

NOTES: BEARINGS ARE BASED UPON THE CENTERLINE OF SUMNER ROAD (60') BEING NORTH 00°12'00" WEST, AND ARE USED TO DESCRIBE ANGLES ONLY.

ALL IRON PINS SET ARE 5/8" X 30" REBAR, CAPPED BABCOCK #6528

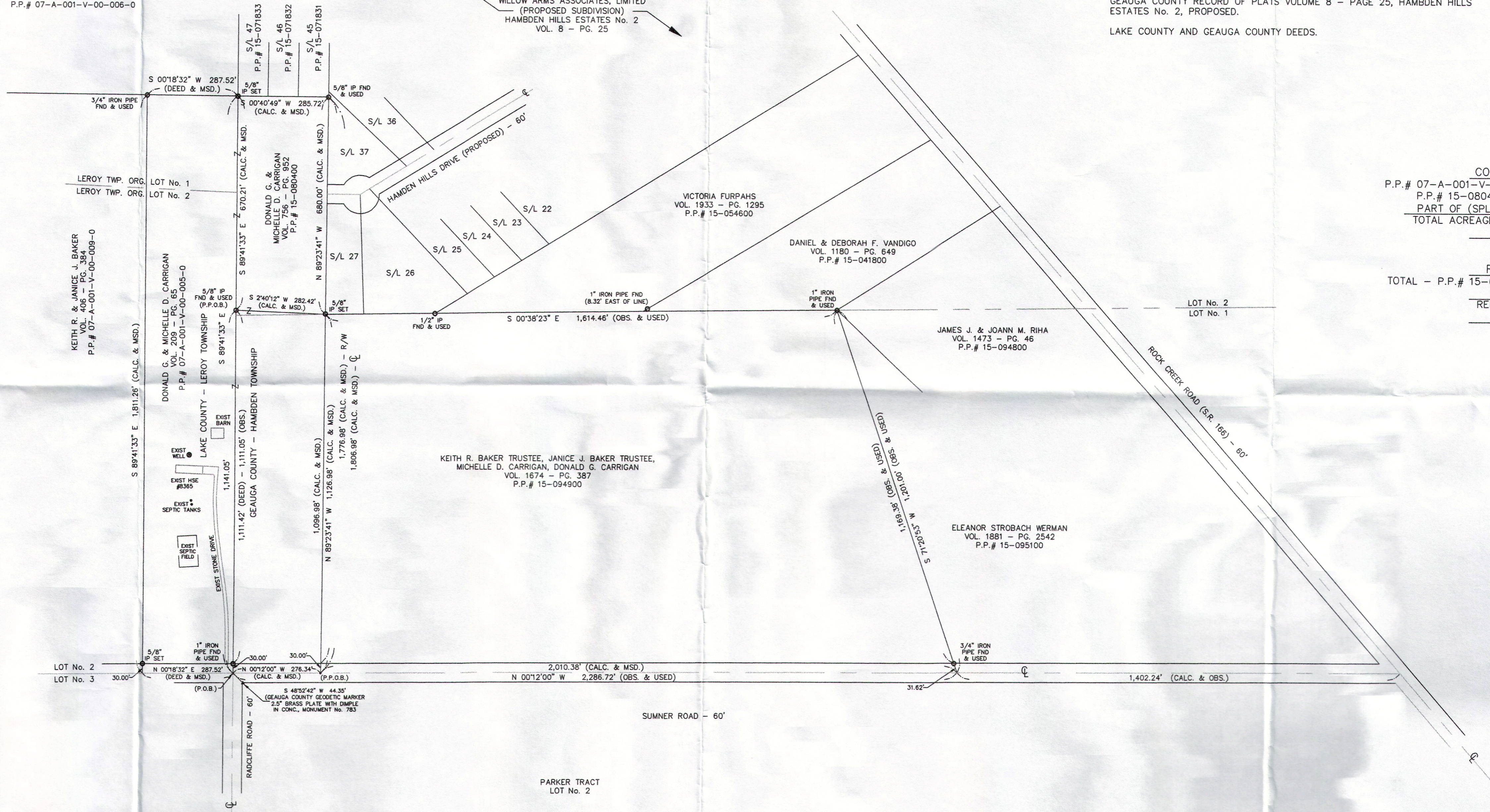
SURVEY REFERENCE: LEGAL DESCRIPTION AS RECORDED IN VOLUME 1881 - PAGE 2542 OF GEAGA COUNTY RECORD OF DEEDS, PREPARED BY J. ARTHUR TEMPLE, PS, AND USED FOR BASIS OF BEARINGS.

GEAGA COUNTY RECORD OF PLATS VOLUME B - PAGE 25, HAMBEN HILLS ESTATES No. 2, PROPOSED.

LAKE COUNTY AND GEAGA COUNTY DEEDS.

WILLOW ARMS ASSOCIATES, LIMITED
VOL. 875 - PG. 495
P.P.# 07-A-001-V-00-006-0

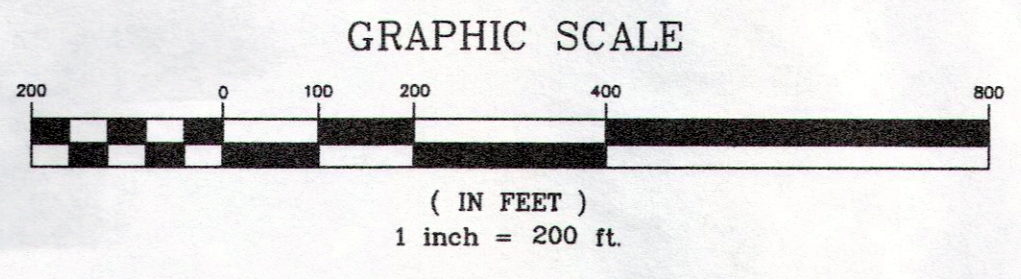
WILLOW ARMS ASSOCIATES, LIMITED
(PROPOSED SUBDIVISION)
HAMBEN HILLS ESTATES No. 2
VOL. B - PG. 25



CONSOLIDATION (CALC.):
P.P.# 07-A-001-V-00-005-0, LAKE COUNTY = 11.955 Ac.
P.P.# 15-080400, GEAGA COUNTY + 4.401 Ac.
PART OF (SPLIT) P.P.# 15-094900 + 7.270 Ac.
TOTAL ACREAGE OF CONSOLIDATION = 23.626 Ac.
R/W = 0.388 Ac.
NET = 23.238 Ac.

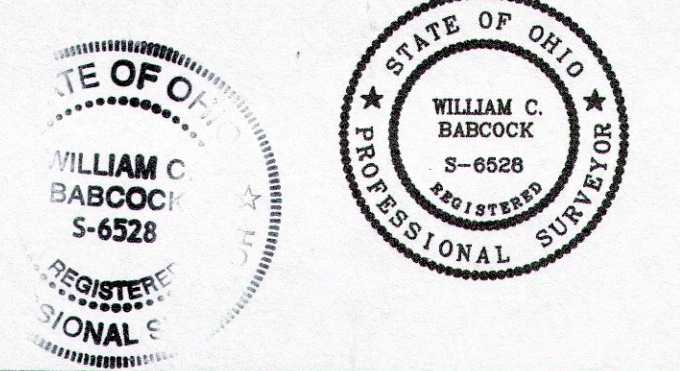
REMAINDER (CALC.):
TOTAL - P.P.# 15-094900, GEAGA COUNTY = 54.439 Ac.
SPLIT - 7.270 Ac.
REMAINDER = 47.169 Ac.
R/W - 1.381 Ac.
NET = 45.788 Ac.

EXISTING UTILITIES NOTE:
THE SIZE AND LOCATION, BOTH HORIZONTAL AND VERTICAL OF THE UNDERGROUND UTILITIES SHOWN HEREON, HAVE BEEN OBTAINED BY A SEARCH OF AVAILABLE RECORDS. VERIFICATION BY FIELD OBSERVATION HAS BEEN CONDUCTED WHERE PRACTICAL, HOWEVER, BABCOCK LAND SURVEYORS DOES NOT GUARANTEE THE COMPLETENESS NOR ACCURACY THEREOF.



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, P.S. #6528 DATE: 9/19/13



REV. NO.	DESCRIPTION	DATE	BY	CHK'D
1	AS PER LAKE & GEAGA COUNTIES	9/19/13	B.P.	W.B.

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

DATE: 9/16/13
DESIGN BY: W.B.
DRAWN BY: B.P.
APPROVED BY: W.B.
CREW CHIEF: R.B.

PLAT OF SURVEY, SPLIT, CONSOLIDATION, & REMAINDER FOR DONALD G. & MICHELLE D. CARRIGAN ORIGINAL LEROY LOTS 1 & 2, LAKE COUNTY & PARKER TRACT LOTS 1 & 2 GEAGA COUNTY 8365 SUMNER ROAD LEROY TWP., LAKE COUNTY & HAMBEN TWP., GEAGA COUNTY STATE OF OHIO

SCALE: 1"=200'

JOB No. 13-36

SHEET 1 OF 1