

# LOT-SPLIT OF LANDS:

LAKE COUNTY

LERoy TOWNSHIP

THOMPSON TOWNSHIP

GEAUGA COUNTY

BASIS OF BEARINGS ARE TO  
GEODETIC NORTH WGS-1984

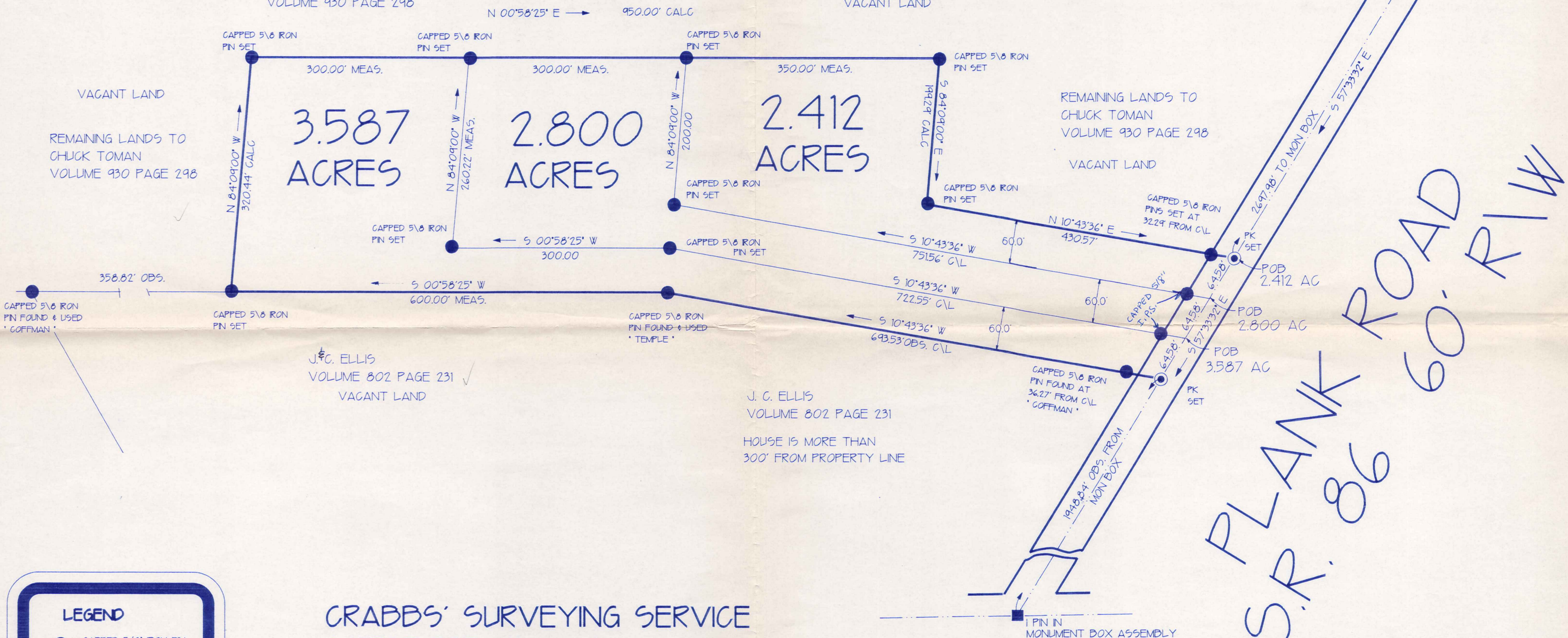
ALL THAT CERTAIN LANDS SITUATE IN LOT 1  
THOMPSON TOWNSHIP NUMBER 10 NORTH,  
RANGE VI WEST, IN THE CONNECTICUT WESTERN  
RESERVE SURVEY COUNTY OF GEAUGA, STATE OF OHIO.  
LANDS TO CHUCK TOMAN AS RECORDED IN DEED VOLUME  
930 PAGE 298 IN THE OFFICE OF THE COUNTY RECORDER...

VACANT LAND  
REMAINING LANDS TO  
CHUCK TOMAN  
VOLUME 930 PAGE 298

VACANT LAND

REMAINING LANDS TO  
CHUCK TOMAN  
VOLUME 930 PAGE 298

VACANT LAND



**S.R. 86  
PLANK ROAD  
60' R/W**

CAPPED 5/8 IRON  
PIN FOUND & USED  
\* GOFFMAN \*

CAPPED 5/8 IRON  
PIN FOUND & USED  
\* TEMPLE \*

CAPPED 5/8 IRON  
PIN FOUND AT  
36.27' FROM C/L  
\* GOFFMAN \*

J.C. ELLIS  
VOLUME 802 PAGE 231  
VACANT LAND

J. C. ELLIS  
VOLUME 802 PAGE 231

HOUSE IS MORE THAN  
300' FROM PROPERTY LINE

**LEGEND**

- CAPPED 5/8" IRON PIN FOUND \ SET
- MONUMENT BOX FOUND
- ⊙ PK SET \ FOUND
- ▲ CONC R/WAY MON FND

CALC. CALCULATED  
MEAS. MEASURED  
OBS. OBSERVED  
DEED DEED REGITD  
PLAT PLAT REGITD

**CRABBS' SURVEYING SERVICE**  
10 WEST ERIE ST. PAINESVILLE, OH  
440-357-5941

*Timothy E. Stocker*  
5-14-99

TIMOTHY E. STOCKER  
P.S. 7245



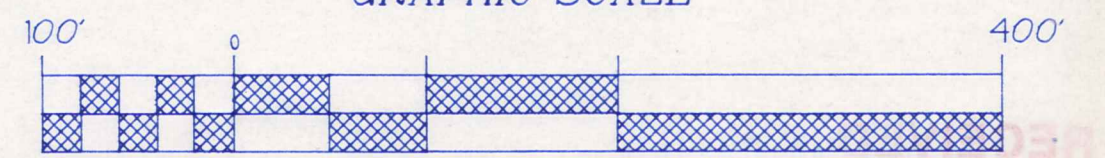
MAY 1999 2079PLOT

STATE ROUTE 166  
ROCK CREEK ROAD

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

R.S. 5/19/99  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER

SCALE 1 INCH = 100 FEET  
GRAPHIC SCALE



( 1" = 100' FEET )

I HEREBY CERTIFY THAT  
THIS SURVEY WAS PERFORMED  
TO AN ACCURACY AS SET FORTH  
IN THE OHIO ADMINISTRATIVE CODE  
4733-37.

ALL PINS SET ARE #5 REBAR WITH CAP STAMP # 7245 CRABBS  
30" IN LENGTH

THO-00208  
THO 00208



**Crabbs' Surveying Service**

10 West Erie Street, Suite 101  
Painesville, Ohio 44077

Toman  
Picked up 5-19-99  
30-095051

2.412 ACRES

ALL THAT CERTAIN LANDS SITUATE IN LOT 1, THOMPSON TOWNSHIP NUMBER 10 NORTH, RANGE VI WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, COUNTY OF GEAUGA, STATE OF OHIO. A LOT-SPLIT OF LANDS TO CHUCK TOMAN AS RECORDED IN DEED VOLUME 930 PAGE 298, IN THE OFFICE OF THE COUNTY RECORDER FURTHER DESCRIBED.

BEGINNING AT A P.K. NAIL SET TO MARK A POINT IN THE CENTERLINE OF PLANK ROAD (S.R. 86) (60 FEET WIDE), SAID POINT BEING LOCATED FROM AN IRON PIN FOUND WITHIN A MONUMENT BOX ASSEMBLY MARKING THE WEST LINE OF LOT 1, AND THE EAST LINE OF LEROY TOWNSHIP, LAKE COUNTY, SOUTH 57°-33'-32" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 2697.98 FEET.

THENCE; THROUGH THE LANDS OF THE GRANTOR HEREIN. THE FOLLOWING (6) COURSES AND DISTANCES. SOUTH 57°-33'-32" EAST, ALONG SAID CENTERLINE OF PLANK ROAD, A DISTANCE OF 64.58 FEET TO MARK A POINT IN SAID CENTERLINE.

THENCE; SOUTH 10°-43'-36" WEST, (THRU A CAPPED 5/8" IRON PIN SET AT 32.29 FEET) A TOTAL DISTANCE OF 751.56 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT.

THENCE; NORTH 84°-09'-00" WEST, A DISTANCE OF 200.00 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT.

THENCE; NORTH 00°-58'-25" EAST, A DISTANCE OF 350.00 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT.

THENCE; SOUTH 84°-09'-00" EAST, A DISTANCE OF 199.29 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT.

THENCE; NORTH 10°-43'-36" EAST, (THRU A CAPPED 5/8" IRON PIN SET AT 398.28 FEET) A TOTAL DISTANCE OF 430.57 FEET TO THE POINT AND PLACE OF BEGINNING SAID LAND CONTAINING 2.412 ACRES AS SURVEYED AND DESCRIBED IN MAY 1999 BY TIMOTHY E. STOCKER, P.S. 7245 CRABBS' SURVEYING ORDER 2079. BASIS OF BEARINGS ARE TO GEODETIC NORTH WGS-1984.

SAVED AS TOM2079C



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

R.S. 5/19/99

OFFICE OF THE  
GEAUGA COUNTY ENGINEER



**Crabbs' Surveying Service**

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2.800 ACRES

ALL THAT CERTAIN LANDS SITUATE IN LOT 1, THOMPSON TOWNSHIP NUMBER 10 NORTH, RANGE VI WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, COUNTY OF GEAUGA, STATE OF OHIO. A LOT-SPLIT OF LANDS TO CHUCK TOMAN AS RECORDED IN DEED VOLUME 930 PAGE 298, IN THE OFFICE OF THE COUNTY RECORDER FURTHER DESCRIBED.

BEGINNING AT A POINT TO MARK THE CENTERLINE OF PLANK ROAD (S.R. 86) (60 FEET WIDE), SAID POINT BEING LOCATED FROM AN IRON PIN FOUND WITHIN A MONUMENT BOX ASSEMBLY MARKING THE WEST LINE OF LOT 1, AND THE EAST LINE OF LEROY TOWNSHIP, LAKE COUNTY, SOUTH 57°-33'-32" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 2762.56 FEET.

THENCE; THROUGH THE LANDS OF THE GRANTOR HEREIN. THE FOLLOWING (7) COURSES AND DISTANCES. SOUTH 57°-33'-32" EAST, ALONG SAID CENTERLINE OF PLANK ROAD, A DISTANCE OF 64.58 FEET TO MARK A POINT.

THENCE; SOUTH 10°-43'-36" WEST, (THRU A CAPPED 5/8" IRON PIN SET TO MARK A POINT AT 32.29 FEET) A TOTAL DISTANCE OF 722.55 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT.

THENCE; SOUTH 00°-58'-25" WEST, A DISTANCE OF 300.00 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT.

THENCE; NORTH 84°-09'-00" WEST, A DISTANCE OF 260.22 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT.

THENCE; NORTH 00°-58'-25" EAST, A DISTANCE OF 300.00 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT.

THENCE; SOUTH 84°-09'-00" EAST, A DISTANCE OF 200.00 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT.

THENCE; NORTH 10°-43'-36" EAST, (THRU A CAPPED 5/8" IRON PIN SET TO MARK A POINT AT 719.27 FEET) A TOTAL DISTANCE OF 751.56 FEET TO THE POINT AND PLACE OF BEGINNING. SAID LAND CONTAINING 2.800 ACRES AS SURVEYED AND DESCRIBED IN MAY 1999 BY TIMOTHY E. STOCKER, P.S. 7245 CRABBS' SURVEYING ORDER 2079. BASIS OF BEARINGS ARE TO GEODETIC NORTH WGS-1984.

SAVED AS TOM2079B



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

*R.S.* *5/19/99*

OFFICE OF THE  
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3.587 ACRES

ALL THAT CERTAIN LANDS SITUATE IN LOT 1, THOMPSON TOWNSHIP NUMBER 10 NORTH, RANGE VI WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, COUNTY OF GEAUGA, STATE OF OHIO. A LOT-SPLIT OF LANDS TO CHUCK TOMAN AS RECORDED IN DEED VOLUME 930 PAGE 298, IN THE OFFICE OF THE COUNTY RECORDER FURTHER DESCRIBED.

BEGINNING AT A POINT TO MARK THE CENTERLINE OF PLANK ROAD (S. R. 86) (60 FEET WIDE), SAID POINT BEING LOCATED FROM AN IRON PIN FOUND WITHIN A MONUMENT BOX ASSEMBLY FOUND TO MARK THE WEST LINE OF LOT 1, IN THE EAST LINE OF LEROY TOWNSHIP, LAKE COUNTY SOUTH 57°-33'-32" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 2827.14 FEET.

THENCE; THROUGH THE LANDS OF THE GRANTOR HEREIN. THE FOLLOWING (8) COURSES AND DISTANCES. SOUTH 57°-33'-32" EAST, ALONG SAID CENTERLINE OF PLANK ROAD, A DISTANCE OF 64.58 FEET TO A P.K. NAIL SET TO MARK THE NORTHWEST CORNER OF LANDS TO J.C. ELLIS, AS RECORDED IN DEED VOLUME 802 PAGE 231.

THENCE; SOUTH 10°-43'-36" WEST, (THRU A CAPPED 5/8" IRON PIN FOUND "COFFMAN" AT 36.27 FEET), ALONG THE WEST LINE TO SAID ELLIS, A TOTAL DISTANCE OF 693.53 FEET TO A CAPPED 5/8" IRON PIN FOUND "TEMPLE" AT AN ANGLE POINT IN THE WEST LINE OF LANDS TO SAID J. C. ELLIS.

THENCE; SOUTH 00°-58'-25" WEST, ALONG SAID WEST LINE OF ELLIS, A DISTANCE OF 600.00 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT.

THENCE; NORTH 84°-09'-00" WEST, A DISTANCE OF 320.44 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT.

THENCE; NORTH 00°-58'-25" EAST, A DISTANCE OF 300.00 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT.

THENCE; SOUTH 84°-09'-00" EAST, A DISTANCE OF 260.22 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT.

THENCE; NORTH 00°-58'-25" EAST, A DISTANCE OF 300.00 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT.

THENCE; NORTH 10°-43'-36" EAST, (THRU A CAPPED 5/8" IRON PIN SET AT 690.26 FEET) A TOTAL DISTANCE OF 722.55 FEET TO THE POINT AND PLACE OF BEGINNING SAID LAND CONTAINING 3.587 ACRES AS SURVEYED AND DESCRIBED IN MAY 1999 BY TIMOTHY E. STOCKER, P.S. 7245 CRABBS' SURVEYING ORDER 2079. BASIS OF BEARINGS ARE TO GEODETIC NORTH WGS-1984.

SAVED AS TOM2079



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

*R.S.* \_\_\_\_\_ *5/19/99*

OFFICE OF THE  
GEAUGA COUNTY ENGINEER