

This Plat of Survey Represents the Minimum Standards for Boundary Surveys in the State of Ohio As Adopted 5-1-80 by the Administrative Code Chapter 4733-37

G.A.R. HWY. (SR166/U.S.6) - 60'

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

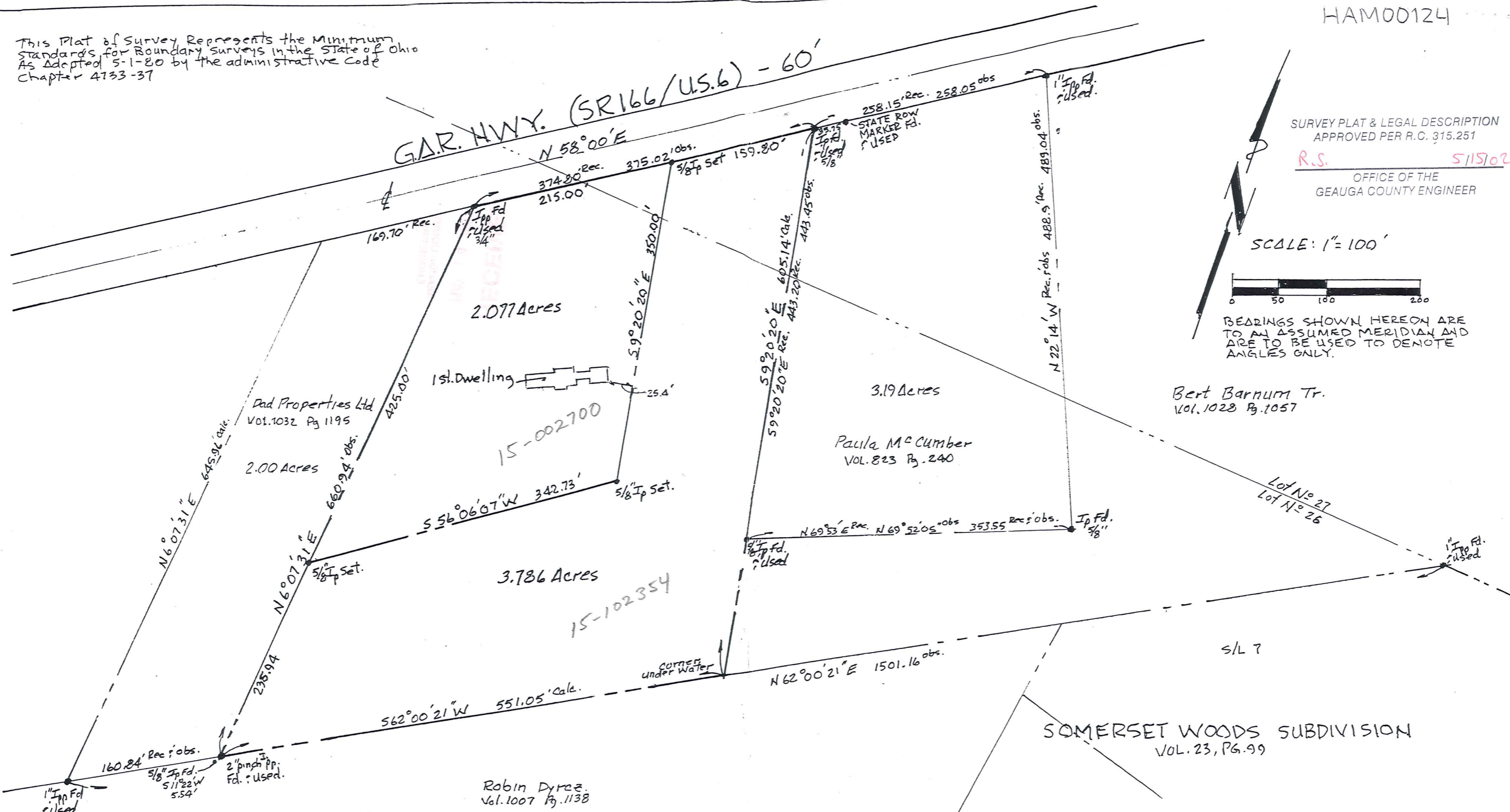
R.S. 511502

OFFICE OF THE GEauga COUNTY ENGINEER

SCALE: 1" = 100'



BEARINGS SHOWN HEREON ARE TO AN ASSUMED MERIDIAN AND ARE TO BE USED TO DENOTE ANGLES ONLY.



2.077 Acres

Dad Properties Ltd  
Vol. 1032 Pg. 1195

2.00 Acres

15-002700

3.786 Acres

15-102354

3.19 Acres

Paula McCumber  
Vol. 823 Pg. 240

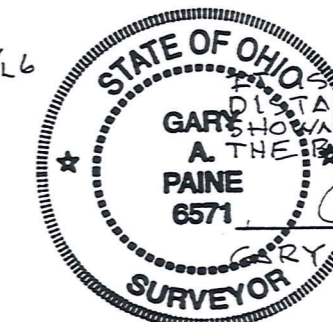
Robin Dyrez  
Vol. 1007 Pg. 1138

SOMERSET WOODS SUBDIVISION  
VOL. 23, PG. 99

PLAT OF LOT SPLIT for SCOTT NOLAN of a 5.863 ACRE PARCEL OF LAND BEING A PART OF LOTS NOS 26 AND 27 IN BOND TRACT, SITUATED IN THE TOWNSHIP OF HAMBDEN, COUNTY OF GEauga AND STATE OF OHIO, AS SURVEYED BY GARY A. PAINE, REG. SUR. N° 6571 IN MAY 2002.

LEGEND:

- IP Fd/Set IRON PIN FOUND/SET
- IP Fd IRON PIPE FOUND
- CP CENTERLINE
- ROW MARKER STATE OF OHIO RIGHT OF WAY MONUMENT



I CERTIFY THAT THE COURSES, DISTANCES, AND OTHER PARTICULARS SHOWN ON THIS PLAT ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF  
GARY A. PAINE, REG. SURVEYOR #6571

HAM00124

Nolan  
Picked up 5-17-02

(HAM  
00124)

15-002700

1490/1199

LEGAL DESCRIPTION OF A 2.077 ACRE  
LOT SPLIT FOR SCOTT NOLAN

Being a parcel of land situated in Hambden Township, Geauga County, Ohio and known as part of Lot No. 26 and 27 in Bond Tract and further described as follows:

Beginning at a 3/4" iron pipe found on the south right-of-way line of G.A.R. Highway (S.R. 166/U.S.6), at the northeast corner of lands conveyed to Dad Properties Ltd. as recorded in Vol. 1032, page 1195 of the Geauga County Records of Deeds, thence:

- Course I. N 58° 00' 00" E along the south line of said G.A.R. Highway, a distance of 215.00 feet to a 5/8" iron pin set, thence;
- Course II. S 09° 20' 20" E a distance of 350.00 feet to a 5/8" iron pin set, thence;
- Course III. S 56° 06' 07" W a distance of 342.73 feet to a 5/8" iron pin set on the east line of said Dad Properties, Ltd. land, thence;
- Course IV. N 06° 07' 31" E along the east line of said Dad Properties, Ltd. a distance of 425.00 feet to the place of beginning, containing 2.077 acres of land, be the same more or less, but subject to all legal highways, as described and surveyed by Gary A. Paine, Reg. Surveyor No. 6571 in May, 2002.

Deed of Record: Vol. 1474, Pg. 379

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

R.S. 5/15/02

OFFICE OF THE  
GEAUGA COUNTY ENGINEER

RECEIVED  
MAY 14 2002  
ENGINEERING  
GEAUGA COUNTY

LEGAL DESCRIPTION OF A 3.786 ACRE  
LOT SPLIT FOR SCOTT NOLAN

Being a parcel of land situated in Hambden Township, Geauga County, Ohio and known as part of Lot No. 26 and 27 in Bond Tract and further described as follows:

Beginning at a  $\frac{3}{4}$ " iron pipe found on the south right-of-way line of G.A.R. Highway (S.R.166/U.S.6) at the northeast corner of lands conveyed to Dad Properties, Ltd. as recorded in Vol. 1032, page 1195 of the Geauga County Records of Deeds, thence N  $58^{\circ} 00' 00''$  E along the south line of G.A.R. Highway a distance of 215.00 feet to a  $\frac{5}{8}$ " iron pin set and the principal place of beginning of the parcel hereintended to be described; thence;

- Course I. Continuing N  $58^{\circ} 00' 00''$  E along the south line of G.A.R. Highway a distance of 159.80 feet to a  $\frac{5}{8}$ " iron pin found at the northwest corner of lands conveyed to Paula McCumber by deed as recorded in Vol. 823, page 240 of the Geauga County Records of Deeds, thence;
- Course II. S  $09^{\circ} 20' 20''$  E along the west line of said McCumber land a distance of 605.14 feet, passing through a  $\frac{5}{8}$ " iron pin found 443.45 feet, to a point on the north line of lands conveyed to Robin Dyrz by deed as recorded in Vol. 1007, page 1138 of the Geauga County Records of Deeds, said point being underwater, thence;
- Course III. S  $62^{\circ} 00' 21''$  W along the north line of said Dyrz land a distance of 551.05 feet to a 2" iron pinch pipe found at the southeast corner of said Dad Properties, Ltd. land, thence;
- Course IV. N  $06^{\circ} 07' 31''$  E along the east line of said Dad Properties Ltd. land a distance of 235.94 feet to a  $\frac{5}{8}$ " iron pin set, thence;
- Course V. N  $56^{\circ} 06' 07''$  E a distance of 342.73 feet to a  $\frac{5}{8}$ " iron pin set, thence;
- Course VI. N  $09^{\circ} 20' 20''$  W a distance of 350.00 feet to the principal place of beginning, containing 3.786 acres of land, be the same more or less, but subject to all legal highways, as described and surveyed by Gary A. Paine, Reg. Surveyor 6571 in May, 2002.

Deed of Record: Vol. 1474, Pg. 379

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

R.S.

5/15/02

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