

SITUATED IN THE TOWNSHIP OF THOMPSON, COUNTY OF GEauga, STATE OF OHIO, KNOWN AS BEING PART OF LOT 8, A LOT SPLIT FROM THE LANDS TO GARY L. BATES & MICHELLE NUGENT BATES, AS RECORDED IN DEED VOLUME 1730, PAGE 2908, (PPN 30-095638), AND BEING COMBINED WITH THE LANDS TO GARY L. BATES & MICHELLE NUGENT BATES, AS RECORDED IN DEED VOLUME 1730, PAGE 2908, (PPN 30-095830)

BASIS OF BEARINGS:
CENTERLINE OF CLAY STREET, 60 FEET WIDE BEING N 03° 27' 15" E USED TO DESCRIBE ANGLES ONLY.

SURVEY REFERENCE:

1. DEEDS OF RECORD
2. SURVEY BY M.A. FERGUSON, FOR BATES & NUGENT BATES, DATED FEB 2002, JOB 004-01-02
3. SURVEY BY O'HARA LANDS SURVEYING, FOR YOUNG, DATED JAN 2019, JOB 2236



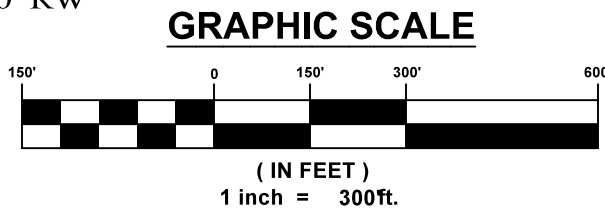
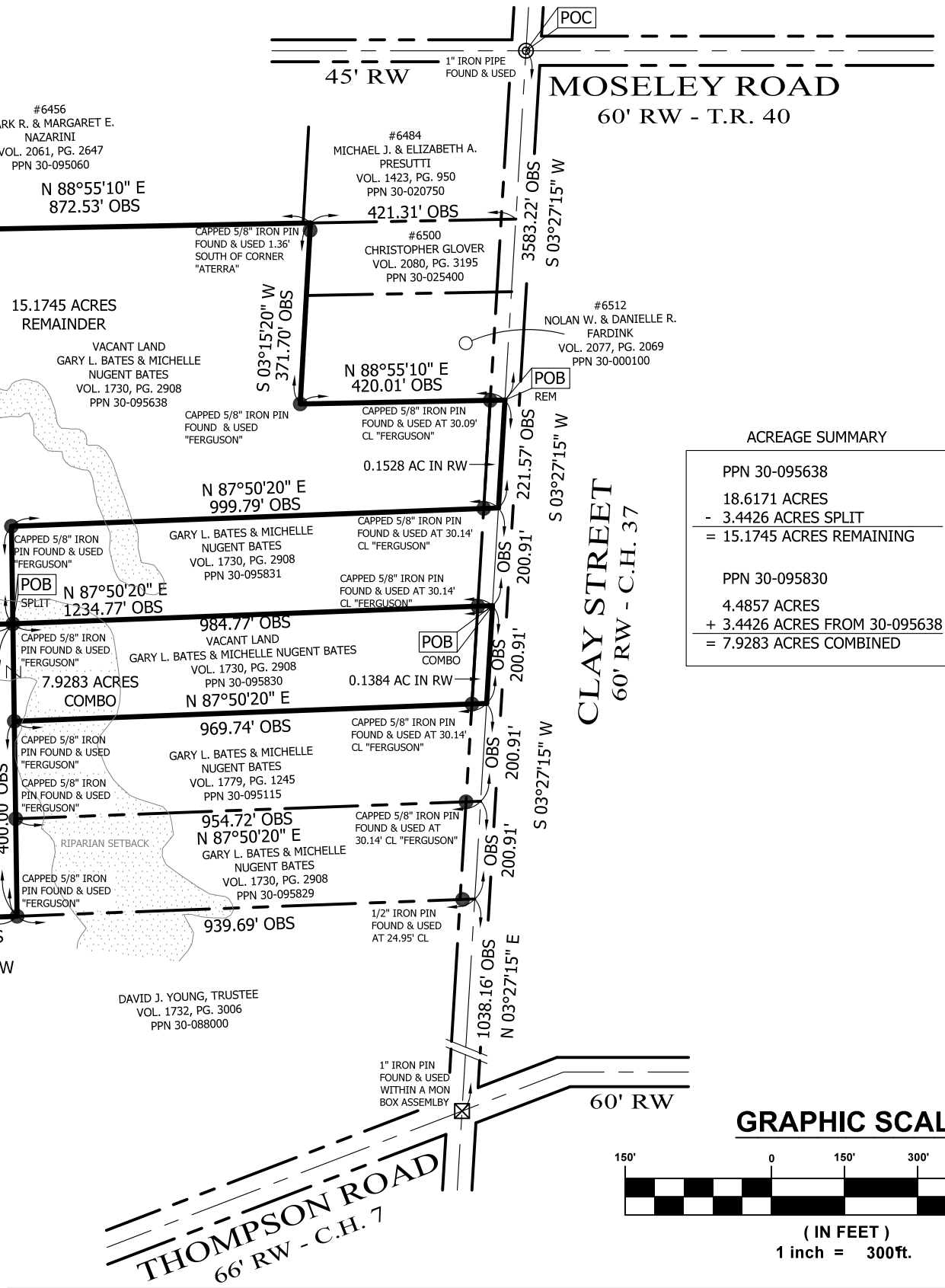
ACREAGE SUMMARY	
PPN 30-095638	18.6171 ACRES
-	3.4426 ACRES SPLIT
	= 15.1745 ACRES REMAINING
PPN 30-095830	4.4857 ACRES
+	3.4426 ACRES FROM 30-095638
	= 7.9283 ACRES COMBINED

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: 06/07/2021
21-089



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: 05-23-21



- 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

BABCOCK LAND SURVEYORS SURVEYORS & LAND PLANNERS 6914 BRAKEMAN ROAD PAINESVILLE OHIO 44077 440-487-5095 babcocklandsurveyors@yahoo.com	DATE	05-23-21	BOUNDARY SURVEY, LOT SPLIT, COMBINATION PPN 30-095830 & PPN 30-095638 VACANT LAND CLAY STREET THOMPSON TWP. - GEauga COUNTY - OHIO	SCALE	1"=300'
	DESIGN BY	WSO		JOB NO	21-30
	DRAWN BY	SH		SHEET	1
	APPROVED BY	WB		OF	1
	CREW CHIEF	RB			

Babcock Land Surveyors, Inc.

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

May 5, 2021

**Split out of Permanent Parcel Number 30-095638 to be consolidated with
Permanent Parcel Number 30-095830, Thompson Township, Geauga County,
Ohio**

Situated in the Township of Thompson, County of Geauga, and State of Ohio, and known as being part of Lot 8, and is further bounded and described as follows.

Commencing at a 1" iron pipe, in monument box, at the centerline of the intersection of Moseley Road, TR 49, (width varies), and the centerline of Clay Street, CH 37, (60 feet wide).

Thence South 03°27'15" West, along the centerline of said Clay Street, to the southeast corner of a parcel of land conveyed to Gary L. Bates and Michelle Nugent Bates, by Volume 1730, Page 2908, as recorded in Geauga County Deed Record, Permanent Parcel Number 30-095831, a distance of 4,005.70 feet, to a point, said point being the Place of Beginning.

Course I: Thence South 03°27'15" West, continuing along the centerline of said Clay Street, to the northeast corner of a parcel of land conveyed to Gary L. Bates and Michelle Nugent Bates, by Volume 1779, Page 1245, as recorded in Geauga County Deed Record, Permanent Parcel Number 30-095115, a distance of 200.91 feet, to a point.

Course II: Thence South 87°50'20" West, along a northerly line of said Permanent Parcel Number 30-095115, passing through a capped 5/8" iron pin found, (Ferguson), at a distance of 30.14 feet, a total distance of 969.74 feet, to a capped 5/8" iron pin found, (Ferguson), said iron pin found being the northwest corner of said Bates, Permanent Parcel Number 30-095115.

Course III: Thence South 00°50'00" East, along a westerly line of said Permanent Parcel Number 30-095115 and a westerly line of land conveyed to Gary L. Bates and Michelle Nugent Bates, by Volume 1730, Page 2908, as recorded in Geauga County Deed Record, Permanent Parcel Number 30-095829, to a northerly line of a parcel of land conveyed to David J. Young, Trustee, by Volume 1732, Page 3006, as recorded in Geauga County Deed Record, Permanent Parcel Number 30-088000, a distance of 400.00 feet, to a capped 5/8" iron pin found, (Ferguson).

Course IV: Thence South 87°50'20" West, along a northerly line of said Young, Trustee, to the common line of Lots 5 and 8, a distance of 250.00 feet, to a ½" iron pin found.

Course V: Thence North 00°50'00" West, along said common line of Lots 5 and 8, and also being an easterly line of said Young, Trustee, through the southeast corner of and continuing along the easterly line of a parcel of land conveyed to Lawrence W. Miller, by Volume 2023, Page 2642, as recorded in Geauga County Deed Records, Permanent Parcel Number 30-002300, a distance of 600.00 feet, to a capped 5/8" iron pin set, (Babcock #6528).

Course VI: Thence North 87°50'20" East, along a southerly line of said Bates, Permanent Parcel Number 30-095831, and its westerly projection and passing through a capped 5/8" iron pin(s) found, (Ferguson), at 250.00 feet and 1,204.63 feet, a total distance of 1,234.77 feet, to a point on the centerline of said Clay Street, to the northeast corner of the parcel herein described, said point being the place of beginning, and containing 7.9283 total acres of land, 0.1384 acres within the right of way of Clay Street, 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 May of 2021.

Bearings are based upon the centerline of Clay Street, (60 feet wide), being North 03°27'15" West, and are used to describe angles only.

The intent of this description is to describe a 3.4426 Acre Split, out of PPN: 30-095638, to be combined with PPN: 30-095830

Previous Deed(s): Volume 1730, Page 2908, (PPN: 30-095638), Volume 1730, Page 2908, (PPN: 30-095830).

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



William C. Babcock, P.S. #6528

June 4, 2021

Date



Survey Plat & Description
Approved Per O.R.C. 315.251

Gauga County Engineer

Reviewed under the supervision of
Steven N. Roessner, P.S. Ohio #7070

By: SNR Date: 06/07/2021

21-089

Babcock Land Surveyors, Inc.

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

May 5, 2021

Remainder of Permanent Parcel Number 30-095638, Thompson Township, Geauga County, Ohio

Situated in the Township of Thompson, County of Geauga, and State of Ohio, and known as being part of Lot 8, and is further bounded and described as follows.

Commencing at a 1" iron pipe, in monument box, at the centerline of the intersection of Moseley Road, TR 49, (width varies), and the centerline of Clay Street, CH 37, (60 feet wide).

Thence South 03°27'15" West, along the centerline of said Clay Street, to the southeast corner of a parcel of land conveyed to Nolan W. and Danielle R. Fardink, by Volume 2077, Page 2069, as recorded in Geauga County Deed Record, Permanent Parcel Number 30-000100, a distance of 3,583.22 feet, to a point, said point being the Place of Beginning.

Course I: Thence South 03°27'15" West, continuing along the centerline of said Clay Street, to the northeast corner of a parcel of land conveyed to Gary L. Bates and Michelle Nugent Bates, by Volume 1730, Page 2908, as recorded in Geauga County Deed Record, Permanent Parcel Number 30-095831, a distance of 221.57 feet, to a point.

Course II: Thence South 87°50'20" West, along a northerly line of said Permanent Parcel Number 30-095831, passing through a capped 5/8" iron pin found, (Ferguson), at a distance of 30.14 feet on the westerly right of way of said Clay Street, a total distance of 999.79 feet, to a capped 5/8" iron pin found, (Ferguson), at the northwest corner of said Bates, Permanent Parcel Number 30-095831.

Course III: Thence South 00°50'00" East, along a westerly line of said Permanent Parcel Number 30-095831, a distance of 200.00 feet, to a capped 5/8" iron pin found, (Ferguson), at the northwest corner of a parcel of land conveyed to Gary L. Bates and Michelle Nugent Bates, by Volume 1730, Page 2908, as recorded in Geauga County Deed Record, Permanent Parcel Number 30-09530.

Course IV: Thence South 87°50'20" West, along the westerly projection of a northerly line of said Permanent Parcel Number 30-095830, a distance of 250.00 feet, to a capped 5/8" iron pin set, (Babcock, P.S. #6528), on the common line of Lot 5 and 8, also being an easterly line of a

parcel of land conveyed to Lawrence W. Miller, Trustee, by Volume 2023, Page 2642, as recorded in Geauga County Deed Record, Permanent Parcel Number 30-002300.

Course V: Thence North 00°50'00" West, along the common line of Lots 5 and 8, also being the easterly line of said Miller, Trustee, to the southwest corner of a parcel of land conveyed to Mark R. and Margaret E. Nazarini, by Volume 2061, Page 2647, as recorded in Geauga County Deed Record, Permanent Parcel Number 30-095060, a distance of 815.09 feet, referenced by a 5/8" iron pin found.

Course VI: Thence North 88°55'10" East, along a southerly line of said Permanent Parcel Number 30-095060 passing through the southwest corner of a parcel of land conveyed to Michael J. and Elizabeth A. Presutti, by Volume 1423, Page 950, as recorded in Geauga County Deed Record, Permanent Parcel Number 30-020750, and to the northwest corner of a parcel of land conveyed to Christopher Glover, by Volume 2080, Page 3195, as recorded in Geauga County Deed Record, Permanent Parcel Number 30-025400, a total distance of 872.53 feet, referenced by a 5/8" capped iron pin found, (Aterra), being 1.36 feet, (South of corner).

Course VII: Thence South 03°15'20" West, along a westerly line of said Permanent Parcel Number 30-025400 and through the north westerly corner of a parcel of land conveyed to Nolan W. and Danielle R. Fardink, by Volume 2077, Page 2069, as recorded in Geauga County Deed Record, Permanent Parcel Number 30-000100, to the southwest corner of said Fardink, a distance of 371.70 feet, to a capped 5/8" iron pin found, (Ferguson).

Course VIII: Thence North 88°55'10" East, along the southerly line of said Fardink, passing through a capped 5/8" iron pin found, (Ferguson), at a distance of 389.92 feet, a total distance of 420.01 feet, to a point along the centerline of said Clay Street, to the northeast corner of the parcel herein described, said point being the place of beginning, and containing 15.1745 total acres of land, 0.1528 acres within the right of way of Clay Street, 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 May of 2021.

Bearings are based upon the centerline of Clay Street, (60 feet wide), being North 03°27'15" West, and are used to describe angles only.

The intent of this description is to describe the remaining acreage of Permanent Parcel Number 30-095368, after a 3.4426 Acre Split and consolidation with Permanent Parcel Number 30-095830.

Previous Deed: Volume 1730, Page 2908 (PPN: 30-095638).

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

William C. Babcock

William C. Babcock, P.S. #6528



June 4, 2021

Date

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: 06/07/2021

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