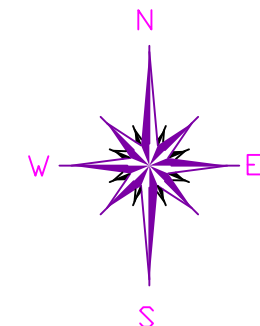


RESURVEY OF LANDS

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 RESURVEY OF THE LANDS TO ALMA KLINGINSMITH, AS RECORDED IN DEED VOLUME 1907, PAGE 247, (PPN 30-038600) IN THE OFFICE OF THE COUNTY RECORDER.



BASIS OF BEARINGS ARE TO AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF SIDLEY ROAD NORTH 01°-07'-07" WEST

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 K.B. JONES, FOR KLINGINSMITH, DATED DEC 2004
- OCCUPATION AGREES WITH TITLE LINES AS PREVIOUSLY MONUMENTED EXCEPT AS SHOWN ON THIS PLAT

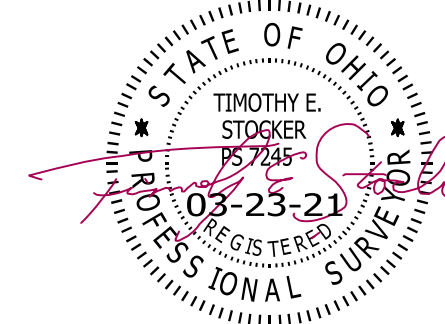
THIS SURVEY WAS PERFORMED TO AN ACCURACY AS SET FORTH IN THE 2003 OHIO ADMINISTRATIVE CODE 4733-37.



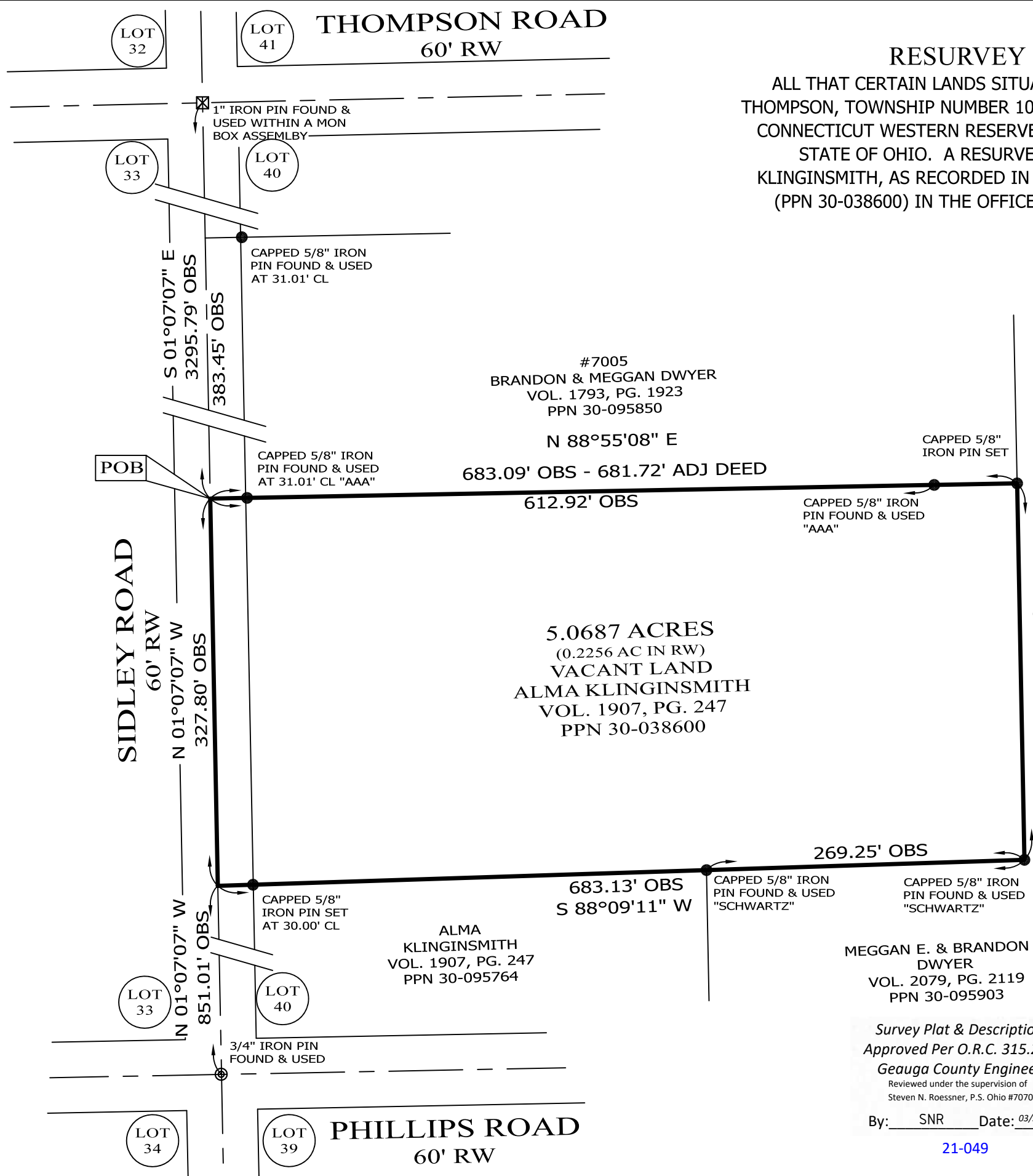
SCALE: 1" = 100'

SURVEY: MARCH 16, 2021

MAP: MARCH 23, 2021



TIMOTHY E. STOCKER, P.S. 7245



Survey Plat & Description
Approved Per O.R.C. 315.251
Geauga County Engineer
Reviewed under the supervision of
Steven N. Roessner, P.S. Ohio #7070
By: SNR Date: 03/24/2021
21-049

PREPARED FOR: ALMA KLINGINSMITH	PROJECT NAME: RESURVEY OF LANDS	PROJECT ADDRESS: VL SIDLEY ROAD THOMPSON, OHIO
	PROJECT LOCATION: GEAUGA COUNTY, OHIO	JOB NUMBER: 8112
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

VACANT LAND – 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 RESURVEY OF THE LANDS TO ALMA KLINGINSMITH, AS RECORDED IN DEED VOLUME 1907, PAGE 247, (PPN 30-038600) IN THE OFFICE OF THE COUNTY RECORDER, FURTHER DESCRIBED.

BEGINNING AT A POINT TO MARK THE CENTERLINE OF SIDLEY ROAD, (60 FEET WIDE), IN THE LINE COMMON TO LOTS 33 & 40, AND AT THE SOUTHWEST CORNER OF LANDS TO BRANDON & MEGGAN DWYER, AS RECORDED IN DEED VOLUME 1793, PAGE 1923, (PPN 30-095850), SAID POINT BEING LOCATED FROM A 1" IRON PIN FOUND WITHIN A MONUMENT BOX ASSEMBLY TO MARK THE CENTERLINE INTERSECTION OF SIDLEY ROAD, WITH THE CENTERLINE OF THOMPSON ROAD, (60 FEET WIDE), AND AT THE CORNER COMMON TO LOTS 32, 33, 40 & 41, THENCE; SOUTHEASTERLY, WITH THE CENTERLINE OF SIDLEY ROAD, SOUTH 01°-07'-07" EAST, A DISTANCE OF 3295.79 FEET TO THE POINT AND PLACE OF BEGINNING.

THENCE; THE FOLLOWING (4) COURSES AND DISTANCES: NORTHEASTERLY, WITH THE SOUTH LINE OF SAID BRANDON & MEGGAN DWYER, NORTH 88°-55'-08" EAST, (THRU A CAPPED 5/8" IRON PIN FOUND "AAA" AT 31.01 FEET, AND THRU A CAPPED 5/8" IRON PIN FOUND "AAA", AT 612.92 FEET), A TOTAL DISTANCE OF 683.09 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT AT THE SOUTHEAST CORNER OF SAID BRANDON & MEGGAN DWYER, (PPN 30-095850), AND IN THE WEST LINE OF LANDS TO MEGGAN E. & BRANDON J. DWYER, AS RECORDED IN DEED VOLUME 2079, PAGE 2119, (PPN 30-095903).

THENCE; SOUTHEASTERLY, WITH THE WEST LINE OF SAID MEGGAN E. & BRANDON J. DWYER, (PPN 30-095903), SOUTH 01°-06'-54" EAST, A DISTANCE OF 318.67 FEET TO A CAPPED 5/8" IRON PIN FOUND "SCHWARTZ", TO MARK AN INTERIOR CORNER OF SAID MEGGAN E. & BRANDON J. DWYER, (PPN 30-095903).

SAVED AS 8112-LEGAL.doc



Crabbs' Surveying Service, Inc.
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Painesville, OH 44077

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

THENCE; SOUTHWESTERLY, WITH THE NORTH LINE OF SAID MEGGAN E. & BRANDON J. DWYER, (PPN 30-095903), AND WITH THE NORTH LINE OF LANDS TO ALMA KLINGINSMITH, AS RECORDED IN DEED VOLUME 1907, PAGE 247, (PPN 30-095764), SOUTH 88°-09'-11" WEST, (THRU A CAPPED 5/8" IRON PIN FOUND "SCHWARTZ", AT 269.25 FEET, AND THRU A CAPPED 5/8" IRON PIN SET AT 30.00 FEET), A TOTAL DISTANCE OF 683.13 FEET TO MARK A POINT IN THE CENTERLINE OF SIDLEY ROAD, AND IN THE LINE COMMON TO LOTS 33 & 40.

THENCE; NORTHWESTERLY, WITH THE CENTERLINE OF SIDLEY ROAD, AND WITH THE LINE COMMON TO LOTS 33 & 40, NORTH 01°-07'-07" WEST, A DISTANCE OF 327.80 FEET TO THE POINT AND PLACE OF BEGINNING, SAID LAND CONTAINING 5.0687 ACRES, (WITH 0.2256 ACRES IN THE RIGHT OF WAY), BUT SUBJECT TO ALL HIGHWAYS AND EASEMENTS, AS SURVEYED AND DESCRIBED IN MARCH 2021, 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 8112. BASIS OF BEARINGS ARE TO AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF SIDLEY ROAD, NORTH 01°-07'-07" WEST.

THE INTENT OF THIS DESCRIPTION IS TO DESCRIBE THE LANDS TO ALMA KLINGINSMITH, AS RECORDED IN DEED VOLUME 1907, PAGE 247, (PPN 30-038600).

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

Survey Plat & Description
Approved Per O.R.C. 315.251
Geauga County Engineer
Reviewed under the supervision of
Steven N. Roessner, P.S. Ohio #7070
By: SNR Date: 03/24/2021
21-049

