

Consolidation Plat

Hambden Township, Geauga County, Ohio

for: Eugene Wetzel
CLIENT OWNER

ADDRESS		STREET		CITY		ZIP	
n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
SUBLOT NO.		STREET		VOL.-PG.		PERM. PARCEL NO.	
n/a		S.R. 608		15-013300, 15-013400			

LEGEND

SANITARY MANHOLE	---○---	EXIST. ELEV.	→ 100.0	PROP. ELEV.	← 100.0
STORM MANHOLE	---●---	AS BUILT ELEVATION	100.0		
INLET OR CATCH BASIN	---■---	INDICATES	DIRECTION OF SURFACE DRAINAGE		
HYDRANT	---○---				
EXISTING CONTOURS	---○---				
PROPOSED CONTOURS	---○---				

REMARKS

ALL BOUNDARY DATA SHOWN WAS OBTAINED FROM (DEEDS, RECORDED SUBDIVISION PLAT OR OTHER PUBLIC RECORDS)

LOCATIONS AS SHOWN OF ADJACENT WELLS AND SEPTIC TANKS OBTAINED FROM LAKE COUNTY HEALTH DEPARTMENT

DESIGN CERTIFICATION

THIS PLAT WAS PREPARED BY ME, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Harry S. Jones Jr. #6343
HARRY S. JONES JR. SURVEYOR REGISTRATION NO. 6343

CHECK LIST

NO. OF BEDROOMS	WATER MAIN SIZE, LOCATION
DIMENSIONS	SAN. SEWER SIZE % GR. LOC.
BEARINGS	SAN. MH. CAST. ELEV. INV. ELEV.
TIE TO NEAREST STREET	SAN. CONN. SIZE, LOC. DEPTH
SUBLOT NO. PARCEL NO.	STORM SEWER SIZE % GR. LOC.
SURROUNDING OWNERS	STORM MH. CAST ELEV. INV. ELEV.
BLDG. DIMENSIONS FIN GR.	PAVT TYPE GRADE CURBS
BLDG. TIES FLR. GRADES	GAS LINE LOC. SIZE PRESSURE
APRON TYPE WIDTH THICKNESS	SEPTIC TANK LOCATION & DUPL. AREA
SIDEWALK TYPE WIDTH THICKNESS	WELL LOCATION
CULVERT TYPE DIA., LENGTH	ISOLATION RADIUS FROM WELL
ROCK OUTCROPPINGS	

REVISIONS			PLAN PREPARED BY:	
NO.	DATE	BY	BABCOCK · JONES + ASSOCIATES, INC.	
1	11/2/11	HJ	1924 MENTOR AVE., PAINESVILLE, OHIO 440-357-1811	
2				
3			DRAWN BY RT	SCALE 1"=50'
4			CHKD. HJ	DATE 10/24/11
5			CREW CHIEF WB	APPD HJ
			PHONE NO. 440-357-1811	
			DRAWING NO. 11-108	

"AS BUILT" CERTIFICATION
I, HEREBY CERTIFY THAT THE CIRCLED GRADES ARE EXISTING FINISH GRADES CHECKED IN THE FIELD ON 11/1/11 AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

HARRY S. JONES JR. - REGISTERED SURVEYOR REG. NO. 6343

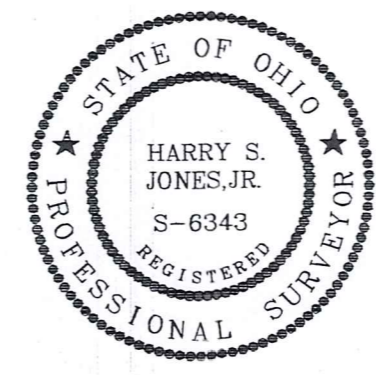
SURVEYORS CERTIFICATION

I hereby certify that this plat was prepared from a field survey made under my direct supervision. Monuments were found or set as indicated. Dimensions are expressed in feet and decimal parts thereof. All of which are correct to the best of my knowledge and belief. This plat was prepared in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code.

Harry S. Jones Jr. #6343 11/1/11
Harry S. Jones Jr. P.S. #6343 Date

All Iron Pins Set are 5/8" x 30" long rebar and capped "Babcock Jones & Associates".

Bearings are based on the centerline of S.R. 608 being S 33°30'00"E.

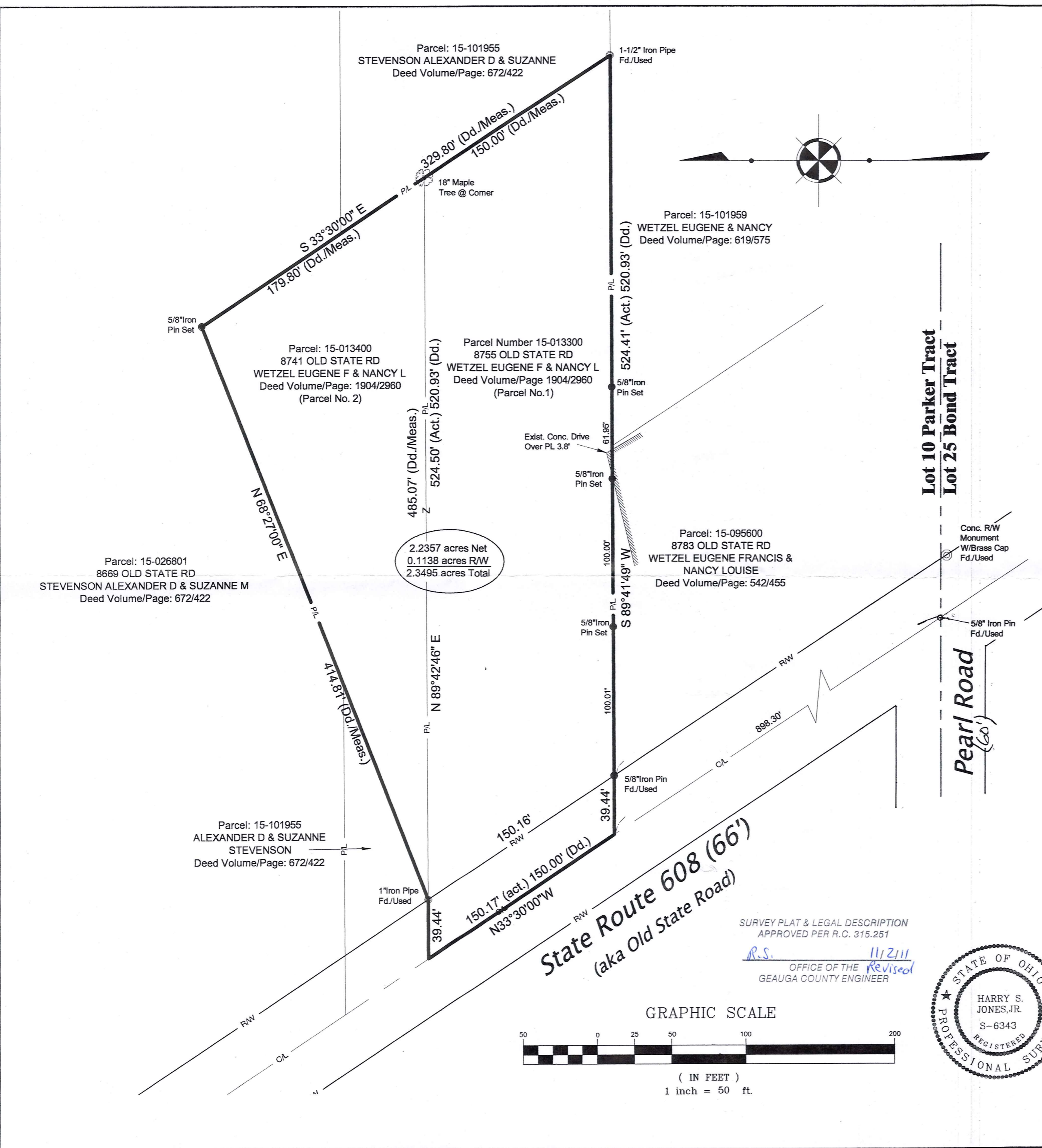


SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.S. 11/2/11
OFFICE OF THE REVISOR
GEOUGA COUNTY ENGINEER

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.



HAM00224

(HAM 00224)

Wetzel (11-098)
Picked up 11-2-11
15-013300
Vol. 1911 - Pg. 3250



BABCOCK - JONES
CIVIL ENGINEERS AND SURVEYORS

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

November 2, 2011

REVISED LEGAL DESCRIPTION OF COMBINATION OF PARCELS FOR
EUGENE WETZEL

Situated in the Township of Hambden, County of Geauga and State of Ohio and known as being a part of Lot No. 10, Parker Tract in said Township and being further bounded and described as follows;

Beginning at a 5/8" iron pin found at the intersection of the centerlines of Old State Road (State Route 608) (66 feet wide) and Pearl Road (60 feet wide);

Thence North 33°30'00" West along the centerline of Old State Road (State Route 608) a distance of 898.30 feet to the principal place of beginning;

COURSE I: Thence North 33°30'00" West along the centerline of State Route 608 a distance of 150.17 feet to a southwesterly corner of land conveyed to Alexander and Suzanne Stevenson by deed recorded in Volume 672, Page 422 of Geauga County Deed Records, Permanent Parcel No. 15-101955;

COURSE II: Thence North 89°42'46" East along a southerly line of Alexander and Suzanne Stevenson a distance of 39.44 feet to a 1" iron pipe found;

COURSE III: Thence North 68°27'00" East along the said southerly line of Alexander and Suzanne Stevenson and the southerly line of land conveyed to Alexander and Suzanne Stevenson by deed recorded in Volume 672, Page 422 of Geauga County Deed Records, Permanent Parcel No. 15-026801 a distance of 414.81 feet to a 5/8" x 30" iron pin set and capped Babcock, Jones and Associates, Inc.;

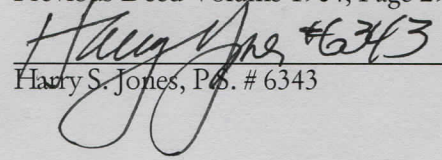
COURSE IV: Thence South 33°30'00" East along the southerly line of Alexander and Suzanne Stevenson a distance of 329.80 feet to 1 1/2" iron pipe found on the northerly line of land conveyed to Eugene and Nancy Wetzel by deed recorded in Volume 619, Page 575 of Geauga County Deed Records, Permanent Parcel No. 15-101959;

COURSE V: Thence South 89°41'49" West along the northerly line of Eugene and Nancy Wetzel and the northerly line of land conveyed to Eugene and Nancy Wetzel by deed recorded in Volume 542, Page 455 of Geauga County Deed Records, Permanent Parcel No. 15-095600, passing thru a 5/8" iron pin found at 484.97 feet, a distance of 524.41 feet to the to the principal place of beginning and containing 2.3495 acres of land, subject to all legal highways (0.1138 of an acre), as surveyed and described by Harry S. Jones, Registered Surveyor No. 6343 in October, 2011.

Bearings are based upon the centerline of State Route 608 being South 33°30'00" East and are used to describe angles only.

Combination of Permanent Parcel No. 15-013300 and 15-013400.

Previous Deed Volume 1904, Page 2960.


Harry S. Jones, P.E. # 6343


Date

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

R.S. 11/2/11
OFFICE OF THE Revised
GEAUGA COUNTY ENGINEER

