

ROBERT J. FLAHERTY
VOL. 0853 - PG. 0147
P.P.# 12-022300

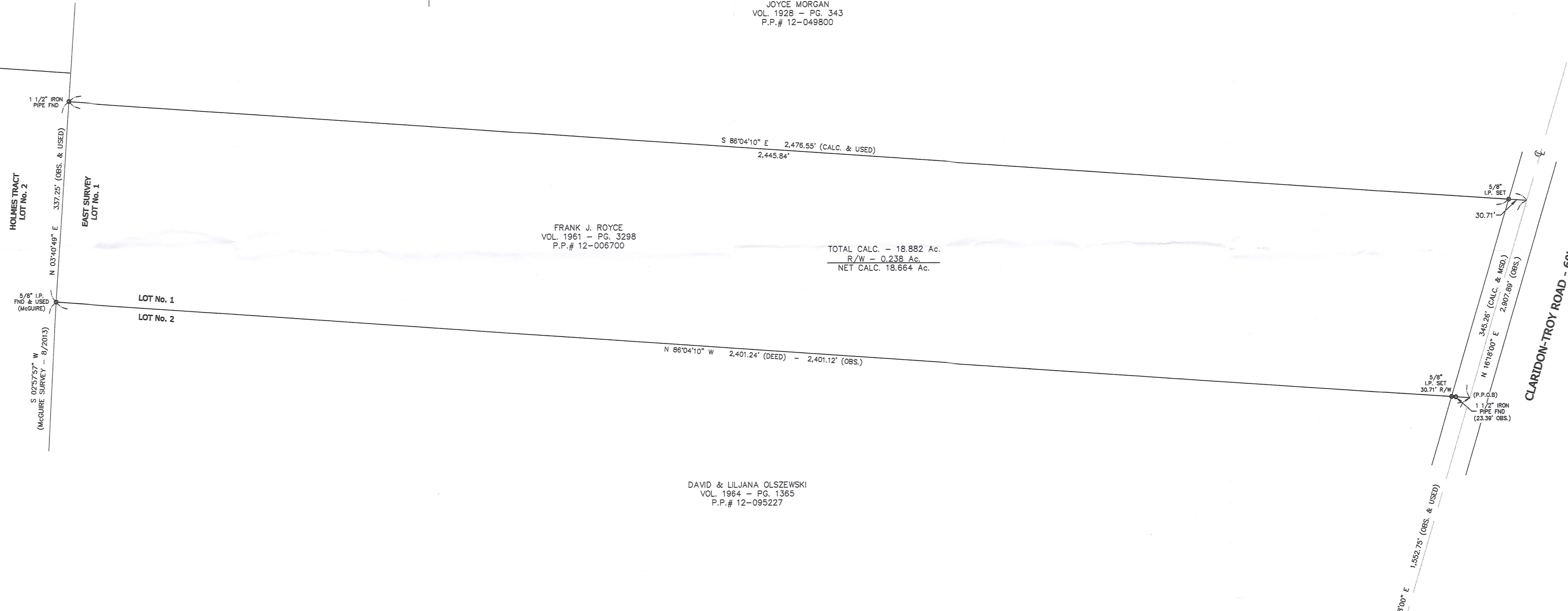
JAMES E. SIMON
VOL. 1933 - PG. 529
P.P.# 12-052950

JOYCE MORGAN
VOL. 1928 - PG. 343
P.P.# 12-049800

FRANK J. ROYCE
VOL. 1961 - PG. 3298
P.P.# 12-006700

TOTAL CALC. - 18.882 Ac.
R/W - 0.238 Ac.
NET CALC. 18.664 Ac.

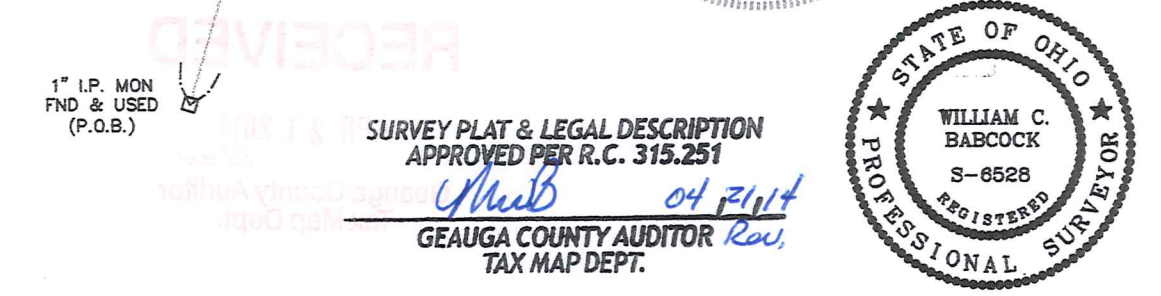
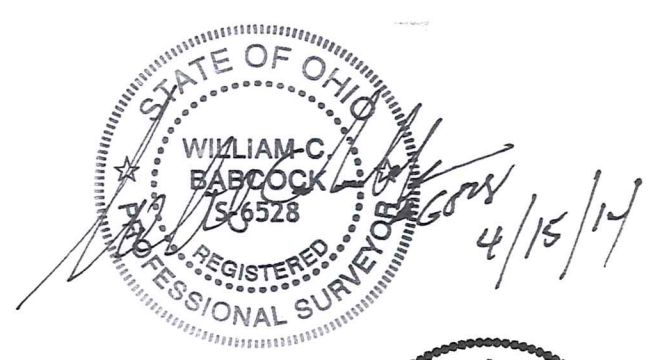
DAVD & LILJANA OLSZEWSKI
VOL. 1964 - PG. 1365
P.P.# 12-095227



NOTE: ALL IRON PINS SET ARE 5/8" X 30" REBAR CAPPED "BABCOCK #6528"

NOTE: BEARINGS ARE BASED UPON THE CENTERLINE OF CLARIDON-TROY ROAD BEING NORTH 16°18'00" EAST, AND ARE USED TO DESCRIBE ANGLES ONLY.

SURVEY REFERENCE: SURVEY PERFORMED BY CLIFFORD H. MCGUIRE, P.S. #7770 IN AUGUST 2013



REV. NO.	DESCRIPTION	DATE	BY	CHK'D

BABCOCK LAND SURVEYORS
SURVEYORS & LAND PLANNERS
PAINESVILLE OHIO 44077
babcocklandsurveyors@yahoo.com

DATE: 4/15/14
DESIGN BY: W.B.
DRAWN BY: B.P.
APPROVED BY: W.B.
CREW CHIEF: R.B.

PLAT OF SURVEY
FOR
FRANK J. ROYCE
EAST SURVEY TRACT - LOT No. 1, SECTION 1
PARCEL No. 12-006700
CLARIDON - TROY ROAD
GEAUGA COUNTY
STATE OF OHIO

SCALE: 1"=100'
JOB No. 13-44-SR
SHEET 1 OF 1

CLA 00229
CLA00229

Royce (14-031)
Picked Up. 4/21/14
VOL. 1970 pg. 1005
PPN 12-006700

Babcock Land Surveyors, Inc.

6914 Brakeman Rd. Painesville, OH 44077 – Phone (440)487-5095

April 15, 2014

Re-Description of PPN 12-006700 for Frank J. Royce, Claridon Twp., Geauga County, Ohio

Situated in the Township of Claridon, County of Geauga, and State of Ohio, and known as being part of Lot 1, Section 1 of East Survey and is bounded and described as follows:

Beginning at a 1" iron pin found in monument box in the centerline of Claridon-Troy Road (60 feet wide)

Thence North 16°18'00" East, along the centerline of Claridon-Troy Road, and to the northeasterly corner of a parcel of land conveyed to David and Liljana Olszewski, as recorded in Volume 1964, Page 1365 of Geauga County Record of Deeds, Permanent Parcel Number 12-095227, and along the southerly line of Lot Number 1, East Survey, a distance of 1,552.75 feet to a point, said point being the principal place of beginning.

Course I: Thence North 86°04'10" West, along the southerly line of Lot Number 1, East Survey, passing through a 1 1/2" iron pipe found at 23.39 feet, and a capped 5/8" iron pin set (Babcock #6528) at 30.71 feet, a total distance of 2,401.12 feet, to a capped 5/8" iron pin found (McGuire), said point being the northwesterly corner of said Olszewski, and along the easterly line of a parcel of land conveyed to James E. Simon, as recorded in Volume 1933, Page 529, of Geauga County Record of Deeds, Permanent Parcel Number 12-052950, said point also being along the easterly line of Lot Number 2, Holmes Tract.

Course II: Thence North 03°40'49" East, along the easterly line of said Simon, and along the easterly line of Lot Number 2, Holmes Tract, and the southwesterly corner of a parcel of land conveyed to Joyce Morgan, as recorded in Volume 1928, Page 343, of Geauga County Record of Deeds, Permanent Parcel Number 12-049800, to a 1 1/2" iron pipe found, a distance of 337.25 feet.

RECEIVED

Course III: Thence South 86°04'10" East, passing through a capped 5/8" iron pin set (Babcock #6528), at a distance of 2,445.84 feet, a total distance of 2,476.55 feet to a point in the centerline of Claridon-Troy Road, and the southeasterly corner of said Morgan.

Course IV: Thence South 16°18'00" West, along the centerline of Claridon-Troy Road, a distance of ~~345.26~~ feet, to the principal place of beginning, containing 18.882 Total calculated acres of land, 0.238 acres of land contained within the right of way, being the same more or less, but subject to all legal highways, as surveyed by William C. Babcock, State of Ohio Professional Surveyor No. 6528, in March of 2014.

Bearings are based upon the centerline of Claridon-Troy Road, being North 16°18'00" East, and are used to describe angles only.

The intent of this description is to re-describe a parcel of land conveyed to Frank J. Royce, as recorded in Volume 1961, Page 3298 of Geauga County Record of Deeds, permanent parcel number 12-006700.

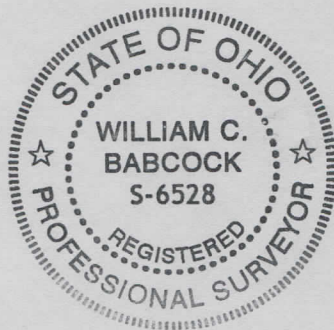
All iron pins set are 5/8" x 30" long, rebar, capped "Babcock #6528".

William C. Babcock #6528

4/18/14

William C. Babcock, P.S. #6528

Date



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

WCB

4/21/14

GEAUGA COUNTY AUDITOR *Rev.*
TAX MAP DEPT.

RECEIVED

APR 18 2014
Gaugua County Auditor
Tax Map Dept.