

POLARIS ENGINEERING and SURVEYING, INC. 34600 CHARDON ROAD - SUITE D WILLOUGHBY HILLS, OHIO 44094 (440) 944-4433 (440) 944-3722 (Fax) www.polaris-es.com

Plat of Lot Split

of Land Conveyed to Thistlecreek Development, LLC, By Deed Vol. 2082, Pg. 512, P.P.N. 10-108160 Part of Lot 140 of Tract 3 of Original Chardon Township 9 North, Range VIII West within the Connecticut Western Reserve City of Chardon - County of Geauga - State of Ohio Feb. 26, 2020 Scale 1" = 50'

SURVEY REFERENCES:

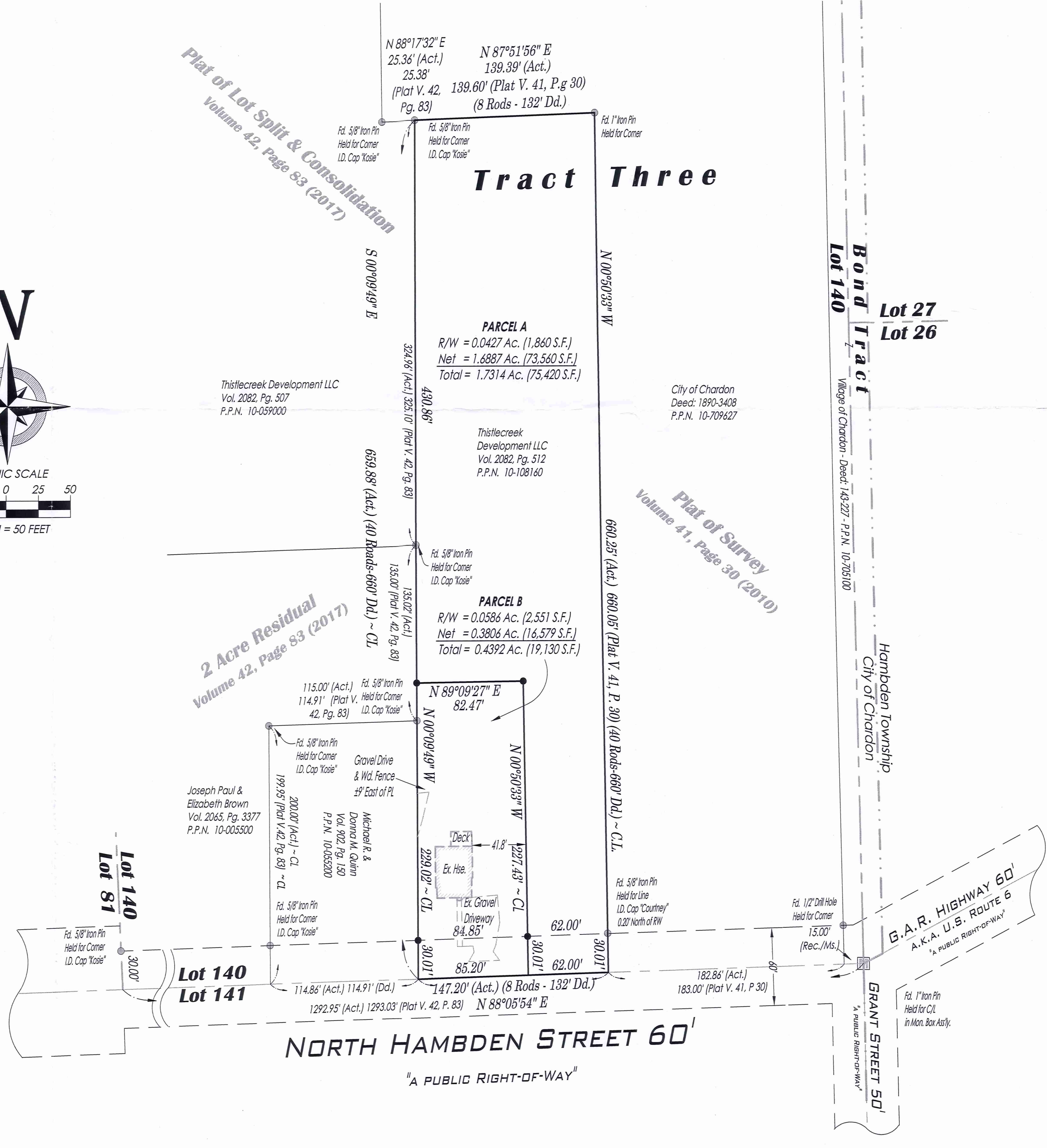
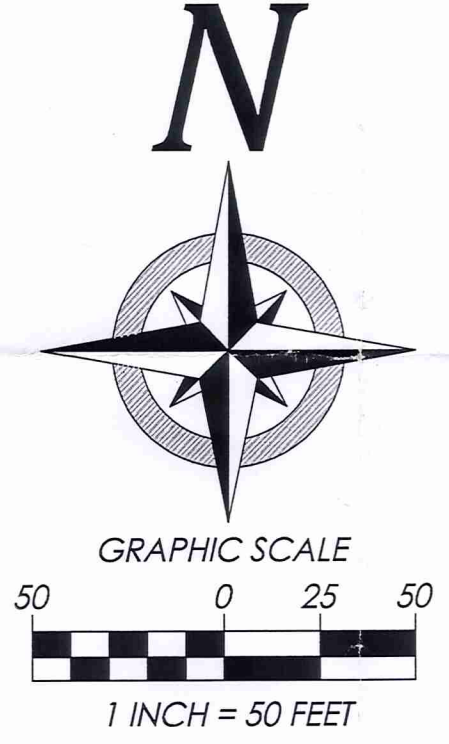
GEAUGA COUNTY TAX MAPS
GEAUGA COUNTY RECORD DEEDS - SEE SURVEY
GEAUGA COUNTY RECORD PLATS - SEE SURVEY
GEAUGA COUNTY ROAD RECORDS - SEE SURVEY
SURVEYS PERFORMED BY R.L. KOSIE - SEE SURVEY

SURVEY ABBREVIATIONS:

- (A.F.N.) = AUTOMATIC FILE NUMBER
(ACT.) = ACTUAL DISTANCE
(CALC.) = CALCULATED DISTANCE
(CL) = CENTERLINE
(C.S.R.) = CITY SURVEY RECORDS
(Dd.) = DEED DISTANCE
(D.R.) = DEED RECORD
(DOC.) = DOCUMENT NUMBER
(ENC.R.) = ENCROACHMENT
(FD.) = FOUND
(INST.) = INSTRUMENT NUMBER
(Ms.) = MEASURED DISTANCE
(MON.BOX) = MONUMENT BOX ASS'LY
(OBS.) = OBSERVED DISTANCE
(O.L.) = ORIGINAL LOT LINE
(O.R.) = OFFICIAL RECORD
(P.L.) = PROPERTY LINE
(P.P.N.) = PERMANENT PARCEL NUMBER
(P.C.) = POINT OF CURVATURE
(P.T.) = POINT OF TANGENCY
(POB) = PLACE OF BEGINNING
(PPOB) = PRINCIPAL PLACE OF BEGINNING
(REC.) = RECORD DISTANCE
(R.P.) = RECORDED PLAT
(RW) = RIGHT-OF-WAY
(TRN.) = TURNED ANGLE
(S/L) = SUBLT

SURVEY LEGEND:

- MON. BOX ASSEMBLY FOUND - REFER TO SURVEY
- STONE FOUND - REFER TO SURVEY
- IRON PIPE FOUND - REFER TO SURVEY
- IRON PIN FOUND - REFER TO SURVEY



OWNER ACCEPTANCE:

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN HEREON, DO HEREBY ACCEPT THIS PLAT AND LOT SPLIT OF THE SAME.

RICHARD SOMMERS - MANAGING MEMBER OF THISTLECREEK DEVELOPMENT, LLC

NOTARY PUBLIC:

STATE OF)
COUNTY OF)

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED OWNER WHO ACKNOWLEDGE THAT HE/SHE DID SIGN THE FOREGOING INSTRUMENT AND THAT IT WAS THEIR OWN FREE ACT AND DEED. IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL

AT _____, OHIO
THIS _____ DAY OF _____, 20__.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

MUNICIPAL APPROVAL:

THIS LOT SPLIT IS RECOMMENDED BY THE MUNICIPAL ENGINEER FOR APPROVAL BY THE PLANNING COMMISSION OF THE CITY OF CHARDON THIS _____ DAY OF _____, 20__.

DOUGLAS COURTNEY, P.E., MUNICIPAL ENGINEER

PLANNING COMMISSION APPROVAL:

THIS LOT SPLIT HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF CHARDON OHIO BY ANNOUNCEMENT OF DECISION ADOPTED ON THE _____ DAY OF _____, 20__.

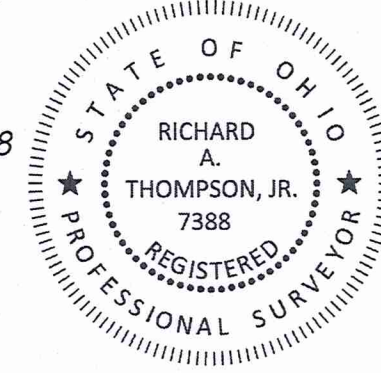
ANDREW BLACKLEY, CHAIRMAN

SECRETARY

BOUNDARY CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. THE DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF. ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IRON MONUMENTS OR PINS AS INDICATED WERE FOUND OR SET AS SHOWN HEREON. THE TERM CERTIFY AS USED IN THIS STATEMENT IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THE SURVEYOR WHICH IS FORMULATED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF. AND AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS REVEALED BY AN EXAMINATION OF THE SAME. ALL DIMENSIONS ARE BASED ON THE U.S. SURVEY FOOT DEFINITION. BEARINGS REFER TO THE OHIO STATE COORDINATE SYSTEM OF 1983 (NORTH ZONE) WITH THE 1986 ADJUSTMENT. ALL IRON PINS SET ARE 5/8 INCH DIAMETER BY 30-INCH-LONG REBAR WITH IDENTIFICATION CAP AS SHOWN HEREON (●).

Richard A. Thompson Jr.
RICHARD A. THOMPSON, JR.
OHIO PROFESSIONAL SURVEYOR #7388
DATE: 02/26/20



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

GEGAUGA COUNTY ENGINEER
TAX MAP DEPT.

DATE: 2/26/20
SCALE: HOR. 1"=50'
VERT. 1"=00'
FOLDER: Survey
FILENAME: Lot Split
TAB: 01 - Plat

CONTRACT No.
18222
SHEET 01 OF 01

CHC 00152

THISTLECREEK DEVELOPMENT

20-07

PLUGDUP:

POLARIS ENGINEERING & SURVEYING INC. - 34600 CHARON ROAD - WILLOUGHBY HILLS - OHIO

LEGAL DESCRIPTION
PARCEL A

SITUATED IN THE CITY OF CHARDON, COUNTY OF GEAUGA, AND STATE OF OHIO, AND FURTHER KNOWN AS BEING PART OF LOT 140, TRACT 3, ORIGINAL CHARDON TOWNSHIP, BEING TOWNSHIP NUMBER 9 IN THE 8TH RANGE OF TOWNSHIPS IN THE CONNECTICUT WESTERN RESERVE.

BEGINNING AT A 1 INCH IRON PIN FOUND IN AN MONUMENT BOX ASSEMBLY AT THE INTERSECTION OF GRANT STREET (50 FEET WIDE) AND NORTH HAMB DEN STREET (60 FEET WIDE), SAID POINT BEING THE SOUTHEAST CORNER OF SAID LOT 140;

THENCE SOUTH 88° 05'54" WEST, ALONG THE CENTERLINE OF SAID NORTH HAMB DEN STREET, ALSO BEING THE SOUTHERLY LINE OF SAID LOT 140, 197.86 FEET THE SOUTHWEST CORNER OF LAND DESCRIBED TO THE CITY OF CHARDON, BY DEED RECORDED IN VOLUME 1890, PAGE 3408 (A.K.A. P.P.N. 10-709627) OF GEAUGA COUNTY RECORDS AND THE PRINCIPAL PLACE OF BEGINNING;

COURSE 1: THENCE SOUTH 88° 05'54" WEST, ALONG THE CENTERLINE OF SAID NORTH HAMB DEN STREET, ALSO BEING THE SOUTHERLY LINE OF SAID LOT 140, **62.00** FEET TO A POINT;

COURSE 2: THENCE NORTH 00° 50'33" WEST, CREATING A NEW LINE, PASSING THROUGH A PIN SET AT 30.01 FEET IN THE NORTHERLY LINE OF SAID NORTH HAMB DEN STREET, A TOTAL DISTANCE OF **227.43** FEET TO A PIN SET;

COURSE 3: THENCE SOUTH 89° 09'27" WEST, CREATING A NEW LINE, **82.47** FEET TO A PIN SET IN THE EASTERLY LINE OF LAND DESCRIBED TO JOSEPH PAUL & ELIZABETH BROWN, BY DEED RECORDED IN VOLUME 2065, PAGE 3377 (A.K.A P.P.N. 10-005500) OF GEAUGA COUNTY RECORDS;

COURSE 4: THENCE NORTH 00° 09'49" WEST, ALONG THE EASTERLY LINE OF SAID BROWN AND THE EASTERLY LINE OF LAND DESCRIBED TO THISTLECREEK DEVELOPMENT LLC, BY DEED RECORDED IN VOLUME 2082, PAGE 507 (A.K.A P.P.N. 10-059000) OF GEAUGA COUNTY RECORDS, **430.86** FEET TO A 5/8 INCH IRON PIN FOUND (I.D. CAP "KOSIE") AT THE NORTHEAST CORNER THEREOF;

COURSE 5: THENCE NORTH 87° 51'56" EAST, ALONG A SOUTHERLY LINE OF SAID CITY OF CHARDON, **139.39** FEET TO A 1 INCH IRON PIN FOUND AT AN ANGLE POINT THEREIN;

COURSE 6: THENCE SOUTH 00° 50'33" EAST, ALONG A WESTERLY LINE OF SAID CITY OF CHARDON, PASSING THROUGH A 5/8 INCH IRON PIN FOUND (I.D. CAP "COURTNEY") AT 630.05 FEET, A TOTAL DISTANCE OF **660.25** FEET TO THE PRINCIPAL PLACE OF BEGINNING, SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD AND CONTAINING **1.7314** ACRES OF LAND (**0.0427** ACRES IN THE RIGHT OF WAY OF NORTH HAMB DEN STREET), AS CALCULATED AS DESCRIBED BASED ON A FIELD SURVEY MADE UNDER MY SUPERVISION IN **FEBRUARY**, 2020 BY RICHARD A. THOMPSON JR., OHIO REGISTERED PROFESSIONAL LAND SURVEYOR #7388 OF POLARIS ENGINEERING AND SURVEYING INC. THIS DESCRIPTION HAS BEEN MADE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. ALL DIMENSIONS ARE BASED ON THE U.S. SURVEY FOOT DEFINITION. BEARINGS REFER TO THE OHIO STATE COORDINATE SYSTEM OF 1983

CHC 00152

20-017

(NORTH ZONE) WITH THE 1986 ADJUSTMENT. ALL IRON PINS SET ARE 5/8 INCH DIAMETER BY 30-INCH-LONG REBAR WITH IDENTIFICATION CAP.

THE INTENT OF THIS DESCRIPTION IS TO DESCRIBE **1.7314** ACRES OF LAND OUT OF LAND CONVEYED THISTLE CREEK DEVELOPMENT LLC, AS RECORDED IN VOLUME 2082, PAGE 512 OF GEauga COUNTY RECORDS.



Richard A. Thompson Jr.

RICHARD A. THOMPSON JR., OHIO REGISTERED
PROFESSIONAL LAND SURVEYOR #7388
02/26/20

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

[Signature] 3,42020
**GEAUGA COUNTY ENGINEER
TAX MAP DEPT.**

S:\2018 PROJECTS\18222- SOMMERS - N HAMB DEN STREET - CHARDON (DRK)\2-PROJECT SURVEYING INFO\4-LEGAL DESCRIPTIONS\LEGAL DESCRIPTION PARCEL A.DOC

POLARIS ENGINEERING & SURVEYING INC. - 34600 CHARON ROAD - WILLOUGHBY HILLS - OHIO

LEGAL DESCRIPTION
PARCEL B

SITUATED IN THE CITY OF CHARDON, COUNTY OF GEauga, AND STATE OF OHIO, AND FURTHER KNOWN AS BEING PART OF LOT 140, TRACT 3, ORIGINAL CHARDON TOWNSHIP, BEING TOWNSHIP NUMBER 9 IN THE 8TH RANGE OF TOWNSHIPS IN THE CONNECTICUT WESTERN RESERVE;

BEGINNING AT A 1 INCH IRON PIN FOUND IN AN MONUMENT BOX ASSEMBLY AT THE INTERSECTION OF GRANT STREET (50 FEET WIDE) AND NORTH HAMB DEN STREET (60 FEET WIDE), SAID POINT BEING THE SOUTHEAST CORNER OF SAID LOT 140;

THENCE SOUTH 88° 05' 54" WEST, ALONG THE CENTERLINE OF SAID NORTH HAMB DEN STREET, ALSO BEING THE SOUTHERLY LINE OF SAID LOT 140, 259.86 FEET TO PRINCIPAL PLACE OF BEGINNING;

COURSE 1: THENCE SOUTH 88° 05' 54" WEST, ALONG THE CENTERLINE OF SAID NORTH HAMB DEN STREET, ALSO BEING THE SOUTHERLY LINE OF SAID LOT 140, **85.20** FEET TO THE SOUTHEAST CORNER OF LAND DESCRIBED TO MICHAEL R. & DONNA M. QUINN, BY DEED RECORDED IN VOLUME 902, PAGE 150 (A.K.A P.P.N. 10-055200) OF GEauga COUNTY RECORDS;

COURSE 2: THENCE NORTH 00° 09' 49" WEST, ALONG THE EASTERLY LINE OF SAID QUINN, PASSING THROUGH A PIN SET AT 30.01 FEET IN THE NORTHERLY LINE OF SAID NORTH HAMB DEN STREET, AND ALONG THE EASTERLY LINE OF LAND DESCRIBED TO JOSEPH PAUL & ELIZABETH BROWN, BY DEED RECORDED IN VOLUME 2065, PAGE 3377 (A.K.A P.P.N. 10-005500) OF GEauga COUNTY RECORDS, A TOTAL DISTANCE OF **229.02** FEET TO A PIN SET;

COURSE 3: THENCE NORTH 89° 09' 27" EAST, CREATING A NEW LINE, **82.47** FEET TO A PIN SET;

COURSE 4: THENCE SOUTH 00° 50' 33" EAST, CREATING A NEW LINE, PASSING THROUGH AN PIN SET AT 197.42 FEET IN THE NORTHERLY LINE OF SAID NORTH HAMB DEN STREET, A TOTAL DISTANCE OF **227.43** FEET TO THE PRINCIPAL PLACE OF BEGINNING, SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD AND CONTAINING **0.4392** ACRES OF LAND (**0.0586** ACRES IN THE RIGHT OF WAY OF NORTH HAMB DEN STREET), AS CALCULATED AS DESCRIBED BASED ON A FIELD SURVEY MADE UNDER MY SUPERVISION IN **FEBRUARY**, 2020 BY RICHARD A. THOMPSON JR., OHIO REGISTERED PROFESSIONAL LAND SURVEYOR #7388 OF POLARIS ENGINEERING AND SURVEYING INC. THIS DESCRIPTION HAS BEEN MADE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. ALL DIMENSIONS ARE BASED ON THE U.S. SURVEY FOOT DEFINITION. BEARINGS REFER TO THE OHIO STATE COORDINATE SYSTEM OF 1983 (NORTH ZONE) WITH THE 1986 ADJUSTMENT. ALL IRON PINS SET ARE 5/8 INCH DIAMETER BY 30-INCH-LONG REBAR WITH IDENTIFICATION CAP.

THE INTENT OF THIS DESCRIPTION IS TO DESCRIBE **0.4392** ACRES OF LAND OUT OF LAND CONVEYED THISTLE CREEK DEVELOPMENT LLC, AS RECORDED IN VOLUME 2082, PAGE 512 OF GEauga COUNTY RECORDS.

CHC 60152

20-017



Richard A. Thompson Jr.

RICHARD A. THOMPSON JR., OHIO REGISTERED
PROFESSIONAL LAND SURVEYOR #7388
02/26/20

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

Cosby 3/4/2020

**GEAUGA COUNTY ENGINEER
TAX MAP DEPT.**

S:\2018 PROJECTS\18222- SOMMERS - N HAMB DEN STREET - CHARDON (DRK)\2-PROJECT SURVEYING INFO\4-LEGAL DESCRIPTIONS\LEGAL DESCRIPTION PARCEL B.DOC

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MAY 11 2020