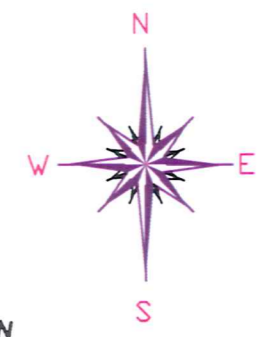


RESURVEY OF LANDS

ALL THAT CERTAIN LANDS SITUATE IN LOT 23, TOWNSHIP OF THOMPSON, TOWNSHIP NUMBER 10 NORTH, RANGE VI WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, COUNTY OF GEauga, STATE OF OHIO. A RESURVEY OF THE LANDS TO CRISTINE LEWIS, AS RECORDED IN DEED VOLUME 2039, PAGE 2304 (PPN 30-083800) IN THE OFFICE OF THE COUNTY RECORDER.



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

S.M. LA. 16
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

BASIS OF BEARINGS ARE TO AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF ROCK CREEK ROAD NORTH 70°-03'-14" EAST

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

NOTES & REFERENCES

- ALL IRON PIN SET ARE 5/8" X 30" REBAR WITH CAP "CRABBS 7245".
- DEEDS OF RECORD
- SURVEY BY GPD GROUP FOR RW SIDLEY, DATED OCT 2017, JOB 2014263.00
- OCCUPATION AGREES WITH TITLE LINES AS PREVIOUSLY MONUMENTED EXCEPT AS SHOWN ON THIS PLAT

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



SCALE: 1" = 200'
SURVEY: OCTOBER 5, 2019
MAP: NOVEMBER 6, 2019

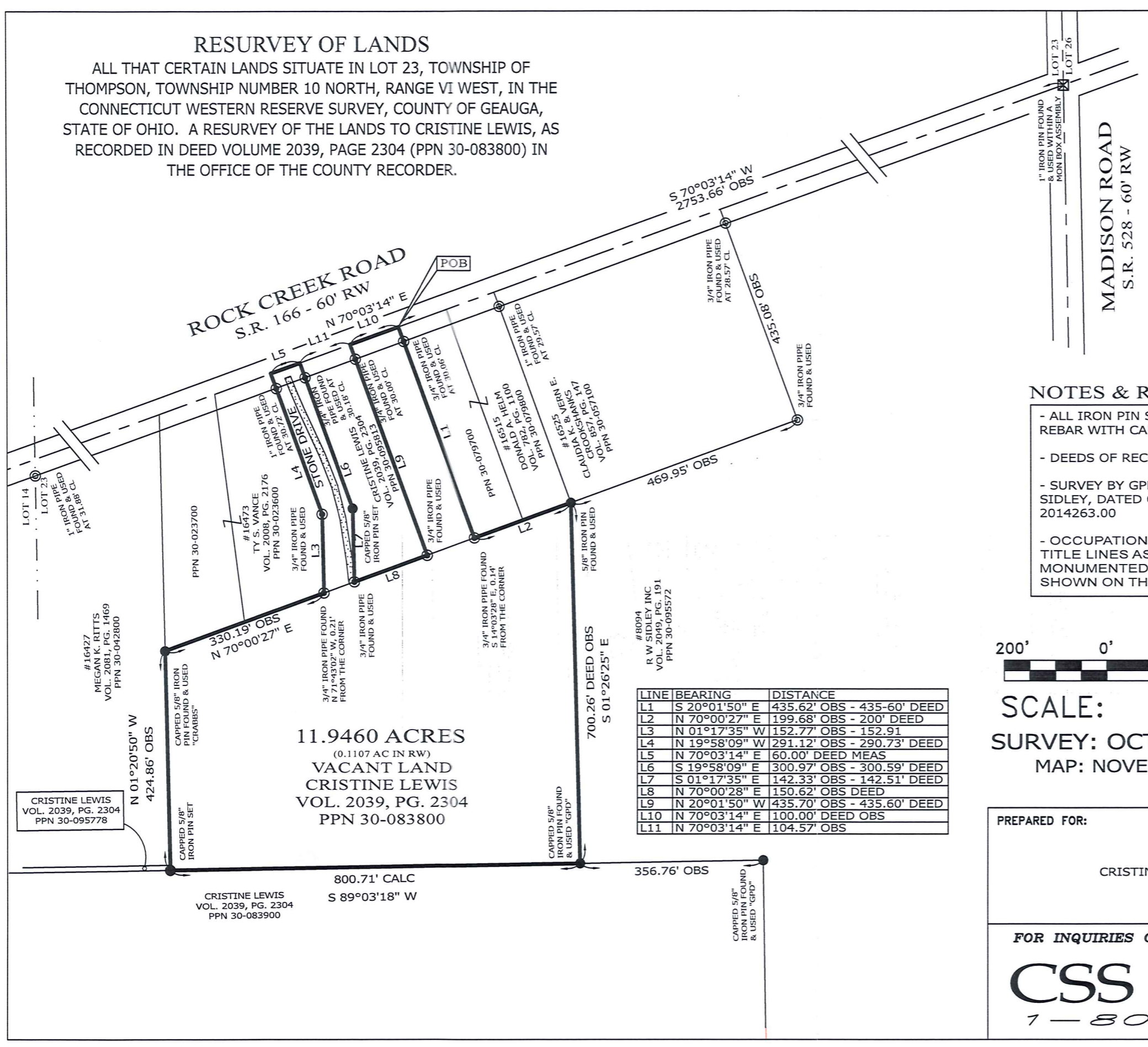


TIMOTHY E. STOCKER, P.S. 7245

LINE	BEARING	DISTANCE
L1	S 20°01'50" E	435.62' OBS - 435-60' DEED
L2	N 70°00'27" E	199.68' OBS - 200' DEED
L3	N 01°17'35" W	152.77' OBS - 152.91
L4	N 19°58'09" W	291.12' OBS - 290.73' DEED
L5	N 70°03'14" E	60.00' DEED MEAS
L6	S 19°58'09" E	300.97' OBS - 300.59' DEED
L7	S 01°17'35" E	142.33' OBS - 142.51' DEED
L8	N 70°00'28" E	150.62' OBS DEED
L9	N 20°01'50" W	435.70' OBS - 435.60' DEED
L10	N 70°03'14" E	100.00' DEED OBS
L11	N 70°03'14" E	104.57' OBS

PREPARED FOR: CRISTINE LEWIS	PROJECT NAME: RESURVEY OF LANDS	PROJECT ADDRESS: VL ROCK CREEK ROAD THOMPSON, OHIO
	PROJECT LOCATION: GEAUGA COUNTY, OHIO	JOB NUMBER: 7547

FOR INQUIRIES CONCERNING THIS SURVEY CONTACT:		CHK: T. STOCKER
CSS CRABBS' SURVEYING SERVICE P.O. BOX 908 PAINESVILLE, OHIO 44077 1-800-488-3968	DRN: S. HUPERTZ	
	REV:	
		PAGE 1 OF 1



11.9460 ACRES
(0.1107 AC IN RW)
VACANT LAND
CRISTINE LEWIS
VOL. 2039, PG. 2304
PPN 30-083800

CRISTINE LEWIS
VOL. 2039, PG. 2304
PPN 30-083900

CRISTINE LEWIS
VOL. 2039, PG. 2304
PPN 30-095778

#8094
R.W. SIDLEY, INC.
VOL. 2049, PG. 191
PPN 30-095572

#16473
TY S. VANCE
VOL. 2008, PG. 2176
PPN 30-023600

#16427
MEGAN K. RITTS
VOL. 2081, PG. 1469
PPN 30-042800

THO 00288
THO 00288

Lewis, Christine
(19-123)
picked up 11/26/19
vol. 2084 pg 1637
pnt 30-083800

VACANT LAND, ROCK CREEK ROAD, THOMPSON

ALL THAT CERTAIN LANDS SITUATE IN LOT 23, TOWNSHIP OF THOMPSON, TOWNSHIP NUMBER 10 NORTH, RANGE VI WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, COUNTY OF GEauga, STATE OF OHIO. A RESURVEY OF THE LANDS TO CRISTINE LEWIS, AS RECORDED IN DEED VOLUME 2039, PAGE 2304 (PPN 30-083800) IN THE OFFICE OF THE COUNTY RECORDER, FURTHER DESCRIBED.

BEGINNING AT A POINT TO MARK THE CENTERLINE OF ROCK CREEK ROAD (S.R. 166 - 60 FEET WIDE) AND AT THE NORTHWEST CORNER OF LANDS TO DONALD A. HELM, AS RECORDED IN DEED VOLUME 782, PAGE 1100 (PPN 30-079700), SAID POINT BEING LOCATED FROM A 1" IRON PIN FOUND WITHIN A MONUMENT BOX ASSEMBLY TO MARK THE CENTERLINE INTERSECTION OF ROCK CREEK ROAD WITH THE CENTERLINE OF MADISON ROAD (S.R. 528 - 60 FEET WIDE) AND IN THE LINE COMMON TO LOTS 23 & 26, THENCE; SOUTHWESTERLY, WITH THE CENTERLINE OF ROCK CREEK ROAD, SOUTH 70°-03'-14" WEST, A DISTANCE OF 2753.66 FEET TO THE POINT AND PLACE OF BEGINNING.

THENCE; THE FOLLOWING (14) COURSES AND DISTANCES: SOUTHWESTERLY, WITH THE WEST LINE OF SAID DONALD A. HELM (PPN 30-079700), SOUTH 20°-01'-50" EAST, (THRU A 3/4" IRON PIPE FOUND AT 30.06 FEET) A TOTAL DISTANCE OF 435.62 FEET TO MARK A POINT AT THE SOUTHWEST CORNER OF SAID DONALD A. HELM (PPN 30-079700), (SAID POINT BEING REFERENCED BY A 3/4" IRON PIPE FOUND SOUTH 14°-03'-28" EAST, 0.14 FEET FROM THE CORNER).

THENCE; NORTHEASTERLY, WITH THE SOUTH LINE OF SAID DONALD A. HELM (PPN 30-079700), NORTH 70°-00'-27" EAST, A DISTANCE OF 199.68 FEET TO A 5/8" IRON PIN FOUND TO MARK A POINT AT THE SOUTHEAST CORNER OF SAID DONALD A. HELM, (PPN 30-079700), AT THE SOUTHWEST CORNER OF LANDS TO CLAUDIA K. & VERN E. CROOKSHANKS, AS RECORDED IN DEED VOLUME 857, PAGE 147 (PPN 30-057100) AND AT THE NORTHWEST CORNER OF LANDS TO R W SIDLEY INC, AS RECORDED IN DEED VOLUME 2049, PAGE 191 (PPN 30-095572).

SAVED AS 7547-LEGAL.doc



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

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

THENCE; SOUTHEASTERLY, WITH THE WEST LINE OF SAID R W SIDLEY INC (PPN 30-095572), SOUTH 01°-26'-25" EAST, A DISTANCE OF 700.26 FEET TO A CAPPED 5/8" IRON PIN FOUND "GPD" TO MARK A POINT AT THE SOUTHWEST CORNER OF SAID R W SIDLEY INC AND IN THE NORTH LINE OF LANDS TO CRISTINE LEWIS, AS RECORDED IN DEED VOLUME 2039, PAGE 2304 (PPN 30-083900).

THENCE; SOUTHWESTERLY, WITH THE NORTH LINE OF SAID CRISTINE LEWIS (PPN 30-083900), SOUTH 89°-03'-18" WEST, A DISTANCE OF 800.71 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT IN THE NORTH LINE OF SAID CRISTINE LEWIS (PPN 30-083900) AND AT THE SOUTHEAST CORNER OF LANDS TO CRISTINE LEWIS, AS RECORDED IN DEED VOLUME 2039, PAGE 2304 (PPN 30-095778).

THENCE; NORTHWESTERLY, WITH THE EAST LINE OF SAID LEWIS (PPN 30-095778) AND THE EAST LINE OF LANDS TO MEGAN K. RITTS, AS RECORDED IN DEED VOLUME 2081, PAGE 1469 (PPN 30-042800), NORTH 01°-20'-50" WEST, A DISTANCE OF 424.86 FEET TO A CAPPED 5/8" IRON PIN FOUND "CRABBS" TO MARK A POINT IN THE EAST LINE OF SAID MEGAN K. RITTS (PPN 30-042800) AND AT THE SOUTHWEST CORNER OF LANDS TO TY S. VANCE, AS RECORDED IN DEED VOLUME 2008, PAGE 2176 (PPN 30-023700).

THENCE; NORTHEASTERLY, WITH THE SOUTH LINE OF SAID TY S. VANCE (PPN 30-023700 & PPN 30-023600), NORTH 70°-00'-27" EAST, A DISTANCE OF 330.19 FEET TO MARK A POINT AT THE SOUTHEAST CORNER OF SAID TY S. VANCE (PPN 30-023600) (SAID POINT BEING REFERENCED BY A 3/4" IRON PIPE FOUND NORTH 71°-43'-02" WEST, 0.21 FEET FROM THE CORNER).

THENCE; NORTHWESTERLY, WITH THE EAST LINE OF SAID TY S. VANCE (PPN 30-023600), NORTH 01°-17'-35" WEST, A DISTANCE OF 152.77 FEET TO A 3/4" IRON PIPE FOUND TO MARK AN ANGLE POINT IN THE EAST LINE OF SAID TY S. VANCE (PPN 30-023600).

THENCE; NORTHWESTERLY, WITH THE EAST LINE OF SAID TY S. VANCE (PPN 30-023600), NORTH 19°-58'-09" WEST, (THRU A 1" IRON PIPE FOUND AT A DISTANCE OF 260.40 FEET) A TOTAL DISTANCE OF 291.12 FEET TO MARK A POINT IN THE CENTERLINE OF ROCK CREEK ROAD AND AT THE NORTHEAST CORNER OF LANDS TO TY S. VANCE (PPN 30-023600).

THENCE; NORTHEASTERLY, WITH THE CENTERLINE OF ROCK CREEK ROAD, NORTH 70°-03'-14" EAST, A DISTANCE OF 60.00 FEET TO MARK A POINT IN THE CENTERLINE OF ROCK CREEK ROAD AND AT THE NORTHWEST CORNER OF LANDS TO CRISTINE LEWIS, AS RECORDED IN DEED VOLUME 2039, PAGE 2304 (PPN 30-095813).

THENCE; SOUTHEASTERLY, WITH THE WEST LINE OF SAID CRISTINE LEWIS (PPN 30-095813), SOUTH 19°-58'-09" EAST, (THRU A 3/4" IRON PIPE FOUND AT 30.18 FEET) A TOTAL DISTANCE OF 300.97 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK AN ANGLE POINT IN THE WEST LINE OF SAID CRISTINE LEWIS (PPN 30-095813).

THENCE; SOUTHEASTERLY, WITH THE WEST LINE OF SAID CRISTINE LEWIS (PPN 30-095813), SOUTH 01°-17'-35" EAST, A DISTANCE OF 142.33 FEET TO A 3/4" IRON PIPE FOUND TO MARK A POINT AT THE SOUTHWEST CORNER OF SAID CRISTINE LEWIS (PPN 30-095813).

THENCE; NORTHEASTERLY, WITH THE SOUTH LINE OF SAID CRISTINE LEWIS (PPN 30-095813), NORTH 70°-00'-28" EAST, A DISTANCE OF 150.62 FEET TO A 3/4" IRON PIPE FOUND TO MARK A POINT AT THE SOUTHEAST CORNER OF SAID CRISTINE LEWIS (PPN 30-095813).

THENCE; NORTHWESTERLY, WITH THE EAST LINE OF SAID CRISTINE LEWIS (PPN 30-095813), NORTH 20°-01'-50" WEST, (THRU A 3/4" IRON PIPE FOUND AT 405.70 FEET) A TOTAL DISTANCE OF 435.70 FEET TO MARK A POINT IN THE CENTERLINE OF ROCK CREEK ROAD AND AT THE NORTHEAST CORNER OF SAID CRISTINE LEWIS (PPN 30-095813).

THENCE; NORTHEASTERLY, WITH THE CENTERLINE OF ROCK CREEK ROAD, NORTH 70°-03'-14" EAST, A DISTANCE OF 100.00 FEET TO THE POINT AND PLACE OF BEGINNING, SAID LAND CONTAINING 11.9460 ACRES (WITH 0.1107 ACRES IN THE RIGHT OF WAY), BUT SUBJECT TO ALL HIGHWAYS AND EASEMENTS, AS SURVEYED OCTOBER AND DESCRIBED NOVEMBER 2019, 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 7547. BASIS OF BEARINGS ARE TO AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF ROCK CREEK ROAD, NORTH 70°-03'-14" EAST.

THE INTENT OF THIS DESCRIPTION IS TO DESCRIBE THE LANDS TO CRISTINE LEWIS, AS RECORDED IN DEED VOLUME 2039, PAGE 2304 (PPN 30-083800).

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

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

S.M.L.H. *11/22/19*
GEAUGA COUNTY ENGINEER
TAX MAP DEPT. *Rev*

