

LOT SPLIT FOR

WILLIAM R. BAKER & DARLENE M. BAKER

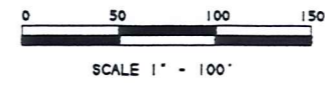
SITUATED IN THE TOWNSHIP OF HAMBDEN, COUNTY OF GEAUGA AND STATE OF OHIO AND BEING PART OF ORIGINAL TOWNSHIP LOT NO. 10 BOND TRACT AND BEING THE LAND NOW OR FORMERLY CONVEYED TO WILLIAM R. BAKER & DARLENE M. BAKER AS SHOWN ON DEED VOL. 1358 PAGE 977 OF THE GEAUGA COUNTY DEED RECORDS.

SEPTEMBER 12, 2001

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



- 5/8" STEEL RE-BAR SET W/CAP #6865
- I.PIN FD. - IRON OR STEEL PIN OR ROD FOUND
- I.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" I.PIPES ALONG THE WEST LINE OF WILLIAM R. & DARLENE M. BAKER VOL 1358 PAGE 977

*Anthony M. Picone*

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

SEPTEMBER 12, 2001

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

PARKER TRACT  
O.L. 5

BOND TRACT  
O.L. 10

N 89°10'53"E  
894.82' MSD. (895.20' DEED)

REMAINDER  
2.218 AC.  
(0.079 AC. IN R.O.W.)

N 89°53'27"W  
894.35'  
S 89°53'27"E

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

N 89°53'27"W  
893.56'  
S 89°53'27"E

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

N 89°53'27"W  
892.77'  
S 89°53'27"E

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

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

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

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

*R.S.* *9/27/01*  
OFFICE OF THE *Remainder*  
GEAUGA COUNTY ENGINEER

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

*CRB* *9/25/01*  
OFFICE OF THE *Revised*  
GEAUGA COUNTY ENGINEER

BOND TRACT  
O.L. 15

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

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

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

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

DONALD L. AND  
CHERYL ARNOLD  
VOL. 1100 PG. 797

WILLIAMS ROAD 60'  
715.26' MSD. (714.77' DEED)

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

HAM00005

(HAM)  
00005

BAKER  
Pickup 9- - 01

Description of "A"  
Williams Road  
For: Bill Baker  
Hambden Township, Geauga County, Ohio  
September 14, 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, Thence along the said centerline of Williams Road S 00°03'17" E, 115.26 feet to a point and being the principal place of beginning;

1. Thence along the said centerline of Williams Road S 00°03'17" E, 200.00 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 893.56 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, 200.00 feet to a 5/8" rebar w/cap set;
4. Thence S 89°53'27" E, and passing over a 5/8" rebar w/cap set 864.35 feet therefrom a total distance of 894.35 feet to the principal place of beginning and containing 4.104 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 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

CRB

9/25/01

OFFICE OF THE REVISED  
GEAUGA COUNTY ENGINEER

Description of "B"  
 Williams Road  
 For: Bill Baker  
 Hambden Township, Geauga County, Ohio  
 September 14, 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, Thence along the said centerline of Williams Road S 00°03'17" E, 315.26 feet to a point and being the principal place of beginning;

1. Thence along the said centerline of Williams Road S 00°03'17" E, 200.00 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 892.77 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, 200.00 feet to a 5/8" rebar w/cap set;
4. Thence S 89°53'27" E, and passing over a 5/8" rebar w/cap set 863.56 feet therefrom a total distance of 893.56 feet to the principal place of beginning and containing 4.101 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 ¼" 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

CRB 9/25/01  
 OFFICE OF THE REVISED  
 GEAGA COUNTY ENGINEER

Description of "C"  
 Williams Road  
 For: Bill Baker  
 Hambden Township, Geauga County, Ohio  
 September 14, 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, Thence along the said centerline of Williams Road S 00°03'17" E, 515.26 feet to a point and being the principal place of beginning;

1. Thence along the said centerline of Williams Road S 00°03'17" E, 200.00 feet to a point at the southeasterly corner of aforesaid Baker lands and being the northeasterly corner of lands now or formerly conveyed to Charles A. Cooper and Joan Marie Blair as shown on deed volume 791 page 1196;
2. Thence N 89°53'27" W, and passing over a 1 1/4 " I. Pipe found bent and 28.71 feet therefrom a total distance of 891.98 feet to a 1 1/4 " I. Pipe found at the southwest corner of said Baker lands and on 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 Donald L. and Cheryl Arnold as shown on deed volume 1100 page 797 and 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, 200.01 feet to a 5/8" rebar w/cap set;
4. Thence S 89°53'27" E, and passing over a 5/8" rebar w/cap set 862.77 feet therefrom a total distance of 892.77 feet to the principal place of beginning and containing 4.097 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 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

*CBR*

*9/12/01*

OFFICE OF THE *REVISED*  
 GEAGA COUNTY ENGINEER