

LAKE COUNTY
GEAUGA COUNTY

LOUISE HARRIS
VOL. 802 - PG. 975
7A-1P-6

DANIEL ZUPAN C/O
VOL. 527 - PG. 176
7A-1P-5

RADCLIFFE ROAD - 60'

S 85°33'39" E 1774.27' S 85°33'39" E 1515.24'

30.00'

LAKE COUNTY
GEAUGA COUNTY

DONNA J. #
DONALD W. KEENEY
VOL. 552 - PG. 938
15-044700

JOHN JR. & LYNNE KOHR, ET AL.
VOL. 968 - PG. 1213
15-015300

ORIGINAL - 44.0497 Ac.
SPLIT "A" - 5.0024 Ac.
BALANCE - 39.0473 Ac.
R/W - 1.5234 Ac.
NET - 37.5239 Ac.

NOTE: ALL IRON PINS SET ARE
5/8" X 30" AND ARE CAPPED
BABCOCK, JONES & ASSOC.

DONNA J. # DONALD W. KEENEY
VOL. 1040 - PG. 1190
15-044500

DONNA J. # DONALD W. KEENEY
VOL. 1036 - PG. 365
15-101899

SANITA J. # GARY A. PAINE
VOL. 1757 - PG. 2684
15-101745

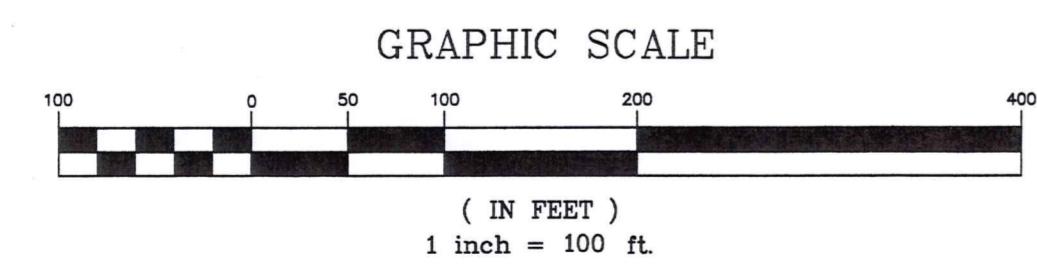
SPLIT "A" - 5.0024 Ac.
R/W - 0.1905 Ac.
NET - 4.8119 Ac.

KENT A. STEVENSON
VOL. 684 - PG. 952
15-100280

SUMNER ROAD - 60'

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.S. 51106
OFFICE OF THE REVISOR
GEAUGA COUNTY ENGINEER

HARRY B. JONES JR.
#6343
5-6343



Bearings are based upon the centerline of Sumner Road being South 3°29'26" West.

EXISTING UTILITIES NOTE:
THE SIZE AND LOCATION, BOTH HORIZONTAL AND VERTICAL
OF THE UNDERGROUND UTILITIES SHOWN HEREON, HAVE BEEN
OBTAINED BY A SEARCH OF AVAILABLE RECORDS.
VERIFICATION BY FIELD OBSERVATION HAS BEEN CONDUCTED
WHERE PRACTICAL, HOWEVER, BABCOCK, JONES AND ASSOCIATES
INC. DOES NOT GUARANTEE THE COMPLETENESS NOR ACCURACY
THEREOF.



REV NO.	DESCRIPTION	DATE	BY	CHK'D
1	REVISION PLAT	4-27-06	HT	HT

bj BABCOCK, JONES AND ASSOCIATES, INC
CIVIL ENGINEERS - SURVEYORS - LAND PLANNERS
PAINESVILLE OHIO 44077

DATE 4/17/06
DESIGN BY H.J.
DRAWN BY B.P.
APPROVED BY H.J.
CREW CHIEF W.B.

PLAT OF SURVEY
FOR
JOHN KOHR
RADCLIFFE & SUMNER ROADS (P.P.# 15-015300)
HAMBLEN TOWNSHIP
GEAUGA COUNTY
STATE OF OHIO

SCALE 1"=100'
JOB NO 06-042
SHEET 1 OF 1

HAM00107



BABCOCK - JONES
CIVIL ENGINEERS AND SURVEYORS

(HAM
00107)

Kohr
picked up 5/2/06
VOL 1800 P6389
15-102524

1924 MENTOR AVE., PAINESVILLE, OHIO 44077 PHONE (440) 357-1811 FACSIMILE (440) 357-9173

April 28, 2006

REVISED LEGAL DESCRIPTION OF SPLIT 'A' OF PROPERTY FOR
JOHN KOHR

Situated in the Township of Hambden, County of Geauga and State of Ohio and known as being a part of Lot Nos. 2 and 3, Parker Tract in said Township and being further bounded and described as follows;

Beginning at the intersection of the centerlines of Sumner Road (60 feet wide) and Radcliffe Road (60 feet wide), said point also being on the County Line between Lake County and Geauga County and Leroy Township and Hambden Township;

Thence South 3°29'26" West along the centerline of Sumner Road a distance of 947.25 feet to the southeasterly corner of land conveyed to Kent Stevenson by deed recorded in Volume 684, Page 962 of Geauga County Deed Records, Permanent Parcel No. 15-100280, said point being the principal place of beginning;

COURSE I: Thence South 3°29'26" West along the centerline of Sumner Road a distance of 277.17 feet to the northeasterly corner of land conveyed to Gary A. & Sandra J. Paine by deed recorded in Volume 1757, Page 2684 of Geauga County Deed Records, Permanent Parcel No. 15-101745;

COURSE II: Thence North 84°06'30" West along the northerly line of Gary A. & Sandra J. Paine and Donald W. & Donna J. Keeney by deed recorded in Volume 1036, Page 365 of Geauga County Deed Records, Permanent Parcel No. 15-101899, passing thru a 1" iron pipe found at 29.87 feet, a distance of 873.39 feet to a 5/8" x 30" iron pin set and capped Babcock, Jones & Associates, Inc.;

COURSE III: Thence North 18°43'19" East a distance of 249.04 feet to a 1" iron pipe found at the southwesterly corner of Kent Stevenson;

COURSE IV: Thence South 86°31'47" East along the southerly line of Kent Stevenson, passing thru a 1" iron pipe found at 777.20 feet, a distance of 807.20 feet to the principal place of beginning and containing 5.0024 acres of land, subject to all legal highways (0.1905 of an acre) as surveyed and described by Harry S. Jones, Registered Surveyor No. 6343 in April, 2006.

REVISED LEGAL DESCRIPTION OF SPLIT 'A' OF PROPERTY FOR
JOHN KOHR
CONTINUED
PAGE 2

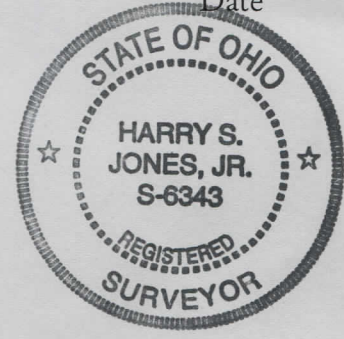
Bearings are based upon the centerline of Sumner Road being South 3°29'26" West.

Previous Deed Volume 968, Page 1213.

Out of Permanent Parcel No. 15-015300.

Harry S. Jones #6343
Harry S. Jones, P.S. #6343

4/28/06
Date



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

R.S. *5/1/06*
OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER

HAM00107



BABCOCK - JONES
CIVIL ENGINEERS AND SURVEYORS

Vol 1800 PG 393
15-102524

1924 MENTOR AVE., PAINESVILLE, OHIO 44077 PHONE (440) 357-1811 FACSIMILE (440) 357-9173

April 28, 2006

REVISED LEGAL DESCRIPTION OF BALANCE OF PROPERTY FOR
JOHN KOHR.

Situated in the Township of Hambden, County of Geauga and State of Ohio and known as being a part of Lot Nos. 2 and 3, Parker Tract in said Township and being further bounded and described as follows;

Beginning at the intersection of the centerlines of Sumner Road (60 feet wide) and Radcliffe Road (60 feet wide), said point also being on the County Line between Lake County and Geauga County and Leroy Township and Hambden Township;

COURSE I: Thence South $3^{\circ}29'26''$ West along the centerline of Sumner Road a distance of 677.65 feet to the northeasterly corner of land conveyed to Kent Stevenson by deed recorded in Volume 684, Page 962 of Geauga County Deed Records, Permanent Parcel No. 15-100280;

COURSE II: Thence North $86^{\circ}30'39''$ West along the northerly line of and to the northwesterly corner of Kent Stevenson, passing thru a 1" iron pipe found at 30.00 feet a distance of 807.15 feet to a 1" iron pipe found;

COURSE III: Thence South $3^{\circ}30'03''$ West along the westerly line of and to the southwesterly corner of Kent Stevenson a distance of 269.87 feet to a 1" iron pipe found;

COURSE IV: Thence South $18^{\circ}43'19''$ West a distance of 249.04 feet to a 5/8" x 30" iron pin set and capped Babcock, Jones & Associates, Inc. on the northerly line of land conveyed to Donald W. & Donna J. Keeney by deed recorded in Volume 1036, Page 365 of Geauga County Deed Records, Permanent Parcel No. 15-101899;

COURSE V: Thence North $84^{\circ}06'30''$ West along the northerly line and to the northwesterly corner of Donald W. & Donna J. Keeney a distance of 909.50 feet to a 5/8" x 30" iron pin set and capped Babcock, Jones & Associates, Inc. on the easterly line of land conveyed to Donald W. & Donna J. Keeney by deed recorded in Volume 1040, Page 1190, of Geauga County Deed Records, Permanent Parcel No. 15-044500;

REVISED LEGAL DESCRIPTION OF BALANCE OF PROPERTY FOR
JOHN KOHR
CONTINUED
PAGE 2 .

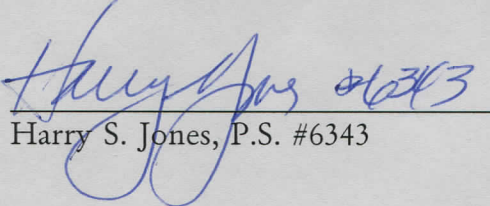
COURSE VI: Thence North 3°50'43" East along the easterly line of Donald W. & Donna J. Keeney and the easterly line of and to the northeasterly corner of land conveyed to Donald W. & Donna J. Keeney by deed recorded in Volume 552, Page 938 of Geauga County Deed Records, Permanent Parcel No. 15-044700, passing thru a 5/8" x 30" iron pin set and capped Babcock, Jones & Associates, Inc. at 69.12 feet, a distance of 1,179.12 feet to a 5/8" x 30" iron pin set and capped Babcock, Jones & Associates, Inc. on said Township and County Line and to the southerly line of land conveyed to Louise Haas by deed recorded in Volume 808, Page 985 of Lake County Deed Records, Permanent Parcel No. 7A-1P-6;

COURSE VII: Thence South 85°33'39" East along said Township Line and County Line and the southerly lines of Louise Haas and Daniel Zupanic by deed recorded in Volume 527, Page 176 of Lake County Deed Records, Permanent Parcel No. 7A-1P-5 and the centerline of Radcliffe Road a distance of 1,774.27 feet to the place of beginning and containing 39.0473 acres of land, subject to all legal highways (1.5234 acres of land) as surveyed and described by Harry S. Jones, Registered Surveyor No. 6343 in April, 2006.

Bearings are based upon the centerline of Sumner Road being South 3°29'26" West.

Previous Deed Volume 968, Page 1213.

Out of Permanent Parcel No. 15-015300.


Harry S. Jones, P.S. #6343

4/28/06
Date

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

R.S. 5/1/06
OFFICE OF THE Revised
GEAUGA COUNTY ENGINEER

