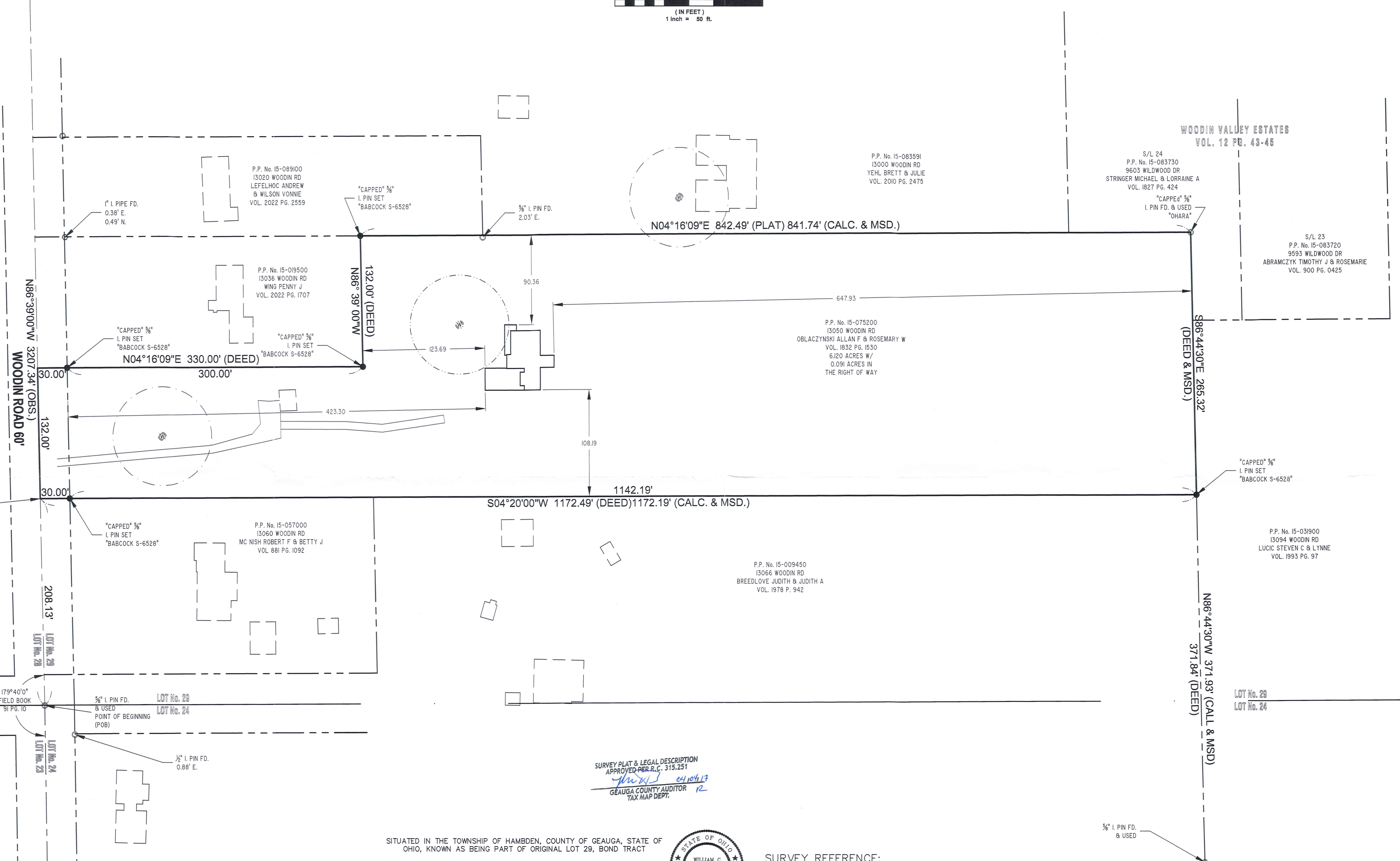
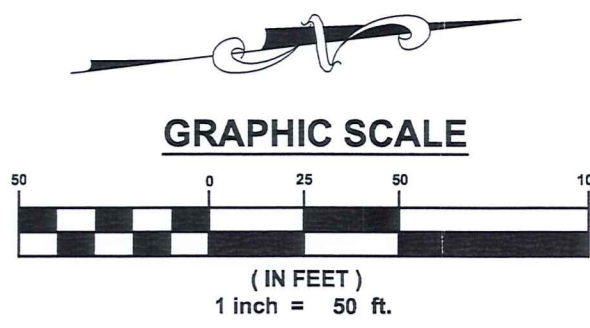
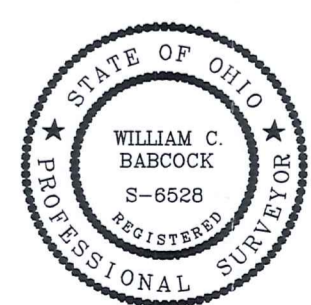


S. BROWN RD.

1" I. PIN FD. & USED IN MONUMENT BOX



SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 315.251
William C. Babcock 04/04/17
 GEauga COUNTY AUDITOR
 TAX MAP DEPT.



SITUATED IN THE TOWNSHIP OF HAMB DEN, COUNTY OF GEAGA, STATE OF OHIO, KNOWN AS BEING PART OF ORIGINAL LOT 29, BOND TRACT
 BASIS OF BEARINGS:
 CENTERLINE OF WOODIN ROAD, 60 FEET WIDE BEING N 86° 39' 00" W USED TO DESCRIBE ANGLES ONLY.

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.

William C. Babcock 2/3/2019
 WILLIAM C. BABCOCK, P.S. #6528 DATE:

- SURVEY REFERENCE:**
1. GEAGA COUNTY PLAT RECORD VOL. 12 PG. 43-45
 2. GEAGA COUNTY FIELD BOOK VOL. 91 PG. 10
 3. SURVEY BY JOHN J BISCHOF DATED NOVEMBER 2014
 4. GEAGA COUNTY DEED RECORDS

REV NO.	DESCRIPTION	DATE	BY	CHK'D

BOUNDARY SURVEY
 P.P. No. 15-075200 - HAMB DEN TWP. - GEAGA COUNTY
 OHIO - ORIGINAL LOT 29 - BOND TRACT

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

DATE	03-01-17
DESIGN BY	WSO
DRAWN BY	WSO
APPROVED BY	WB
CREW CHIEF	RB

ALLAN & ROSEMARY OBLACZYNSKI
 13050 WOODIN ROAD
 HAMB DEN TWP., OHIO 44060

SCALE	1" = 50'
JOB NO.	17-02
SHEET OF	1 / 1

HAM00269
HAM00269

Oblaczynski, Allan & Rosemary (17-039)
Picked Up 04/04/17

Babcock Land Surveyors, Inc.

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

March 21, 2017

Re-description of Permanent Parcel Number 15-075200, for Allan F. and Rosemary W. Oblaczynski

Situated in the Township of Hambden, County of Geauga and State of Ohio and known as being part of Original Lot 29, Bond Tract, and is bounded and described as follows:

Beginning at a 5/8" iron pin at the intersection of the centerlines of Cutts Road, (60 feet wide), and Woodin Road, (60 feet wide), also being the intersection of Lot(s) 29, 28, 23, and 24.

Thence North 86°39'00" West, along the centerline of said Woodin Road, also being along the northerly line of Lot 28, a distance of 208.13 feet, to a point, said point being the southwest corner of a parcel of land conveyed to Robert F. and Betty J. McNish, as recorded in Geauga County Deeds, Volume 881, Page 1092, Permanent Parcel Number 15-057000, said point being the Principal Place of Beginning.

Course I: Thence North 86°39'00" West, continuing along the centerline of said Woodin Road and the northerly line of Lot 28, a distance of 132.00 feet to a point, said point being the southeast corner of a parcel of land conveyed to Penny J. Wing, as recorded in Geauga County Deed Volume 2022, Page 1707, Permanent Parcel Number 15-019500.

Course II: Thence North 04°16'09" East, passing through a capped 5/8" iron pin set, (Babcock #6528), at a distance of 30.00 feet, along the easterly line of, and to the northeast corner of said Wing, a total distance of 330.00 feet, to a capped 5/8" iron pin set, (Babcock #6528).

Course III: Thence North 86°39'00" West, along the northerly line of and to the northwest corner of said Wing, a distance of 132.00 feet to a capped 5/8" iron pin set, (Babcock #6528), said point also being along the easterly line of a parcel of land conveyed to Andrew Lefelhoc and Vonnie Wilson, as recorded in Geauga County Deeds, Volume 2022, Page 2559, Permanent Parcel Number 15-089100.

Course IV: Thence North 04°16'09" East, along the easterly line of and passing through the northeast corner of said Lefelhoc and Wilson, also being the southeast corner of a parcel of land conveyed to Brett and Julie Yehl, as recorded in Geauga County Deeds, Volume 2010, Page

2475, Permanent Parcel Number 15-083591, and along the easterly line of and passing through the northeast corner of said Yehl, being the southeast corner of a parcel of land conveyed to Michael and Lorraine A. Stringer, as recorded in Geauga County Deeds, Volume 1827, Page 424, also known as Sublot 24, of Woodin Valley Estates, as recorded in Geauga County Record of Plats, Volume 12, Pages 43-45, and along the easterly line of said Stringer and to an interior corner of said Stringer, a total distance of 841.74 feet, to a capped 5/8" iron pin found, (O'Hara).

Course V: Thence South 86°44'30" East, along the southerly line of and passing through a southeast corner of said Stringer, said point also being a southwesterly corner of a parcel of land conveyed to Steven C. and Lynne Lucic, as recorded in Geauga County Deeds, Volume 1993, Page 97, Permanent Parcel Number 15-031900, and along said Lucic to the northwest corner of a parcel of land conveyed to Judith and Judith A. Breedlove, as recorded in Geauga County Deed, Volume 1978, Page 942, Permanent Parcel Number 15-009450, a distance of 265.32 feet, to a capped 5/8" iron pin set, (Babcock #6528).

Course VI: Thence South 04°20'00" West, along the westerly line of and the a westerly corner of said Breedlove, said point being the northwest corner of said McNish, and along the westerly line of said McNish, passing through a capped 5/8" iron pin set, (Babcock #6528), at a distance of 1,142.19 feet, and to the southeast corner of said McNish, also being along the centerline of said Woodin Road, a total distance of 1,172.19 feet, said point being the principal place of beginning and containing 6.120 Total calculated acres of land, 0.091 acres 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 February of 2017.

Bearings are based upon the centerline of Woodin Road (60 feet wide), being North 89°39'00" West, and are used to describe angles only.

The intent of this description is to re-describe a parcel of land currently conveyed to Allan F. and Rosemary W. Oblaczynski, as recorded in Geauga County Deeds Volume 1832, Page 1530, Permanent Parcel Number 15-075200.

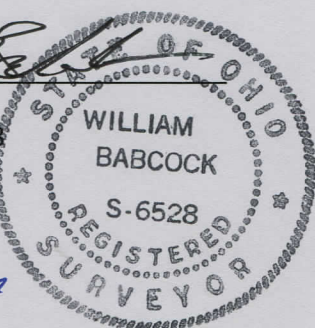
All iron pins set are 5/8" x 30" long rebar, capped "Babcock #6528".

William C. Babcock

William C. Babcock, P.S. #6528

4/3/2017

Date



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

MWS 04/04/17

GAUGA COUNTY AUDITOR
TAX MAP DEPT. *R*