

LOT SPLIT FOR

WILLIAM R. BAKER & DARLENE M. BAKER

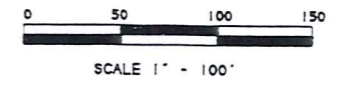
SITUATED IN THE TOWNSHIP OF HAMBDEN, COUNTY OF GEAUGA AND STATE OF OHIO AND BEING PART OF ORIGINAL TOWNSHIP LOT NO. 10 BOND TRACT AND BEING THE LAND NOW OR FORMERLY CONVEYED TO WILLIAM R. BAKER & DARLENE M. BAKER AS SHOWN ON DEED VOL. 1358 PAGE 977 OF THE GEAUGA COUNTY DEED RECORDS.

SEPTEMBER 12, 2001

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



- Legend for symbols: 5/8" STEEL RE-BAR SET W/CAP #6865, 1" PIN FD. - IRON OR STEEL PIN OR ROD FOUND, 1" PIPE 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



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" 1" PIPES ALONG THE WEST LINE OF WILLIAM R. & DARLENE M. BAKER VOL 1358 PAGE 977

Signature of Anthony M. Picone

SEPTEMBER 12, 2001

ANTHONY M. PICONE REGISTERED SURVEYOR DATE WESTERN RESERVE CONSULTANTS 33445 BAINBRIDGE ROAD SOLON, OHIO, 44139

WILLIAM R. & DARLENE M. BAKER VOL. 1094 PG. 946

PARKER TRACT O.L. 5

P.O.B. 30.00'

N 89°10'53"E 894.82' MSD. (895.20' DEED) REMAINDER 2.218 AC. (0.079 AC. IN R.O.W.)

BOND TRACT O.L. 10

1 1/4" 1" PIPE FD. & USED

N 89°53'27"W 894.35' S 89°53'27"E

30.00'

5/8" REBAR W/CAP SET

A 4.104 AC. (0.138 AC. IN R.O.W.)

N 89°53'27"W 893.56' S 89°53'27"E

30.00'

5/8" REBAR W/CAP SET

B 4.101 AC. (0.138 AC. IN R.O.W.)

N 89°53'27"W 892.77' S 89°53'27"E

30.00'

5/8" REBAR W/CAP SET

C 4.097 AC. (0.138 AC. IN R.O.W.)

N 89°53'27"W 891.98' MSD. (891.98' DEED)

30.00'

1 1/4" 1" PIPE FD. & USED FOR LINE BENT - 28.71' FROM C/L

CHARLES A. COOPER AND JOAN MARIE BLAIR VOL. 791 PG. 1196

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

Signature of Charles A. Cooper and Joan Marie Blair, Office of the Geauga County Engineer

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

Signature of Charles A. Cooper and Joan Marie Blair, Office of the Geauga County Engineer

Vertical text on the left side: JOHN F. AND BARBARA B. BATES VOL. 1110 PG. 551; DONALD L. AND CHERYL ARNOLD VOL. 1100 PG. 797

N 00°16'51"W B.O.B. 700.78' MSD. (700.92' DEED)

Vertical dimensions: 100.77', 200.00', 200.00', 200.00', 200.00', 200.00', 200.00', 200.00'

1 1/4" 1" PIPE FD. & USED

5/8" REBAR W/CAP SET

5/8" REBAR W/CAP SET

5/8" REBAR W/CAP SET

1 1/4" 1" PIPE FD. & USED

3/4" SQ. BAR FD. BENT 1.9' EAST

3/4" SQ. BAR FD. BENT 2.7' EAST

HAM
00004Baker
picked up 9-27-01
15-102338

HAM00004

Description of "REMAINDER"

Williams Road

For: Bill Baker

Hambden Township, Geauga County, Ohio

September 10, 2001

Situated in the Township of Hambden, County of Geauga and State of Ohio and being part of Original Township Lot No. 10, Bond Tract and being part of the lands now conveyed to William R. Baker & Darlene M. Baker as shown on deed volume 1358 page 977 of the Geauga County Deed Records;

Beginning at centerline of Williams Road (60 feet wide) at the northerly boundary of aforesaid Original Lot No. 10 and being the northeasterly corner of said Baker land and also being the southeasterly corner of lands now or formerly conveyed to William R. Baker & Darlene M. Baker as shown on deed volume 1094 page 946 and being the principal place of beginning;

1. Thence along the said centerline of Williams Road S 00°03'17" E, 115.26 feet to a point;
2. Thence N 89°53'27" W, and passing over a 5/8" rebar w/cap set 30.00 feet therefrom a total distance of 894.35 feet to a 5/8" rebar w/cap set on the westerly line of aforesaid Baker land and being the westerly boundary of said Original Lot No.10;
3. Thence along the westerly line of said Baker land and Original Lot No. 10 and along the easterly line of lands now or formerly conveyed to John F. and Barbara B. Bates as shown on deed volume 1110 page 551, N 00°16'51" W, 100.77 feet to a 1 1/4 " I. Pipe found at the northwesterly corner of said Baker lands;
4. Thence along the northerly line of said Baker land and Original Lot No 10 and along the southerly line of aforesaid William R. Baker & Darlene M. Baker as shown on deed volume 1094 page 946, N 89°10'53" E, and passing over a 1 1/4 " I. Pipe found 864.82 feet therefrom a total distance of 894.82 feet to the principal place of beginning and containing 2.218 Acres of land (0.079 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 west line of William R. Baker & Darlene M. Baker as shown on deed volume 1358 page 977.

Surveyed September 2001
Anthony M. Picone, R.S. 6865
Western Reserve Consultants
33445 Bainbridge Road
Solon, Ohio 44139

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

R.S.

9/27/01

OFFICE OF THE
GEAUGA COUNTY ENGINEER