

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
Susan J. Martin Nov 25 2020
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

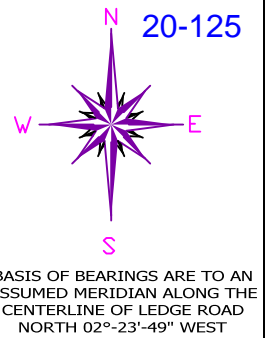
#7123
 R.W. SIDLEY
 INCORPORATED
 VOL. 2049, PG. 208
 FROM PPN 30-069700

#6880
 THOMAS & MARY
 DEWEY
 VOL. 972, PG. 1323
 FROM PPN 30-095697

#6910
 MARK T. & PATRICIA J.
 COOPER
 VOL. 1859, PG. 663
 FROM PPN 30-029700

**LOT SPLIT & COMBINATION
 OF LANDS**

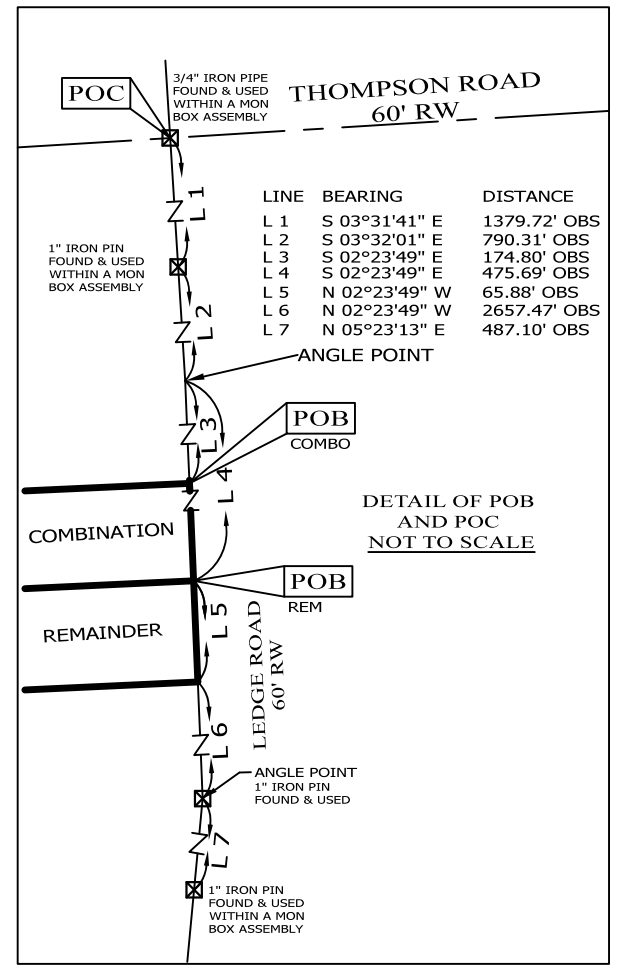
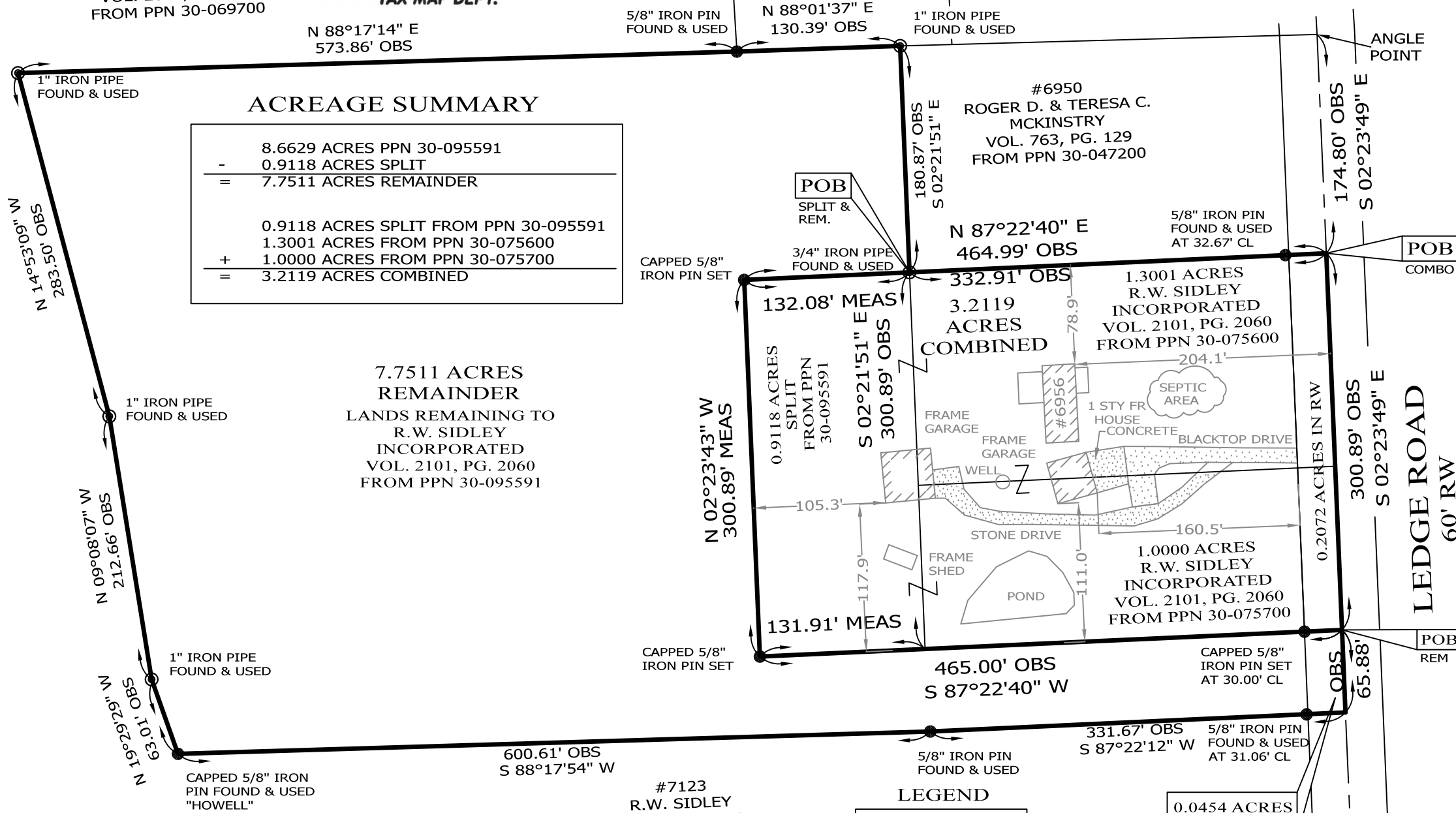
ALL THAT CERTAIN LANDS SITUATE LOT 28,
 TOWNSHIP OF THOMPSON, TOWNSHIP NUMBER 10
 NORTH, RANGE VI WEST, IN THE CONNECTICUT
 WESTERN RESERVE SURVEY, COUNTY OF GEAUGA,
 STATE OF OHIO. A LOT SPLIT AND COMBINATION
 OF THE LANDS TO R.W. SIDLEY INCORPORATED,
 AS RECORDED IN DEED VOLUME 2101, PAGE 2060
 (PPN 30-075700; PPN 30-075600 & PPN 30-095591)
 IN THE OFFICE OF THE COUNTY RECORDER.



ACREAGE SUMMARY

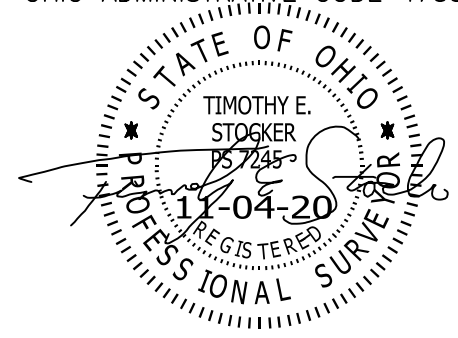
-	8.6629 ACRES PPN 30-095591
-	0.9118 ACRES SPLIT
=	7.7511 ACRES REMAINDER
-	0.9118 ACRES SPLIT FROM PPN 30-095591
+	1.3001 ACRES FROM PPN 30-075600
+	1.0000 ACRES FROM PPN 30-075700
=	3.2119 ACRES COMBINED

**7.7511 ACRES
 REMAINDER**
 LANDS REMAINING TO
 R.W. SIDLEY
 INCORPORATED
 VOL. 2101, PG. 2060
 FROM PPN 30-095591



LINE	BEARING	DISTANCE
L 1	S 03°31'41" E	1379.72' OBS
L 2	S 03°32'01" E	790.31' OBS
L 3	S 02°23'49" E	174.80' OBS
L 4	S 02°23'49" E	475.69' OBS
L 5	N 02°23'49" W	65.88' OBS
L 6	N 02°23'49" W	2657.47' OBS
L 7	N 05°23'13" E	487.10' OBS

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



TIMOTHY E. STOCKER, P.S. 7245

NOTES & REFERENCES

- ALL IRON PIN SET ARE 5/8" X 30" REBAR WITH CAP "CRABBS 7245".
- DEEDS OF RECORD
- SURVEY BY TIMOTHY STOCKER, MEDVIC, DATED SEPT 1990
- SURVEY BY GPD GROUP, FOR R W SIDLEY INC, DATED OCT 2017, JOB 2014263.00
- OCCUPATION AGREES WITH TITLE LINES AS PREVIOUSLY MONUMENTED EXCEPT AS SHOWN ON THIS PLAT

LEGEND

- IRON PIN FOUND/SET
- ⊙ IRON PIPE
- ⊠ MONUMENT BOX
- CALC CALCULATED
- MEAS MEASURED
- OBS OBSERVED
- DEED DEED RECITED
- PLAT PLAT RECITED



SCALE: 1" = 100'
SURVEY: OCTOBER 12, 2020
MAP: NOVEMBER 4, 2020

PREPARED FOR: R.W. SIDLEY INC	PROJECT NAME: LOT SPLIT	PROJECT ADDRESS: 6956 LEDGE ROAD THOMPSON, OHIO
	PROJECT LOCATION: GEAUGA COUNTY, OHIO	JOB NUMBER: 7917
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. HUPERTZ REV:
		PAGE 1 OF 1

20-125

6956 LEDGE ROAD, THOMPSON

ALL THAT CERTAIN LANDS SITUATE LOT 28, 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 TAKEN FROM R. W. SIDLEY INCORPORATED, AS RECORDED IN DEED VOLUME 2101, PAGE 2060 (PPN 30-095591) WITH THE LANDS TO R.W. SIDLEY INCORPORATED, DEED VOLUME 2101, PAGE 2060 (PPN 30-075700 & PPN 30-075600) IN THE OFFICE OF THE COUNTY RECORDER, FURTHER DESCRIBED.

BEGINNING AT A POINT TO MARK THE CENTERLINE OF LEDGE ROAD (60 FEET WIDE) AND AT THE SOUTHEAST CORNER OF LANDS TO ROGER D. & TERESA C. MCKINSTRY, AS RECORDED IN DEED VOLUME 763, PAGE 129 (PPN 30-047200) SAID POINT BEING LOCATED FROM A $\frac{3}{4}$ " IRON PIPE FOUND WITHIN A MONUMENT BOX ASSEMBLY TO MARK THE CENTERLINE INTERSECTION OF LEDGE ROAD WITH THE CENTERLINE OF THOMPSON ROAD (60 FEET WIDE), THENCE; SOUTHEASTERLY, WITH THE CENTERLINE OF LEDGE ROAD, SOUTH $03^{\circ}-31'-41''$ EAST, A DISTANCE OF 1379.72 FEET TO A 1" IRON PIN FOUND WITHIN A MONUMENT BOX ASSEMBLY TO MARK AN ANGLE POINT IN THE CENTERLINE OF LEDGE ROAD, THENCE; SOUTHEASTERLY, WITH THE CENTERLINE OF LEDGE ROAD, SOUTH $03^{\circ}-32'-01''$ EAST, A DISTANCE OF 790.31 FEET TO MARK A POINT AN ANGLE POINT IN THE CENTERLINE OF LEDGE ROAD AND THENCE; SOUTHEASTERLY, WITH THE CENTERLINE OF LEDGE ROAD, SOUTH $02^{\circ}-23'-49''$ EAST, A DISTANCE OF 174.80 FEET TO THE POINT AND PLACE OF BEGINNING.

THENCE; THE FOLLOWING (4) COURSES AND DISTANCES: SOUTHEASTERLY, WITH THE CENTERLINE OF LEDGE ROAD, SOUTH $02^{\circ}-23'-49''$ EAST, A DISTANCE OF 300.89 FEET TO MARK A POINT IN THE CENTERLINE OF LEDGE ROAD AND AT THE NORTHEAST CORNER OF SAID R.W. SIDLEY INCORPORATED, (PPN 30-095591).

SAVED AS 7917-LEGAL 6956.doc



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<http://www.crabbs-surveying.com>

THENCE; SOUTHWESTERLY, WITH THE NORTH LINE OF SAID R.W. SIDLEY INCORPORATED, (PPN 30-095591) AND WITH THE NEWLY CREATED LINE, SOUTH 87°-22'-40" WEST, (THRU A CAPPED 5/8" IRON PIN SET AT 30.00 FEET) A TOTAL DISTANCE OF 465.00 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT.

THENCE; NORTHWESTERLY, WITH THE NEWLY CREATED LINE, NORTH 02°-23'-43" WEST, A DISTANCE OF 300.89 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT.

THENCE; NORTHEASTERLY, WITH THE NEWLY CREATED LINE AND WITH THE SOUTH LINE OF SAID ROGER D. & TERESA C. MCKINSTRY (PPN 30-047200), NORTH 87°-22'-40" EAST, (THRU A 5/8" IRON PIN FOUND AT 432.32 FEET) A TOTAL DISTANCE OF 464.99 FEET, TO THE POINT AND PLACE OF BEGINNING, SAID LAND CONTAINING 3.2119 ACRES (WITH 0.2072 ACRES IN THE RIGHT OF WAY) (1.0000 ACRES / PPN 30-075700 – 1.3001 ACRES / PPN 30-075600 / 0.9118 ACRES / PPN 30-095591), BUT SUBJECT TO ALL HIGHWAYS AND EASEMENTS, AS SURVEYED IN OCTOBER 2020 AND DESCRIBED IN NOVEMBER 2020, AS ILLUSTRATED ON A CERTAIN MAP ON FILE IN THE OFFICE OF THE GEAUGA COUNTY ENGINEER, BY TIMOTHY E. STOCKER, P.S. 7245 CRABBS' SURVEYING ORDER 7917. BASIS OF BEARINGS ARE TO AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF LEDGE ROAD, NORTH 02°-23'-49" WEST.

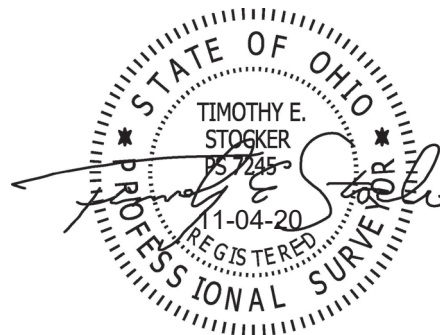
THE INTENT OF THIS DESCRIPTION IS TO COMBINE THE LANDS TAKEN FROM R. W. SIDLEY INCORPORATED, AS RECORDED IN DEED VOLUME 2101, PAGE 2060 (PPN 30-095591) WITH THE LANDS TO R.W. SIDLEY INCORPORATED, DEED VOLUME 2101, PAGE 2060 (PPN 30-075700 & PPN 30-075600).

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

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

Susan J. Martini Nov 25 2020
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

20-125



REMAINDER OF PPN 30-095591

ALL THAT CERTAIN LANDS SITUATE LOT 28, TOWNSHIP OF THOMPSON, TOWNSHIP NUMBER 10 NORTH, RANGE VI WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, COUNTY OF GEauga, STATE OF OHIO. A DESCRIPTION OF THE LANDS REMAINING TO TO R.W. SIDLEY INCORPORATED, AS RECORDED IN DEED VOLUME 2101, PAGE 2060 (PPN 30-095591) IN THE OFFICE OF THE COUNTY RECORDER, FURTHER DESCRIBED.

BEGINNING AT A ¾" IRON PIPE FOUND TO MARK THE SOUTHWEST CORNER OF LANDS TO ROGER D. & TERESA C. MCKINSTRY, AS RECORDED IN DEED VOLUME 763, PAGE 129 (PPN 30-047200) AND AT THE NORTHWEST CORNER OF LANDS TO R.W. SIDLEY INCORPORATED, AS RECORDED IN DEED VOLUME 2101, PAGE 2060 (PPN 30-075600), SAID POINT BEING LOCATED FROM A ¾" IRON PIPE FOUND WITHIN A MONUMENT BOX ASSEMBLY TO MARK THE CENTERLINE INTERSECTION OF LEDGE ROAD (60 FEET WIDE), WITH THE CENTERLINE OF THOMPSON ROAD (60 FEET WIDE), THENCE; SOUTHEASTERLY, WITH THE CENTERLINE OF LEDGE ROAD, SOUTH 03°-31'-41" EAST, A DISTANCE OF 1379.72 FEET TO A 1" IRON PIN FOUND WITHIN A MONUMENT BOX ASSEMBLY TO MARK AN ANGLE POINT IN THE CENTERLINE OF LEDGE ROAD, THENCE; SOUTHEASTERLY, WITH THE CENTERLINE OF LEDGE ROAD, SOUTH 03°-32'-01" EAST, A DISTANCE OF 790.31 FEET TO MARK A POINT AN ANGLE POINT IN THE CENTERLINE OF LEDGE ROAD, THENCE; SOUTHEASTERLY, WITH THE CENTERLINE OF LEDGE ROAD, SOUTH 02°-23'-49" EAST, A DISTANCE OF 174.80 FEET AND THENCE; SOUTHWESTERLY, WITH THE SOUTH LINE OF SAID ROGER D. & TERESA C. MCKINSTRY (PPN 30-047200), SOUTH 87°-22'-40" WEST (THRU A 5/8" IRON PIN FOUND AT 32.67 FEET) A TOTAL DISTANCE OF 332.91 FEET TO THE POINT AND PLACE OF BEGINNING.

THENCE; THE FOLLOWING (12) COURSES AND DISTANCES: SOUTHWESTERLY, WITH THE NEWLY CREATED LINE, SOUTH 87°-22'-40" WEST, A DISTANCE OF 132.08 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT.

SAVED AS 7917-LEGAL REMAINDER.doc



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THENCE; SOUTHEASTERLY, WITH THE NEWLY CREATED LINE, SOUTH 02°-23'-43" EAST, A DISTANCE OF 300.89 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT.

THENCE; NORTHEASTERLY, WITH THE NEWLY CREATED LINE, AND WITH THE SOUTH LINE OF LANDS TO R.W. SIDLEY INCORPORATED, AS RECORDED IN DEED VOLUME 2101, PAGE 2060 (PPN 30-075700), NORTH 87°-22'-40" EAST, (THRU A CAPPED 5/8" IRON PIN SET AT 435.00 FEET) A TOTAL DISTANCE OF 465.00 FEET TO MARK A POINT IN THE CENTERLINE OF LEDGE ROAD (60 FEET WIDE)

THENCE; SOUTHEASTERLY, WITH THE CENTERLINE OF LEDGE ROAD, SOUTH 02°-23'-49" EAST, A DISTANCE OF 65.88 FEET TO MARK A POINT IN THE CENTERLINE OF LEDGE ROAD AND AT THE NORTHEAST CORNER OF LANDS TO R.W. SIDLEY INCORPORATED, AS RECORDED IN DEED VOLUME 2049, PAGE 208 (PPN 30-069700).

THENCE; SOUTHWESTERLY, WITH THE NORTH LINE OF SAID R.W. SIDLEY INCORPORATED (PPN 30-069700), SOUTH 87°-22'-12" WEST, (THRU A 5/8" IRON PIN FOUND AT 31.06 FEET) A TOTAL DISTANCE OF 331.67 FEET TO A 5/8" IRON PIN FOUND TO MARK AN ANGLE POINT IN THE NORTH LINE OF SAID R.W. SIDLEY INCORPORATED (PPN 30-069700).

THENCE; SOUTHWESTERLY, WITH THE NORTH LINE OF SAID R.W. SIDLEY INCORPORATED (PPN 30-069700), SOUTH 88°-17'-54" WEST, A DISTANCE OF 600.61 FEET TO A CAPPED 5/8" IRON PIN FOUND "HOWELL" TO MARK AN INTERIOR CORNER OF SAID R.W. SIDLEY INCORPORATED (PPN 30-069700).

THENCE; NORTHWESTERLY, WITH THE EAST LINE OF SAID R.W. SIDLEY INCORPORATED (PPN 30-069700), NORTH 19°-29'-29" WEST, A DISTANCE OF 63.01 FEET TO A 1" IRON PIPE FOUND TO MARK AN ANGLE POINT IN THE EAST LINE OF SAID R.W. SIDLEY INCORPORATED (PPN 30-069700).

THENCE; NORTHWESTERLY, WITH THE EAST LINE OF SAID R.W. SIDLEY INCORPORATED (PPN 30-069700), NORTH 09°-08'-07" WEST, A DISTANCE OF 212.66 FEET TO A 1" IRON PIPE FOUND TO MARK AN ANGLE POINT IN THE EAST LINE OF SAID R.W. SIDLEY INCORPORATED (PPN 30-069700).

THENCE; NORTHWESTERLY, WITH THE EAST LINE OF SAID R.W. SIDLEY INCORPORATED (PPN 30-069700), NORTH 14°-53'-09" WEST, A DISTANCE OF 283.50 FEET TO A 1" IRON PIPE FOUND TO MARK AN INTERIOR CORNER OF SAID R.W. SIDLEY INCORPORATED (PPN 30-069700).

THENCE; NORTHEASTERLY, WITH THE SOUTH LINE OF SAID R.W. SIDLEY INCORPORATED (PPN 30-069700), NORTH 88°-17'-14" EAST, A DISTANCE OF 573.86 FEET TO A 5/8" IRON PIN FOUND TO MARK A POINT AT THE SOUTHEAST CORNER OF SAID R.W. SIDLEY INCORPORATED (PPN 30-069700), AND AT THE SOUTHWEST CORNER OF LANDS TO THOMAS & MARY DEWEY, AS RECORDED IN DEED VOLUME 972, PAGE 1323 (PPN 30-095697).

THENCE; NORTHEASTERLY, WITH THE SOUTH LINE OF SAID THOMAS & MARY DEWEY (PPN 30-095697), NORTH 88°-01'-37" EAST, A DISTANCE OF 130.39 FEET TO A 1" IRON PIPE FOUND TO MARK A POINT IN THE SOUTH LINE OF SAID THOMAS & MARY DEWEY (PPN 30-095697), AND AT THE NORTHWEST CORNER OF SAID ROGER D. & TERESA C. MCKINSTRY (PPN 30-047200).

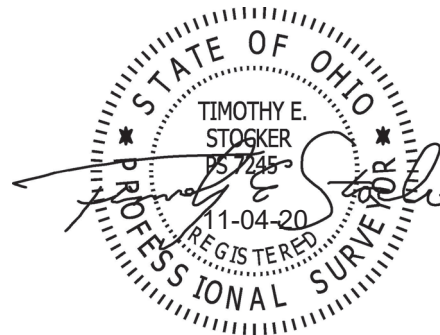
THENCE; SOUTHEASTERLY, WITH THE WEST LINE OF SAID ROGER D. & TERESA C. MCKINSTRY (PPN 30-047200), SOUTH 02°-21'-51" EAST, A DISTANCE OF 180.87 FEET, TO THE POINT AND PLACE OF BEGINNING, SAID LAND CONTAINING 7.7511 ACRES (WITH 0.0454 ACRES IN THE RIGHT OF WAY), BUT SUBJECT TO ALL HIGHWAYS AND EASEMENTS, AS SURVEYED IN OCTOBER 2020 AND DESCRIBED IN NOVEMBER 2020, AS ILLUSTRATED ON A CERTAIN MAP ON FILE IN THE OFFICE OF THE GEAUGA COUNTY ENGINEER, BY TIMOTHY E. STOCKER, P.S. 7245 CRABBS' SURVEYING ORDER 7917. BASIS OF BEARINGS ARE TO AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF LEDGE ROAD, NORTH 02°-23'-49" WEST.

THE INTENT OF THIS DESCRIPTION IS DESCRIBED THE LANDS REMAINING TO R.W. SIDLEY INCORPORATED, AS RECORDED IN DEED VOLUME 2101, PAGE 2060 (PPN 30-095591).

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

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
Susan J. Martin Nov 25 2020
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

20-125



LOT SPLIT FROM PPN 30-095591

ALL THAT CERTAIN LANDS SITUATE LOT 28, 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 R.W. SIDLEY INCORPORATED, AS RECORDED IN DEED VOLUME 2101, PAGE 2060 (PPN 30-095591) (TO BE COMBINED WITH THE LANDS TO R.W. SIDLEY INCORPORATED, DEED VOLUME 2101, PAGE 2060 / PPN 30-075700 & PPN 30-075600) IN THE OFFICE OF THE COUNTY RECORDER, FURTHER DESCRIBED.

BEGINNING AT A $\frac{3}{4}$ " IRON PIPE FOUND TO MARK THE SOUTHWEST CORNER OF LANDS TO ROGER D. & TERESA C. MCKINSTRY, AS RECORDED IN DEED VOLUME 763, PAGE 129 (PPN 30-047200) AND AT THE NORTHWEST CORNER OF LANDS TO R.W. SIDLEY INCORPORATED, AS RECORDED IN DEED VOLUME 2101, PAGE 2060 (PPN 30-075600), SAID POINT BEING LOCATED FROM A $\frac{3}{4}$ " IRON PIPE FOUND WITHIN A MONUMENT BOX ASSEMBLY TO MARK THE CENTERLINE INTERSECTION OF LEDGE ROAD (60 FEET WIDE), WITH THE CENTERLINE OF THOMPSON ROAD (60 FEET WIDE), THENCE; SOUTHEASTERLY, WITH THE CENTERLINE OF LEDGE ROAD, SOUTH $03^{\circ}-31'-41''$ EAST, A DISTANCE OF 1379.72 FEET TO A 1" IRON PIN FOUND WITHIN A MONUMENT BOX ASSEMBLY TO MARK AN ANGLE POINT IN THE CENTERLINE OF LEDGE ROAD, THENCE; SOUTHEASTERLY, WITH THE CENTERLINE OF LEDGE ROAD, SOUTH $03^{\circ}-32'-01''$ EAST, A DISTANCE OF 790.31 FEET TO MARK A POINT AN ANGLE POINT IN THE CENTERLINE OF LEDGE ROAD, THENCE; SOUTHEASTERLY, WITH THE CENTERLINE OF LEDGE ROAD, SOUTH $02^{\circ}-23'-49''$ EAST, A DISTANCE OF 174.80 FEET AND THENCE; SOUTHWESTERLY, WITH THE SOUTH LINE OF SAID ROGER D. & TERESA C. MCKINSTRY (PPN 30-047200), SOUTH $87^{\circ}-22'-40''$ WEST (THRU A $\frac{5}{8}$ " IRON PIN FOUND AT 32.67 FEET) A TOTAL DISTANCE OF 332.91 FEET TO THE POINT AND PLACE OF BEGINNING.

THENCE; THE FOLLOWING (4) COURSES AND DISTANCES: SOUTHEASTERLY, WITH THE WEST LINE OF SAID R.W. SIDLEY INCORPORATED, (PPN 30-075600) AND THE WEST LINE OF LANDS TO R.W. SIDLEY INCORPORATED, AS RECORDED IN DEED VOLUME 2101, PAGE 2060 (PPN 30-075700), SOUTH $02^{\circ}-21'-51''$ EAST, A DISTANCE OF 300.89 FEET TO MARK A POINT AT THE SOUTHWEST CORNER OF SAID, R.W. SIDLEY INCORPORATED, (PPN 30-075700).

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THENCE; SOUTHWESTERLY, WITH THE NEWLY CREATED LINE, SOUTH 87°-22'-40" WEST, A DISTANCE OF 131.91 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT.

THENCE; NORTHWESTERLY, WITH THE NEWLY CREATED LINE, NORTH 02°-23'-43" WEST, A DISTANCE OF 300.89 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT.

THENCE; NORTHEASTERLY, WITH THE NEWLY CREATED LINE, NORTH 87°-22'-40" EAST, A DISTANCE OF 132.08 FEET, TO THE POINT AND PLACE OF BEGINNING, SAID LAND CONTAINING 0.9118 ACRES, BUT SUBJECT TO ALL HIGHWAYS AND EASEMENTS, AS SURVEYED IN OCTOBER 2020 AND DESCRIBED IN NOVEMBER 2020, AS ILLUSTRATED ON A CERTAIN MAP ON FILE IN THE OFFICE OF THE GAUGA COUNTY ENGINEER, BY TIMOTHY E. STOCKER, P.S. 7245 CRABBS' SURVEYING ORDER 7917. BASIS OF BEARINGS ARE TO AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF LEDGE ROAD, NORTH 02°-23'-49" WEST.

THE INTENT OF THIS DESCRIPTION IS TO SPLIT 0.9118 ACRES FROM LANDS TAKEN FROM R. W. SIDLEY INCORPORATED, AS RECORDED IN DEED VOLUME 2101, PAGE 2060 (PPN 30-095591).

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

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
Susan J. Martin Nov 25 2020
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TAX MAP DEPT.

