

SITUATED IN THE TOWNSHIP OF RUSSELL, COUNTY OF GEUGA, STATE OF OHIO, KNOWN AS BEING PART OF LOT 6, TRACT 3 AND BEING PART OF THE DEER LAKE ESTATES PHASE 1 VOL. 19 PAGES 84-87

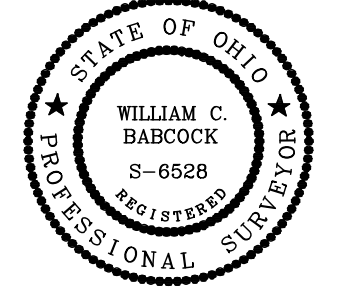
**BASIS OF BEARINGS:**  
CENTERLINE OF NORTH RIDGE DRIVE (60') N02°06'15"E.

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: JUNE 9, 2021

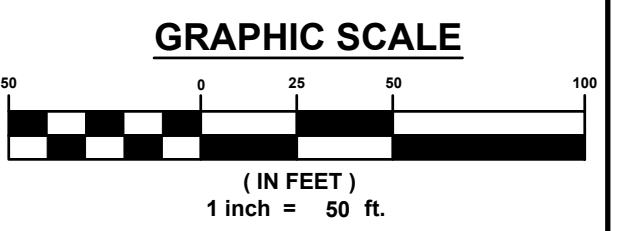
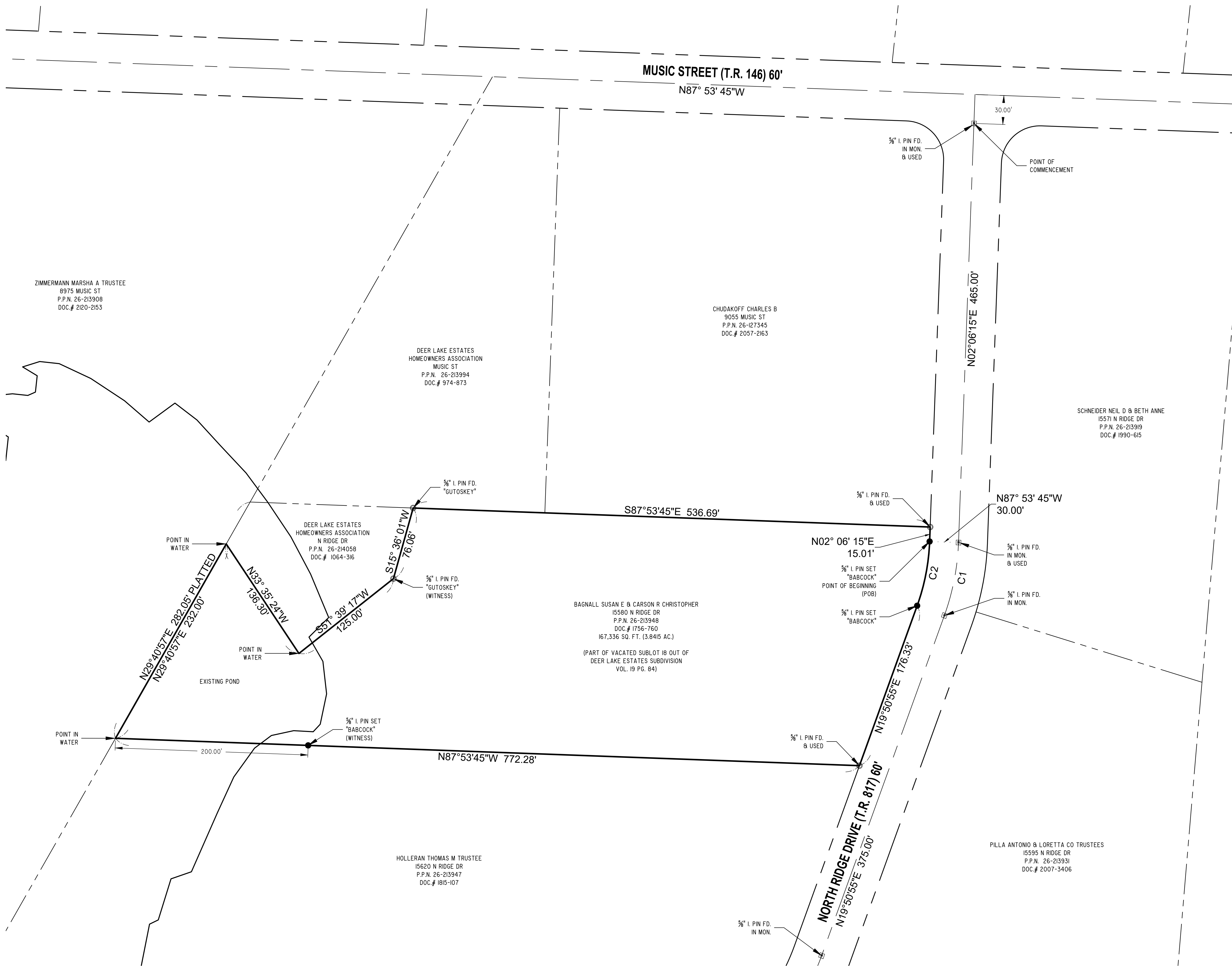
Survey Plat & Description  
Approved Per O.R.C. 315.251  
Geauga County Engineer  
Reviewed under the supervision of  
Steven W. Beckner, P.S. Ohio #10020  
By: SNR Date: 06/22/2021  
21-092



**SURVEY REFERENCE:**

1. GEUGA COUNTY PLAT RECORD VOL. 19 PG. 84
2. GEUGA COUNTY PLAT RECORD VOL. 19 PG. 85
3. GEUGA COUNTY PLAT RECORD VOL. 19 PG. 86
4. GEUGA COUNTY PLAT RECORD VOL. 19 PG. 87
5. SURVEY BY P.S. 7567, MAY 1996.

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	77.42'	250.00'	17°44'40"	39.02'	N10°58'35"E	77.12'
C2	68.13'	220.00'	17°44'40"	34.34'	N10°58'35"E	67.86'



REV. NO.	DESCRIPTION	DATE	BY	CHK'D

**PLAT OF SURVEY**  
P.P. No. 26-213948  
RUSSELL TOWNSHIP - GEUGA COUNTY - OHIO

**BABCOCK LAND SURVEYORS**  
SURVEYORS & LAND PLANNERS  
6914 BRAKEMAN ROAD  
PAINESVILLE OHIO 44077  
(440) 487-5095  
babcocklandsurveyors@yahoo.com

DATE	06-03-21
DESIGN BY	SPR
DRAWN BY	SPR
APPROVED BY	WB
CREW CHIEF	RB

**BAGNALL SUSAN E & CARSON R CHRISTOPHER**  
15580 NORTH RIDGE DRIVE  
RUSSELL TOWNSHIP, OHIO 44072

SCALE	1"=50'
JOB NO	21-31
SHEET	1
OF	1

# **Babcock Land Surveyors, Inc.**

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

**June 2, 2021**

## **Re-description of Permanent Parcel Number 26-213948**

Situated in the Township of Russell, County of Geauga, and State of Ohio, and known as being part of Lot 6, Tract 3, (Part of Vacated Sublot 18 of Deer Lake Estates Subdivision, as described in Plat Volume 19, Pages 84-87), as Recorded in Geauga County Plat Records, and is further bounded and described as follows.

Commencing at a 5/8" iron pin, in monument box, on the centerline of North Ridge Drive (T.R. 817), (60 feet wide), said point being South 02°06'15" West at a distance of 30.00 feet from a point on the intersection of the centerline of said North Ridge Drive, and Music Street (T.R. 146), (60 feet wide), as shown on said Deer Lake Estates Subdivision Plat.

Thence, South 02°06'15" East, to a 5/8" iron pin found in monument box on the centerline of said North Ridge Drive, a distance of 465.00 feet.

Thence North 87°53'45" West, a distance of 30.00 feet, to a capped 5/8" iron pin set, (Babcock #6528) on the westerly right of way line of said North Ridge Drive said point being the Place of Beginning.

**Course I:** Thence along the westerly right of way of said North Ridge Drive, along the curve to the right, South 10°58'35" West, with a chord of 67.86 feet, a length 68.13 feet, a radius of 220.00 feet, a delta of 17°44'40", and a tangent of 34.34 feet, to a point of tangency, and to a capped 5/8" iron pin set (Babcock #6528)

**Course II:** Thence South 19°50'55" West, to a 5/8" iron pin found on the westerly right of way of said North Ridge Drive, being the Northeast corner of a parcel of land conveyed to Thomas M. Holleran, Trustee, by Volume 1815, Page 107, as recorded in Geauga County Deed Records, PPN 26-213947, also known as vacated subplot 17 of said Deer Lake Estates Subdivision, a distance of 176.33 feet

**Course III:** Thence North 87°53'45" West along the northerly line of said Holleran, Trustee, passing through a capped 5/8" iron pin set, witness, (Babcock #6528), at a distance of 572.28 feet, and further to a point in water, a total distance of 772.28 feet, said point being the Northwest corner of said Holleran, Trustee, and on the an Easterly line of a parcel of property

conveyed to Marsha A. Zimmermann, Trustee, by Deed Volume 2120, Page 2153 as recorded in Geauga County Deed Records, PPN 26-213908

**Course IV:** Thence North 29°40'57" East, along the Easterly line of said Zimmermann, a distance of 232.00 feet, to a point in water, being a Westerly corner of a parcel of land conveyed to Deer Lake Estates Home Owner's Association, by Volume 1064, Page 316, as recorded in Geauga County Deed Records, PPN 26-214058

**Course V:** Thence South 33°35'24" East, along a southwesterly line of said Deer Lakes Estates Home Owner's Association, to a Southerly corner of said Deer Lake Estates Home Owner's Association, 136.30 feet, to a point in water

**Course VI:** Thence North 51°39'17" East, along a southeasterly line of said Deer Lakes Estates Home Owner's Association, to an Easterly corner of said Deer Lake Estates Home Owner's Association, a distance of 125.00 feet, to a capped 5/8" iron pin found, (Gutoskey), said point also being a witness pin therefrom said point in water

**Course VII:** Thence North 15°36'01" East, along an Easterly line of said Deer Lake Estates Home Owner's Association, and to a capped 5/8" iron pin found, (Gutoskey), at a distance of 76.06 feet, on the Southerly line of a parcel of land conveyed to Deer Lake Estates Home Owner's Association by Volume 974, Page 873, as recorded in Geauga County Deed Records, PPN 26-213994

**Course VIII:** Thence South 87°53'45" East, along the Southerly line of said PPN 26-213994 and passing through the Southwest corner of a parcel of land conveyed to Charles B. Chudakoff by Volume 2057, Page 2163, as recorded in Geauga County Deed Records, PPN 26-127345, and continuing along said PPN 26-127345, and to the Southeasterly corner of said parcel, a distance of 536.69 feet to a 5/8" iron pin found, said point being on the Westerly right of way of said North Ridge Drive

**Course IX:** Thence South 02°06'15" West, along the Westerly right of way of said North Ridge Drive, a distance of 15.01 feet to the Principle Place of Beginning

said point being the place of beginning, and containing 3.8415 total acres of land, 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 June of 2021.

Bearings are based upon the centerline of North Ridge Drive, (60 feet wide), being North 02°06'15" East, and are used to describe angles only.

The intent of this description is to re-describe a 3.8415 Acre remainder out of vacated subplot 18, in said Deer Lake Estates Subdivision out of PPN: 26-213948

Previous Deed(s): Volume 1756, Page 760, of Geauga County Deed Records, (PPN: 26-213948)

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



William C. Babcock, P.S. #6528

June 21, 2021

Date



*Survey Plat & Description*  
*Approved Per O.R.C. 315.251*  
*Gauga County Engineer*

Reviewed under the supervision of  
Steven N. Roessner, P.S. Ohio #7070

By: SNR Date: 06/22/2021

21-092