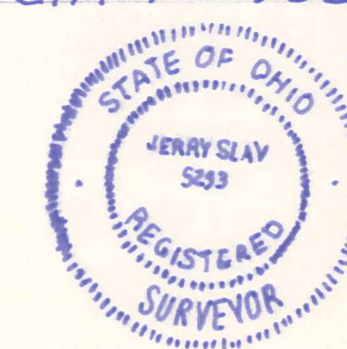


THE COVENANTS AND RESTRICTIONS FOR THE RE-SUBDIVISION OF SUBLot 4 OF THE ZIKURSH SUBDIVISION ARE RECORDED IN VOL. 1262 PAGE 348 OF THE GEauga Co. DEED RECORDS.

ZIKURSH SUBDIVISION RE-SUBDIVISION OF SUBLot 4 OF THE ZIKURSH SUBDIVISION, AS SHOWN BY THE RECORDED PLAT IN VOL. 25 PG. 108 OF THE GEauga Co. PLAT RECORDS. STATE OF OHIO AND KNOWN AS BEING PART OF LOTS 10 & 11, PARKER TRACT IN SAID TOWNSHIP AND CONTAINING 29.5490 ACRES AND BEING PART OF THE LAND AS CONVEYED TO KATHRYN ZIKURSH IN THE DEED RECORDED IN VOLUME 1142 PAGE 374 OF THE GEauga COUNTY DEED RECORDS.



All bearings are to an assumed meridian and indicate angles only

APPROVED AS TO LEGAL FORM THIS 13th DAY of Oct 1999
Lorrie A. SASS
ASST. GEauga COUNTY PROSECUTOR
LORRIE A. SASS

APPROVED THIS 9th DAY OF FEBRUARY, 1999.
Cynthia C. Cigato
CHAIRMAN, GEauga COUNTY PLANNING COMMISSION
CYNTHIA C. CIGATO

THIS PLAT HAS BEEN REVIEWED AND MEETS THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS CODIFIED IN CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

Robert L. Phillips
GEauga COUNTY ENGINEER ROBERT L. PHILLIPS

APPROVED THIS 19th DAY OF October, 1999.
William M. Respe
GEauga COUNTY COMMISSIONER WILLIAM M. RESPE

Neil C. Hufstetter
GEauga COUNTY COMMISSIONER NEIL C. HUFSTETTER

GEauga COUNTY COMMISSIONER

TRANSFERRED THIS 20th DAY OF OCTOBER, 1999.

Tracy A. Jensen
GEauga COUNTY AUDITOR

FILED FOR RECORD THIS 20 DAY OF October, 1999 AT 10:44 AM/PM. 566820

RECORDED THIS 20 DAY OF October, 1999 IN PLAT BOOK VOLUME 28 PAGE 94.

Catherine H. Heiden
GEauga COUNTY RECORDER

THIS PLAT COMPLIES WITH THE APPLICABLE HAMBden TOWNSHIP ZONING RESOLUTION. THIS 3 DAY OF Feb, 1999.

Jim Barnes
TOWNSHIP ZONING INSPECTOR JIM BARNES

STATE OF OHIO } SS
COUNTY OF GEauga }
BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE SIGNED Jim Barnes WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED FOR PURPOSES THEREIN EXPRESSED. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Geauga, OHIO THIS 3 DAY OF February, 1999.

Janet L. Linkous
NOTARY PUBLIC JANET L. LINKOUS

MY COMMISSION EXPIRES Nov 22, 1999

SURVEYOR'S CERTIFICATION
I DO 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 AND THE DIMENSIONS OF THE LOTS AND ROADS 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 HEREON SHALL BE SET IN PLACE BEFORE FINAL INSPECTION AND ACCEPTANCE BY THE GEauga COUNTY ENGINEER.

Jerry Slay, P.E. P.S. OHIO SURVEYOR NUMBER 5298 DATE 2-3-99

ACCEPTANCE AND CERTIFICATION
I, THE UNDERSIGNED OWNER KATHRYN ZIKURSH OF THE LAND SHOWN HEREIN, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS MY ZIKURSH SUBDIVISION, A RE-SUBDIVISION OF SUBLot 4 OF THE ZIKURSH SUBDIVISION AS RECORDED IN PLAT BOOK 25 PAGE 108, CONTAINING SUBLots 4A THROUGH 4H BOTH INCLUSIVE, AND DO HEREBY ACCEPT THIS PLAT OF SAME. THE UNDERSIGNED FURTHER AGREES THAT ANY USE OR IMPROVEMENTS MADE ON THIS LAND SHALL BE MADE IN ACCORDANCE WITH ALL EXISTING VALID ZONING, PLATTING, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS FOR THE BENEFIT OF HERSELF AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER, OR THROUGH THE UNDERSIGNED. EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT FOR PUBLIC UTILITY PURPOSES ABOVE AND BENEATH THE SURFACE OF THE GROUND.* IN WITNESS WHEREOF THE UNDERSIGNED HEREUNTO SET HER HAND THIS 3 DAY OF FEB, 1999.

Kathryn Zikursh
KATHRYN ZIKURSH
WITNESS Joyce A. Elgin
WITNESS Scott A. Hildenbrand

*I, KATHRYN ZIKURSH, HEREBY GIVE, GRANT, AND FOREVER CONVEY TO THE HAMBden VOLUNTEER FIRE DEPARTMENT COMPANY, INC. A PERMANENT EASEMENT 20 FEET IN WIDTH AS SHOWN HEREIN OVER SUBLots 4B AND 4C FOR THE PURPOSE OF USING AND MAINTAINING, WITHOUT LIABILITY THEREFORE, A WATER LINE AND DRY HYDRANT FOR FIRE PROTECTION. FURTHERMORE THE GRANTEES, THEIR HEIRS, SUCCESSORS, AND ASSIGNS SHALL ACKNOWLEDGE IN THEIR RESPECTIVE DEEDS THAT THE POND ON SUBLots 4B AND 4A SHOWN HEREON SHALL BE MAINTAINED BY THEM IN PERPETUITY FOR FIRE PROTECTION PURPOSES. THE HAMBden VOLUNTEER FIRE DEPARTMENT COMPANY, INC. SHALL HAVE THE RIGHT TO ENTER SUBLots 4B AND 4A TO PERIODICALLY CHECK THE POND TO ENSURE IT IS PROPERLY MAINTAINED FOR FIRE PROTECTION PURPOSES. THE EASEMENT SHOWN HEREON AND GRANTED TO THE HAMBden VOLUNTEER FIRE DEPARTMENT COMPANY, INC. IS HEREBY ACCEPTED THIS 3 DAY OF FEB, 1999.

SCOTT A. HILDENBRAND, CHIEF
HAMBden VOLUNTEER FIRE DEPARTMENT COMPANY, INC.
SCOTT A. HILDENBRAND

STATE OF OHIO } SS
COUNTY OF GEauga }
BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE SIGNED Scott A. Hildenbrand WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED FOR PURPOSES THEREIN EXPRESSED. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Hambden, OHIO THIS 3 DAY OF Feb, 1999.

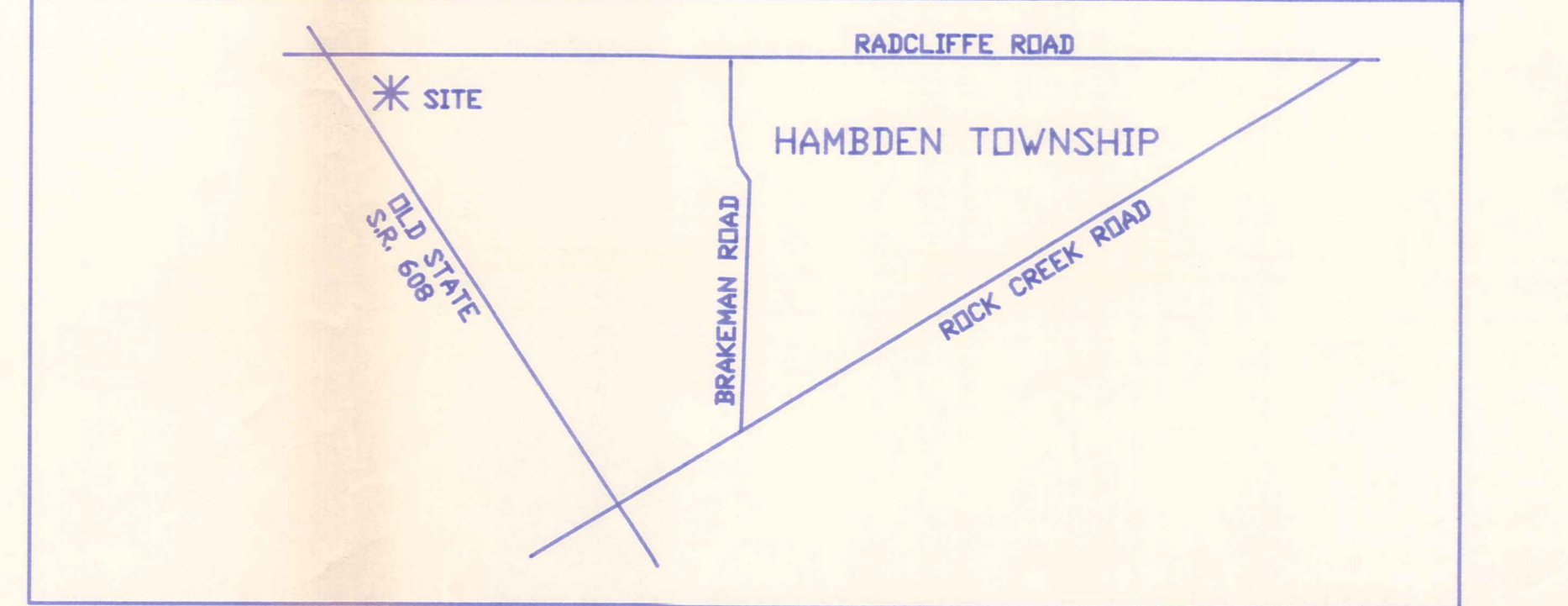
James A. Barnes, Jr.
NOTARY PUBLIC JAMES A. BARNES, JR.

MY COMMISSION EXPIRES June 23, 2001

STATE OF OHIO } SS
COUNTY OF GEauga }
BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE KATHRYN ZIKURSH, WHO ACKNOWLEDGED THAT SHE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HER FREE ACT AND DEED FOR PURPOSES THEREIN EXPRESSED. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Hambden, OHIO THIS 3 DAY OF Feb, 1999.

James A. Barnes, Jr.
NOTARY PUBLIC JAMES A. BARNES, JR.

MY COMMISSION EXPIRES June 23, 2001



SURVEY PLAT & LEGAL DESCRIPTION APPROVED PER R.C. 315.251
R.S. 3/2/2001
OFFICE OF THE GEauga COUNTY ENGINEER

NUMBER OF SUBLots: 8
AREA IN SUBLots: 29.5490 ACRES INCLUSIVE OF R/W.
AREA IN RIGHT OF WAY: 1.6098 ACRES
TOTAL AREA OF SUBDIVISION: 29.5490 ACRES



RECEIVED

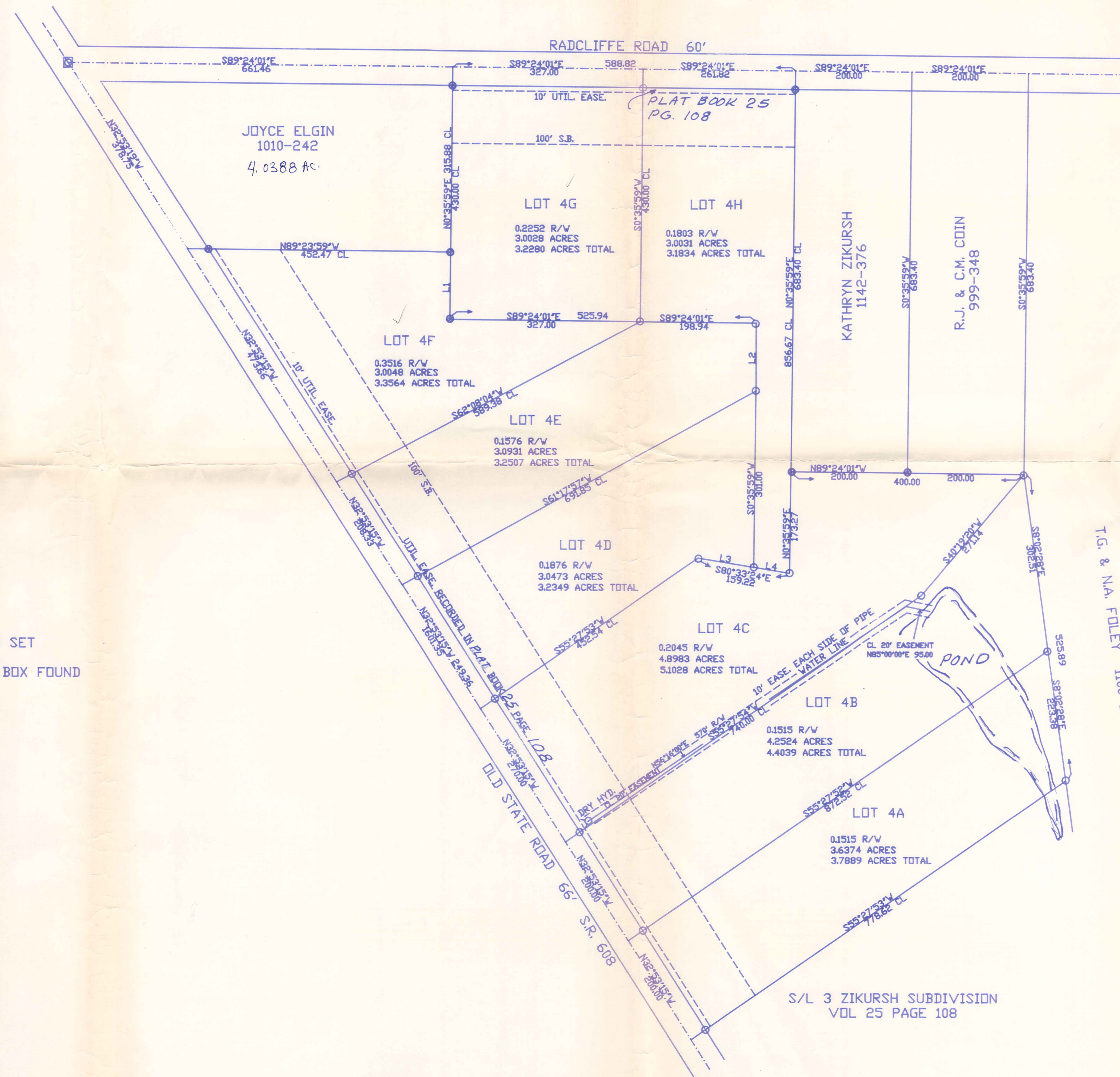
28-94

Line	Bearing	HDist
L1	S0°35'59"V	114.12
L2	S0°00'01"V	116.08
L3	N80°33'24"V	96.81
L4	S80°33'24"E	62.41



All bearings are to be common meridians and indicate angles only

OWNER OF SUBLOTS 4A THROUGH 4H IS
KATHRYN ZIKURSH DEED VOL 1142 PAGE 374
ZIKURSH SUBDIVISION PLAT BOOK 25 PAGE 108



T.G. & N.A. FOLEY 1100-1343

- 5/8" X 30" CAPPED IRON PIN SET
- 5/8" IRON PIN FOUND
- ☐ 3/4" IRON PIN IN MONUMENT BOX FOUND



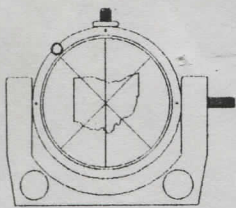
S/L 3 ZIKURSH SUBDIVISION
VOL 25 PAGE 108

JERRY SLAY PE PS
335 CENTER STREET - ASHTABULA OH 44004
440 993 7205 Fax: 440 992 9801
Email: surveyor@ncp.net

Scale	1"=100Feet	Date	1-18-1999	Drawn By	w.s.
Job	erker6	Revision	1	Sheet	1/1

28-95

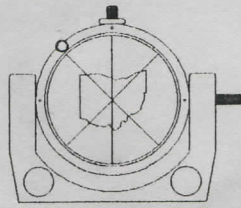
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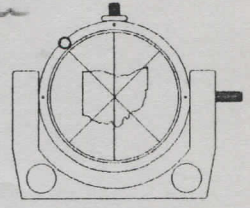
HAM00056

335 CENTER STREET
ASHTABULA, OHIO 44004



JERRY SLAY, P.E., P.S.
REGISTERED LAND SURVEYOR
PROFESSIONAL ENGINEER

Elgin
Picked up 3/2/01



PHONE (440) 993-7205
FAX (440) 992-9801
E-MAIL: surveyor@ncp.net

FEBRUARY 10, 2001

LANDS OF JOYCE ELGIN, AS RECORDED IN DEED VOLUME 1010, PAGE 242:

SITUATED IN LOT 11, PARKER TRACT, HAMB DEN TOWNSHIP, GEAUGA COUNTY, OHIO:

BEGINNING AT A 3/4" IRON PIN FOUND IN A MONUMENT BOX AT THE INTERSECTION OF THE CENTERLINES OF RADCLIFFE ROAD (60 feet wide) AND OLD STATE ROAD (S. R. 608, 66 feet wide):

COURSE 1: THENCE SOUTH 89 DEGREES 24 MINUTES 01 SECONDS EAST ALONG THE CENTERLINE OF RADCLIFFE ROAD, 661.46 FEET TO THE WEST LINE OF ZUKURSH SUBDIVISION, AS RECORDED IN PLAT BOOK 28, PAGE 95;

COURSE 2: THENCE SOUTH 00 DEGREES 35 MINUTES 59 SECONDS WEST ALONG THE WEST LINE OF ZIKURSH SUBDIVISON (Passing through a 5/8" iron pin found in the south line of Radcliffe Road) A TOTAL DISTANCE OF 315.88 FEET TO A 5/8" TEMPLE CAPPED IRON PIN FOUND;

COURSE 3: THENCE NORTH 89 DEGREES 23 MINUTES 59 SECONDS WEST ALONG A NORTH LINE OF ZIKURSH SUBDIVISION (Passing through a 5/8" Temple capped iron pin found in the east line of Old State Road (S. R. 608) A TOTAL DISTANCE OF 452.47 FEET TO THE CENTERLINE OF OLD STATE ROAD;

COURSE 4: THENCE NORTH 32 DEGREES 53 MINUTES 19 SECONDS WEST ALONG THE CENTERLINE OF OLD STATE ROAD, 378.75 FEET TO THE PLACE OF BEGINNING AND CONTAINING 4.0388 ACRES.

BEARINGS ARE TO AN ASSUMED MERIDIAN AND INDICATE ANGLES ONLY. AS PER SURVEY BY JERRY SLAY, OHIO SURVEYOR NUMBER 5298 DATED FEBRUARY 3, 1999.

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

R.S.

3/2/2001

OFFICE OF THE
GEAUGA COUNTY ENGINEER

