

# LOT SPLIT for JOHN F & BARBARA B. BATES

SITUATED IN THE TOWNSHIP OF HAMBDEN, COUNTY OF GEauga  
AND STATE OF OHIO AND BEING PART OF ORIGINAL TOWNSHIP  
LOT NO. 15, BOND TRACT AND BEING THE LAND NOW OR FORMERLY CONVEYED TO  
JOHN F & BARBARA B. BATES  
AS SHOWN ON DEED VOL. 1110 PAGE 0551 OF THE GEauga COUNTY DEED RECORDS,

Parcel: 15-040300, 15-040400  
8863 BRAKEMAN ROAD  
CHARDON, OHIO 44024

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.

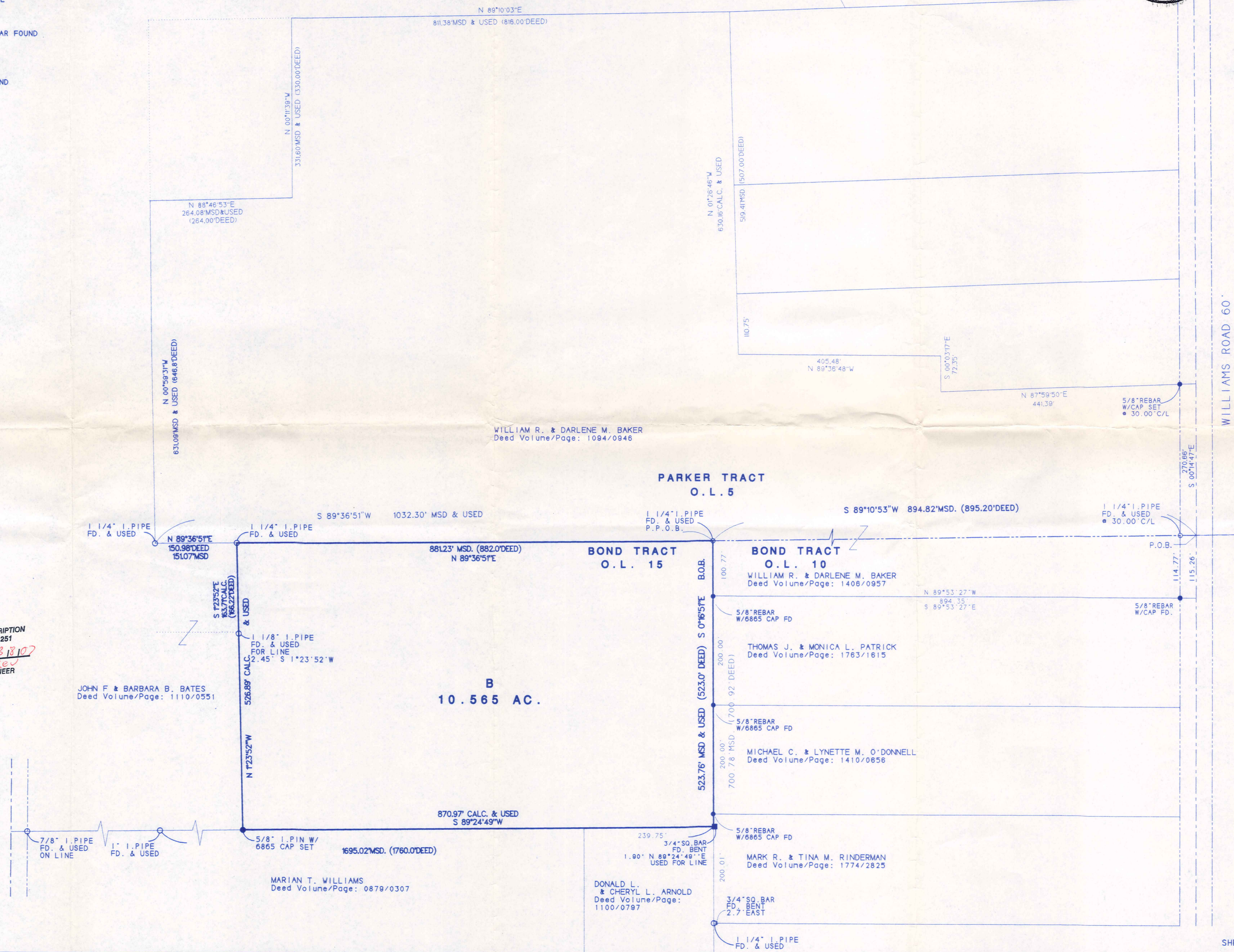
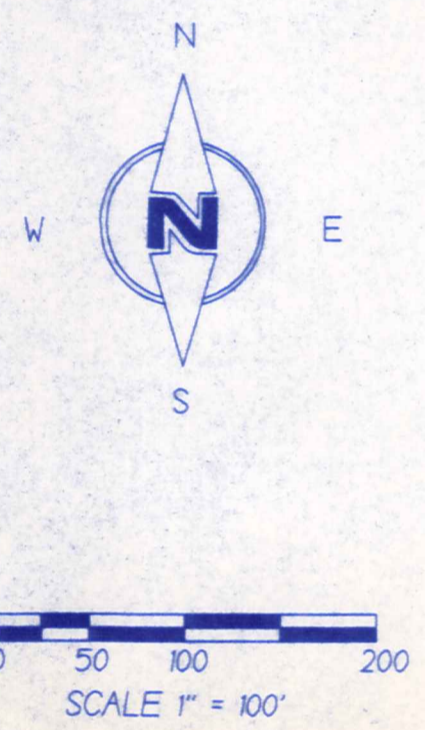
THE BASIS OF BEARINGS FOR THE ATTACHED LOT SPLIT IS:  
N 00°16'51"W BETWEEN THE 1 1/4" I.PIPES BETWEEN ORIGINAL LOT NO. 10 BOND TRACT  
AND ORIGINAL LOT 15 BOND TRACT.

*Anthony M. Picone* 8/6/07  
ANTHONY M. PICONE  
REGISTERED SURVEYOR  
WESTERN RESERVE CONSULTANTS  
33445 BAINBRIDGE ROAD  
SOLON, OHIO 44139  
440-248-1065



- 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
- N. - DUE NORTH
- E. - DUE EAST
- S. - DUE SOUTH
- W. - DUE WEST
- C/L - CENTERLINE
- O.L. - ORIGINAL LOT LINE

- IRON OR STEEL SQUARE BAR FOUND
- IRON OR STEEL PIN FOUND
- IRON OR STEEL PIPE FOUND
- 5/8" I.PIN W/  
6865 CAP SET
- 5/8" STEEL REBAR  
WITH 6865 CAP SET



SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
*PAK* 8/8/07  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER

JOHN F & BARBARA B. BATES  
Deed Volume/Page: 1110/0551

MARIAN T. WILLIAMS  
Deed Volume/Page: 0879/0307

DONALD L.  
& CHERYL L. ARNOLD  
Deed Volume/Page:  
1100/0797

MARK R. & TINA M. RINDERMAN  
Deed Volume/Page: 1774/2825

MICHAEL C. & LYNETTE M. O'DONNELL  
Deed Volume/Page: 1410/0856

THOMAS J. & MONICA L. PATRICK  
Deed Volume/Page: 1763/1615

WILLIAM R. & DARLENE M. BAKER  
Deed Volume/Page: 1408/0957

WILLIAM R. & DARLENE M. BAKER  
Deed Volume/Page: 1094/0946

HAM-00198

Baker (07-113)

Pick up Date

8-8-07

15-102564

Vol. 1832-Pg. 2433

HAM00198

Description of "B - Split Parcel"

To be conveyed to William R. & Darlene M. Baker  
For: John & Barbara Bates  
Hambden Township, Geauga County, Ohio  
August 6, 2007

Situated in the Township of Hambden, County of Geauga and State of Ohio and being part of Original Hambden Township Lot No. 15, Bond Tract and being part of the lands now conveyed to John F. & Barbara B. Bates as shown on deed volume 1110 page 0551 of the Geauga County Deed Records;

Beginning at the centerline of Williams Road (60 feet wide) at the intersection of the southerly boundary of Hambden Township Lot No. 5 Parker Tract and being the southeasterly corner of the lands now conveyed to William R. Baker & Darlene M. Baker as shown on deed volume 1094 page 946 and northeasterly corner of lands now or formerly conveyed to William R. Baker & Darlene M. Baker as shown on deed volume 1406 page 957 all of the Geauga County Deed Records and also being the northerly boundary of ~~Hambden~~\* Township Lot No. 10 Bond Tract and there being a 1 1/4" I. pipe found S89°10'53"W 30.00 feet therefrom: Thence along the said Baker northerly line and Baker southerly line and the southerly line of said Hambden Township Lot No. 5 Parker Tract which is also the northerly line of said ~~Hambden~~\* Township Lot No. 10 Bond Tract and passing over said 1 1/4" I. Pipe found S89°10'53"W 30.00 feet therefrom a total distance of 894.82 feet to a 1 1/4" I. Pipe found at the northeasterly corner of said John F. & Barbara Bates lands and ~~Hambden~~\* Township Lot No. 15 Bond Tract and northwesterly corner of said Baker land as shown on deed volume 1406 page 0957 and ~~Hambden~~\* Township Lot No. 10 Bond Tract and being the principal place of beginning;

\* Hambden

\* Hambden

\* Hambden

\* Hambden

1. Thence along the easterly line of said Bates land and the westerly line of said Baker land as shown on deed volume 1406 page 0957 and the westerly line of land now or formerly conveyed to Thomas J. & Monica L. Patrick, as shown on deed volume 1763 page 1615, and westerly line of land now or formerly conveyed to Michael C. & Lynette M. O'Donnell, as shown on deed volume 1410 page 0656, and westerly line of land now or formerly conveyed to Mark R. & Tina M. Rinderman, as shown on deed volume 1774 page 2825, S 0°16'51"E 523.76 feet to the southeasterly corner of said Bates land and a northeasterly corner of land now or formerly conveyed to Donald L. & Cheryl L. Arnold, as shown on deed volume 1100 page 0797 all of the Geauga County Deed Records with a 3/4" Square Bar Found Bent 1.90 feet N 89°24'49"E therefrom;

RECEIVED  
AUG 13 2007  
COUNTY ENGINEERS

Description of "B - Split Parcel"  
To Baker  
Brakeman Road  
For: John & Barbara Bates

- 2. Thence along a southerly line of said Bates land and northerly line of said Arnold land and a northerly line of land now or formerly conveyed to Marian T. Williams as shown on deed volume 0879 page 0307 all of the Geauga County Deed Records S 89°24'49"W 870.97 feet to a 5/8" I. Pin set w/ cap;
- 3. Thence N 1°23'52"W and passing over an 1 1/8" I. Pipe found 359.17 feet therefrom a total of 526.89 feet to a 1 1/4" I. Pipe found on the southerly line of aforesaid William R. Baker & Darlene M. Baker as shown on deed volume 1094 page 946 and northerly line of said Bates land and being the northerly line of Hamden\* *Hambden* Township Lot No.15 Bond Tract and the southerly line of said Hambden Township Lot No. 5 Parker Tract ;
- 4. Thence along the northerly line of said Bates land and northerly line of said Hamden\* *Hambden* Township Lot No.15 Bond Tract and along the southerly line of said Baker land and southerly line of said Hambden Township Lot No. 5 Parker Tract N 89°36'51"E 881.23 feet to the principal place of beginning and containing 10.565 Acres of land 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 line between Original Lot 10 and 15 Bond Tract.

*Anthony M. Picone 8/6/07*

Surveyed May 2007  
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

*PAK 8/8/07*  
OFFICE OF THE *Rev*  
GEAUGA COUNTY ENGINEER