

LOT-SPLIT OF LANDS

ALL THAT CERTAIN LANDS SITUATE IN LOT NO. 16, BOND TRACT, HAMB DEN TOWNSHIP, TOWNSHIP NO. 9 NORTH, RANGE VII WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, COUNTY OF GEauga, STATE OF OHIO. A LOT SPLIT TAKEN FROM THE WEST PORTION OF LANDS TO ROBERT AND MARY RYAN, AS RECORDED IN DEED VOLUME 979, PAGE 925 AND VOLUME 1479, PAGE 194 IN THE OFFICE OF THE COUNTY RECORDER.



BASIS OF BEARINGS ARE TO AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF CHARDON WINDSOR ROAD SOUTH 71°-56'-51" EAST

CHK: T. STOCKER
 DRN: S. LOVEJOY
 REV:
 PAGE 1 OF 1

PROJECT ADDRESS:
 CHARDON WINDSOR ROAD
 HAMB DEN, OHIO

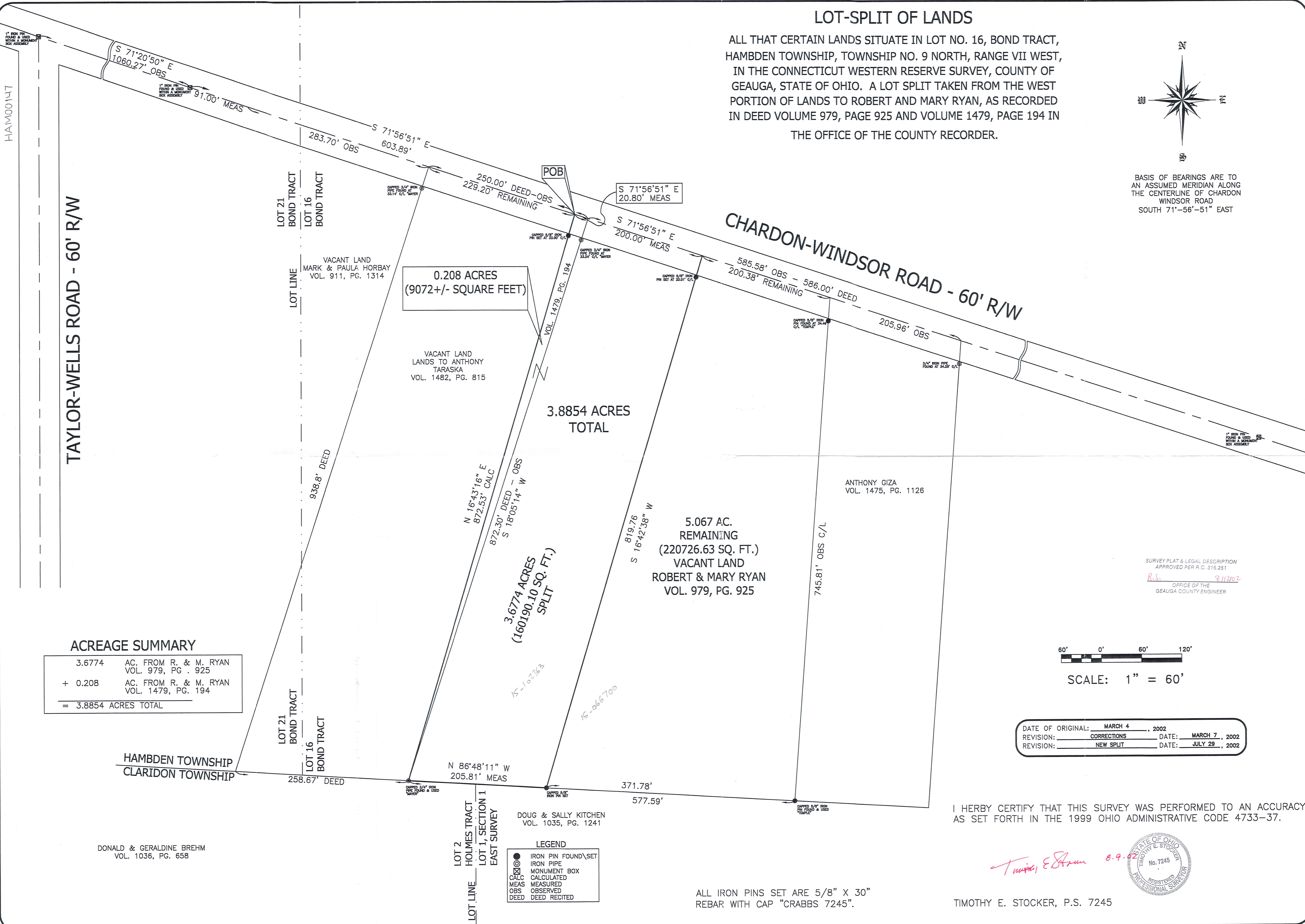
JOB NUMBER: 2996

PROJECT NAME:
 LOT SPLIT OF LANDS

PROJECT LOCATION:
 GEauga COUNTY, OHIO

PREPARED FOR:
 ROBERT & MARY RYAN

FOR INQUIRIES CONCERNING THIS SURVEY CONTACT:
 T.M. U.S. SURVEYOR
 CRABBS' SURVEYING SERVICE
 10 WEST BIRCH STREET, SUITE 101
 PALMERSVILLE, OH 44077
 1-800-488-3968



TAYLOR-WELLS ROAD - 60' R/W

CHARDON-WINDSOR ROAD - 60' R/W

0.208 ACRES
 (9072+/- SQUARE FEET)

3.8854 ACRES
 TOTAL

3.6774 ACRES
 (160190.10 SQ. FT.)
 SPLIT

5.067 AC.
 REMAINING
 (220726.63 SQ. FT.)
 VACANT LAND
 ROBERT & MARY RYAN
 VOL. 979, PG. 925

ANTHONY GIZA
 VOL. 1475, PG. 1126

VACANT LAND
 MARK & PAULA HORBAY
 VOL. 911, PG. 1314

VACANT LAND
 LANDS TO ANTHONY
 TARASKA
 VOL. 1482, PG. 815

ACREAGE SUMMARY

3.6774	AC. FROM R. & M. RYAN VOL. 979, PG. 925
+ 0.208	AC. FROM R. & M. RYAN VOL. 1479, PG. 194
= 3.8854	ACRES TOTAL

60' 0' 60' 120'
 SCALE: 1" = 60'

DATE OF ORIGINAL: MARCH 4, 2002
 REVISION: CORRECTIONS DATE: MARCH 7, 2002
 REVISION: NEW SPLIT DATE: JULY 29, 2002

I HERBY CERTIFY THAT THIS SURVEY WAS PERFORMED TO AN ACCURACY AS SET FORTH IN THE 1999 OHIO ADMINISTRATIVE CODE 4733-37.

Timothy E. Stocker 8.9.02
 TIMOTHY E. STOCKER
 No. 7245
 REGISTERED PROFESSIONAL SURVEYOR

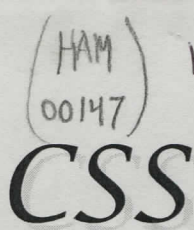
DONALD & GERALDINE BREHM
 VOL. 1036, PG. 658

DOUG & SALLY KITCHEN
 VOL. 1035, PG. 1241

LEGEND

●	IRON PIN FOUND/SET
○	IRON PIPE
⊗	MONUMENT BOX
⊠	CALCULATED
—	MEAS
- - -	OBS
- - -	DEED

ALL IRON PINS SET ARE 5/8" X 30" REBAR WITH CAP "CRABBS 7245".



HAM00147

Crabbs' Surveying Service
10 West Erie Street, Suite 101
Painesville, Ohio 44077

Ryan
picked up 8-13-02
15-102363
V. 1526-P. 259

LOT SPLIT

ALL THAT CERTAIN LANDS SITUATE IN LOT 16,, BOND TRACT, HAMB DEN TOWNSHIP, TOWNSHIP NUMBER 9 NORTH, RANGE VII WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, COUNTY OF GEAUGA, STATE OF OHIO. A LOT-SPLIT TAKEN FROM THE WEST PORTION OF LANDS TO ROBERT AND MARY RYAN, AS RECORDED IN DEED VOLUME 979 PAGE 925 AND IN VOLUME 1479 PAGE 194, IN THE OFFICE OF THE COUNTY RECORDER FURTHER DESCRIBED.

BEGINNING AT A POINT TO MARK THE NORTHEAST CORNER OF LANDS TO ANTHONY TARASKA, AS RECORDED IN DEED VOLUME 1482 PAGE 815, IN THE CENTERLINE OF CHARDON-WINDSOR ROAD (60 FEET WIDE). SAID POINT BEING LOCATED BY THE FOLLOWING (2) COURSES AND DISTANCES. FROM A 1" IRON PIN FOUND WITHIN A MONUMENT BOX ASSEMBLY MARKING THE CENTERLINE INTERSECTION OF TAYLOR-WELLS ROAD, WITH CHARDON-WINDSOR ROAD, SOUTH 71°-20'-50" EAST, A DISTANCE OF 1060.27 FEET TO A 1" IRON PIN FOUND WITHIN A MONUMENT BOX ASSEMBLY MARKING AN ANGLE POINT, AND SOUTH 71°-56'-51" EAST, A DISTANCE OF 603.89 FEET.

THENCE; THROUGH THE LANDS OF THE GRANTORS HEREIN THE FOLLOWING (4) COURSES AND DISTANCES. SOUTH 71°-56'-51" EAST, WITH THE CENTERLINE OF CHARDON-WINDSOR ROAD, A DISTANCE OF 200.00 FEET TO MARK A POINT.

THENCE; SOUTH 16°-42'-38" WEST (THRU A CAPPED 5/8" IRON PIN SET AT 33.01' FROM C/L) TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT IN THE NORTH LINE OF LANDS TO DOUG AND SALLY KITCHEN, AS RECORDED IN DEED VOLUME 1035 PAGE 1241, IN THE LINE COMMON TO CLARIDON AND HAMB DEN TOWNSHIPS, A DISTANCE OF 819.76

THENCE; NORTH 86°-48'-11" WEST, WITH THE TOWNSHIP LINE, A DISTANCE OF 205.81 FEET TO A 3/4" IRON PIPE FOUND "MAYER" MARKING A POINT AT THE SOUTHEAST CORNER OF LANDS TO A. TARASKA.

THENCE; NORTH 16°-43'-16" EAST (THRU A CAPPED 5/8" IRON PIN SET AT 839.53 FEET), WITH THE EAST LINE TO SAID TARASKA, A TOTAL DISTANCE OF 872.53 FEET TO THE POINT AND PLACE OF BEGINNING. SAID LAND CONTAINING 3.8854 ACRES (WITH 3.6774 ACRES FROM R. & M. RYAN AND AS RECORDED IN DEED VOLUME 979, PAGE 925 AND 0.208 ACRES FROM R. & M. RYAN AS RECORDED IN DEED VOLUME 1479, PAGE 194) AS SURVEYED AND DESCRIBED IN JULY 2002 BY TIMOTHY E. STOCKER, PS. 7245 CRABBS' SURVEYING ORDER 2996. BASIS OF BEARINGS ARE TO AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF CHARDON-WINDSOR ROAD, SOUTH 71°-56'-51" EAST, AND LEAVING A REMAINING ACREAGE OF 5.067 ACRES.

SAVED AS RYAN2996B

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

R.S. 8/12/02

OFFICE OF THE
GEAUGA COUNTY ENGINEER



8.9.02