S 89d30'00"W, 1601.01 FEET TO A POINT AT THE
SOUTHEASTERLY CORNER OF SAID GLENN AND CAROL BATTLES
LAND AS SHOWN ON DEED VOL 1019 PAGE 1081 AND THE
PRINCIPAL PLACE OF BEGINNING;

1. THENCE CONTINUING ALONG SAID CENTERLINE
S 89d30'00"W, 79.14 FEET TO A POINT;

2. THENCE N 00d30'00"W, 30.00 FEET TO THE
NORTHERLY RIGHT OF WAY OF MULBERRY ROAD AND A

5/8"REBAR SET W/ CAP;

3. THENCE 62.86 FEET ALONG THE ARC OF A CURVE
WHICH BEARS LEFT AND HAS A RADIUS OF 40.00 FEET AND A
CHORD OF 56.59 FEET WHICH BEARS N 44d28'55"E TO A
5/8" REBAR SET W/CAP;

4. THENCE N 00d32'10"W AND 60.00 FEET PARALLEL
WITH(AT RIGHT ANGLES) TO THE WESTERLY LINE OF LANDS
NOW OR FORMERLY CONVEYED TO WENDY LOU HERRICK AS
SHOWN ON DEED VOLUME 580 PAGE 112 OF SAID DEED
RECORDS, A DISTANCE OF 751.97 FEET TO A POINT ON THE
NORTHERLY LINE OF AFORESAID GLENN AND CAROL BATTLES
LAND;

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PG. 2
0.5 AC ADDITION

5. THENCE N 89d30'00"E, 12.29 FEET TO A 1/2" REBAR FOUND W/OUT CAP;

6. THENCE ALONG THE EASTERLY LINE OF AFORESAID GLENN AND CAROL BATTLES LAND S 02d24'14"E 822.45 FEET TO THE CENTERLINE OF MULBERRY ROAD AND THE PRINCIPAL PLACE OF BEGINNING AND CONTAINING 0.5202 ACRES OF LAND (0.0542 ACRES WITHIN THE RIGHT OF WAY OF MULBERRY ROAD) AND SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD

SURVEYED BY; ANTHONY M. PICONE JULY 1, 1998
R.S NO. 6865

BASIS OF BEARINGS IS THE CENTERLINE OF MULBERRY ROAD

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

R.S.

12/21/98

OFFICE OF THE
GEAUGA COUNTY ENGINEER

Revised

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COUNTY ENGINEER

CH-EC00010

JULY 1, 1998

GLENN BATTLES
LOT SPLIT AND CONSOLIDATION
CHESTER TOWNSHIP
GEAUGA COUNTY

TOTAL CONSOLIDATED 5.155 AC LOT

SITUATED IN THE TOWNSHIP OF CHESTER, COUNTY OF
GEAUGA AND STATE OF OHIO AND BEING PART OF CHESTER
TOWNSHIP LOT NO. 10 TRACT 1 AND ALSO BEING PART OF
THE LANDS NOW CONVEYED TO GLENN AND CAROL BATTLES AS
SHOWN ON DEED VOLUME 1019 PAGE 1081 AND VOLUME 601
PAGE 940 OF THE GEAUGA COUNTY DEED RECORDS;

BEGINNING AT A 1" I. PIPE FOUND AT AN ANGLE IN
THE CENTERLINE OF MULBERRY ROAD (60 FEET WIDE) SAID
PIPE BEING S 89d30'00"W, 168.22 FEET ON THE
PROLONGATION OF THE CENTERLINE OF MULBERRY ROAD WITH
THE SOUTHEASTERLY CORNER OF SAID ORIGINAL LOT NO. 10;
THENCE ALONG THE CENTERLINE OF MULBERRY ROAD,
S 89d30'00"W, 1601.01 FEET TO A POINT AT THE
SOUTHEASTERLY CORNER OF SAID GLENN AND CAROL BATTLES
LAND AS SHOWN ON DEED VOL 1019 PAGE 1081; THENCE
CONTINUING ALONG SAID CENTERLINE S 89d30'00"W, 79.14
FEET TO A POINT AND THE PRINCIPAL PLACE OF BEGINNING;

1. THENCE CONTINUING ALONG SAID CENTERLINE
S 89d30'00"W, 222.02 FEET TO A POINT SAID POINT ALSO
BEING THE SOUTHWESTERLY CORNER OF AFORESAID GLENN AND
CAROL BATTLES LAND AND THE SOUTHEASTERLY CORNER OF
LANDS NOW OR FORMERLY CONVEYED TO PATRICIA REGAN AS
SHOWN ON DEED VOLUME 653 PAGE 689 OF SAID DEED
RECORDS;

2. THENCE ALONG THE EASTERLY LINE OF SAID REGAN
LAND AND WESTERLY LINE OF SAID BATTLES LAND
N 00d30'00"W, AND PASSING OVER A 1/2" REBAR FOUND
29.98 FEET THEREFROM A TOTAL DISTANCE OF 863.65 FEET
TO A 5/8" REBAR SET W/ CAP;

3. THENCE N 89d30'00"E, 261.52 FEET TO A 5/8"
REBAR SET W/ CAP;

4. THENCE S 00d32'10"E AND 60.00 FEET PARALLEL
WITH(AT RIGHT ANGLES) TO THE WESTERLY LINE OF LANDS
NOW OR FORMERLY CONVEYED TO WENDY LOU HERRICK AS
SHOWN ON DEED VOLUME 580 PAGE 112 OF SAID DEED
RECORDS, A DISTANCE OF 793.62 FEET TO A 5/8" REBAR
SET W/CAP;

5. THENCE 62.86 FEET ALONG THE ARC OF A CURVE WHICH BEARS RIGHT AND HAS A RADIUS OF 40.00 FEET AND A CHORD OF 56.59 FEET WHICH BEARS S 44d28'55"W TO A 5/8" REBAR SET W/CAP ON THE NORTHERLY RIGHT OF WAY OF AFORESAID MULBERRY ROAD,

6. THENCE S 00d30'00"E, 30.00 FEET TO THE CENTERLINE OF MULBERRY ROAD AND THE PRINCIPAL PLACE OF BEGINNING AND CONTAINING 5.155 ACRES OF LAND (0.1529 ACRES WITHIN THE RIGHT OF WAY OF MULBERRY ROAD) AND SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD AND SUBJECT TO A 10 FOOT WIDE EASEMENT FOR UTILITIES, PARALLEL WITH (AT RIGHT ANGLES) AND

WESTERLY OF THE FOLLOWING DESCRIBED EASTERLY LINE ; BEGINNING AT A 1" I. PIPE FOUND AT AN ANGLE IN THE CENTERLINE OF MULBERRY ROAD (60 FEET WIDE) SAID PIPE BEING S 89d30'00"W, 168.22 FEET ON THE PROLONGATION OF THE CENTERLINE OF MULBERRY ROAD WITH THE SOUTHEASTERLY CORNER OF SAID ORIGINAL LOT NO. 10; THENCE ALONG THE CENTERLINE OF MULBERRY ROAD S 89d30'00"W, 1902.17 FEET TO A POINT SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF AFORESAID GLENN AND CAROL BATTLES LAND AND THE SOUTHEASTERLY CORNER OF LANDS NOW OR FORMERLY CONVEYED TO PATRICIA REGAN AS SHOWN ON DEED VOLUME 653 PAGE 689 OF SAID DEED RECORDS; THENCE ALONG THE EASTERLY LINE OF SAID REGAN LAND AND WESTERLY LINE OF SAID BATTLES LAND N 00d30'00"W, AND PASSING OVER A 1/2" REBAR FOUND 29.98 FEET THEREFROM A TOTAL DISTANCE OF 863.65 FEET TO A 5/8" REBAR SET W/ CAP; THENCE N 89d30'00"E, 261.52 FEET TO A 5/8" REBAR SET W/ CAP AND THE PRINCIPAL PLACE OF BEGINNING;

1. THENCE S 00d32'10"E AND 60.00 FEET PARALLEL WITH(AT RIGHT ANGLES) TO THE WESTERLY LINE OF LANDS NOW OR FORMERLY CONVEYED TO WENDY LOU HERRICK AS SHOWN ON DEED VOLUME 580 PAGE 112 OF SAID DEED RECORDS, A DISTANCE OF 793.62 FEET TO A 5/8" REBAR SET W/CAP;

2. THENCE 62.86 FEET ALONG THE ARC OF A CURVE WHICH BEARS RIGHT AND HAS A RADIUS OF 40.00 FEET AND A CHORD OF 56.59 FEET WHICH BEARS S 44d28'55"W TO A 5/8" REBAR SET W/CAP ON THE NORTHERLY RIGHT OF WAY OF AFORESAID MULBERRY ROAD AND THE TERMINATION OF THE SAID EASTERLY LINE OF THIS EASEMENT.

SURVEYED BY; ANTHONY M. PICONE JULY 1, 1998
R.S NO. 6865

BASIS OF BEARINGS IS THE CENTERLINE OF MULBERRY ROAD

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