

LOT SPLIT FOR

WILLIAM R. BAKER & DARLENE M. BAKER

SITUATED IN THE TOWNSHIP OF HAMBDEN, COUNTY OF GEAUGA AND STATE OF OHIO AND BEING PART OF ORIGINAL TOWNSHIP LOT NO. 5 PARKER TRACT AND BEING THE LAND NOW OR FORMERLY CONVEYED TO WILLIAM R. BAKER & DARLENE M. BAKER AS SHOWN ON DEED VOL. 1094 PAGE 946 OF THE GEAUGA COUNTY DEED RECORDS.

APRIL 2004

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

OWNER: WILLIAM & DARLENE BAKER 8840 WILLIAMS ROAD CHARDON, OHIO, 44024

PAK 8/24/04 OFFICE OF THE REVISOR GEAUGA COUNTY ENGINEER

SURVEYORS CERTIFICATE: I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES IN ACCORDANCE WITH CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND HAVE PREPARED THE ATTACHED PLAT THE DIMENSIONS OF THE LOTS AND ROADS ARE IN FEET AND DECIMAL PARTS THEREOF. ALL OF WHICH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. BEARINGS AS SHOWN ARE BASED UPON AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY. THE BASIS OF BEARINGS FOR THE ATTACHED LOT SPLIT IS: N 00°16'51"W BETWEEN THE 1 1/4" I.PIPES BETWEEN ORIGINAL LOT NO. 10 BOND TRACT AND ORIGINAL LOT 15 BOND TRACT.

Anthony M. Picone 4/30/04 REGISTERED SURVEYOR DATE WESTERN RESERVE CONSULTANTS 33445 BAINBRIDGE ROAD SOLON, OHIO 44139 440-248-1065



- 5/8" STEEL RE-BAR SET W/CAP #6865
I.P.I.P.E. FD. - IRON OR STEEL PIPE FOUND
DEED - DEED RECORD DIMENSION
CALC - CALCULATED DIMENSION
REC. - RECORDED DIMENSION
MSD - MEASURED DIMENSION
USED - DIMENSION USED
PLAT - RECORDED PLAT MAP
C.S.R. - COUNTY SURVEY RECORD
B.O.B. - BASIS OF BEARINGS
P.O.B. - POINT OF BEGINNING
N. - DUE NORTH
E. - DUE EAST
S. - DUE SOUTH
W. - DUE WEST
C/L - CENTERLINE
O.L. - ORIGINAL LOT LINE



VOL. 1663 PG. 817 WILLIAM M. FRASER, TRUSTEE

JAMES T. STRASHENSKY VOL. 1014 PG. 1032

BILLY AND SHIRLEY GRAHAM VOL. 478 PG. 075

JEROME HRAPKO & CHRISTINE A. HRAPKO VOL. 1040 PG. 332

JOSEPH M. TURK & CLAUDIA H. TURK VOL. 753 PG. 271

PARKER TRACT

JOHN F. AND BARBARA B. BATES VOL. 1110 PG. 551

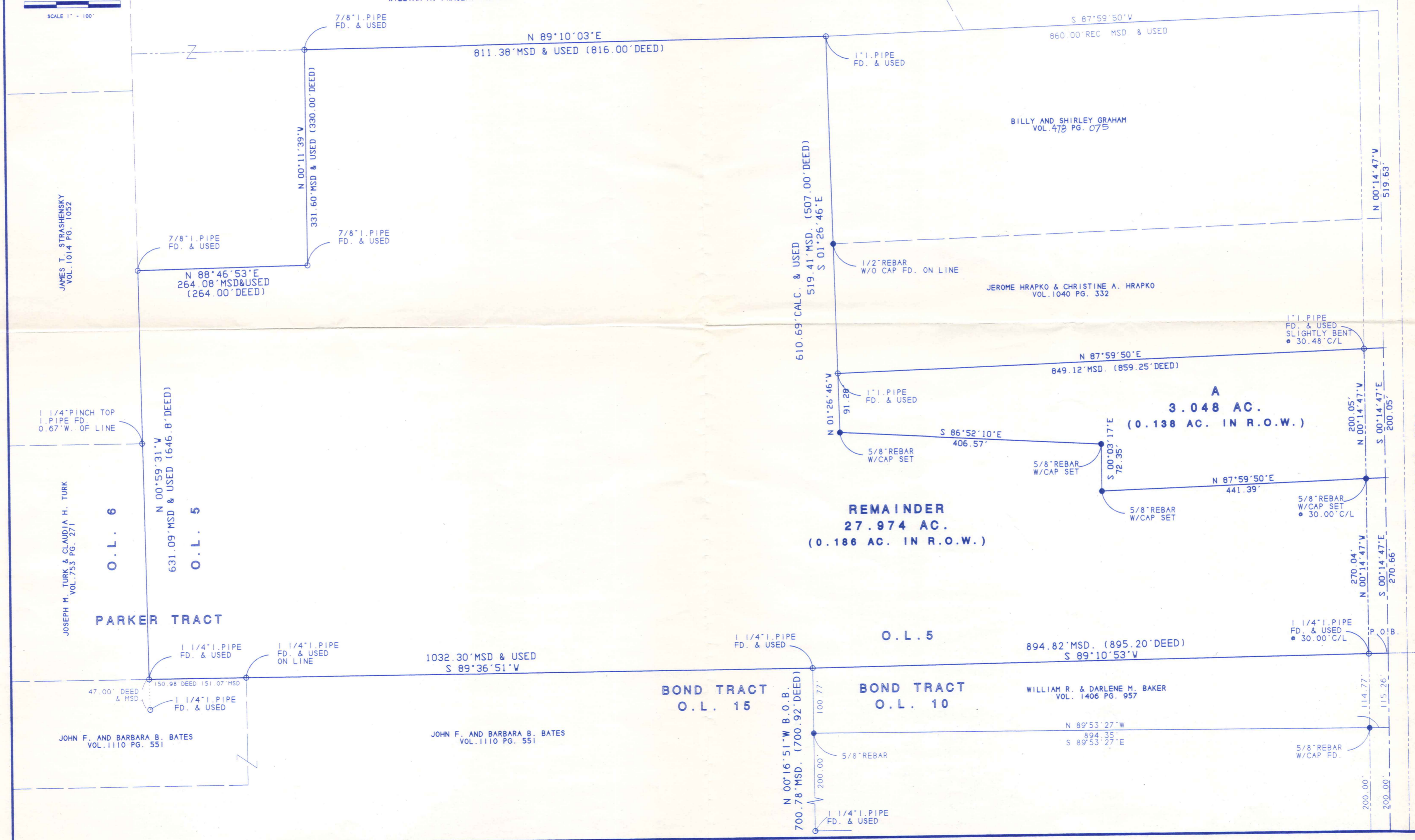
JOHN F. AND BARBARA B. BATES VOL. 1110 PG. 551

BOND TRACT O.L. 15

BOND TRACT O.L. 10

WILLIAM R. & DARLENE M. BAKER VOL. 1406 PG. 957

WILLIAMS ROAD 60'



HAM00003

(HAM)  
00003

Baker  
Pick up date  
8/31/04  
obsolete

Description of "Split"  
Williams Road  
For: Bill Baker  
Hambden Township, Geauga County, Ohio  
May 3, 2004

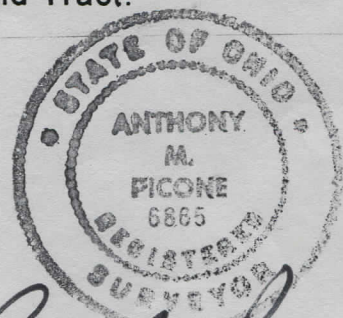
Situated in the Township of Hambden, County of Geauga and State of Ohio and being part of Original Township Lot No. 5, Parker Tract and being part of the lands now conveyed to William R. Baker & Darlene M. Baker as shown on deed volume 1094 page 946 of the Geauga County Deed Records;

Beginning at the centerline of Williams Road (60 feet wide) at the intersection of the southerly boundary of aforesaid Original Lot No. 5 and being the southeasterly corner of said Baker land and also being the northeasterly corner of lands now or formerly conveyed to William R. Baker & Darlene M. Baker as shown on deed volume 1406 page 957 and also being the northerly boundary of Hambden Township Lot No. 10 Bond Tract and there being a 1 1/4" I. pipe found S89°10'53"W 30.00 feet therefrom; Thence along the said centerline of Williams Road N 00°14'47" W, 270.66 feet to a point and being the principal place of beginning;

1. Thence S 87°59'50"W and passing over a 5/8" rebar w/6865 cap set 30.00 feet therefrom a total distance of 441.39 feet to a 5/8" rebar w/6865 cap set;
2. Thence N 00°03'17"W 72.35 feet to a 5/8" rebar w/6865 cap set;
3. Thence N 86°52'10"W 406.57 feet to a 5/8" rebar w/6865 cap set;
4. Thence N 01°26'46"W 91.28 feet to a 1" I. Pipe found at the southwesterly corner of lands now or formerly conveyed to Jerome Hrapko and Christine A. Hrapko as shown on deed volume 1040 page 332 of said county records;
5. Thence along a northerly line of said Baker land and along the southerly lines of said Hrapko land N 87°59'50"E and passing over a 1" I. Pipe found 818.64 feet therefrom a total distance of 849.12 feet to the said centerline of Williams Road;
6. Thence along the said centerline of Williams Road S 00°14'47" E, 200.05 feet to the principal place of beginning and containing 3.048 Acres of land (0.138 acres within the right of way of Williams Road) and subject to all legal highways and easements of record.

Basis of bearing is N 00°16'51" W, between the 1 1/4" I. Pipes along the line between Original Lot 10 and 15 Bond Tract.

Surveyed April 2004  
Anthony M. Picone, R.S. 6865  
Western Reserve Consultants  
33445 Bainbridge Road  
Solon, Ohio 44139



*Anthony M. Picone*

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

RAK - 8/24/04  
OFFICE OF THE REVISOR  
GEAUGA COUNTY ENGINEER