

PLAT OF CARVER PROPERTY SURVEY

GEAUGA COUNTY, OHIO

HAMBDEN TOWNSHIP

LOT NO. 24 in BOND TRACT

LOT 25

LOT 24

J. & M. Carver
Vol. 576, Pg. 1160

G. & B. Garrett
Vol. 452, Pg. 996

B. A. Stevenson, Inc.
Vol. 452, Pg. 29
Vol. 491, Pg. 656

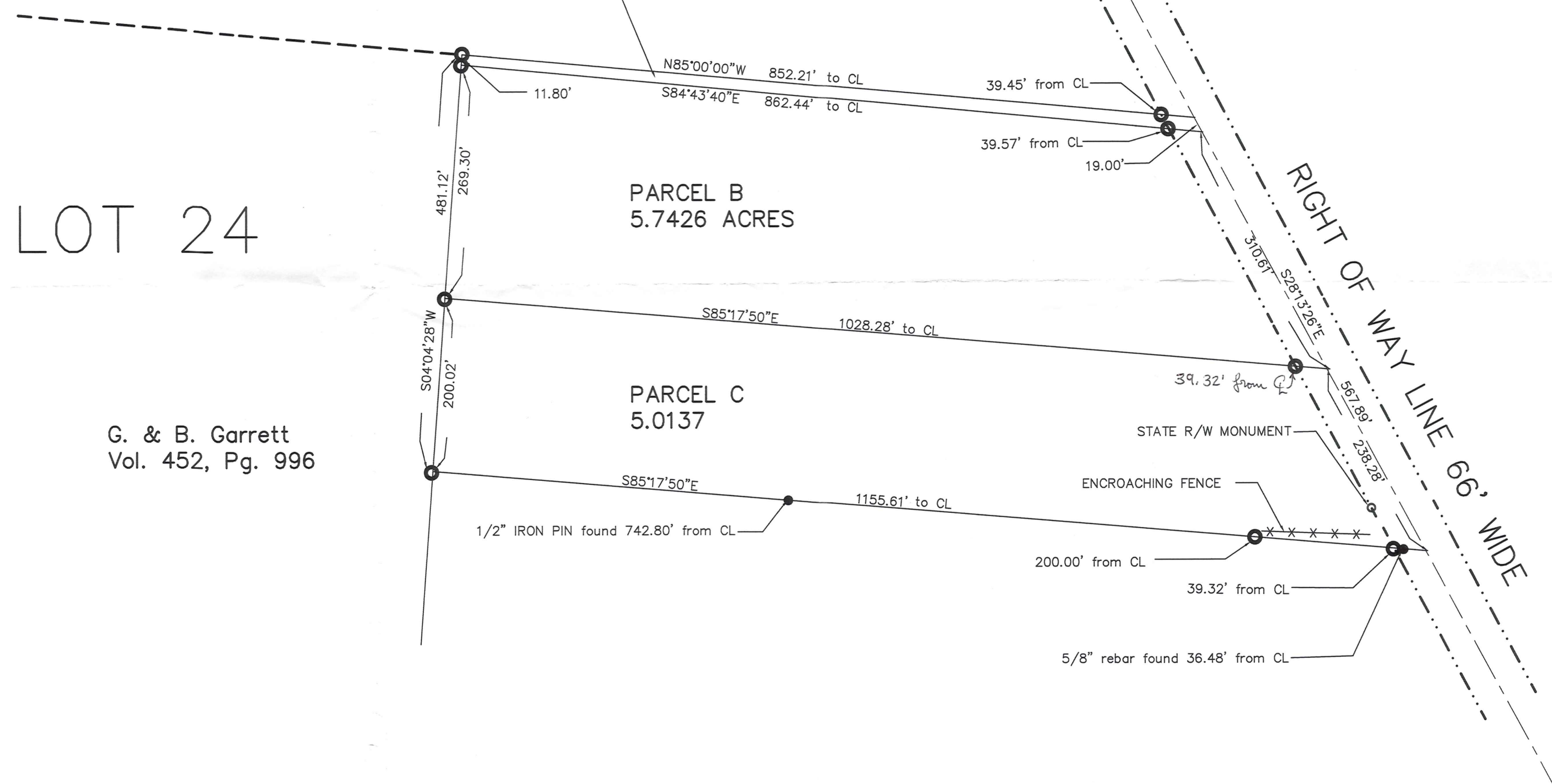
PARCEL A
0.2723 ACRES

PARCEL B
5.7426 ACRES

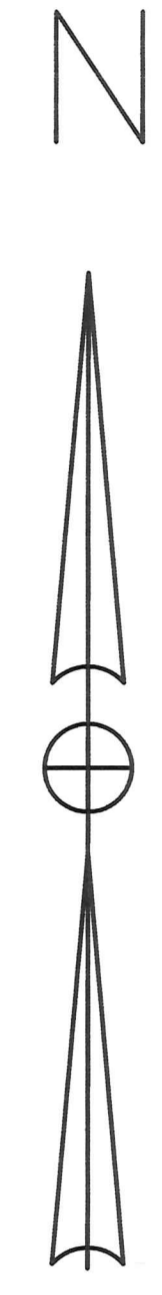
PARCEL C
5.0137

STATE ROUTE 608

RIGHT OF WAY LINE 66' WIDE



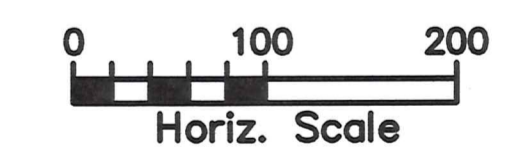
Bearings shown hereon
are to an assumed meridian
and are used to denote
angles only.



I hereby certify that I have surveyed these
premises and prepared this map in
accordance with the provisions of Chapter
4733-37 of the Ohio Administrative Code.



William R. Loetz
William R. Loetz
Ohio Registered Surveyor No. 7552
October, 1996



LEGEND	
○	3/4" IRON PIN SET
●	IRON PIN OR REBAR FOUND
○	STATE RIGHT OF WAY MONUMENT
*****	FENCE LINE
-----	CENTERLINE
-----	RIGHT OF WAY LINE
-----	LOT LINE

PROPERTY OWNERSHIP:
JEFFREY E. & MARILOU J. CARVER

DEED:
Vol. 576 Page 1158 & Vol. 914 Page 1242

ADDRESS:
9406 Old State Road
Chardon, Ohio 44024

DATE: 10 / 96 **SCALE:** 1 = 100

SURVEY PLAT AND LEGAL
DESCRIPTION APPROVED (as noted)
PER R.C. 315.251
R.S. 11/15/1996
GEAUGA COUNTY ENGINEER

HAM00052

(HAM
00052)

CARVER
Picked up 11-15-1996
15-101971

LEGAL DESCRIPTION
PARCEL A

Situated in the Township of Hambden , County of Geauga, and State of Ohio, and known as part of Lot No. 24 in Bond Tract in said Township, being bounded and described as follows:

Beginning at a point in the centerline of Old State Road (SR. 608), (66 feet wide) and the North line of Lot No. 24 in said Tract at the Southeasterly corner of a 120 acre parcel conveyed to Jeffrey Carver and Marilou Carver in Vol. 576 Page 1160 of Geauga County records of Deeds;

Thence, South 28° 13' 26" East, along the centerline of said road, a distance of 19.00 feet to a point;

Thence, North 84° 43' 40" West, passing through a 3/4" iron pin set at a distance of 39.57 feet, a total distance of 862.44 feet to 3/4" iron pin set on the Easterly boundary of a 79 acre parcel conveyed to Gettis Garrett and Bobbie Garrett in Vol. 452 Page 996 of Geauga County recorded of Deeds;

Thence, North 4° 04' 28" East, a distance of 11.80 feet along said Easterly boundary to a 3/4" iron pin set on the Northerly line of said lot;

Thence, South 85° 00' 00" East, along said Northerly lot line passing thought a 3/4" iron pin set at a distance of 812.76 feet, a total distance of 852.21 feet to the **Principle Place of Beginning**, containing 0.2723 acres of land, more or less, subject to all legal highways as surveyed October, 1996 by William R. Loetz RLS Ohio No. S/7552. Bearings shown herein are to an assumed meridian and are used to denote angles only.

PREVIOUS RECORDING VOL. 576, PAGE 1158

3230 From woods to N. line of Plat

RECEIVED
NOV 15 1996
COUNTY ENGINEER

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

R.S. 11, 15, 1996
GEAUGA COUNTY ENGINEER

#15-006600

LEGAL DESCRIPTION
PARCEL B

Situated in the Township of Hambden , County of Geauga, and State of Ohio, and known as part of Lot No. 24 in Bond Tract in said Township, being bounded and described as fellows and the:

Beginning at a point in the centerline of Old State Road (SR. 608), (66 feet wide) and the North line of Lot No. 24 in said Tract at the Southeasterly corner of a 120 acre parcel conveyed to Jeffrey Carver and Marilou Carver in Vol. 576 Page 1160 of Geauga County records of Deeds; Thence, South 28° 13' 26" East, along the centerline of said road, a distance of 19.00 feet to a point and the **Principle Place of Beginning** of the parcel herein described;

Thence, South 28° 13' 26" East, along the centerline of said road, a distance of 310.61 feet to a point;

Thence, North 85° 17' 50" West, passing through a 3/4" iron pin set at a distance of 39.32 feet, a total distance of 1028.28 feet to 3/4" iron pin set on the Easterly boundary of a 79 acre parcel conveyed to Gettis Garrett and Bobbie Garrett in Vol. 452 Page 996 of Geauga County recorded of Deeds;

Thence, North 4° 04' 28" East, a distance of 269.30 feet along said Easterly boundary to a 3/4" iron pin set;

Thence, South 84° 43' 40" East, passing thought a 3/4" iron pin set at a distance of 822.87 feet, a total distance of 862.44 feet to the **Principle Place of Beginning**, containing 5.7426 acres of land, more or less, subject to all legal highways as surveyed October, 1996 by William R. Loetz RLS Ohio No. S/7552. Bearings shown herein are to an assumed meridian and are used to denote angles only.

PREVIOUS RECORDING VOL. 914, PAGE 1242

RECEIVED
NOV 15 1996
GEAUGA COUNTY ENGINEER

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

R.S. 11 / 15 / 1996
GEAUGA COUNTY ENGINEER

#15-102098

LEGAL DESCRIPTION
PARCEL C

Situated in the Township of Hambden , County of Geauga, and State of Ohio, and known as part of Lot No. 24 in Bond Tract in said Township, being bounded and described as fellows and the:

Beginning at a point in the centerline of Old State Road (SR. 608), (66 feet wide) and the North line of Lot No. 24 in said Tract at the Southeasterly corner of a 120 acre parcel conveyed to Jeffrey Carver and Marilou Carver in Vol. 576 Page 1160 of Geauga County records of Deeds; Thence, South 28° 13' 26" East, along the centerline of said road, a distance of 329.61 feet to a point and the **Principle Place of Beginning** of the parcel herein described;

Thence, South 28° 13' 26" East, along the centerline of said road, a distance of 238.28 feet to a point on the Northeasterly corner of land conveyed to B. A. Stevenson, Inc. in Vol. 452 Page 29 of Geauga County records of Deeds;

Thence, North 85° 17' 50" West, along the Northerly line of said Stevenson passing though a 5/8" rebar found at a distance of 36.48 feet, passing through a 3/4" iron pin set at a distance of 39.32 feet, passing though a 3/4 iron pin set at a distance of 200.00 feet, passing though a 1/2 iron pin found at a distance of 742.80 feet, a total distance of 1155.61 feet to 3/4" iron pin set on the Easterly boundary of a 79 acre parcel conveyed to Gettis Garrett and Bobbie Garrett in Vol. 452 Page 996 of Geauga County recorded of Deeds;

Thence, North 4° 04' 28" East, along said Easterly boundary a distance of 200.02 feet to a 3/4" iron pin set;

Thence, South 85° 17' 50" East, passing thought a 3/4" iron pin set at distance of 988.96 feet, a total distance of 1028.28 feet to the **Principle Place of Beginning**, containing 5.0137 acres of land, more or less, subject to all legal highways as surveyed October, 1996 by William R. Loetz RLS Ohio No. S/7552. Bearings shown herein are to an assumed meridian and are used to denote angles only.

PREVIOUS RECORDING VOL. 914, PAGE 1242

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

R.J. 11, 15, 1996
GEAUGA COUNTY ENGINEER