SHEET / OF

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100ft.

P.P. No. 07-A-003-E-00-014-0
12998 RADCLIFFE RD
DOC.# 201210031 91
RAYL BRIAN E

N 0° 25' 20" W 675.73' CALC. & USED
675.70' DEED

S 0° 25' 00" E DEED
S 0° 25' 21" E OBS. 2490.65' DEED & MSD.
N 0° 25' 21" W 1129.54' CALC. & MSD.

P.P. No. 07-A-003-0-00-001-0
VOL. 0615 PG. 0569
LAKE METRO PARKS

"CAPPED" 5/8" I. PIN SET "BABCOCK 6528"

1" I. PIPE FD. & USED

S 0° 25' 21" E 664.31 DEED 665.72' CALC. & MSD.

1" I. PIPE FD. & USED

P.P. No. 07-A-003-E-00-022-0
8383 CALLOW RD
VOL. 0810 PG. 1116
ALDEN ROBERT W JR & MARGARET S

P.P. No. 07-A-003-E-00-030-0
8280 CALLOW RD
DOC. 200606R044672
SEARS LISA M

P.P. No. 07-A-003-E-00-011-0
8260 CALLOW RD
VOL. 0533 PG. 0583
BROWN CARL W JR & JANICE M

P.P. No. 07-A-003-E-00-027-0
8250 CALLOW RD
VOL 0548 PG. 0009
BADER TIMOTHY J & SALLY J

N 88° 43' 00" W 776.16' CALC. & MSD.
776.40' DEED

PARCEL 1
P.P. No. 07-A-003-E-00-010-0
DOC.# 2009R005354
COLLINS DIANTHA J

N 89° 36' 44" E 784.31' CALC. & MSD.
784.45' DEED

P.P. No. 07-A-003-E-00-009-0
8070 CALLOW RD
DOC.# 2009R026802
COLLINS DIANTHA J

S 89° 42' 52" W 789.28' DEED 789.25' OBS.

RADCLIFFE RD. 60'

½" I. PIN FD. & USED IN MONUMENT BOX

N 0° 00' 00" E 1563.23' DEED & MSD.

LOT 13
LOT 12

⅝" I. PIN FD 0.28' S.

150.00'
27.83'

CALLOW ROAD 60'

"CAPPED" 5/8" I. PIN SET "BABCOCK 6528"

N 0° 00' 00" E 300.00'
150.00' 150.00'

BARN
105.3'
48.0'
EX. HSE
195.1'

SPLIT "A"

PARCEL 2

N 88° 43' 00" W 465.72'
N 88° 43' 00" W 465.72'
S 88° 43' 00" E 465.72'
287.2'

①

"CAPPED" 5/8" I. PIN SET "BABCOCK 6528"

150.00' 150.00' 150.00' 250.00'

S 0° 00' 00" E 1152.20'

"CAPPED" 5/8" I. PIN SET "BABCOCK 6528"

N 0° 00' 00" E 200.00'
150.00'

50.00'

SPLIT "B"

PARCEL 3

②

266.3'
72.4'
BARN
EX. HSE
74.6'
69.3'
134.5'

N 88° 43' 00" W 465.72'
N 88° 43' 00" W 465.72'
S 88° 43' 00" E 465.72'

"CAPPED" 5/8" I. PIN SET "BABCOCK 6528"

150.00' 252.20'

664.33' DEED & MSD.

RR SPIKE FD. & USED

LOT 13
LOT 12
25.25'

50.00'

N 0° 00' 00" W 1816.53' OBS.
1818.20' DEED

MARSHALL TWP.
GEAUGA COUNTY

LEROY TWP.
LAKE COUNTY

ACREAGES

PARCEL 1 TOTAL ACRES	17.225
SPLIT "A"	-1.603
SPLIT "B"	- 0.534
REMAINDER	15.088
IN RIGHT OF WAY	-0.448
NET	14.640

PARCEL 2	1.603	SPLIT "A"	1.603
SPLIT "A"	+1.603	IN RIGHT OF WAY	-0.103
NEW TOTAL	3.206	NET	1.500
PARCEL 3	1.603	SPLIT "B"	0.534
SPLIT "B"	+0.534	IN RIGHT OF WAY	-0.034
NEW TOTAL	2.137	NET	0.500

① P.P. No. 07-A-003-E-00-029-0
8190 CALLOW RD
VOL. 0008 PG. 1081
BACHNA PAUL R & COLLEEN J

② P.P. No. 07-A-003-E-00-032-0
8140 CALLOW RD
DOC.# 201 4R017202
ORTIZ DAVID E & SANDRA D

RAILROAD SPIKE
I. PIPE FOUND
I. PIN SET
I. PIN FOUND

ALL PINS SET ARE 5/8" x 30" REBAR CAPPED "BABCOCK 6528".

SURVEY REFERENCE:
1. LAKE COUNTY DEEDS
2. BABCOCK–JONES, COLLINS SURVEY 03/92
3. SCHWARTZ LAND SURVEYING, MILLER SURVEY 7/15
4. WILLIAM R. GRAY, RADCLIFFE SURVEY 4/40
5. SCHADE SURVEYING CO., JENNINGS SURVEY 7/08

SITUATED IN THE TOWNSHIP OF LEROY, COUNTY OF LAKE AND THE STATE OF OHIO AND KNOW AS BEING PART OF ORIGINAL LOT NO. 13

BASIS OF BEARINGS:
CENTERLINE OF CALLOW ROAD, 60 FEET WIDE BEING N 00° 00' 00" E USED TO DESCRIBE ANGLES ONLY.

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: 5/4/2016

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.

STATE OF OHIO — WILLIAM C. BABCOCK — S-6528 — REGISTERED — PROFESSIONAL SURVEYOR

REV NO.	DESCRIPTION	DATE	BY	CHK'D

BOUNDARY SURVEY / LOT CONSOLIDATION
P.P. No. 07-A-003-E-00-010-0, 07-A-003-E-00-029-0,
07-A-003-E-00-032-0
LEROY TWP. - LAKE COUNTY - OHIO

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

DATE	04-29-16
DESIGN BY	WSO
DRAWN BY	WSO
APPROVED BY	WB
CREW CHIEF	RB

DIANTHA COLLINS
8070 CALLOW RD.
LEROY TWP. BEING PART OF ORIGINAL LOT 13
OHIO 44077

SCALE	1" = 100'
JOB NO	16-13
SHEET	1 OF 1