

NOTES: BEARINGS ARE BASED UPON THE CENTERLINE OF SUMNER ROAD (60') BEING NORTH 00°12'00" WEST, AND ARE USED TO DESCRIBE ANGLES ONLY.

ALL IRON PINS SET ARE 5/8" X 30" REBAR, CAPPED BABCOCK #6528

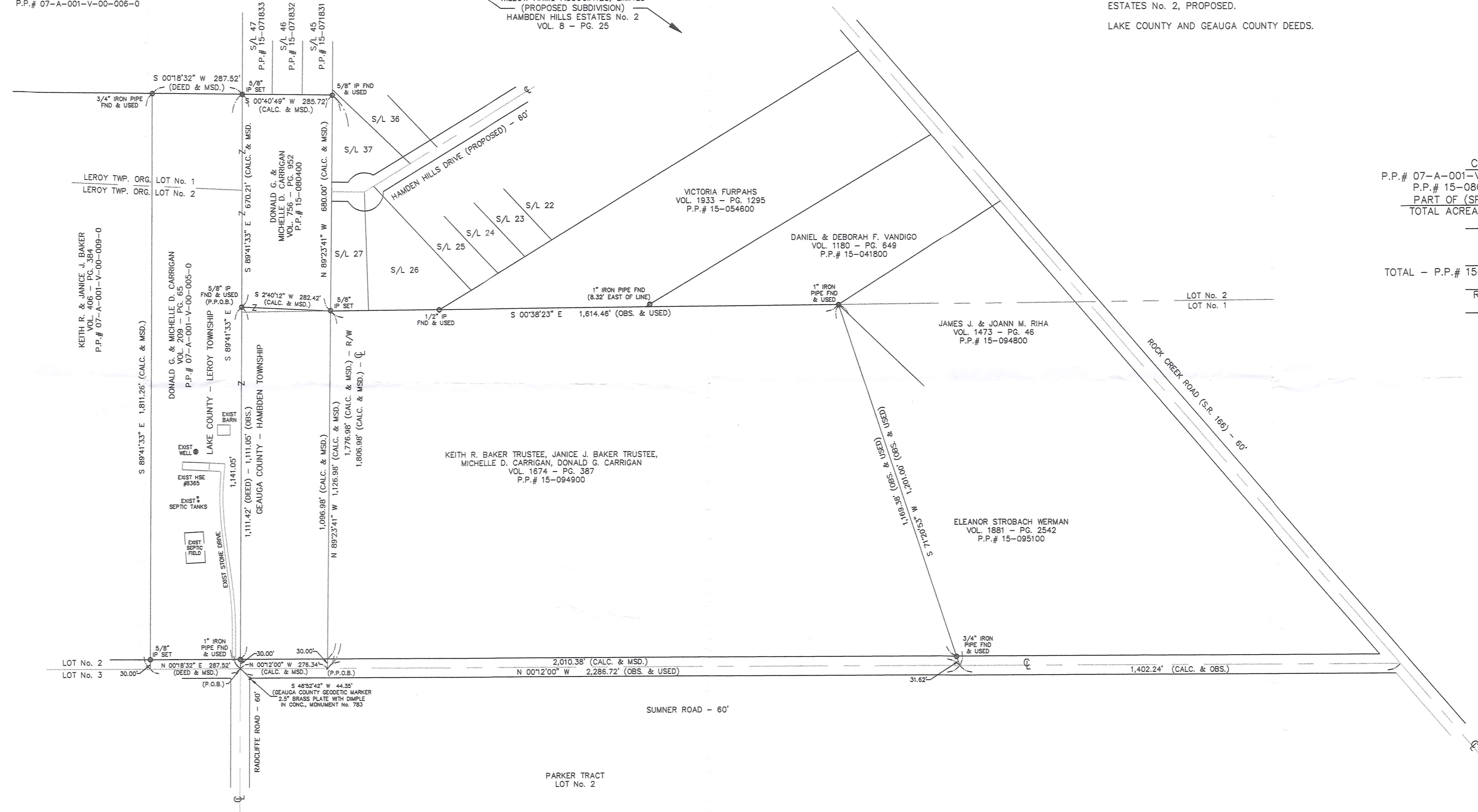
SURVEY REFERENCE: LEGAL DESCRIPTION AS RECORDED IN VOLUME 1881 - PAGE 2542 OF GEAGA COUNTY RECORD OF DEEDS, PREPARED BY J. ARTHUR TEMPLE, PS, AND USED FOR BASIS OF BEARINGS.

GEAGA COUNTY RECORD OF PLATS VOLUME 8 - PAGE 25, HAMBDEH HILLS ESTATES No. 2, PROPOSED.

LAKE COUNTY AND GEAGA COUNTY DEEDS.

WILLOW ARMS ASSOCIATES, LIMITED
VOL. 875 - PG. 495
P.P.# 07-A-001-V-00-006-0

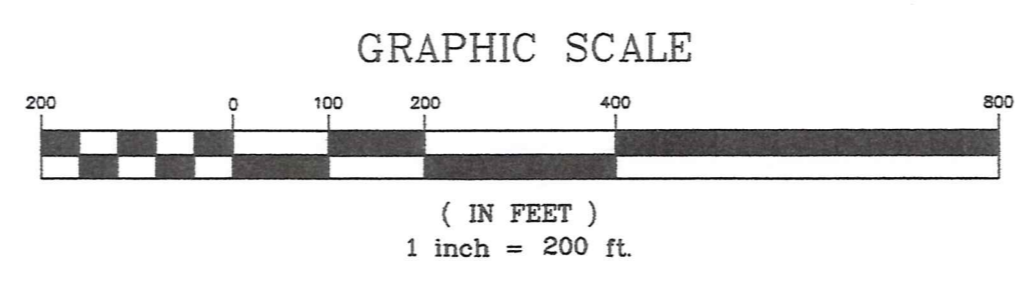
WILLOW ARMS ASSOCIATES, LIMITED
(PROPOSED SUBDIVISION)
HAMBDEH HILLS ESTATES No. 2
VOL. 8 - PG. 25



CONSOLIDATION (CALC.):
P.P.# 07-A-001-V-00-005-0, LAKE COUNTY = 11.955 Ac.
P.P.# 15-080400, GEAGA COUNTY + 4.401 Ac.
PART OF (SPLIT) P.P.# 15-094900 + 7.270 Ac.
TOTAL ACREAGE OF CONSOLIDATION = 23.626 Ac.
R/W = 0.388 Ac.
NET = 23.238 Ac.

REMAINDER (CALC.):
TOTAL - P.P.# 15-094900, GEAGA COUNTY = 54.439 Ac.
SPLIT - 7.270 Ac.
REMAINDER = 47.169 Ac.
R/W - 1.381 Ac.
NET = 45.788 Ac.

KEITH R. BAKER TRUSTEE, JANICE J. BAKER TRUSTEE,
MICHELLE D. CARRIGAN, DONALD G. CARRIGAN
VOL. 1674 - PG. 387
P.P.# 15-094900

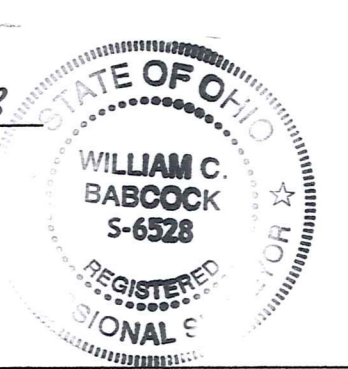


EXISTING UTILITIES NOTE:
THE SIZE AND LOCATION, BOTH HORIZONTAL AND VERTICAL OF THE UNDERGROUND UTILITIES SHOWN HEREON, HAVE BEEN OBTAINED BY A SEARCH OF AVAILABLE RECORDS. VERIFICATION BY FIELD OBSERVATION HAS BEEN CONDUCTED WHERE PRACTICAL, HOWEVER, BABCOCK LAND SURVEYORS DOES NOT GUARANTEE THE COMPLETENESS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

I, WILLIAM C. BABCOCK P.S. #6528, DO HEREBY CERTIFY THAT THE SURVEY PERFORMED IS PURSUANT TO THE STATE OF OHIO ADMINISTRATIVE CODE STANDARDS SET FORTH AS PER ARTICLE NUMBER 4733-37.

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
PAK 9/19/13
OFFICE OF THE PAK
GEAGA COUNTY ENGINEER

WILLIAM C. BABCOCK, P.S. #6528
DATE: 9-19-13



REV. NO.	DESCRIPTION	DATE	BY	CHK'D
1	AS PER LAKE & GEAGA COUNTIES	9/19/13	B.P.	W.B.

BABCOCK LAND SURVEYORS
SURVEYORS & LAND PLANNERS
PAINESVILLE OHIO 44077
babcocklandsurveyors@yahoo.com

DATE: 9/16/13
DESIGN BY: W.B.
DRAWN BY: B.P.
APPROVED BY: W.B.
CREW CHIEF: R.B.

PLAT OF SURVEY, SPLIT, CONSOLIDATION, & REMAINDER
FOR
DONALD G. & MICHELLE D. CARRIGAN
ORIGINAL LEROY LOTS 1 & 2, LAKE COUNTY & PARKER TRACT LOTS 1 & 2 GEAGA COUNTY
8365 SUMNER ROAD
LEROY TWP., LAKE COUNTY & HAMBDEH TWP., GEAGA COUNTY STATE OF OHIO

SCALE: 1"=200'

JOB No.	13-36
SHEET	OF
1	1

HAM 00235

CARRIGAN
13-083

Picked up 9-20-13

15-080400

VOL 1960 pg 2280

HAM00235

Babcock Land Surveyors, Inc.

6914 Brakeman Rd. Painesville, OH 44077 – Phone (440)487-5095

September 16, 2013

Legal Description and Consolidation of PPN's 07-A-001-V-00-005-0 (Lake County), 15-080400 (Geauga County), and part of 15-094900 (Geauga County), for Donald G. and Michelle D. Carrigan

Situated in the Township(s) of Leroy, County of Lake, and, the Township of Hambden, County of Geauga, and State of Ohio; and known as being part of Original Leroy Township Lots Number 1 and 2, in Lake County, and part of Lots 1 and 2, in Parker Tract, in Geauga County and is bounded and described as follows:

Beginning at a point in the intersection of the centerline of Sumner Road (60 feet wide), and the centerline of Radcliffe Road (60 feet wide), as noted by Geauga County Geodetic Monument Record, Monument Number 783, being a 2.5" brass plate with dimple, in concrete, being South 48°52'42" West, a distance of 44.35 feet therefrom.

Course I: Thence North 00°18'32" East, along the centerline of Sumner Road, and along the easterly line of Original Leroy Township Lot Number 3, and to the southwest corner of a parcel of land conveyed to Keith R. and Janice J. Baker, by deed recorded in Volume 406, Page 384 of Lake County Record of Deeds, Permanent Parcel Number 07-A-001-V-00-009-0, a distance of 287.52 feet to a point.

Course II: Thence South 89°41'33" East, along the southerly line of said Baker, and passing through a capped 5/8" iron pin set (Babcock #6528) at 30.00 feet, and to a point along the westerly line of a parcel of land conveyed to Willow Arms Associates, Limited, by deed recorded in Volume 875, Page 495 of Lake County Record of Deeds, Permanent Parcel Number 07-A-001-V-00-006-0, to a 3/4" iron pipe found, a total distance of 1,811.26 feet.

Course III: Thence South 00°18'32" West, along the westerly line of said Willow Arms Associates, Limited, and to northwesterly corner of Sublot Number 47, Hambden Hills Estates, No. 2 (proposed), as recorded in Volume 8, Page 25, of Geauga County Record of Plats, said point also being an angle point in rear line, and along the dividing line between Lake and Geauga Counties, to a capped 5/8" iron pin set, a distance of 287.52 feet.

Course IV: Thence South $00^{\circ}40'49''$ West, along the westerly lines of Sublots 47 and 46, and to the southwesterly corner of Sublot 45, and a point in the northerly line of Sublot 37 in said Hambden Hills Estates, to a $5/8''$ iron pin found, a distance of 285.72 feet.

Course V: Thence North $89^{\circ}23'41''$ West, along the northerly line of Sublot 37, through the termination of Hambden Hills Drive (60 feet wide, proposed), and passing through the northwesterly corner of Sublot 27, (all in Hambden Hills Estates No. 2), and through the new northeasterly corner of a parcel of land conveyed to Keith R. Baker, Trustee, and Janice J. Baker, Trustee, and Michelle D. Carrigan, and Donald G. Carrigan, by deed recorded in Volume 1674, page 387, of Geauga County Record of Deeds, Permanent Parcel Number 15-094900, through a capped $5/8''$ iron pin set (Babcock #6528) at a distance of 680.00 feet, said point being along the easterly line of Lot Number 1, Parker Tract, and through a capped $5/8''$ iron pin set (Babcock #6528), at a distance of 1,776.98 feet, and to the new northwesterly corner of land conveyed to said Keith R. Baker, Trustee, and Janice J. Baker, Trustee, and Michelle D. Carrigan, and Donald G. Carrigan, to a point in the centerline of Sumner Road a total distance of 1806.98 feet.

Course VI: Thence North $00^{\circ}12'00''$ West, along the centerline of Sumner Road, and to the a point in the intersection of the centerlines of Sumner Road, and Radcliffe Road, said point also being along the northerly line of Geauga County and the Southerly line of Lake County, a distance of 276.34 feet, and as referenced by a 1 inch iron pipe found, at a bearing of South $89^{\circ}41'33''$ East, therefrom, a distance of 30.00 feet, said point being an angle point in Sumner Road, and the point of beginning, containing 23.626 Total calculated acres of land, 0.388 acres of land contained within the right of way, being the same more or less, but subject to all legal highways, as surveyed by William C. Babcock, State of Ohio Professional Surveyor No. 6528, in August, 2013.

Bearings are based upon the centerline of Sumner Road (60 feet wide), being North $00^{\circ}12'00''$ West, (Gauga County), and are used to describe angles only.

Consolidation of lands conveyed to Donald G, and Michelle D. Carrigan:

Permanent Parcel Number 07-A-001-V-00-005-0, by deed recorded in Vol. 209, Page 65, Lake County.

Permanent Parcel Number 15-080400, deed recorded in Vol. 756, Page 952, Geauga County.

Part of, Permanent Parcel Number 15-094900, deed recorded in Vol. 1674, Page 387, Geauga County.

Consolidated and calculated (as per survey performed):

Permanent Parcel Number 07-A-001-V-00-005-0 = 11.955 Acres (calculated)

Permanent Parcel Number 15-080400 = 4.401 Acres (calculated)

Part of Permanent Parcel Number 15-094900 = 7.270 Acres (calculated)

Total Acreage of consolidation = 23.626 Acres

Acres Contained within Right of Way = 0.388 Acres

Net Acreage = 23.238 Acres

The intent of this description is to describe and consolidate two parcels of land currently owned by Donald G. and Michelle D. Carrigan, and part of parcel of land conveyed to Keith R. Baker, Trustee, and Janice J. Baker, Trustee, and Michelle D. Carrigan, and Donald G. Carrigan.

All iron pins set are 5/8" x 30" long rebar, capped "Babcock #6528".

William C. Babcock, P.S. #6528

9/19/13

William C. Babcock, P.S. #6528

Date



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

AKK 9/20/13
OFFICE OF THE
GEAUGA COUNTY ENGINEER *RAV*

RECEIVED
SEP 20 2013
Geauga County Engineer

Babcock Land Surveyors, Inc.

6914 Brakeman Rd. Painesville, OH 44077 – Phone (440)487-5095

September 16, 2013

Legal Description of Lot Split off of a Parcel of Land Conveyed to Keith R. Baker, Trustee, and Janice J. Baker, Trustee, and Michelle D. Carrigan, and Donald G. Carrigan, Permanent Parcel Number 15-094900, for Donald G. and Michelle D. Carrigan

Situated in the Township of Hambden, County of Geauga, and State of Ohio; and known as being part of Lot 1, in Parker Tract, in Geauga County and is bounded and described as follows:

Beginning at a point in the intersection of the centerline of Sumner Road (60 feet wide), and the centerline of Radcliffe Road (60 feet wide), as noted by Geauga County Geodetic Monument Record, Monument Number 783, being a 2.5" brass plate with dimple, in concrete, being South 48°52'42" West, a distance of 44.35 feet therefrom.

Course I: Thence South 89°41'33" East, along the southerly line of a parcel of land conveyed to Donald G. and Michelle D. Carrigan, by deed recorded in Volume 209, Page 65 of Lake County Record of Deeds, Permanent Parcel Number 07-A-001-V-00-005-0, and the northeasterly corner of a parcel of land conveyed to Keith R. Baker, Trustee, and Janice J. Baker, Trustee, and Michelle D. Carrigan, and Donald G. Carrigan, by deed recorded in Volume 1674, page 387, of Geauga County Record of Deeds, Permanent Parcel Number 15-094900, said line also being the dividing line between Lake and Geauga Counties, passing through a 1" iron pipe found, at a distance of 30.00 feet, and passing through the westerly line of Lot Number 2 in Parker Tract (Gauga County), to a 5/8" iron pin found, a total distance of 1,141.05 feet.

Course II: South 02°40'12" West, (not along the Lot Line division of Lots 1 and 2, in Parker Tract), to the southwesterly corner of a parcel of land conveyed to Donald G. and Michelle D. Carrigan, by deed recorded in Volume 756, Page 952 of Geauga County Record of Deeds, Permanent Parcel Number 15-080400, and the northwesterly corner of Sublot Number 27, Hambden Hills Estates, No. 2 (proposed), as recorded in Volume 8, Page 25, of Geauga County Record of Plats, said point also being along the newly formed northeasterly corner of lands conveyed to Keith R. Baker, Trustee, and Janice J. Baker, Trustee, and Michelle D. Carrigan, and Donald G. Carrigan, by deed recorded in Volume 1674, page 387, of Geauga County Record of

Deeds, Permanent Parcel Number 15-094900, and to a point in the westerly Lot Line of Lot Number 2, Parker Tract, to a capped 5/8" iron pin set (Babcock #6528), a distance of 282.42 feet.

Course III: Thence North 89°23'41" West, to the newly formed northwesterly corner of a parcel of land conveyed to said Keith R. Baker, Trustee, and Janice J. Baker, Trustee, and Michelle D. Carrigan, and Donald G. Carrigan, passing through a capped 5/8" iron pin set at a distance of 1096.98 feet, to a point in the centerline of Sumner Road, a total distance of 1,126.98 feet.

Course IV: Thence North 00°12'00" West, along the centerline of Sumner Road and to its intersection with the centerline of Radcliffe Road, said point also being along the dividing line between Lake and Geauga Counties, a distance of 276.34 feet, being the place of beginning and containing 7.270 Total calculated acres of land, 0.190 acres of land contained within the right of way, being the same more or less, but subject to all legal highways, as surveyed by William C. Babcock, State of Ohio Professional Surveyor No. 6528, in August, 2013.

Bearings are based upon the centerline of Sumner Road (60 feet wide), being North 00°12'00" West, (Gauga County), and are used to describe angles only.

The intent of this description is to describe a parcel of land to be conveyed to Donald G. and Michelle D. Carrigan, from a parcel of land currently conveyed to Keith R. Baker, Trustee, and Janice J. Baker, Trustee, and Michelle D. Carrigan, and Donald G. Carrigan, by deed recorded in Volume 1674, page 387, of Geauga County Record of Deeds, Permanent Parcel Number 15-094900 recorded in Volume 756, Page 952 of Geauga County Record of Deeds, Permanent Parcel Number 15-080400.

All iron pins set are 5/8" x 30" long rebar, capped "Babcock #6528".

William C. Babcock P.S. #6528

William C. Babcock, P.S. #6528

9/19/13

Date



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

PAK *9/20/13*
OFFICE OF THE *ReJ*
GEAUGA COUNTY ENGINEER

HAM00235

13-083

15-094900
VOL. 1960 pg 2286

Babcock Land Surveyors, Inc.

6914 Brakeman Rd. Painesville, OH 44077 – Phone (440)487-5095

September 16, 2013

**Legal Description of the Remainder of Land Conveyed to Keith R. Baker, Trustee,
and Janice J. Baker, Trustee, and Michelle D. Carrigan, and Donald G. Carrigan,
Permanent Parcel Number 15-094900**

Situated in the Township of Hambden, County of Geauga, and State of Ohio; and known as being part of Lot 1, in Parker Tract, in Geauga County and is bounded and described as follows:

Beginning at a point in the intersection of the centerline of Sumner Road (60 feet wide), and the centerline of Radcliffe Road (60 feet wide), as noted by Geauga County Geodetic Monument Record, Monument Number 783, being a 2.5" brass plate with dimple, in concrete, being South 48°52'42" West, a distance of 44.35 feet therefrom.

Thence South 00°12'00" West, along the centerline of Sumner Road, and to the newly formed northwesterly corner of a parcel of land conveyed to Keith R. Baker, Trustee, and Janice J. Baker, Trustee, and Michelle D. Carrigan, and Donald G. Carrigan, by deed recorded in Volume 1674, page 387, of Geauga County Record of Deeds, Permanent Parcel Number 15-094900, a distance of 276.34 feet to a point in the centerline of Sumner Road, said point being the principal place of beginning.

Course I: Thence South 89°23'41" East, to the newly formed northeasterly corner of a parcel of land conveyed to said Keith R. Baker, Trustee, and Janice J. Baker, Trustee, and Michelle D. Carrigan, and Donald G. Carrigan, and to the northwesterly corner of Sublot Number 27, Hambden Hills Estates, No. 2 (proposed), as recorded in Volume 8, Page 25, of Geauga County Record of Plats, said point also being along the westerly line of Lot Number 2, Parker Tract, and passing through a capped 5/8" iron pin set (Babcock #6528), at a distance of 30.00 feet, to a capped 5/8" iron pin set (Babcock #6528), a total distance of 1,126.98.

Course II: Thence South 00°38'23" East, along the westerly lines of Sublots 27 and 26 of said Hambden Hills Estates, No. 2 (proposed), and passing through the northwest and southwest corners of a parcel of land conveyed to Victoria Furpahs, by deed recorded in Volume 1933, Page 1295, of Geauga County Record of Deeds, Permanent Parcel Number 15-054600 and passing through the northeasterly corner of and to the northwesterly corner of a parcel of land

conveyed to Daniel and Deborah F. Vandigo, by deed recorded in Volume 1180, Page 649, of Geauga County Record of Deeds, Permanent Parcel Number 15-041800, and to the northeasterly corner of a parcel of land conveyed to James J. and Joann M. Riha, by deed recorded in Volume 1473, Page 46, of Geauga County Record of Deeds, Permanent Parcel Number 15-094800, and to the northeasterly corner of a parcel of land conveyed to Eleanor Strobach Werman, by deed recorded in Volume 1881, Page 2542, of Geauga County Record of Deeds, Permanent Parcel Number 15-095100, to a 1" iron pipe found, a distance of 1,614.46 feet.

Course III: Thence South $71^{\circ}20'53''$ West, along the northerly line of, and to the northwesterly corner of a parcel of land conveyed to said Werman, to a point in the centerline of Sumner Road, and passing through a $3/4''$ iron pipe found at a distance of 1169.38 feet, a total distance of 1201.00 feet.

Course IV: Thence North $00^{\circ}12'00''$ West, along the centerline of Sumner Road, to a point in the centerline of said Sumner Road, a distance of 2,010.38 feet, to the principal place of beginning and containing 47.169 Total calculated acres of land, 1.381 acres of land contained within the right of way, being the same more or less, but subject to all legal highways, as surveyed by William C. Babcock, State of Ohio Professional Surveyor No. 6528, in August, 2013.

Bearings are based upon the centerline of Sumner Road (60 feet wide), being North $00^{\circ}12'00''$ West, (Gauga County), and are used to describe angles only.

The intent of this description is to describe the remainder of a parcel of land conveyed to Keith R. Baker, Trustee, and Janice J. Baker, Trustee, and Michelle D. Carrigan, and Donald G. Carrigan, by deed recorded in Volume 1674, page 387, of Geauga County Record of Deeds, Permanent Parcel Number 15-094900 recorded in Volume 756, Page 952 of Geauga County Record of Deeds, Permanent Parcel Number 15-080400.

Total Calculated Acreage of Permanent Parcel Number 15-094900, Geauga County = 54.439 Acres

Split, out of Permanent Parcel Number 15-094900, and to be conveyed to Donald G. and Michelle D. Carrigan, Permanent Parcel Number 07-A-001-V-00-005-0, by deed recorded in Vol. 209, Page 65, Lake County = 7.270 Acres

Remainder, described here-in = 47.169 Acres

Right of Way = 1.381 Acres

Net = 45.788 Acres

HAM00235

All iron pins set are 5/8" x 30" long rebar, capped "Babcock #6528".

William C Babcock P.S. #6528 9/19/13

William C. Babcock, P.S. #6528

Date



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

PAL 9/20/13
OFFICE OF THE REV
GEAUGA COUNTY ENGINEER

RECEIVED
SEP 20 2013
Geauga County Engineer

Babcock Land Surveyors, Inc.

6914 Brakeman Rd. Painesville, OH 44077 – Phone (440)487-5095

September 16, 2013

Legal Description of Permanent Parcel Number 15-080400 for Donald G. and Michelle D. Carrigan

Situated in the Township of Hambden, County of Geauga, and State of Ohio; and known as being part of Lots 1 and 2, in Parker Tract, in Geauga County and is bounded and described as follows:

Beginning at a point in the intersection of the centerline of Sumner Road (60 feet wide), and the centerline of Radcliffe Road (60 feet wide), as noted by Geauga County Geodetic Monument Record, Monument Number 783, being a 2.5" brass plate with dimple, in concrete, being South 48°52'42" West, a distance of 44.35 feet therefrom.

Thence South 89°41'33" East, along the southerly line of a parcel of land conveyed to Donald G. and Michelle D. Carrigan, by deed recorded in Volume 209, Page 65 of Lake County Record of Deeds, Permanent Parcel Number 07-A-001-V-00-005-0, and the northeasterly corner of a parcel of land conveyed to Keith R. Baker, Trustee, and Janice J. Baker, Trustee, and Michelle D. Carrigan, and Donald G. Carrigan, by deed recorded in Volume 1674, page 387, of Geauga County Record of Deeds, Permanent Parcel Number 15-094900, said line also being the dividing line between Lake and Geauga Counties, passing through a 1" iron pin found, at a distance of 30.00 feet, and passing through the westerly line of Lot Number 2 in Parker Tract (Gauga County), to a 5/8" iron pin found, a total distance of 1,141.05 feet, said point being the principal place of beginning.

Course I: Thence South 89°41'33" East, to the southeasterly corner of a parcel of land conveyed to said Donald G. and Michelle D. Carrigan, and the northwesterly corner of Sublot Number 47, Hambden Hills Estates, No. 2 (proposed), as recorded in Volume 8, Page 25, of Geauga County Record of Plats, passing through the southwesterly corner of Original Leroy Township Lot Number 1, and a point in the dividing line between Lake and Geauga Counties, to a capped 5/8" iron pin set (Babcock #6528), a distance of 670.21 feet.

Course II: Thence South 00°40'49" West, along the westerly lines of Sublots 47 and 46, and to the southwesterly corner of Sublot 45, and a point in the northerly line of Sublot 37 in said Hambden Hills Estates, to a 5/8" iron pin found, a distance of 285.72 feet.

Course III: Thence North 89°23'41" West, along the northerly line of Sublot 37, through the termination of Hambden Hills Drive (60 feet wide, proposed), and to the northwesterly corner of Sublot 27, (all in Hambden Hills Estates No. 2), and to a point in the easterly line of a parcel of land conveyed to Keith R. Baker, Trustee, and Janice J. Baker, Trustee, and Michelle D. Carrigan, and Donald G. Carrigan, by deed recorded in Volume 1674, page 387, of Geauga County Record of Deeds, Permanent Parcel Number 15-094900, said point also being along the easterly line of Lot Number 1, Parker Tract, Geauga County, to a capped 5/8" iron pin set (Babcock #6528) at a distance of 680.00 feet

Course IV: Thence North 02°40'12" East, to the northeasterly corner of a parcel of land conveyed to said Keith R. Baker, Trustee, and Janice J. Baker, Trustee, and Michelle D. Carrigan, and Donald G. Carrigan, to a 5/8" iron pin found, a distance of 282.42 feet, said point also being the principal place of beginning and containing 4.401 Total calculated acres of land, being the same more or less, but subject to all legal highways, as surveyed by William C. Babcock, State of Ohio Professional Surveyor No. 6528, in August, 2013.

Bearings are based upon the centerline of Sumner Road (60 feet wide), being North 00°12'00" West, (Gauga County), and are used to describe angles only.

The intent of this description is to redescribe a parcel of land conveyed to Donald G. and Michelle D. Carrigan, by deed recorded in Volume 756, Page 952 of Geauga County Record of Deeds, Permanent Parcel Number 15-080400.

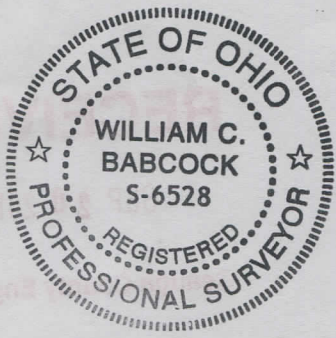
All iron pins set are 5/8" x 30" long rebar, capped "Babcock #6528".

William C. Babcock P.S. #6528

9/19/13

William C. Babcock, P.S. #6528

Date



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

PAV 9/29/13

OFFICE OF THE *Rev*
GEAUGA COUNTY ENGINEER