

SITUATED IN THE TOWNSHIP OF RUSSELL, COUNTY OF GEauga, STATE OF OHIO, KNOWN AS BEING PART OF LOT4, SECTION 6, TRACT 1, A COMBINATION OF THE LANDS TO DANIEL & CHRISTINE ROWLES, AS RECORDED IN DEED VOLUME 2092, PAGE 1183, (PPN 26-047700 & PPN 26-047600).

BASIS OF BEARINGS:
CENTERLINE OF PEKIN ROAD, 60 FEET WIDE BEING N 86° 13' 07" W USED TO DESCRIBE ANGLES ONLY.

SURVEY REFERENCE:

1. PLAT VOL. 37, PG. 103
2. DEEDS OF RECORD

THIS CONSOLIDATION OF LOTS OF RECORD COMPLIES WITH THE APPLICABLE RUSSELL TOWNSHIP ZONING RESOLUTION. THIS _____, OF _____, 20____ BY _____, RUSSELL TOWNSHIP ZONING INSPECTOR.

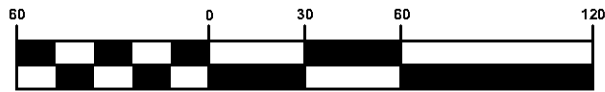
ACREAGE SUMMARY	
1.4971 ACRES	26-047700
+ 1.4961 ACRES	26-047600
= 2.9932 ACRES	(COMBINED)
- 0.2063 AC	IN RW
= 2.7869 NET ACRES	

#9510
GREGORY E. & CONSTANCE D. EASTWOOD
VOL. 1812, PG. 141
PPN 26-044400

#9566
BRIAN C. ISGRO & LAURA A. SUGLIA ISGRO
VOL. 2053, PG. 2840
PPN 26-096500

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
William C. Babcock 02/18/2021
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.
21-021

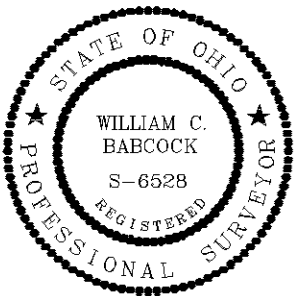
GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

LEGEND

- ☒ MON BOX FOUND
- I PIN FOUND/SET
ALL SET PINS ARE
5/8" X 30" LONG
CAPPED (BABCOCK, #6528)
- ⊙ I PIPE FOUND
- ⊕ P K NAIL FOUND/SET



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

WILLIAM C. BABCOCK, P.S. #6528
DATE: FEB. 17, 2021

BABCOCK LAND SURVEYORS

SURVEYORS & LAND PLANNERS
PAINESVILLE OHIO 44077

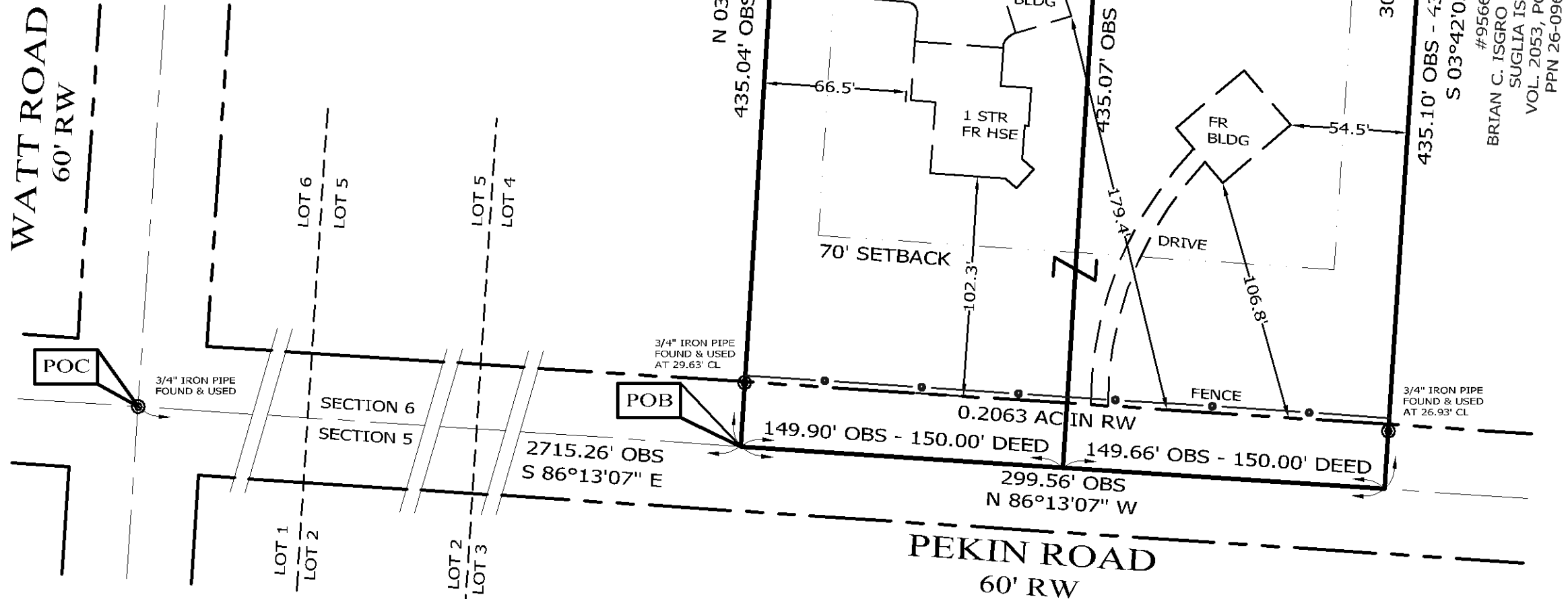
babcocklandsurveyors@yahoo.com

DATE	12-22-20
DESIGN BY	WSO
DRAWN BY	SH
APPROVED BY	WB
CREW CHIEF	RB

COMBINATION SURVEY

PPN 26-047700
PPN 26-047600
9522 PEKIN ROAD
RUSSELL TWP. - GEAUGA COUNTY OHIO

SCALE	
1"=60'	
JOB NO	
20-31	
SHEET	OF
1	1



Babcock Land Surveyors, Inc.

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

February 17, 2021

Consolidation of Permanent Parcel Number 26-047700 and 26-047600, Russell Township, Geauga County, Ohio

Situated in the Township of Russell, County of Geauga, and State of Ohio, and known as being part of Lot 4, Section 6, Tract 1, and is further bounded and described as follows.

Commencing at a $\frac{3}{4}$ " iron pipe, in monument box, at the centerline of the intersection of Watt Road, (60 feet wide), and the centerline of Pekin Road, (60 feet wide).

Thence South $86^{\circ}13'07''$ East, along the centerline of said Pekin Road, and the northerly line of Section 5, passing through the westerly line of Lot 5, and furtherly the westerly line of Lot 4, to the southeast corner of a parcel of land conveyed to Gregory E. & Constance D. Eastwood, by Volume 1812, Page 141, as recorded in Geauga County Deed Record, Permanent Parcel Number 26-044400, a distance of 2,715.26 feet, to a point, said point being the Place of Beginning.

Course I: Thence North $03^{\circ}40'13''$ East, along an Easterly line of said Eastwood, and passing through a $\frac{3}{4}$ " iron pipe found at a distance of 29.63 feet, and thence the northerly right of way of said Pekin Road, a total distance of 435.04 feet, to a 1" iron pipe found, said point being an interior corner of said Eastwood.

Course II: Thence South $86^{\circ}13'45''$ East, along an interior southerly line of said Eastwood, and to a point along the westerly line of a parcel of land conveyed to Brian C. Isgro & Laura A. Suglia Isgro, by Volume 2053, Page 2840, as recorded in Geauga County Deed Record, Permanent Parcel Number 26-096500, a total distance of 299.80 feet, to an inaccessible point, said point referenced by a $\frac{5}{8}$ " capped iron pin set, (Babcock #6528), , at a distance of 32.89 feet therefrom.

Course III: Thence South $03^{\circ}42'03''$ West, along the westerly line of said Isgro, from an inaccessible point, and passing through a witness 1" iron pipe found at a distance of 38.48 feet, and further through the northerly right of way of said Pekin Road, and further through a $\frac{3}{4}$ " iron pipe found at a distance of 408.17 feet, a total distance of 435.10 feet, to the centerline of said Pekin Road and the southwesterly corner of said Isgro.

Course IV: Thence North 86°13'07" West, along the centerline of said Pekin Road, and to the southeast corner of said Eastwood, a distance of 299.56 feet, being the southwest corner of the parcel herein described, said point being the principal place of beginning, and containing 2.9932 total acres of land, 0.2063 acres within the right of way of Pekin Road, being the same more or less, but subject to all legal highways, as surveyed and described by William C. Babcock, State of Ohio Professional Surveyor No. 6528, in December of 2020.

Bearings are based upon the centerline of Pekin Road, (60 feet wide), being North 86°16'07" West , and are used to describe angles only.

The intent of this description is to combine Permanent Parcel(s) 26-047700, and 26-047600.

Previous Deed(s): Volume 2092, Page 1183 (PPN:26-047700), and Volume 2092, Page 1183 (PPN: 26-047600).

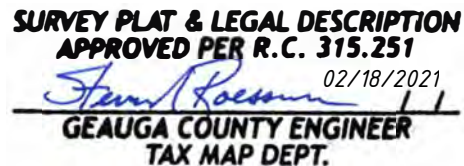
All iron pins set are 5/8" x 30" long rebar, capped "Babcock #6528".



02-17-2021

William C. Babcock, P.S. #6528

Date



21-021