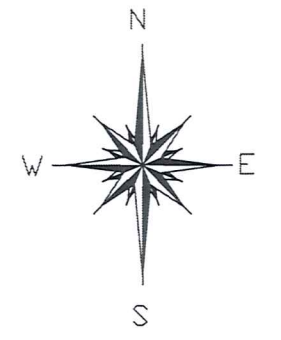
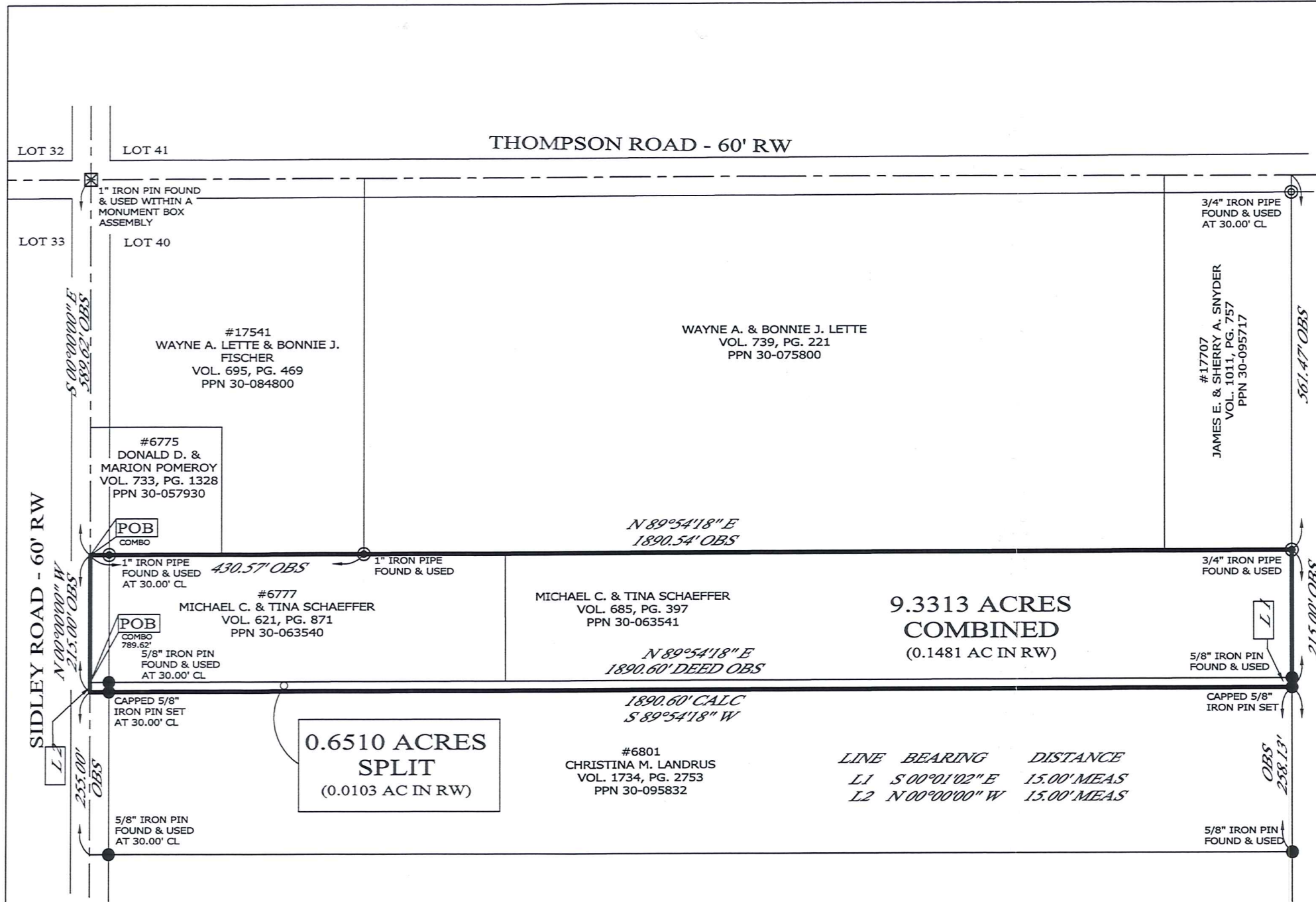


LOT SPLIT & COMBINATION OF LANDS

ALL THAT CERTAIN LANDS SITUATE IN LOT 40, TOWNSHIP OF THOMPSON, TOWNSHIP NUMBER 10 NORTH, RANGE VI WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, COUNTY OF GEAUGA, STATE OF OHIO. A LOT SPLIT TAKEN FROM THE LANDS TO CHRISTINA M. LANDRUS, AS RECORDED IN DEED VOLUME 1734, PAGE 2753 (PPN 30-095832) AND COMBINED WITH THE LANDS TO MICHAEL C. & TINA SCHAEFFER AS RECORDED IN DEED VOLUME 685, PAGE 397 (PPN 30-063541) AND DEED VOLUME 621, PAGE 871 (PPN 30-063540), A IN THE OFFICE OF THE COUNTY RECORDER.

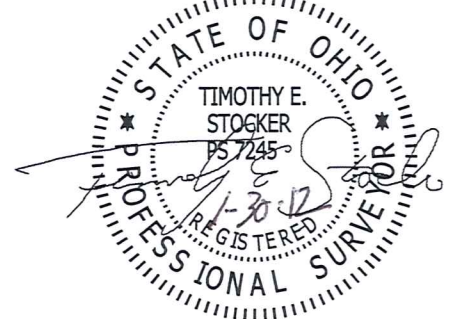


BASIS OF BEARINGS ARE TO AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF SIDLEY ROAD NORTH 00°-00'-00" WEST



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.S. *02/10/12*
OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER

THIS SURVEY WAS PERFORMED TO AN ACCURACY AS SET FORTH IN THE 2003 OHIO ADMINISTRATIVE CODE 4733-37.



TIMOTHY E. STOCKER, P.S. 7245

LINE BEARING	DISTANCE
L1 S 00°01'02" E	15.00' MEAS
L2 N 00°00'00" W	15.00' MEAS



SCALE: 1" = 200'

SURVEY: JANUARY 12, 2012
MAP: JANUARY 19, 2012
REVISED: JANUARY 30, 2012

REFERENCES

-DEEDS OF RECORD

ALL IRON PIN SET ARE 5/8" X 30" REBAR WITH CAP "CRABBS 7245".

LEGEND

- IRON PIN FOUND/SET
- ⊙ IRON PIPE
- STONE MONUMENT
- ⊗ MONUMENT BOX
- ⊕ P.K. NAIL FOUND/SET
- DRILL HOLE FOUND
- CALC CALCULATED
- MEAS MEASURED
- OBS OBSERVED
- DEED DEED RECITED
- PLAT PLAT RECITED

PREPARED FOR: - SCHAEFFER - - LANDRUS -	PROJECT NAME: LOT SPLIT & COMBINATION OF LANDS	PROJECT ADDRESS: 6777 SIDLEY ROAD THOMPSON, OHIO
	PROJECT LOCATION: GEAUGA COUNTY, OHIO	JOB NUMBER: 5299
FOR INQUIRIES CONCERNING THIS SURVEY CONTACT: CSS CRABBS' SURVEYING SERVICE P.O. BOX 908 PAINESVILLE, OHIO 44077 1-800-488-3968		CHK: T. STOCKER
		DRN: S. LOVEJOY REV:
		PAGE 1 OF 1

THO 00251

THO 00251

Landrus - Schaeffer (12-005)

Picked up 2-1-12

VOL 1926 pg 2472

30-095879

15' LOT SPLIT FROM PPN 30-095832

ALL THAT CERTAIN LANDS SITUATE IN LOT 40, TOWNSHIP OF THOMPSON, TOWNSHIP NUMBER 10 NORTH, RANGE VI WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, COUNTY OF GEauga, STATE OF OHIO. A LOT SPLIT TAKEN FROM THE LANDS TO CHRISTINA M. LANDRUS, AS RECORDED IN DEED VOLUME 1734, PAGE 2753 (PPN 30-095832) (TO BE COMBINED WITH THE LANDS TO MICHAEL C. & TINA SCHAEFFER AS RECORDED IN DEED VOLUME 685, PAGE 397 PPN 30-063541 AND DEED VOLUME 621, PAGE 871 PPN 30-063540), A IN THE OFFICE OF THE COUNTY RECORDER, FURTHER DESCRIBED.

BEGINNING AT A POINT TO MARK THE CENTERLINE OF SIDLEY ROAD (60 FEET WIDE) AT THE SOUTHWEST CORNER OF LANDS TO MICHAEL C. & TINA SCHAEFFER, AS RECORDED IN DEED VOLUME 621, PAGE 871 (PPN 30-063540) SAID POINT BEING LOCATED FROM A 1" IRON PIN FOUND WITHIN A MONUMENT BOX ASSEMBLY TO MARK THE CENTERLINE INTERSECTION OF SIDLEY ROAD (60 FEET WIDE) WITH THE CENTERLINE OF THOMPSON ROAD (60 FEET WIDE) AND THE CORNER COMMON TO LOTS 32, 33, 40 & 41, SOUTH 00°-00'-00" EAST, WITH THE CENTERLINE OF SIDLEY ROAD AND THE LINE COMMON TO LOTS 33 & 40, A DISTANCE OF 789.62 FEET TO THE POINT AND PLACE OF BEGINNING.

THENCE; THE FOLLOWING (4) COURSES AND DISTANCES: NORTH 89°-54'-18" EAST, WITH THE SOUTH LINE OF SAID SCHAEFFER (PPN 30-063540) AND THE SOUTH LINE OF ANOTHER PARCEL TO SAID SCHAEFFER, AS RECORDED IN DEED VOLUME 685, PAGE 397 (PPN 30-063541) (THRU A 5/8" IRON PIN FOUND AT 30.00 FEET) A TOTAL DISTANCE OF 1890.60 FEET TO A 5/8" IRON PIN FOUND TO MARK A POINT AT THE SOUTHEAST CORNER OF SAID SCHAEFFER (PPN 30-063541), IN THE WEST LINE OF LANDS TO PAUL. E & MARY E. HAGERT, AS RECORDED IN DEED VOLUME 623, PAGE 951 (PPN 30-029350).

THENCE; SOUTH 00°-01'-02" EAST, WITH THE WEST LINE OF SAID HAGERT (PPN 30-029350), A DISTANCE OF 15.00 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT IN THE WEST LINE OF SAID HAGERT (PPN 30-029350).

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Crabbs' Surveying Service, Inc.
P.O. Box 908
Painesville, OH 44077

PHONE (440) 357-5941
FAX (440) 357-1816
E-MAIL crabbssurv@mwwweb.com
<http://www.crabbs-surveying.com>

THENCE; SOUTH 89°-54'-18" WEST, (THRU A CAPPED 5/8" IRON PIN SET AT 1860.60 FEET) A TOTAL DISTANCE OF 1890.60 FEET TO MARK A POINT IN THE CENTERLINE OF SIDLEY ROAD, IN THE LINE COMMON TO LOTS 33 & 40.

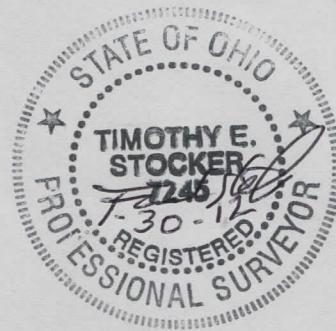
THENCE; NORTH 00°-00'-00" WEST, WITH THE CENTERLINE OF SIDLEY ROAD AND THE LINE COMMON TO LOTS 33 & 40, A DISTANCE OF 15.00 FEET TO THE POINT AND PLACE OF BEGINNING, SAID LAND CONTAINING 0.6510 ACRES (WITH 0.0103 ACRES IN THE RIGHT OF WAY) BUT SUBJECT TO ALL HIGHWAYS AND EASEMENTS, AS SURVEYED AND DESCRIBED IN JANUARY 2012, AS ILLUSTRATED ON A CERTAIN MAP RECORDED IN THE OFFICE OF THE GEAUGA COUNTY ENGINEER, BY TIMOTHY E. STOCKER, P.S. 7245 CRABBS' SURVEYING ORDER 5299. BASIS OF BEARINGS ARE TO AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF SIDLEY ROAD, NORTH 00°-00'-00" WEST.

THE INTENT OF THIS DESCRIPTION IS DESCRIBE THE LANDS TAKEN FROM CHRISTINA M. LANDRUS, AS RECORDED IN DEED VOLUME 1734, PAGE 2753 (PPN 30-095832).

ALL IRON PINS SET ARE 5/8" X 30" REBAR WITH CAP "CRABBS 7245".

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

R.S. 02/01/12
OFFICE OF THE Revised
GEAUGA COUNTY ENGINEER



COMBINATION – 6777 SIDLEY ROAD, THOMPSON

ALL THAT CERTAIN LANDS SITUATE IN LOT 40, TOWNSHIP OF THOMPSON, TOWNSHIP NUMBER 10 NORTH, RANGE VI WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, COUNTY OF GEAUGA, STATE OF OHIO. A COMBINATION OF THE LANDS FROM CHRISTINA M. LANDRUS, AS RECORDED IN DEED VOLUME 1734, PAGE 2753 (PPN 30-095832) WITH THE LANDS TO MICHAEL C. & TINA SCHAEFFER AS RECORDED IN DEED VOLUME 685, PAGE 397 (PPN 30-063541) AND DEED VOLUME 621, PAGE 871 (PPN 30-063540), IN THE OFFICE OF THE COUNTY RECORDER, FURTHER DESCRIBED.

BEGINNING AT A POINT TO MARK THE CENTERLINE OF SIDLEY ROAD (60 FEET WIDE) AT THE SOUTHWEST CORNER OF LANDS TO DONALD D. & MARION POMEROY. AS RECORDED IN DEED VOLUME 733, PAGE 1328 (PPN 30-057930) SAID POINT BEING LOCATED FROM A 1" IRON PIN FOUND WITHIN A MONUMENT BOX ASSEMBLY TO MARK THE CENTERLINE INTERSECTION OF SIDLEY ROAD (60 FEET WIDE) WITH THE CENTERLINE OF THOMPSON ROAD (60 FEET WIDE) AND THE CORNER COMMON TO LOTS 32, 33, 40 & 41, SOUTH 00°-00'-00" EAST, WITH THE CENTERLINE OF SIDELY ROAD AND THE LINE COMMON TO LOTS 33 & 40, A DISTANCE OF 589.62 FEET TO THE POINT AND PLACE OF BEGINNING.

THENCE; THE FOLLOWING (4) COURSES AND DISTANCES: NORTH 89°-54'-18" EAST, WITH THE SOUTH LINE OF SAID POMEROY (PPN 30-057930) AND THE SOUTH LINE OF LANDS TO WAYNE A. LETTE & BONNIE J. FISCHER (A.K.A. LETTE), AS RECORDED IN DEED VOLUME 695, PAGE 469 (PPN 30-084800) AND DEED VOLUME 739, PAGE 221 (PPN 30-075800) AND JAMES E. & SHERRY A. SNYDER, AS RECORDED IN DEED VOLUME 1011, PAGE 757 (PPN 30-095717) (THRU A 1" IRON PIPE FOUND AT 30.00 FEET AND A 1" IRON PIPE FOUND AT 430.57 FEET) A TOTAL DISTANCE OF 1890.54 FEET TO A 3/4" IRON PIPE FOUND TO MARK A POINT AT THE SOUTHEAST CORNER OF SAID SNYDER (PPN 30-095717) IN THE WEST LINE OF LANDS TO PAUL. E & MARY E. HAGERT, AS RECORDED IN DEED VOLUME 623, PAGE 951 (PPN 30-029350).

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Crabbs' Surveying Service, Inc.

P.O. Box 908
Painesville, OH 44077

PHONE (440) 357-5941
FAX (440) 357-1816
E-MAIL crabbsurv@mwwweb.com
<http://www.crabbs-surveying.com>

THENCE; SOUTH 00°-01'-02" EAST, WITH THE WEST LINE OF SAID HAGERT (PPN 30-029350), A DISTANCE OF 215.00 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT IN THE WEST LINE OF SAID HAGERT (PPN 30-029350).

THENCE; SOUTH 89°-54'-18" WEST, (THRU A CAPPED 5/8" IRON PIN SET AT 1860.60 FEET) A TOTAL DISTANCE OF 1890.60 FEET TO MARK A POINT IN THE CENTERLINE OF SIDLEY ROAD, IN THE LINE COMMON TO LOTS 33 & 40.

THENCE; NORTH 00°-00'-00" WEST, WITH THE CENTERLINE OF SIDLEY ROAD AND THE LINE COMMON TO LOTS 33 & 40, A DISTANCE OF 215.00 FEET TO THE POINT AND PLACE OF BEGINNING, SAID LAND CONTAINING 9.3313 ACRES (WITH 0.1481 ACRES IN THE RIGHT OF WAY) BUT SUBJECT TO ALL HIGHWAYS AND EASEMENTS, AS SURVEYED AND DESCRIBED IN JANUARY 2012, AS ILLUSTRATED ON A CERTAIN MAP RECORDED IN THE OFFICE OF THE GEauga COUNTY ENGINEER, BY TIMOTHY E. STOCKER, P.S. 7245 CRABBS' SURVEYING ORDER 5299. BASIS OF BEARINGS ARE TO AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF SIDLEY ROAD, NORTH 00°-00'-00" WEST.

THE INTENT OF THIS DESCRIPTION IS COMBINE THE LANDS TAKEN FROM CHRISTINA M. LANDRUS (0.6510 ACRES), AS RECORDED IN DEED VOLUME 1734, PAGE 2753 (PPN 30-095832) WITH THE LANDS TO MICHAEL C. & TINA SCHAEFFER (8.6803 ACRES) AS RECORDED IN DEED VOLUME 685, PAGE 397 (PPN 30-063541) AND DEED VOLUME 621, PAGE 871 (PPN 30-063540).

ALL IRON PINS SET ARE 5/8" X 30" REBAR WITH CAP "CRABBS 7245".

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

R.S. 02/01/12
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GEauga COUNTY ENGINEER

