

MULBERRY ROAD - 60' RW

EAST HILL DRIVE - 45' RW

2.1104 ACRES



BASIS OF BEARINGS ARE TO AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF MULBERRY ROAD SOUTH 85°-22'-00" EAST

**RESURVEY OF LANDS**

ALL THAT CERTAIN LANDS SITUATE IN LOT 22, TRACT 1, TOWNSHIP OF CHESTER, TOWNSHIP NO. 8 NORTH, RANGE IX WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, COUNTY OF GEAUGA, STATE OF OHIO. A RESURVEY OF THE LANDS TO JAMES C. AND NANCY M. McCONNELL, TRUSTEES, AS RECORDED IN DEED VOLUME 1596, PAGE 0094 IN THE OFFICE OF THE COUNTY RECORDER.

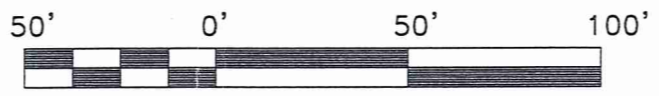
SURVEY PLAT & LEGAL DESCRIPTION APPROVED PER R.C. 315.251

R.S. 111703 OFFICE OF THE GEAUGA COUNTY ENGINEER

THIS SURVEY WAS PERFORMED TO AN ACCURACY AS SET FORTH IN THE 1999 OHIO ADMINISTRATIVE CODE 4733-37.



TIMOTHY E. STOCKER, P.S. 7245



SCALE: 1" = 50' NOVEMBER 13, 2003

PREPARED FOR: - JAMES C. AND NANCY M. McCONNELL, TRUSTEES -	PROJECT NAME: RESURVEY OF LANDS	PROJECT ADDRESS: 7485 MULBERRY ROAD CHESTER, OHIO
	PROJECT LOCATION: GEAUGA COUNTY, OHIO	JOB NUMBER: 3469
FOR INQUIRIES CONCERNING THIS SURVEY CONTACT: <b>CSS</b> CRABBS' SURVEYING SERVICE 10 WEST ERIE STREET, SUITE 101 PAINESVILLE, OHIO 44077 1-800-488-3968		CHK: T. STOCKER DRN: S. LOVEJOY REV: PAGE 1 OF 1

22.50' S 85°22'00" E 121.57' OBS

1" IRON PIN FOUND & USED W/IN A MON. BOX ASSEMBLY

POB

S 85°22'00" E 385.82' OBS

444.04' DEED

994.13' OBS

1" IRON PIN FOUND & USED W/IN A MON. BOX ASSEMBLY

G.J. BRENTAR VOL. 1224, PG. 1200

N 04°36'27" E 153.52'

3/4" IRON PIPE FOUND & USED AT 29.80' CL

CAPPED 3/4" IRON PIPE FOUND & USED AT 32.20' C/L "JNF"

T. CENDROWSKI VOL. 1209, PG. 0414

1" IRON PIPE FOUND & USED AT 30.56' CL

SUBJECTS WOOD FENCE APPEARS TO BE OVER THE LINE 1.8' FOR 69.1'

S 85°28'05" E 143.79' OBS

144.0' DEED

7/8" IRON PIN FOUND & USED

216.77' DEED

216.66' OBS

S 03°54'38" W

CAPPED 3/4" IRON PIPE FOUND & USED "JNF"

532.15' OBS - 532.31' DEED

N 84°57'50" W

T. CENDROWSKI VOL. 1209, PG. 0414

N 04°30'12" E

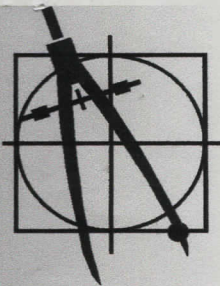
59.13' OBS

5/8" IRON PIN FOUND & USED

5/4" IRON PIPE FOUND & USED

184.00'

5/8" IRON PIN FOUND & USED



# Crabbs' Surveying Service, Inc.

10 WEST ERIE STREET, SUITE 101  
PAINESVILLE, OHIO 44077

2.1104 ACRES - 7485 MULBERRY ROAD

ALL THAT CERTAIN LANDS SITUATE IN LOT 22, TRACT 1, TOWNSHIP OF CHESTER, TOWNSHIP NUMBER 8 NORTH, RANGE IX WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, COUNTY OF GEAUGA, STATE OF OHIO. A RESURVEY OF THE LANDS TO JAMES C. AND NANCY M. McCONNELL, TRUSTEES, AS RECORDED IN DEED VOLUME 1596, PAGE 0094 IN THE OFFICE OF THE COUNTY RECORDER FURTHER DESCRIBED.

BEGINNING AT A POINT TO MARK THE CENTERLINE OF MULBERRY ROAD (60 FEET WIDE), AND THE NORTHEAST CORNER OF G.J. BRENTAR., AS RECORDED IN DEED VOLUME 1224, PAGE 1200, SAID POINT BEING LOCATED FROM A 1" IRON PIN FOUND WITHIN A MONUMENT BOX ASSEMBLY MARKING THE CENTERLINE INTERSECTION OF MULBERRY ROAD WITH THE CENTERLINE OF EAST HILL DRIVE (45 FEET WIDE), SOUTH 85°-22'-00" EAST, A DISTANCE OF 121.57 FEET TO THE POINT AND PLACE OF BEGINNING.

THENCE THE FOLLOWING (6) COURSES AND DISTANCES; SOUTH 85°-22'-00" EAST, WITH THE CENTERLINE OF MULBERRY ROAD, A DISTANCE OF 385.82 FEET TO MARK A POINT AT THE NORTHWEST CORNER OF LANDS TO T. CENDROWSKI, AS RECORDED IN DEED VOLUME 1209, PAGE 0414.

THENCE; SOUTH 03°-54'-38" WEST, WITH ~~THE~~ EAST LINE OF SAID CENDROWSKI, (THROUGH A CAPPED 3/4" IRON PIPE AT 32.20' "JNF") A TOTAL DISTANCE OF 216.66 FEET TO A CAPPED 3/4" IRON PIPE "JNF" FOUND TO MARK AN INTERIOR CORNER OF SAID CENDROWSKI.

THENCE; NORTH 84°-57'-50" WEST, WITH THE NORTH LINE OF SAID CENDROWSKI, A DISTANCE OF 532.15 FEET TO A 3/4" IRON PIPE FOUND TO MARK A POINT IN THE WESTERLY RIGHT OF WAY OF EAST HILL DRIVE.

THENCE; NORTH 04°-30'-12" EAST, WITH THE WESTERLY RIGHT OF WAY OF EAST HILL DRIVE, A DISTANCE OF 59.13 FEET TO A 5/8" IRON PIN FOUND TO MARK A POINT IN THE WESTERLY RIGHT OF WAY OF EAST HILL DRIVE, AT THE SOUTHWEST CORNER OF LANDS TO SAID BRENTAR.

THENCE; SOUTH 85°-28'-05" EAST, WITH THE SOUTH LINE TO SAID BRENTAR, A DISTANCE OF 143.79 FEET TO A 7/8" IRON PIN FOUND TO MARK THE SOUTHEAST CORNER OF SAID BRENTAR.

THENCE; NORTH 04°-36'-27" EAST, WITH THE EAST LINE TO SAID BRENTAR, (THRU A 3/4" IRON PIPE AT 123.72 FEET) A TOTAL DISTANCE OF 153.52 FEET TO THE POINT AND PLACE OF BEGINNING. SAID LAND CONTAINING 2.1104 ACRES AS SURVEYED AND DESCRIBED IN NOVEMBER 2003 BY TIMOTHY E. STOCKER, P.S. 7245, CRABBS' SURVEYING ORDER NO. 3469. BASIS OF BEARINGS ARE TO AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF MULBERRY ROAD, SOUTH 85°-22'-00" EAST.

SAVED AS 3469.doc

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

R.S. 11/17/03

OFFICE OF THE  
GEAUGA COUNTY ENGINEER

