

Zoning

minimum lot coverage three (3)
minimum lot width two hundred (200) feet.
mch buildings
minimum front setback: 100 feet
minimum side setback: 50 feet each
minimum rear setback: 50 feet
accessory buildings:
minimum front setback: 100 feet
minimum side setback: 20 feet each
minimum rear setback: 20 feet

Notes

bearings are to an assumed meridian and used to denote angular relationships only.
all iron pins set designated as being set one 5/8" diameter by 30" long steel rebar, capped with yellow cap bearing the name "OHARA".

Parker Tract Lot 5

Bond Tract Lot 10

Mark R. & Tina M. Rinderman
Vol. 1774 Page 2825
PN: 15-082500
2001 Picone Survey

Joan M. Blair
Vol. 1749 Page 436
PN: 15-016400
4.124 Acres. (to be transferred)
179653.7 Sq.ft.
to Don and Cheryl Arnold

15-102532

Place of Beginning
4.124 acre parcel

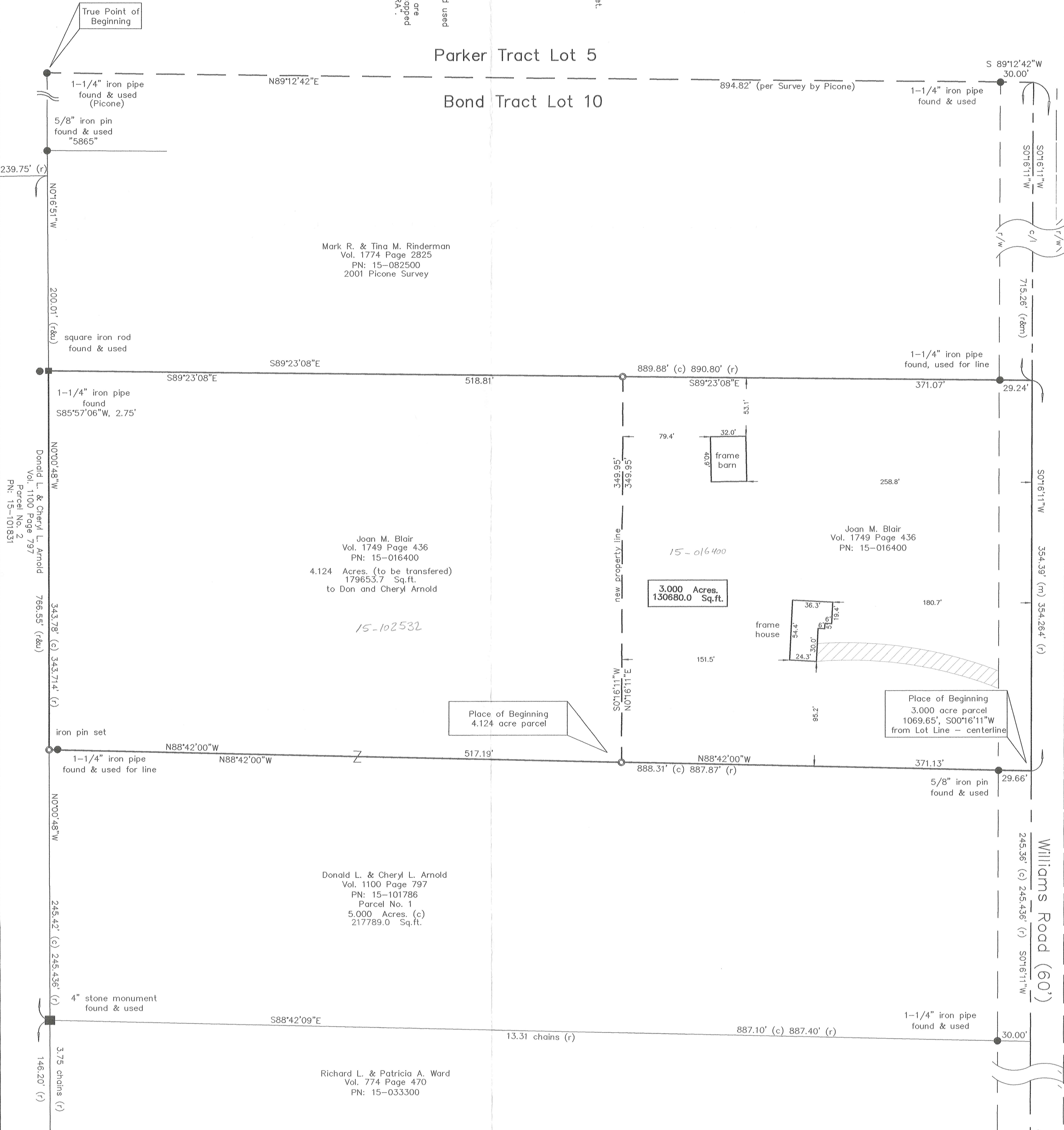
Place of Beginning
3,000 acre parcel
1069.65', S00°16'11"W
from Lot Line - centerline

Donald L. & Cheryl L. Arnold
Vol. 1100 Page 797
PN: 15-101786
Parcel No. 1
5,000 Acres. (c)
217789.0 Sq.ft.

Richard L. & Patricia A. Ward
Vol. 774 Page 470
PN: 15-033300

Legend

Table with 2 columns: Symbol and Description. Symbols include storm drain, catch basin, sanitary sewer, water meter, utility riser, gas valve, transformer, gas meter, tower, power vault, telephone vault, guy wire, survey monument found, centerline, record distance, measured distance, calculated distance, plot distance, parcel number, handicapped parking, utility pole, sign, light pole, traffic signal pole, traffic signal box, yard light, water valve, fire hydrant, own through, drill hole set, (p.o.b.) place of beginning, (inst) instrument No., (dv) deed volume, (pg) page, (or) official record.



O'Hara Land Surveying L.L.C.

P.O. Box 902
Chardon, Ohio 44024

voice: 440.286.8417
fax: 440.286.8873
oharasurveys@adelphia.net

Project Number: 0516
Dated: 08-01-06
Revised: 08-31-06

Thomas J. Ohara
Registered Surveyor #7995
within the State of Ohio
Dated: 8/15/06



Deeds of Record
Field observations of monuments 8-1-06
Survey performed by Anthony Picone
dated 9-12-2001

References:

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.O. 915251
K.S.
OFFICE OF THE REVISOR
GEAUGA COUNTY ENGINEER

Survey of Land now or formerly owned by
Joan Marie Blair, PN: 15-016400
Volume 1749 Page 436
Part of Lot Number 10, Bond Tract
Township of Hamblen
County of Geauga
State of Ohio

HAM00022

(HAM
00022)

Blair
picked up 09/05/06
Vol. 1806- Pg. 1229
15-016400

O'Hara Land Surveying, L.L.C.
P.O. Box 902, Chardon Ohio 44024

Mortgage Location Surveys
ALTA/ACSM Land Title Surveys
Boundary Surveys

Voice: 440-286-8417
Fax: 440-286-8873
oharasurveys@adelphia.net

Joan M. Blair, Volume 1749 Page 436
PN: 15-016400, Remainder 3.000 Acres

Situated in the Township of Hambden, County of Geauga, State of Ohio, being part of Lot Number 10, Bond Tract, in said Township. Beginning at the intersection of the centerline of Williams Road (60'), with the northerly line of Original Lot No. 10, Bond Tract. Said intersection witnessed by a 1-1/4" iron pipe found S 89°12'42"W a distance of 30.00 feet therefrom. Said point being North 89°12'42" East, a distance of 894.82 feet from a referenced 1-1/4" iron pipe found by Picone at the northwest corner of Lot Number 10, Bond Tract, Said point being North 00°16'11" East a distance of 4288.53 feet to the observed centerline intersection of Rock Creek Road (60') and Williams Road. Thence South 00°16'11" West along the centerline of Williams Road, a distance of 1069.65 feet to a point, said point being the northeast corner of land now or formerly owned by Donald L. and Cheryl L. Arnold, PN: 15-101786, as recorded in Volume 1100 Page 797 in Geauga County Record of Deeds, (GCRD), said point being the **Place of Beginning** of the parcel herein described.

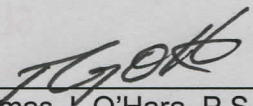
Thence **North 88°42'00" West** along the northerly line of land now or formerly owned by Arnold, aforementioned, a distance of **371.13** feet to a point, passing through a 5/8" iron pin found at 29.66 feet, said point being a new property corner established, said point witnessed by an iron pin set.

Thence **North 00°16'11" East** along a new property line created a distance of **349.95** feet to a point, said point being on the southerly line of land now or formerly owned by Mark R. and Tina M. Rinderman, PN: 15-082500, as recorded in Volume 1774 Page 2825 in GCRD, said point witnessed by an iron pin set at a new property corner established.

Thence **South 89°23'08" East** along the southerly line of land now or formerly owned by Rinderman, aforementioned, a distance of **371.07** feet to a point in the centerline of Williams Road, passing through a 1-1/4" iron pipe found 29.24 feet therefrom.

Thence **South 00°16'11" West** along the centerline of Williams Road, a distance of **354.39** feet to a point, Said point being the Place of Beginning, and containing **3.000 acres** of land, be the same more or less, but subject to all legal highways, pursuant to a Survey (0516) dated August 28, 2006, by O'Hara Land Surveying, L.L.C. and Thomas J. O'Hara, Ohio Registered Surveyor No. 7995.

Bearings used hereon are to an assumed meridian and are used to denote angles only. The intent of this description is to describe a portion of land now or formerly owned by Joan Blair as recorded in Deed Volume 1749 Page 436 in Geauga County Record of Deeds. All iron pins noted as being set are 5/8" x 30" long steel rebar, bearing a plastic cap "OHARA 7995".



Thomas J. O'Hara, P.S.
Ohio Registered Surveyor No. 7995
Dated: 9/1/06



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.S. 9/5/06
OFFICE OF THE Revised
GEAUGA COUNTY ENGINEER

O'Hara Land Surveying, L.L.C.
P.O. Box 902, Chardon Ohio 44024

Mortgage Location Surveys
ALTA/ACSM Land Title Surveys
Boundary Surveys

Voice: 440-286-8417
Fax: 440-286-8873
oharasurveys@adelphia.net

Joan M. Blair, part of Volume 1749 Page 436
PN: 15-016400, Split 4.124 Acres

Situated in the Township of Hambden, County of Geauga, State of Ohio, being part of Lot Number 10, Bond Tract, in said Township. Beginning at the intersection of the centerline of Williams Road (60'), with the northerly line of Original Lot No. 10, Bond Tract. Said intersection witnessed by a 1-1/4" iron pipe found S 89°12'42"W a distance of 30.00 feet therefrom. Said point being North 89°12'42" East, a distance of 894.82 feet from a referenced 1-1/4" iron pipe found by Picone at the northwest corner of Lot Number 10, Bond Tract, Said point being North 00°16'11" East a distance of 4288.53 feet ^{From} the observed centerline intersection of Rock Creek Road (60') and Williams Road. Thence South 00°16'11" West along the centerline of Williams Road, a distance of 1069.65 feet to a point, said point being the northeast corner of land now or formerly owned by Donald L. and Cheryl L. Arnold, PN: 15-101786, as recorded in Volume 1100 Page 797 in Geauga County Record of Deeds, (GCRD), Thence North 88°42'00" West along the northerly line of land now or formerly owned by Arnold, aforementioned, a distance of 371.13 feet to a point, passing through a 5/8" iron pin found at 29.66 feet, said point being a new property corner established, said point witnessed by an iron pin set, said point being the **Place of Beginning** of the parcel herein described.

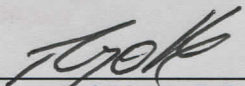
Thence **North 88°42'00" West** continuing along the northerly line of land now or formerly owned by Arnold, aforementioned, a distance of **517.19** feet to a point, said point being on the easterly line of land now or formerly owned by Arnold, (parcel no. 2, PN: 15-101831) aforementioned, said point witnessed by an iron pin set.

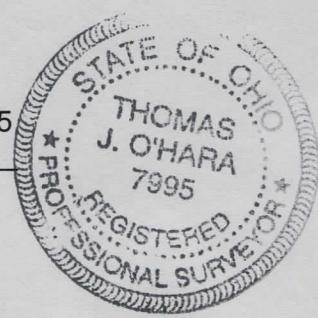
Thence **North 00°00'48" West** along an easterly line of land now or formerly owned by Arnold, (parcel no. 2), aforementioned, a distance of **343.78** feet to a point, said point being the southwest corner of land now or formerly owned by Mark R. and Tina M. Rinderman, PN: 15-082500, as recorded in Volume 1774 Page 2825 in GCRD, said point witnessed by a square iron rod found.

Thence **South 89°23'08" East** along the southerly line of land now or formerly owned by Rinderman, aforementioned, a distance of **518.81** feet to a point, said point being a new property corner established, said point witnessed by an iron pin set.

South 00°16'11" West along a new property line created, a distance of **349.95** feet to a point, Said point being the Place of Beginning, and containing **4.124 acres** of land, be the same more or less, but subject to all legal highways, pursuant to a Survey (0516) dated August 28, 2006, by O'Hara Land Surveying, L.L.C. and Thomas J. O'Hara, Ohio Registered Surveyor No. 7995.

Bearings used hereon are to an assumed meridian and are used to denote angles only. The intent of this description is to describe a portion of land now or formerly owned by Joan Blair as recorded in Deed Volume 1749 Page 436 in Geauga County Record of Deeds, said 4.124 acres to be transferred to Don and Cheryl Arnold, adjoiner to the South and West. All iron pins noted as being set are 5/8" x 30" long steel rebar, bearing a plastic cap "OHARA 7995".


Thomas J. O'Hara, P.S.
Ohio Registered Surveyor No. 7995
Dated: 9/15/06



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.S. 9/15/06
OFFICE OF THE Revised
GEAUGA COUNTY ENGINEER