

SITUATED IN THE TOWNSHIP OF THOMPSON, COUNTY OF GEAUGA, STATE OF OHIO, KNOWN AS BEING PART OF LOT 38, A LOT SPLIT & COMBINATION OF THE LANDS TO JIROUSEK OF SIDLEY LLC, AS RECORDED IN DEED VOLUME 1883, PAGE 600, (PPN 30-036100), JOSEPH & JILL M. JIROUSEK, AS RECORDED IN DEED VOLUME 1011, PAGE 0357 (PPN 30-095716) AND BARBARA L. JIROUSEK, AS RECORDED IN DEED VOLUME 2096, PAGE 1558 (PPN 30-095110)

BASIS OF BEARINGS:
CENTERLINE OF SIDLEY ROAD, 60 FEET WIDE BEING
N 01° 54' 41" E USED TO DESCRIBE ANGLES ONLY.

ACREAGE SUMMARY	
	5.000 ACRES 30-095716
	+ 6.5463 ACRES SPLIT "B"
	= 11.5463 ACRES (COMBINED)
40.3207 ACRES 30-036100	- 0.2754 AC IN RW
- 6.5463 ACRES SPLIT "B"	= 11.2709 NET ACRES
- 6.3498 ACRES SPLIT "A"	
= 27.4246 ACRES (REMAINDER)	5.2065 ACRES 30-095110
- 0.6400 AC IN RW	+ 6.3498 ACRES SPLIT "A"
= 26.7846 NET ACRES	= 11.5563 ACRES (COMBINED)
	- 0.2754 AC IN RW
	= 11.2809 NET ACRES

#17615
JASON A. & TIFFANY C. HUGHES
VOL. 1837, PG. 1039
PPN 30-095676

#17575
DAVID R. & TAMMY M. HUTSON
VOL. 2028, PG. 968
PPN 30-095795

#17539
MATTHEW J. & PRISCILLA TACKETT
VOL. 2038, PG. 3026
PPN 30-029900

27.4246 ACRES
(0.6400 AC IN RW)
REMAINDER

#7647
JIROUSEK OF SIDLEY LLC
VOL. 1883, PG. 600
PPN 30-036100

OHIO WETLANDS CORPORATION
VOL. 1346, PG. 337
PPN 30-063900

11.5463 ACRES
COMBINED
(0.2754 AC IN RW)

6.5463 ACRES
PROPOSED SPLIT "B"
(0.0688 AC IN RW)

N 01°54'41" E
300.00' DEED

5.0000 ACRES

#7717
JOSEPH & JILL M.
JIROUSEK
VOL. 1011, PG. 0357
PPN 30-095716

11.5563 ACRES
COMBINED
(0.2754 AC IN RW)

6.3498 ACRES
PROPOSED SPLIT "A"
(0.0688 AC IN RW)

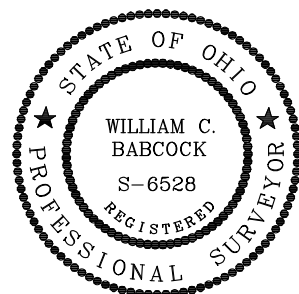
N 01°54'42" E
300.00' DEED

5.2065 ACRES

#7773
BARBARA L. JIROUSEK
VOL. 2096, PG. 1558
PPN 30-095110

LEGEND

- ☒ MON BOX FOUND
- I PIN FOUND/SET
ALL SET PINS ARE
5/8" X 30" LONG
CAPPED (BABCOCK, #6528)
- ⊙ I PIPE FOUND
- ⊕ P.K. NAIL FOUND/SET

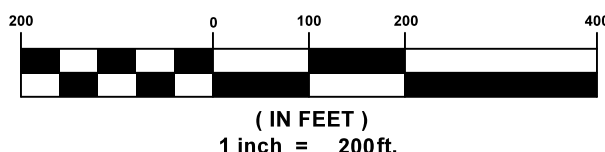


I, WILLIAM C. BABCOCK P.S. #6528, DO HEREBY CERTIFY THAT THE SURVEY PERFORMED IS PURSUANT TO THE STATE OF OHIO ADMINISTRATIVE CODE STANDARDS SET FORTH AS PER ARTICLE NUMBER 4733-37.

William C. Babcock

WILLIAM C. BABCOCK, P.S. #6528
DATE: AUGUST 18, 2020

GRAPHIC SCALE



SURVEY REFERENCE:

1. SURVEY(S) FOR JIROUSEK, MARCH 1995 - CRABBS' SURVEYING SERVICE
2. DEEDS OF RECORD

BABCOCK LAND SURVEYORS
SURVEYORS & LAND PLANNERS
PAINESVILLE OHIO 44077
babcocklandsurveyors@yahoo.com

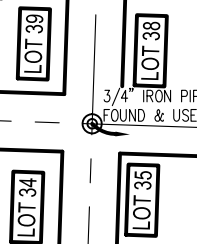
DATE	08-18-20
DESIGN BY	WSO
DRAWN BY	SH
APPROVED BY	WB
CREW CHIEF	RB

LOT SPLIT & COMBINATION
P.P. 30-036100; 30-095110; 30-095716
7647;7717;7773 SIDELY ROAD
THOMPSON TWP. - GEAUGA COUNTY - OHIO

SCALE	1"=200'
JOB NO	20-18
SHEET	1
OF	1

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
Sam Roessner 10/08/2020
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.
20-100

ROCK CREEK ROAD
S.R. 166 - 60' RW



3/4" IRON PIPE FOUND & USED

700.63' OBS
S 01°54'41" W

5/8" IRON PIPE FOUND & USED AT 33.80' CL

S 89°23'07" E
1270.94' OBS - 1261.4' DEED

929.05' MEAS
N 01°54'41" E

SIDLEY ROAD
60' RW

1" IRON PIPE FOUND & USED AT 50.27' CL

400.00' MEAS
N 01°54'41" E

1" IRON PIPE FOUND & USED AT 50.18' CL

POB COMBO & SPLIT

CAPPED 5/8" IRON PIN SET AT 30.00' CL

400.00' MEAS
N 01°54'41" E

5/8" IRON PIPE FOUND & USED AT 50.36' CL

1943.81' OBS

1 1/2" IRON PIPE FOUND & USED AT 49.97' CL

3/4" IRON PIPE FOUND & USED

OHIO WETLANDS CORPORATION
VOL. 1346, PG. 337
PPN 30-063900

Babcock Land Surveyors, Inc.

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

September 14, 2020

Combination for Barbara L. Jirousek, Permanent Parcel Number 30-095110, Thompson Twp.

Situated in the Township of Thompson, County of Geauga, and State of Ohio, and known as being part of Original Lot 38, and is further bounded and described as follows.

Beginning at a ¾" Iron Pipe found at the centerline of the intersection of Rock Creek Rd – SR 166, (60 feet wide), and the centerline of Sidley Rd, (60 feet wide), said point also being a common corner of original lots 34, 35, 38 & 39;

Thence South 01° 54' 41" West, along the centerline of said Sidley Rd, and along the common line of lots 35 & 38 a distance of 2029.68 feet, to a point in said road, said point also being the principal place of beginning.

Course I: Thence **South 88° 56' 06" East**, along a new division line, passing through a 5/8" iron pin set on the easterly right of way of said Sidley Rd, at a distance of 30.00 feet, a total distance **1274.51 feet** to a 5/8" iron pin set, said point being on the west line of land conveyed to Ohio Wetlands Corporation, by Deed Volume 1346, page 337, as recorded in Geauga County Deed Records, Permanent Parcel Number 30-063900.

Course II: Thence **South 01° 45' 02" West**, along the west line of said Ohio Wetlands Corp., a distance of **389.67 feet**, to a 1-1/2" Iron Pipe found, said point being an interior corner of said Ohio Wetlands Corp.

Course III: Thence **North 89° 23' 54" West**, along a north line of said Ohio Wetlands Corp., passing through a 5/8" Iron Pin Fd. (Crabb's) at 519.62, and a 1-1/2" Iron Pipe Fd. at 1225.83 feet, total distance of **1275.80 feet** to the centerline of said Sidley Rd.

Course IV: Thence **North 01° 54' 41" East**, along the centerline of said Sidley Rd. and along the common line of lots 35 & 38, a distance of **400.00 feet** to the principal place of beginning, and containing **11.5563 total acres of land**, (0.2754 acres within the right of way of Sidley Road), 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 August 2020.

Bearings are based upon the centerline of Sidley Road, being North 01°54'41" East, and are used to describe angles only.

The intent of this description is to describe Permanent Parcel Number 30-095110 after adding 6.3498 acre lot split from 30-036100.

Previous Deed: Volume 2096, Page 1558 and part of Volume 1883, Page 600, as recorded in Geauga County Deed Records.

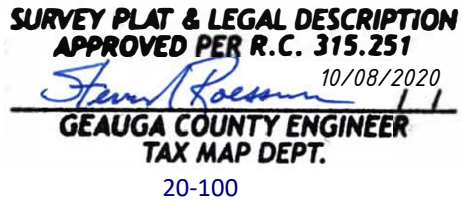
All iron pins set are 5/8" x 30" long rebar, capped "Babcock #6528".



10-01-2020

William C. Babcock, P.S. #6528

Date



Babcock Land Surveyors, Inc.

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

September 14, 2020

Lot Split A out of Permanent Parcel Number 30-036100, Thompson Twp.

Situated in the Township of Thompson, County of Geauga, and State of Ohio, and known as being part of Original Lot 38, and is further bounded and described as follows.

Beginning at a ¾" Iron Pipe found at the centerline of the intersection of Rock Creek Rd – SR 166, (60 feet wide), and the centerline of Sidley Rd, (60 feet wide), said point also being a common corner of original lots 34, 35, 38 & 39;

Thence South 01°54'41" West, along the centerline of said Sidley Rd, and along the common line of lots 35 & 38 a distance of 2029.68 feet, to a point in said road, said point also being the principal place of beginning.

Course I: Thence **South 88° 56' 06" East**, along a new division line, passing through a 5/8" iron pin set on the easterly right of way of said Sidley Rd, at a distance of 30.00 feet, a total distance **1274.51 feet** to a 5/8" iron pin set, said point being on the west line of land conveyed to Ohio Wetlands Corporation, by Deed Volume 1346, page 337, as recorded in Geauga County Deed Records, Permanent Parcel Number 30-063900.

Course II: Thence **South 01° 45' 02" West**, along the west line of said Ohio Wetlands Corp., a distance of **389.67 feet**, to a 1-1/2" Iron Pipe found, said point being an interior corner of said Ohio Wetlands Corp.

Course III: Thence **North 89° 23' 54" West**, along a north line of said Ohio Wetlands Corp., a distance of **519.62 feet** to a 5/8" Iron Pin Fd. (Crabb's), said point being the southeast corner of land conveyed to Barbara Jirousek, by Deed Volume 2096, Page 1558, as recorded in Geauga County Deed Records, Permanent Parcel Number 30-095110.

Course IV: Thence **North 01° 54' 42" East**, along the east line of said Jirousek, a distance of **300.00 feet** to a 5/8" Iron Pin Fd., said point being the northeast corner of said Jirousek.

Course V: Thence **North 89° 23' 54" West**, along the north line of said Jirousek, passing through a 5/8" Iron Pin found at 705.80 feet, a total distance of **756.16 feet** to the centerline of said Sidley Rd.

Course VI: Thence **North 01° 54' 41" East**, along the centerline of said Sidley Rd., and along a common line of said lots 35 & 38, a distance of **100.00 feet** to the principal place of beginning, and containing **6.3498 total acres of land**, (0.0688 acres within the right of way of Sidley Road), 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 August 2020.

Bearings are based upon the centerline of Sidley Road, being North 01°54'41" East, and are used to describe angles only.

The intent of this description is to split 6.3498 acres from Permanent Parcel Number 30-036100 and combine it to Permanent Parcel Number 30-095110.

Previous Deed: Part of Volume 1883, Page 600, as recorded in Geauga County Deed Records.

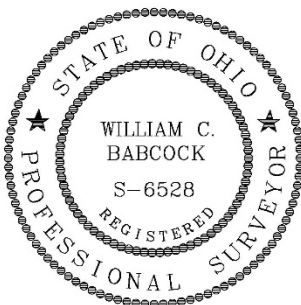
All iron pins set are 5/8" x 30" long rebar, capped "Babcock #6528".



10-01-2020

William C. Babcock, P.S. #6528

Date



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
Jan Roesman 10/08/2020
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.
20-100

Babcock Land Surveyors, Inc.

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

September 14, 2020

Lot Split B out of Permanent Parcel Number 30-036100, Thompson Twp.

Situated in the Township of Thompson, County of Geauga, and State of Ohio, and known as being part of Original Lot 38, and is further bounded and described as follows.

Beginning at a $\frac{3}{4}$ " Iron Pipe found at the centerline of the intersection of Rock Creek Rd – SR 166, (60 feet wide), and the centerline of Sidley Rd, (60 feet wide), said point also being a common corner of original lots 34, 35, 38 & 39;

Thence South $01^{\circ}54'41''$ West, along the centerline of said Sidley Rd, and along the common line of lots 35 & 38 a distance of 2029.68 feet, to a point in said road, said point also being the principal place of beginning.

Course I: Thence **South $88^{\circ} 56' 06''$ East**, along a new division line, passing through a $\frac{5}{8}$ " iron pin set on the easterly right of way of said Sidley Rd, at a distance of 30.00 feet, a total distance **1274.51 feet** to a $\frac{5}{8}$ " iron pin set, said point being on the west line of land conveyed to Ohio Wetlands Corporation, by Deed Volume 1346, page 337, as recorded in Geauga County Deed Records, Permanent Parcel Number 30-063900.

Course II: Thence **North $01^{\circ} 45' 02''$ East**, along the west line of said Ohio Wetlands Corp., a distance of **389.67 feet**, to $\frac{5}{8}$ " Iron Pin set.

Course III: Thence **North $88^{\circ} 28' 16''$ West**, along a new division line a distance of **547.30 feet** to a $\frac{5}{8}$ " Iron Pin Fd., said point being the Northeast corner of land conveyed to Joseph & Jill M. Jirousek, by Deed Volume 1011, Page 357, as recorded in Geauga County Deed Records, Permanent Parcel Number 30-095716.

Course IV: Thence **South $01^{\circ} 54' 41''$ West**, along the east line of said Jirousek, a distance of **300.00 feet** to a $\frac{5}{8}$ " Iron Pin Fd., said point being the southeast corner of said Jirousek.

Course V: Thence **North $88^{\circ} 28' 16''$ West**, along the south line of said Jirousek, passing through a 1" Iron Pin found at 675.82, a total distance of **726.00 feet** to the centerline of said Sidley Rd.

Course VI: Thence **South 01° 54' 41" West**, along the centerline of said Sidley Rd., and along the common line of lots 35 & 38 a distance of **100.00 feet** to the principal place of beginning, and containing **6.5463 total acres of land**, (0.0688 acres within the right of way of Sidley Road), 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 August 2020.

Bearings are based upon the centerline of Sidley Road, being North 01°54'41" East, and are used to describe angles only.

The intent of this description is to split 6.5463 acres from Permanent Parcel Number 30-036100 and combine it to Permanent Parcel Number 30-095716.

Previous Deed: Part of Volume 1883, Page 600, as recorded in Geauga County Deed Records.

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



10-07-2020

William C. Babcock, P.S. #6528

Date



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
Jan Roesman 10/08/2020
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

20-100

Babcock Land Surveyors, Inc.

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

September 14, 2020

Remainder of Permanent Parcel Number 30-036100, Thompson Twp.

Situated in the Township of Thompson, County of Geauga, and State of Ohio, and known as being part of Original Lot 38, and is further bounded and described as follows.

Beginning at a $\frac{3}{4}$ " Iron Pipe found at the centerline of the intersection of Rock Creek Rd – SR 166, (60 feet wide), and the centerline of Sidley Rd, (60 feet wide), said point also being a common corner of original lots 34, 35, 38 & 39;

Thence South $01^{\circ}54'41''$ West, along the centerline of said Sidley Rd., and along the common line of lots 35 & 38 a distance of 700.63 feet, to a point in said road, said point also being the principal place of beginning.

Course I: Thence **South $89^{\circ} 23' 07''$ East**, along the south line of land conveyed to Matthew J. & Priscilla Tackett, by Deed Volume 2038, page 3026, as recorded in Geauga County Deed Records, Permanent Parcel Number 30-029900, David R. & Tammy M. Hutson, by Deed Volume 2028, page 968, as recorded in Geauga County Deed Records, Permanent Parcel Number 30-095795, Jason A. & Tiffany C. Hughes, by Deed Volume 1837, page 1039, as recorded in Geauga County Deed Records, Permanent Parcel Number 30-095676, passing through a $\frac{5}{8}$ " iron pin fd. at a distance of 33.80 feet, a total distance **1270.94 feet** to a 1" iron pipe fd, said point being the northwest corner of land conveyed to Ohio Wetlands Corporation, by Deed Volume 1346, page 337, as recorded in Geauga County Deed Records, Permanent Parcel Number 30-063900.

Course II: Thence **South $01^{\circ} 45' 02''$ West**, along the west line of said Ohio Wetlands Corp., a distance of **949.32 feet**, to a $\frac{5}{8}$ " Iron Pin set.

Course III: Thence **North $88^{\circ} 28' 16''$ West**, along a new division line and along the north line of land conveyed to Joseph & Jill M. Jirousek, by Deed Volume 1011, Page 357, as recorded in Geauga County Deed Records, Permanent Parcel Number 30-095716, passing through a 1" found at 1223.03, a total distance of **1273.30 feet** to the centerline of said Sidley Rd.

Course VI: Thence **North $01^{\circ} 54' 41''$ East**, along the centerline of said Sidley Rd. and along the common line of lots 35 & 38, a distance of **929.05 feet** to the principal place of beginning, and containing **27.4246 total acres of land**, (0.640 acres within the right of way of Sidley Road),

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 August 2020.

Bearings are based upon the centerline of Sidley Road, being North 01°54'41" East, and are used to describe angles only.

The intent of this description is to describe the remaining 27.4246 acres of Permanent Parcel Number 30-036100.

Previous Deed: Part of Volume 1883, Page 600, as recorded in Geauga County Deed Records.

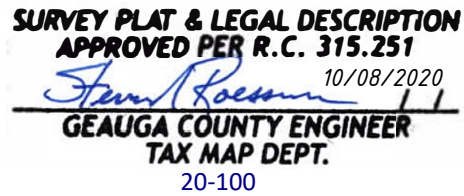
All iron pins set are 5/8" x 30" long rebar, capped "Babcock #6528".



William C. Babcock, P.S. #6528

10-01-2020

Date



Babcock Land Surveyors, Inc.

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

September 14, 2020

Combination for Joseph & Jill M. Jirousek, Permanent Parcel Number 30-095716, Thompson Twp.

Situated in the Township of Thompson, County of Geauga, and State of Ohio, and known as being part of Original Lot 38, and is further bounded and described as follows.

Beginning at a ¾" Iron Pipe found at the centerline of the intersection of Rock Creek Rd – SR 166, (60 feet wide), and the centerline of Sidley Rd, (60 feet wide), said point also being a common corner of original lots 34, 35, 38 & 39;

Thence South 01°54'41" West, along the centerline of said Sidley Rd. and along the common line of lots 35 & 38 a distance of 2029.68 feet, to a point in said road, said point also being the principal place of beginning.

Course I: Thence **South 88° 56' 06" East**, along a new division line, passing through a 5/8" iron pin set on the easterly right of way of said Sidley Rd, at a distance of 30.00 feet, a total distance **1274.51 feet** to a 5/8" iron pin set, said point being on the west line of land conveyed to Ohio Wetlands Corporation, by Deed Volume 1346, page 337, as recorded in Geauga County Deed Records, Permanent Parcel Number 30-063900.

Course II: Thence **North 01° 45' 02" East**, along the west line of said Ohio Wetlands Corp., a distance of **389.67 feet**, to a 5/8" Iron Pin set.

Course III: Thence **North 88° 28' 16" West**, along a new division line, and along the southerly line of land conveyed to Jirousek of Sidley LLC, by Deed Volume 1883, page 600, as recorded in Geauga County Deed Records, Permanent Parcel Number 30-036100, passing through a 1" Iron Pipe Fd. at 1223.03 feet, a total distance of **1273.30 feet** to the centerline of said Sidley Rd.

Course IV: Thence **South 01° 54' 41" West**, along the centerline of said Sidley Rd. and along the common line of lots 35 & 38, a distance of **400.00 feet** to the principal place of beginning, and containing **11.5463 total acres of land**, (0.2754 acres within the right of way of Sidley Road), 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 August 2020.

Bearings are based upon the centerline of Sidley Road, being North 01°54'41" East, and are used to describe angles only.

The intent of this description is to describe Permanent Parcel Number 30-095716 after adding 6.5463 acre lot split from 30-036100.

Previous Deed: Volume 1011, Page 357 and part of Volume 1883, Page 600, as recorded in Geauga County Deed Records.

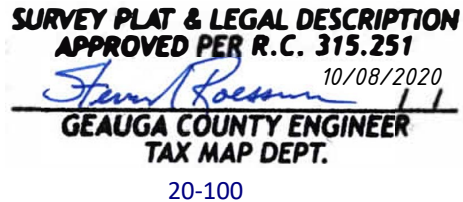
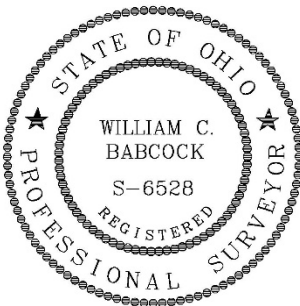
All iron pins set are 5/8" x 30" long rebar, capped "Babcock #6528".



10-01-2020

William C. Babcock, P.S. #6528

Date



20-100