

BOUNDARY RETRACEMENT SURVEY
 for **MARK W. & DIANE M. HAMMOND**
 PART OF CHESTER TOWNSHIP LOT 19, TRACT 1
 GEauga COUNTY, OHIO

JULY 2010 10016 FIELD BOOK 50-36

THE BASIS OF BEARINGS IS SOUTH 00° 00' 30" EAST ALONG
 THE WEST LINES OF THE HEADINGS, PIERCE AND NAGLIC PARCELS
 DEPICTED ON THIS SURVEY; THE SAME BEARING USED IN THEIR
 RESPECTIVE LEGAL DESCRIPTIONS.

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Corner Stone Professional Land Surveyors, Inc.

MULBERRY ROAD C.R. 96



SPERRY ROAD T.R. 90 60'

JOHN F. & ALICE J. MALLOY
 D.V. 732, PG. 695
 PARCEL NO. 11-204100 157° 41' 30" DEED
 157° 31' 47" CALC.

284.52' DEED USED
 5 1/8" IRON BAR, 3" DEEP S 87° 07' 15" E
 105.11' DEED USED

MATHEW LEE & NATALIE ANN WHITING
 D.V. 1814, PG. 3299
 PARCEL NO. 11-374000

RICHARD E. CHRISTENSEN &
 DEBRA L. MERRITT
 D.V. 643 PG. 259
 PARCEL NO. 11-058100

323.00' DEED
 322.91' OBSERVED & USED

3 1/4" IRON BAR FLUSH, USED S 88° 52' 58" E

SET IN NORTHEASTERLY
 CREEK WASH AREA

ROBERT S. & SUSAN C. HEADINGS
 D.V. 1859, PG. 1023
 PARCEL NO. 11-273680

5.105 ACRES

MARK W. & DIANE M. HAMMOND
 D.V. 1870, PG. 2598
 PARCEL NO. 11-373900

ELMER A. PIERCE
 D.V. 519, PG. 193
 PARCEL NO. 11-268900

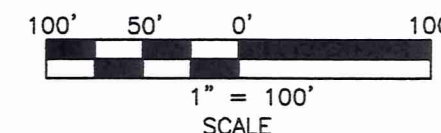
3 1/4" IRON BAR FLUSH, USED

RONALD J. & PATRICIA J. NAGLIC
 D.V. 730, PG. 1189
 PARCEL NO. 11-238700

ROBERT C. NOSS
 D.V. 452, PG. 584
 PARCEL NO. 11-244900

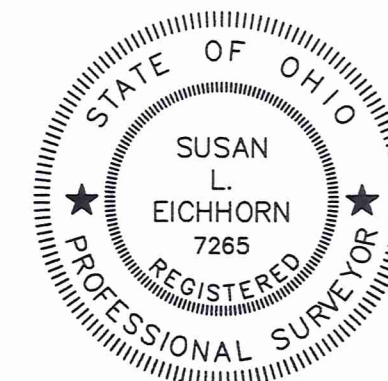
LEGEND

- MONUMENT FOUND AS NOTED.
- 5 1/8" IRON BAR, 30" LONG, WITH CAP NO. 7265 SET.
- OBS. OBSERVED ANGLE OR DISTANCE
- CALC. CALCULATED ANGLE OR DISTANCE
- REC. RECORD ANGLE OR DISTANCE



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

R.S. 03/10/11
 OFFICE OF THE *Revised*
 GEauga COUNTY ENGINEER



Susan L. Eichhorn 7-17-2010
 SUSAN L. EICHORN P.S. 7265 DATE

SOUTH LINE LOT 19, TRACT 1

5 1/8" IRON BAR "KOSIE" #5276
 3 1/4" IRON BAR 4" DEEP
 1 1/2" IRON BAR 2" DEEP

ANGLE POINT IN CENTERLINE

#11501 SPERRY RD.

SET AT 30.00'

700.00' DEED & USED S 89° 43' 28" W

N 00° 02' 27" E

181.10' OBS. & USED

1 1/2" IRON BAR INSIDE OF 1" IRON PIPE

29.58'

384.52'

D.V. 643-259 USED

S 87° 07' 15" E

3 1/4" IRON BAR FOUND BENT, REPLACED WITH 5 1/8" IRON BAR

29.58'

509.43' DEED

N 01° 12' 20" W

509.43' OBSERVED

848.85' DEED

29.64'

181.13'

D.V. 732/695

393.43' DEED

212.30' CALCULATED

N 01° 12' 20" W

549.43' DEED DISTANCE USED

332.48' DEED

N 01° 12' 20" W

337.13' OBSERVED & USED

489.18' OBSERVED & USED

489.28' DEED

201.87' DEED

S 00° 00' 30" E

244.84' DEED

42.57' OBS.

3 1/4" IRON BAR 2" UP, USED

1040.00' USED

N 00° 02' 27" E

30.03'

CHE 00192
CHE00192

(CHE 00192)

Hammond (11-017)
Picked up 3-24-11
11-373900
Vol. 1898 - Pg. 3346

5.105 ACRES

Situated in the State of Ohio, County of Geauga, Township of Chester, being part of Tract 1, Lot 19 in said Township, and also known as being Permanent Parcel No. 11-373900 in the name of Mark W. and Diane M. Hammond recorded in D.V. 1870, Page 2598 of Geauga County Recorder's records, and more fully described as follows:

Commencing for Reference at a 3\4" iron bar found 4" deep at the intersection of the south line of said Tract 1, Lot 19 with the centerline of Sperry Road T.R. 90, 60' wide;

Thence, North 00-degrees 02-minutes 27-seconds East along the centerline of Sperry Road a distance of 1040.00' to a point at the **TRUE PLACE OF BEGINNING** of the parcel herein to be described;

Thence, continuing North 00-degrees 02-minutes 27-seconds East along said centerline, a distance of 181.10' to an angle point in the centerline;

Thence, South 87-degrees 07-minutes 15-seconds East along the south line of P.P. 11-058100 in the name of Richard E. Christensen and Debra L. Merritt recorded in D.V. 643, Page 259, passing over a found 1\2" iron bar inside of a 1" iron pipe at 29.58', a distance of 384.52' to a 5\8" iron bar with cap #7265 set;

Thence, North 01-degree 12-minutes 20-seconds West along the east line of said Christensen parcel, a distance of 337.13' to a 3\4" iron bar found flush;

Thence, South 88-degrees 52-minutes 58-seconds East along the south line of P.P. 11-374000 in the name of Mathew Lee and Natalie Ann Whiting recorded in D.V. 1814, Page 3299, a distance of 322.91' to a 5\8" iron bar with cap #7265 set;

Thence, South 00-degrees 00-minutes 30-seconds East, along the west lines of P.P. 11-273680 in the name of Robert S. and Susan C. Headings, recorded in D.V. 1859 Page 1023, P.P. 11-268900 in the name of Elmer A. Pierce, recorded in D.V. 519 Page 193, and P.P. 11-238700 in the name of Ronald J. and Patricia J. Naglic, recorded in D.V. 730 Page 1189, a distance of 489.18' to a 3\4" iron bar found 2" up;

Thence, South 89-degrees 43-minutes 28-seconds West along the north line of P.P. 11-244900 in the name of Robert C. Noss, recorded in D.V. 452, Page 584, passing over a 5\8" iron bar with cap #7265 set at 670.00', a distance of 700.00' to the place of beginning.

Said parcel contains 5.105 acres of land, more or less, and is subject to all legal highways and easements of record, as surveyed in July 2010 by Susan L. Eichhorn, P.S. 7265 of Corner Stone Professional Land Surveyors, Inc.

The basis of bearings is South 00-degrees 00-minutes 30-seconds East along the west lines of aforementioned Headings, Pierce and Naglic parcels; the same bearing used in their respective legal descriptions.

All 5\8" iron bars with cap #7265 set are 30" long.

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

R.S. 03/10/11
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GEAUGA COUNTY ENGINEER

Susan Eichhorn
7-17-2010

