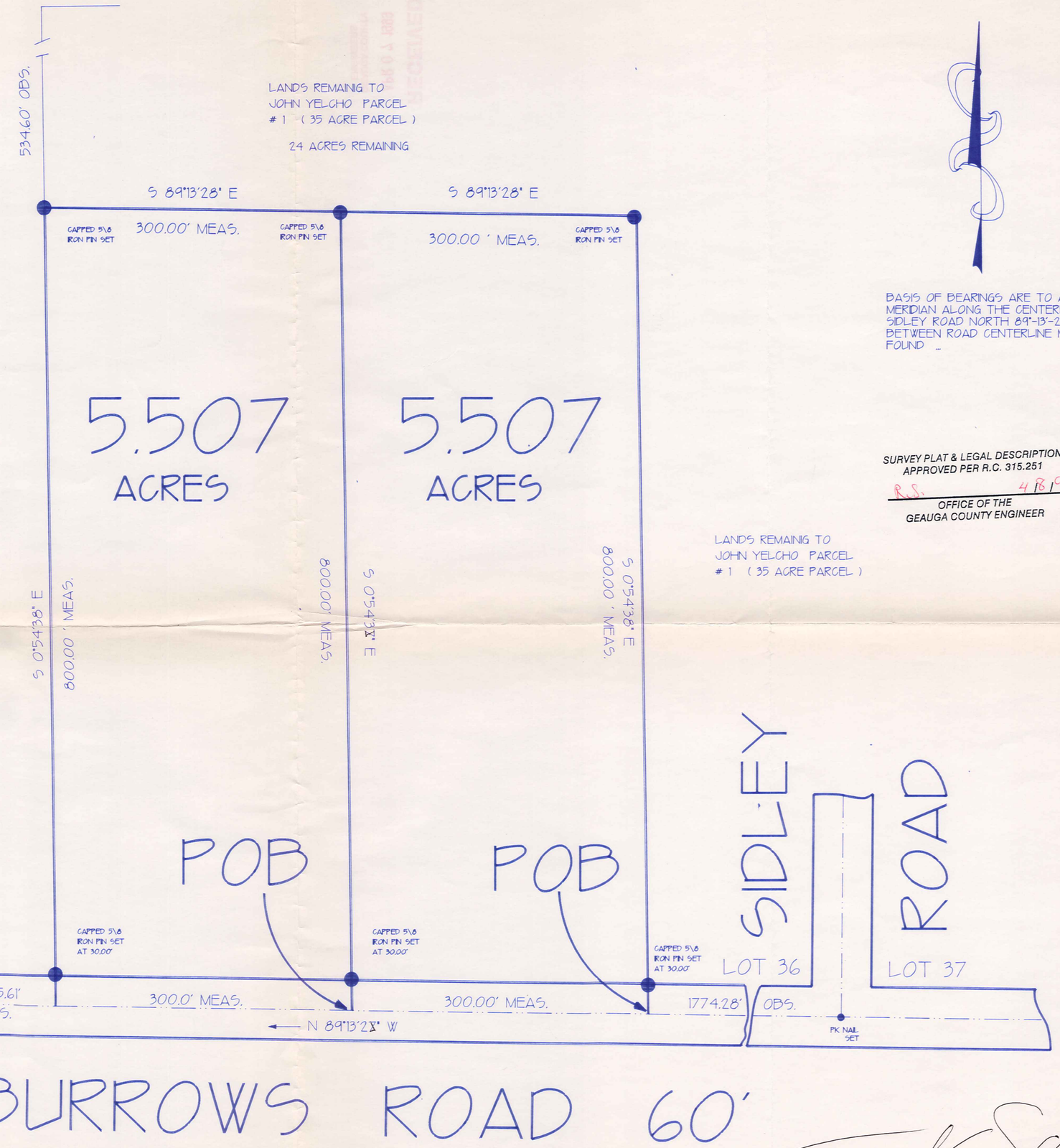
CRABBS' SURVEYING SERVICE
10 WEST ERIE ST. PAINESVILLE , OH
440-357-5941

LOT SPLIT OF LANDS:

ALL THAT CERTAIN LANDS SITUATE IN LOT 36 , THOMPSON TOWNSHIP NUMBER 10 NORTH , RANGE VI WEST , IN THE CONNECTICUT WESTERN RESERVE SURVEY , COUNTY OF GEAUGA , STATE OF OHIO . .
A LOT SPLIT OUT OF PARCEL # 1 : A 35 ACRE PARCEL OF LANDS TO JOHN YELCHO AS RECORDED IN DEED VOLUME 427 PAGE 814 AND DEED VOLUME 661 PAGE 711 IN THE OFFICE OF THE COUNTY RECORDER ...

ACREAGE SUMMARY :

11.01 ACRES OUT OF PARCEL # 1 35 ACRES ORIGINAL



BASIS OF BEARINGS ARE TO AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF SIDLEY ROAD NORTH 89°-13'-28" WEST BETWEEN ROAD CENTERLINE MONUMENTS FOUND ...

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.S. 4/8/99
OFFICE OF THE
GEAUGA COUNTY ENGINEER

LEGEND

- CAPPED 5/8" IRON PIN FOUND \ SET
- IRON PIPE FOUND \ SET
- PK NAIL SET \ FOUND
- MONUMENT BOX FOUND
- CALC. CALCULATED
- MEAS. MEASURED
- OBS. OBSERVED
- DEED DEED RECITED
- PLAT PLAT RECITED

SCALE 1 INCH = 80 FEET

GRAPHIC SCALE

80' 0 320'

(1" = 80' FEET)

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

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

STATE OF OHIO
TIMOTHY E. STOCKER
No. 7245
REGISTERED
PROFESSIONAL SURVEYOR

TIMOTHY E. STOCKER
P.S. 7245 4-06-99

APRIL 1999 2043BPLT

THO-00218

THO 00218

Yelcho

picked up 4-9-99

CSS

Crabbs' Surveying Service
10 West Erie Street, Suite 101
Painesville, Ohio 44077

5.507 ACRES EAST LOT

ALL THAT CERTAIN LANDS SITUATE IN LOT 36, 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 FROM THE SOUTHWEST CORNER OF PARCEL #1 A 35 ACRE PARCEL, OF LANDS TO JOHN YELCHO AS RECORDED IN DEED VOLUME 427 PAGE 814 AND DEED VOLUME 661 PAGE 711 IN THE OFFICE OF THE COUNTY RECORDER FURTHER DESCRIBED.

BEGINNING AT A POINT TO MARK THE SOUTH LINE OF LOT 36, IN THE CENTERLINE OF BURROWS ROAD (60 FEET WIDE) SAID POINT BEING LOCATED FROM A P.K. NAIL SET TO MARK THE SOUTHEAST CORNER OF LOT 36, AT THE CENTERLINE INTERSECTION OF SIDLEY ROAD, WITH SAID BURROWS ROAD, NORTH 89°-13'-28" WEST, A DISTANCE OF 1774.28 FEET.

THENCE; THROUGH THE LANDS OF THE GRANTOR HEREIN THE FOLLOWING (4) COURSES AND DISTANCES. NORTH 89°-13'-28" WEST, ALONG THE CENTERLINE OF BURROWS ROAD, A DISTANCE OF 300.00 FEET TO MARK A POINT IN SAID CENTERLINE.

THENCE; NORTH 00°-54'-38" WEST, (THRU A CAPPED 5/8" IRON PIN SET AT 30.00 FEET) A TOTAL DISTANCE OF 800.00 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT.

THENCE; SOUTH 89°-13'-28" EAST, A DISTANCE OF 300.00 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT.

THENCE; SOUTH 00°-54'-38" EAST, (THRU A CAPPED 5/8" IRON PIN SET AT 770.00 FEET) A TOTAL DISTANCE OF 800.00 FEET TO THE POINT AND PLACE OF BEGINNING. SAID LAND CONTAINING 5.507 ACRES AS SURVEYED AND DESCRIBED IN APRIL 1999 BY TIMOTHY E. STOCKER, P.S. 7245 CRABBS' SURVEYING ORDER 2043. BASIS OF BEARINGS ARE TO AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF BURROWS ROAD NORTH 89°-13'-28" WEST, BETWEEN ROAD CENTERLINE MONUMENTS.

STATE OF OHIO
TIMOTHY E. STOCKER
No. 7245
REGISTERED
PROFESSIONAL SURVEYOR

SAVED AS YEL2043C

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

R.S. 4/8/99

OFFICE OF THE
GEAUGA COUNTY ENGINEER

Phone: (440) 357-5941 Fax: (440) 357-1816 crabbssurv@mail.mwweb.com

THO 00218

Crabbs' Surveying Service
10 West Erie Street, Suite 101
Painesville, Ohio 44077

5.507 ACRES WEST LOT

ALL THAT CERTAIN LANDS SITUATE IN LOT 36, 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 FROM THE SOUTHWEST CORNER OF PARCEL #1 A 35 ACRE PARCEL, OF LANDS TO JOHN YELCHO AS RECORDED IN DEED VOLUME 427 PAGE 814 AND DEED VOLUME 661 PAGE 711 IN THE OFFICE OF THE COUNTY RECORDER FURTHER DESCRIBED.

BEGINNING AT A POINT TO MARK THE SOUTH LINE OF LOT 36, IN THE CENTERLINE OF BURROWS ROAD (60 FEET WIDE) SAID POINT BEING LOCATED FROM A P.K. NAIL SET TO MARK THE SOUTHEAST CORNER OF LOT 36, AT THE CENTERLINE INTERSECTION OF SIDLEY ROAD, WITH SAID BURROWS ROAD, NORTH 89°-13'-28" WEST, A DISTANCE OF 2074.28 FEET.

THENCE; THROUGH THE LANDS OF THE GRANTOR HEREIN THE FOLLOWING (4) COURSES AND DISTANCES. NORTH 89°-13'-28" WEST, ALONG SAID CENTERLINE, A DISTANCE OF 300.00 FEET TO MARK A POINT AT THE SOUTHEAST CORNER OF LANDS TO WILLIAM BROWER AS RECORDED IN VOLUME 735 PAGE 39.

THENCE; NORTH 00°-54'-38" WEST, (THRU A CAPPED 5/8" IRON PIN SET AT 30.00 FEET) ALONG THE EAST LINE OF LANDS TO SAID WILLIAM BROWER, A TOTAL DISTANCE OF 800.00 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT.

THENCE; SOUTH 89°-13'-28" EAST, A DISTANCE OF 300.00 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT.

THENCE; SOUTH 00°-54'-38" EAST, (THRU A CAPPED 5/8" IRON PIN SET AT 770.00 FEET) A TOTAL DISTANCE OF 800.00 FEET TO THE POINT AND PLACE OF BEGINNING. SAID LAND CONTAINING 5.507 ACRES AS SURVEYED AND DESCRIBED IN APRIL 1999 BY TIMOTHY E. STOCKER, P.S. 7245 CRABBS' SURVEYING ORDER 2043. BASIS OF BEARINGS ARE TO AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF BURROWS ROAD NORTH 89°-13'-28" WEST, BETWEEN ROAD CENTERLINE MONUMENTS.

STATE OF OHIO
TIMOTHY E. STOCKER
No. 7245
REGISTERED
PROFESSIONAL SURVEYOR

SAVED AS YEL2043D

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

R.S. 4/8/99

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