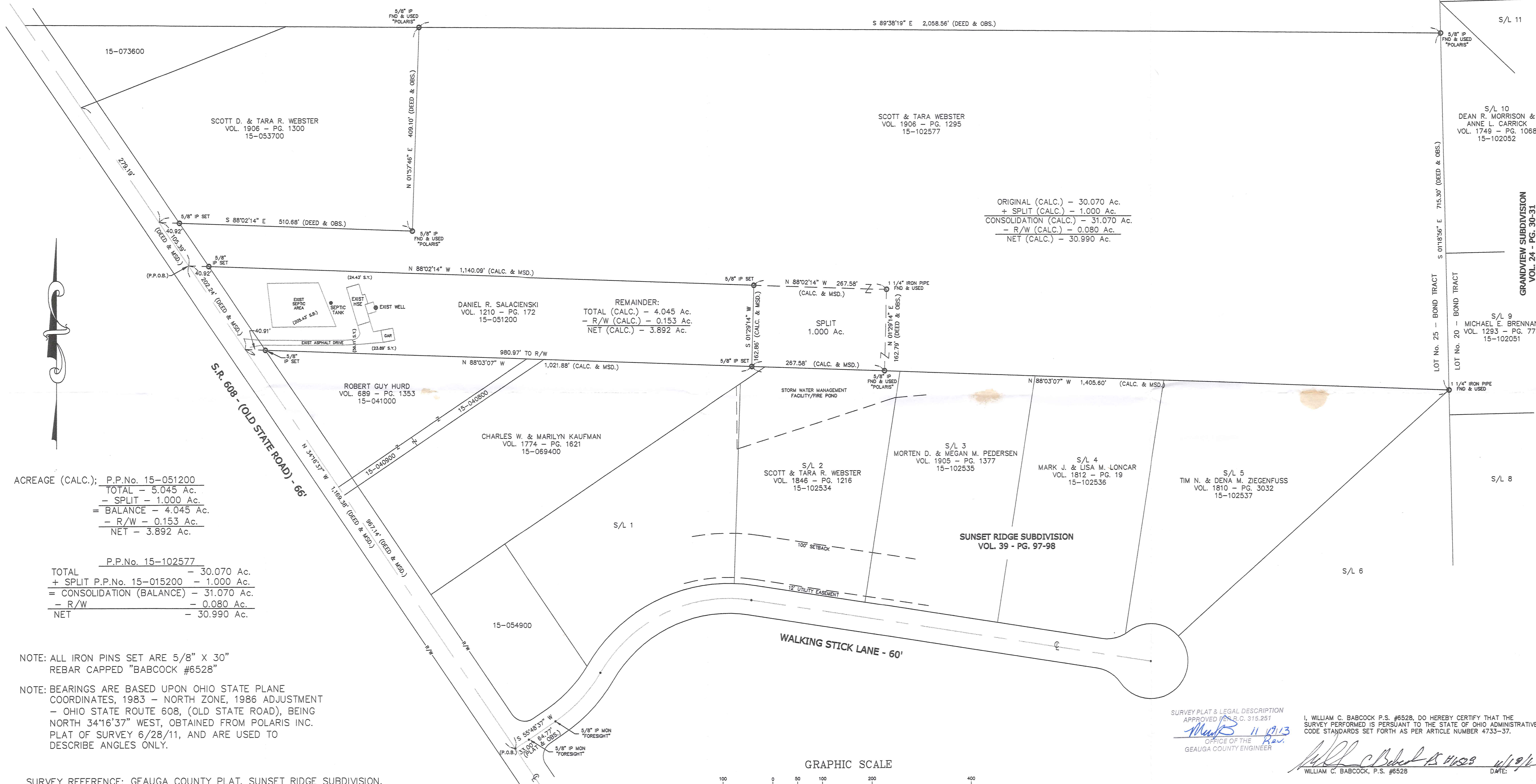


CAMINO CONSTRUCTION, INC.  
VOL. 505 - PG. 707  
15-011500



ORIGINAL (CALC.) - 30.070 Ac.  
+ SPLIT (CALC.) - 1.000 Ac.  
CONSOLIDATION (CALC.) - 31.070 Ac.  
- R/W (CALC.) - 0.080 Ac.  
NET (CALC.) - 30.990 Ac.

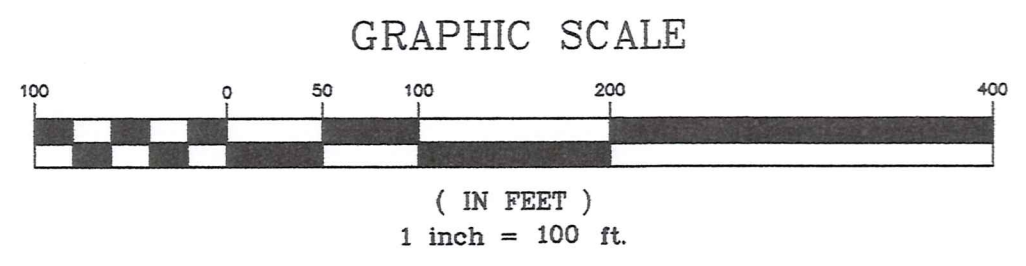
ACREAGE (CALC.): P.P.No. 15-051200  
TOTAL - 5.045 Ac.  
- SPLIT - 1.000 Ac.  
= BALANCE - 4.045 Ac.  
- R/W - 0.153 Ac.  
NET - 3.892 Ac.

P.P.No. 15-102577  
TOTAL - 30.070 Ac.  
+ SPLIT P.P.No. 15-015200 - 1.000 Ac.  
= CONSOLIDATION (BALANCE) - 31.070 Ac.  
- R/W - 0.080 Ac.  
NET - 30.990 Ac.

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

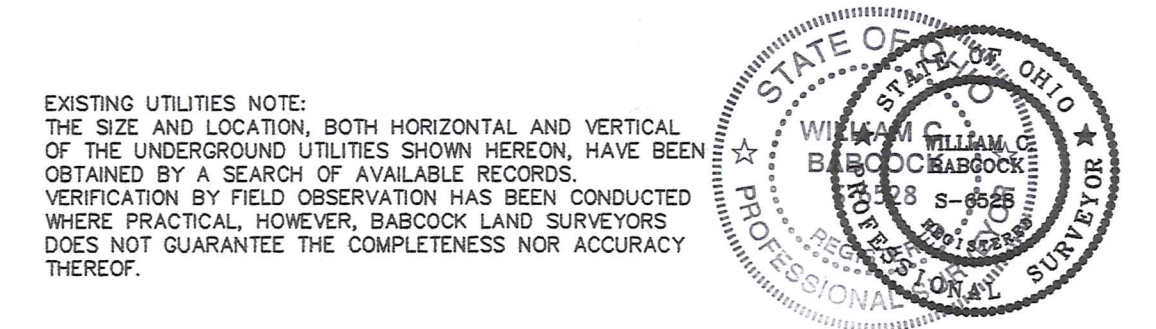
NOTE: BEARINGS ARE BASED UPON OHIO STATE PLANE COORDINATES, 1983 - NORTH ZONE, 1986 ADJUSTMENT - OHIO STATE ROUTE 608, (OLD STATE ROAD), BEING NORTH 34°16'37" WEST, OBTAINED FROM POLARIS INC. PLAT OF SURVEY 6/28/11, AND ARE USED TO DESCRIBE ANGLES ONLY.

SURVEY REFERENCE: GEAUGA COUNTY PLAT, SUNSET RIDGE SUBDIVISION, VOL. 39 - PG. 97 & 98.  
GEAUGA COUNTY PLAT, GRANDVIEW SUBDIVISION, VOL. 24 - PG. 30 & 31.  
SURVEY DATED 6/28/2011, POLARIS ENGINEERING & SURVEYING, FOR SCOTT & TARA WEBSTER.



SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED FOR R.C. 315.251  
11/13/13  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER

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.  
11/13/13  
WILLIAM C. BABCOCK, P.S. #6528 DATE



REV. NO.	DESCRIPTION	DATE	BY	CHK'D

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

DATE: 11/13/13  
DESIGN BY: W.B.  
DRAWN BY: B.P.  
APPROVED BY: W.B.  
CREW CHIEF: R.B.

PLAT OF SURVEY  
FOR  
SCOTT & TARA WEBSTER  
PART OF ORIGINAL HAMBDEN TWP. LOT No. 25 - BOND TRACT  
P.P. No. 15-102577  
13480 WALKING STICK LANE  
GEAUGA COUNTY STATE OF OHIO

SCALE: 1"=100'  
JOB No. 13-49  
SHEET 1 OF 1

HAM 00237

HAM00237

Webster (13-103)  
Picked up date 11/20/13  
# 15-102608  
Vol. 1966 Pg. 2354

**Babcock Land Surveyors, Inc.**

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

November 12, 2013

**Legal Description of 1.000 Acre Split out of Permanent Parcel Number 15-051200, to be consolidated with Permanent Parcel Number 15-102577 for Scott and Tara Webster**

Situated in the Township of Hambden, County of Geauga and State of Ohio and known as being part of Original Hambden Township Lot 25, Bond Tract and is bounded and described as follows:

Beginning at the intersection of the centerline of Walking Stick Lane (60 feet wide) and State Route 608, also known as Old State Road (66 feet wide), said point being South 55°48'37" West, 33.00 feet from a capped 5/8" iron pin (Foresight) monument found in asphalt, as shown on Geauga County Record of Plats Volume 39, Pages 97-98, (Sunset Ridge Subdivision).

Thence North 34°16'37" West, along the centerline of State Route 608, a distance of 967.14 feet to the southwest corner of a parcel of land conveyed to Daniel R. Salacienski, by deed recorded in Volume 1210, Page 172 of Geauga County Record of Deeds, Permanent Parcel Number 15-051200, and the northwest corner of a parcel of land conveyed to Robert Guy Hurd, by deed recorded in Volume 689, Page 1353 of Geauga County Record of Deeds, Permanent Parcel Number 15-04100.

Thence South 88°03'07" East, along the northerly line of said Hurd, and the northerly line of a parcel of land conveyed to Robert Guy Hurd, by deed recorded in Volume 689, Page 1353 of Geauga County Record of Deeds, Permanent Parcel Number 15-040800, and the northerly line of a parcel of land conveyed to Charles W. and Marilyn Kaufman, by deed recorded in Volume 1774, Page 1621 of Geauga County Record of Deeds, Permanent Parcel Number 15-069400, and to the newly divided southeasterly corner of land conveyed to said Salacienski, passing through a capped 5/8" iron pin set (Babcock #6528), at a distance of 40.91 feet, a total distance of 1,021.88 feet to a capped 5/8" iron pin set (Babcock #6528), said point being the principal place of beginning.

**Course I:** Thence North 01°29'14" East, along the newly divided easterly line of said Salacienski, a distance of 162.86 feet to a capped 5/8" iron pin set (Babcock #6528).

**Course II:** Thence South 88°02'14" East, along a newly created southerly line of a parcel of land conveyed to Scott and Tara Webster, by deed recorded in Volume 1906, Page 1295 of Geauga County Record of Deeds, Permanent Parcel Number 15-102577, a distance of 267.58 feet to a capped 1 1/4" iron pipe found.

**Course III:** Thence South 01°29'14" West, along a newly created westerly line of said Webster and a point in the northerly line of a parcel of land conveyed to Scott and Tara R. Webster, by deed recorded in Volume 1846, Page 1216 of Geauga County Record of Deeds, Permanent Parcel Number 15-102534, also known as Sublot Number 2 of Sunset Ridge Subdivision, by plat recorded in Volume 39, Pages 97-98 of Geauga County Record of Plats, a distance of 162.79 feet to a capped 5/8" iron pin found (Polaris).

**Course IV:** Thence North 88°03'07" West, along the northerly line of said Webster, Permanent Parcel Number 15-102534, and the northerly line of said Kaufman, and the newly divided southeast corner of said Salacienski, a distance of 267.58 feet to a capped 5/8" iron pin set (Babcock #6528), said point being the principal place of beginning and containing 1.000 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 November of 2013.

Bearings are based upon Ohio State Plane Coordinates, 1983 – North Zone, 1986 Adjustment – Ohio State Route 608, (Old State Road), being North 34°16'37" West, and are used to describe angles only.

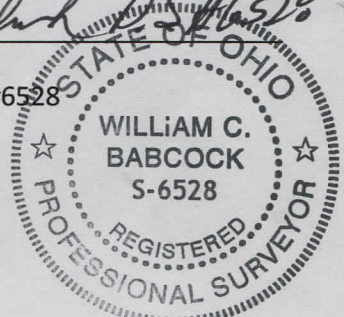
1.000 Acre split from Permanent Parcel Number 15-051200, to be Consolidated with Permanent Parcel Number 15-102577.

The intent of this description is to describe a 1.000 Acre parcel to be split from Permanent Parcel Number 15-051200, and consolidated with Permanent Parcel Number 15-102577.

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



11/18/13

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

*WCB*  
OFFICE OF THE *Rev* GEAUGA COUNTY ENGINEER  
11/19/13

**Babcock Land Surveyors, Inc.****6914 Brakeman Rd. Painesville, OH 44077 – Phone (440)487-5095****November 12, 2013****Legal Description and Consolidation of PPN 15-102577 and 1.00 Acres of PPN 15-051200 for Scott and Tara Webster**

Situated in the Township of Hambden, County of Geauga and State of Ohio and known as being part of Original Hambden Township Lot 25, Bond Tract and is bounded and described as follows:

Beginning at the intersection of the centerline of Walking Stick Lane (60 feet wide) and State Route 608, also known as Old State Road (66 feet wide), said point being South 55°48'37" West, 33.00 feet from a capped 5/8" iron pin (Foresight) monument found in asphalt, as shown on Geauga County Record of Plats Volume 39, Pages 97-98, (Sunset Ridge Subdivision).

Thence North 34°16'37" West, along the centerline of State Route 608, a distance of 1,169.38 feet to the northwest corner of a parcel of land conveyed to Daniel R. Salacienski, by deed recorded in Volume 1210, Page 172 of Geauga County Record of Deeds, Permanent Parcel Number 15-051200, said point being the Principal Place of Beginning.

**Course I:** Thence continuing along the centerline North 34°16'37" West, a distance of 105.39 feet to a point in the centerline.

**Course II:** Thence South 88°02'14" East, to the southeasterly corner of a parcel of land conveyed to Scott D. and Tara R. Webster, by deed recorded in Volume 1906, Page 1300 of Geauga County Record of Deeds, Permanent Parcel Number 15-053700, passing through a capped 5/8" iron pin set (Babcock #6528) at a distance of 40.92 feet, a total distance of 510.68 feet to a capped 5/8" iron pin found (Polaris).

**Course III:** Thence North 01°57'46" East, to the northeasterly corner of said Webster, and to a point in the southerly line of a parcel of land conveyed to Camino Construction Inc., by deed recorded in Volume 505, Page 707 of Geauga County Record of Deeds, Permanent Parcel Number 15-011500, a distance of 409.10 feet to a capped 5/8" iron pin found (Polaris).

**Course IV:** Thence South  $89^{\circ}38'19''$  East, along the southerly line of said Camino Construction Inc., and to a point in the westerly line of a parcel of land conveyed to Dean R. Morrison and Anne L. Carrick, by deed recorded in Volume 1749, Page 1068 of Geauga County Record of Deeds, Permanent Parcel Number 15-102052, also known as Sublot Number 10 of the Grandview Subdivision, as shown by plat in Volume 24, Pages 30-31 of Geauga County Record of Plats, a distance of 2,058.56 feet to a capped  $5/8''$  iron pin found (Polaris), said point also being along the westerly line of Original Hambden Township Lot Number 20, Bond Tract.

**Course V:** Thence South  $01^{\circ}18'56''$  East, along the westerly line of said Lot 20, and the westerly line of said Sublot 10, and Sublot 9 of Grandview Subdivision being a parcel of land conveyed to Michael E. Brennan, by deed recorded in Volume 1293, Page 775 of Geauga County Record of Deeds, Permanent Parcel Number 15-102051, and to the northeasterly corner of a parcel of land conveyed to Tim N. and Dena M. Ziegenfuss, by deed recorded in Volume 1810, Page 3032 of Geauga County Record of Deeds, Permanent Parcel Number 15-102537, also known as Sublot Number 5, of Sunset Ridge Subdivision, by plat recorded in Volume 39, Pages 97-98 of Geauga County Record of Plats, a distance of 715.30 feet to a  $1\frac{1}{4}''$  iron pipe found, said point also being the northeast corner of said Sunset Ridge Subdivision.

**Course VI:** Thence North  $88^{\circ}03'01''$  West, along the northerly line of said Sublot 5, and the northerly line of a parcel of land conveyed to Mark J. and Lisa M. Loncar, by deed recorded in Volume 1812, Page 19 of Geauga County Record of Deeds, Permanent Parcel Number 15-102536, also known as Sublot Number 4 of Sunset Ridge Subdivision, and the northerly line of a parcel of land conveyed to Morten D. and Megan M. Pedersen, by deed recorded in Volume 1905, Page 1377 of Geauga County Record of Deeds, Permanent Parcel Number 15-102535, also known as Sublot Number 3 of Sunset Ridge Subdivision, and the northerly line of a parcel of land conveyed to Scott and Tara R. Webster, by deed recorded in Volume 1846, Page 1216 of Geauga County Record of Deeds, Permanent Parcel Number 15-102534, also known as Sublot Number 2 of Sunset Ridge Subdivision, and to a point along the northerly line of a parcel of land conveyed to Charles W. and Marilyn Kaufman, by deed recorded in Volume 1774, Page 1621 of Geauga County Record of Deeds, Permanent Parcel Number 15-069400, a distance of 1,405.60 feet to a capped  $5/8''$  iron pin set (Babcock #6528).

**Course VII:** Thence North  $01^{\circ}29'14''$  East, along the newly altered easterly line of said Salacienski a distance of 162.86 feet to a capped  $5/8''$  iron pin set (Babcock #6528).

**Course VIII:** Thence North  $88^{\circ}02'14''$  West, to the northwesterly corner of said Salacienski, passing through a capped  $5/8''$  iron pin set (Babcock #6528) at a distance of 1,099.17, a total distance of 1,140.09 feet to a point in the centerline of State Route 608, and the principal place of beginning, containing 31.070 Total calculated acres of land, 0.080 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 November of 2013.

Bearings are based upon Ohio State Plane Coordinates, 1983 – North Zone, 1986 Adjustment – Ohio State Route 608, (Old State Road), being North 34°16'37" West, and are used to describe angles only.

Consolidation of Permanent Parcel Number 15-102577, and 1.000 acres of land split from Permanent Parcel Number 15-051200.

Consolidated and calculated (as per survey performed):

Permanent Parcel Number 15-102577 = 30.070 Acres (calculated)

Permanent Parcel Number 15-051200 = 1.000 Acres split (calculated)

Total Acreage of consolidation = 31.070 Acres

Acres contained within the right of way = 0.080 Acres

Net Acreage = 30.990 Acres

The intent of this description is to describe and consolidate Permanent Parcel Number 15-102577, and 1.000 Acres of land split from Permanent Parcel Number 15-051200.

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

11/18/13

Date



SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
*Mark* 11/19/13  
OFFICE OF THE *Rev.*  
GEAUGA COUNTY ENGINEER

## **Babcock Land Surveyors, Inc.**

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

**November 12, 2013**

### **Legal Description of remainder of Permanent Parcel Number 15-051200, for Daniel R. Salacienski**

Situated in the Township of Hambden, County of Geauga and State of Ohio and known as being part of Original Hambden Township Lot 25, Bond Tract and is bounded and described as follows:

Beginning at the intersection of the centerline of Walking Stick Lane (60 feet wide) and State Route 608, also known as Old State Road (66 feet wide), said point being South 55°48'37" West, 33.00 feet from a capped 5/8" iron pin (Foresight) monument found in asphalt, as shown on Geauga County Record of Plats Volume 39, Pages 97-98, (Sunset Ridge Subdivision).

Thence North 34°16'37" West, along the centerline of State Route 608, a distance of 1,169.38 feet to the southwest corner of a parcel of land conveyed to Scott and Tara Webster, by deed recorded in Volume 1906, Page 1295 of Geauga County Record of Deeds, Permanent Parcel Number 15-102577, said point being the Principal Place of Beginning.

**Course I:** Thence South 88°02'14" East, along a southerly line of said Webster, passing through a capped 5/8" iron pin set (Babcock #6528) at a distance of 40.92 feet, and to a capped 5/8" iron pin set (Babcock #6528) a total distance of 1,140.09 feet, said point being the newly divided northeasterly corner of a parcel of land conveyed to Daniel R. Salacienski, by deed recorded in Volume 1210, Page 172 of Geauga County Record of Deeds, Permanent Parcel Number 15-051200.

**Course II:** Thence South 01°29'14" West, along a westerly line of newly divided parcel of said Webster, to a point in the northerly line of a parcel of land conveyed to Charles W. and Marilyn Kaufman, by deed recorded in Volume 1774, Page 1621 of Geauga County Record of Deeds, Permanent Parcel Number 15-069400, to a capped 5/8" iron pin set (Babcock #6528) a distance of 162.86 feet.

**Course III:** Thence North 88°03'07" West, along the northerly line of said Kaufman, and the northerly line of a parcel of land conveyed to Robert Guy Hurd by deed recorded in Volume

689, Page 1353 of Geauga County Record of Deeds, Permanent Parcel Number 15-040800, and to the northwesterly corner of a parcel of land conveyed to Robert Guy Hurd by deed recorded in Volume 689, Page 1353 of Geauga County Record of Deeds, Permanent Parcel Number 15-041000, passing through a capped 5/8" iron pin set (Babcock #6528), at a distance of 980.97 feet, a total distance of 1,021.88 feet to a point in the centerline of State Route 608.

**Course IV:** Thence North 34°16'37" West, along the centerline of State Route 608, a distance of 202.24 feet, to a point in the centerline, said point being the principal place of beginning and containing 4.045 Total calculated acres of land, 0.153 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 November of 2013.

Bearings are based upon Ohio State Plane Coordinates, 1983 – North Zone, 1986 Adjustment – Ohio State Route 608, (Old State Road), being North 34°16'37" West, and are used to describe angles only.

Redescribed description after a 1.000 Acre split from Permanent Parcel Number 15-051200.

Calculated Acreage (as per survey performed)

Permanent Parcel Number 15-051200 = 5.045 Acres (calculated pre-split)

To be conveyed to Scott and Tara Webster, Permanent Parcel Number 15-102577 = 1.000 Acres

Remaining Acreage of Permanent Parcel Number 15-051200 = 4.045 Acres

Acres contained within the right of way = 0.153 Acres

Net Acreage = 3.892 Acres

The intent of this description is to redescribe a parcel of land conveyed to Daniel R. Salacienski, Permanent Parcel Number 15-051200, after a 1.000 acre split.

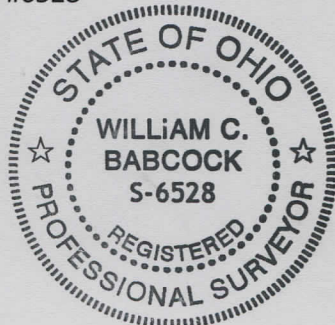
All iron pins set are 5/8" x 30" long, rebar, capped "Babcock #6528".

*William C. Babcock P.S. #6528*

William C. Babcock, P.S. #6528

*11/18/13*

Date



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

*WCB* 11/18/13  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER *Rev.*