

Situated in the Township of Hambden, County of Geauga, and State of Ohio, and known as being part of Lot 25, Bond Tract.

- References
- Parcel # 15-040800 Robert Guy Hurd Vol. 689, Pg. 1353
  - Parcel # 15-040900 Robert Guy Hurd Vol. 689, Pg. 1353

Parcel # 15-051200 Daniel R. Salacienski Vol. 1210, Pg. 172

Parcel # 15-053700 Thomas D. & Dorsey G. Apthorp Vol. 1233, Pg. 1135

Parcel # 15-041000 Robert Guy Hurd Vol. 689, Pg. 1353

Parcel # 15-040900  
Parcel # 15-040800  
Parcel 1  
2.7269 Acres from Parcel 15-069300  
± 1.2745 Acres from Parcel 15-069400 & 15-101989  
= 4.0014 Acres Total  
- 0.1804 Acres in R/W  
= 3.8210 Acres Residual

Parcel # 15-101989  
15-069400  
15-069300  
Charles W. & Marilyn Kaufman  
Vol. 994, Pg. 279

Parcel 15-069400  
Vol. 994, Pg. 279

Parcel 15-101989  
21.99 Meas.  
215.00 Rec.

Parcel # 15-054900  
Heinrich & Adele Koenen  
Vol. 1663, Pg. 687

Parcel 15-094500  
Scott R. Wedge  
Plat Vol. 1248, Pg. 316

Parcel 15-094500  
Scott R. Wedge  
Plat Vol. 1248, Pg. 316

Parcel 15-013200  
Roy W. & Diane Ferrick  
Plat Vol. 689, Pg. 1391

Parcel 15-015600  
Michael L. & Dwyn D. Kowalec  
Plat Vol. 701, Pg. 843

Parcel 15-012600  
Frederick S. Carver  
Plat Vol. 923, Pg. 1214

Parcel 2  
37.0107 Acres Total  
- 0.0841 Acres in R/W  
= 36.9266 Acres Residual

Parcel # 15-069300  
Charles W. & Marilyn Kaufman  
Vol. 994, Pg. 279

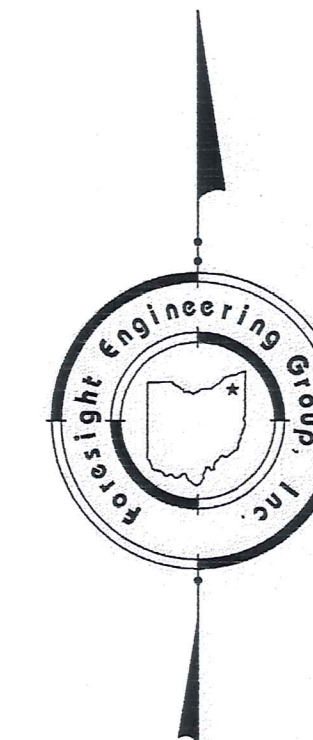
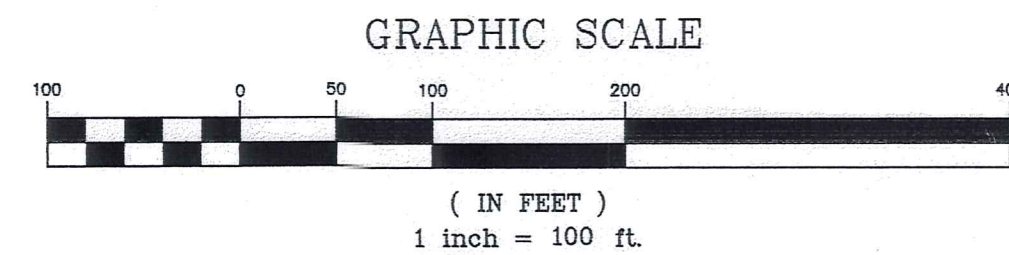
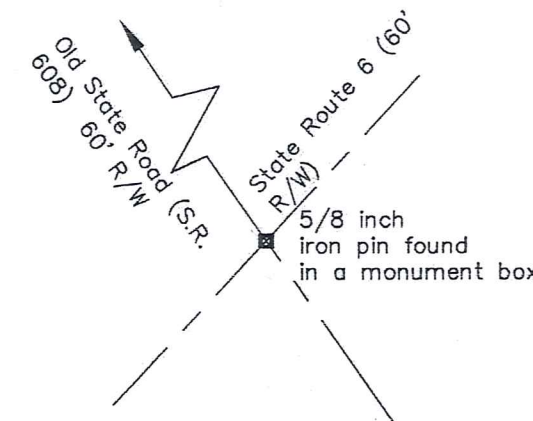
Sublot 9  
Grandview Subdivision  
Plat Vol. 24, Pg. 30

Sublot 8  
Grandview Subdivision  
Plat Vol. 24, Pg. 30

Sublot 7  
Grandview Subdivision  
Plat Vol. 24, Pg. 30

Reference Bearings and Distances along a random straight line from a 5/8 inch iron pin found in a monument box at the centerline intersections of State Route 608 (Old State Road), 60 feet wide, and State Route 6, 60 feet wide, to:

- Point of Beginning for Parcel 1  
North 35°11'18" West @ 6746.02 feet
- Point of Beginning for Parcel 2  
North 35°11'21" West @ 6380.36 feet



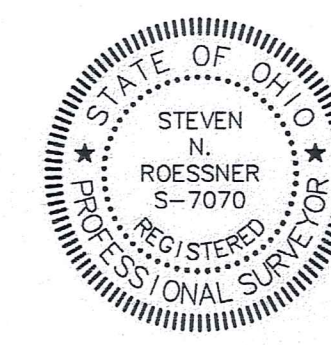
Bearings are assumed and to denote angles only.

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
R.S. 9/6/05  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER

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.

This Plat represents a Survey which meets the minimum standards for a Boundary Survey in The State of Ohio as specified in the Administrative Code Chapter 4733-37 Surveyed in January, 1996 and updated in August 2005 by Foresight Engineering Group, Inc. Under the supervision of Steven N. Roessner, P.S. #7070

Steven N. Roessner, P.S. #7070  
Date 9/6/05



SCALE: Horiz. 1" = 100'  
Vert. None  
FILE NAME: I:\Som10506\Lot Split  
DATE: August 29, 2005

REVISIONS:

PARCEL 15-101989, 15-069400, 15-069300  
KAUFMAN PROPERTY - LOT 25 - BOND TRACT  
Hambden Township - Geauga County - Ohio  
Lot Split

SHEET NO.

1/1

Foresight Engineering Group  
Engineers & Surveyors  
440 286-1000  
330 Center Street, Suite F  
Chardon, Ohio 44024

HAM00100

(HAM  
60100)

Kaufman  
pic head up 9-6-05  
15-069400  
Vol. 1774 - Pg. 1621

**Survey Description  
For  
Parcel 1  
4.0014 acres  
September 6, 2005**

Situated in the Township of Hambden, County of Geauga, and State of Ohio: Known as being a part of Lot 25, Bond Tract and further bounded and described as follows:

Beginning on the centerline of Old State Road (State Route 608), 60 feet wide, at a northwesterly corner of parcel 15-054900 owned by Heinrich & Adele Koenen by deed recorded in volume 1663, page 687 of the Geauga County Records of Deeds, said northwesterly corner being referenced by a random straight line bearing and distance, South 35°11'18" East a distance of 6746.02 feet to a 5/8 inch iron pin found, in a monument box at the centerline intersections of State Route 6, 60 feet wide, and said State Route 608;

Course I. Thence North 54°57'35" East along a northeasterly line of said parcel 15-054900 and it's northeasterly prolongation a total distance of 845.24 feet to a 5/8 inch rebar set capped "Foresight Engineering," on a southerly line of parcel 15-051200 owned by Daniel R. Salacienski by deed recorded in volume 1210, page 172 of the Geauga County Records of Deeds, passing through a 5/8 inch rebar set capped "Foresight Engineering," at a distance of 30.00 feet and 211.90 feet;

Course II. Thence North 89°02'07" West along a southerly line of said parcel 15-051200 a total distance of 445.69 feet to a 5/8 inch iron pin found at a northeasterly corner of parcel 15-040800 owned by Robert Guy Hurd by deed recorded in volume 689, page 1353 of the Geauga County Records of Deeds;

Course III. Thence South 54°57'35" West along a southwesterly line of said parcel 15-040800 and parcel 15-040900 owned by Robert Guy Hurd by deed recorded in volume 689, page 1353 of the Geauga County Records of Deeds, a total distance of 485.30 feet to a southwesterly corner of said parcel 15-040900 on the centerline of said Old State Road (S.R. 608), passing through a 5/8 inch rebar set capped "Foresight Engineering," 30.00 feet off the centerline of said State Route 608;

Course IV. Thence South 35°10'24" East along the centerline of said Old State Road (S.R. 608) a total distance of 262.00 feet to the place of beginning and containing 4.0014 acres of land, of which 2.7269 acres are from parcel 15-069300 and 1.2745 acres are from parcels 15-069400 and 15-101989, of which 0.1804 acres are within the right-of-way of said Old State Road, as surveyed and described by Foresight Engineering Group, Inc. in January 1996 and updated in August 2005, under the supervision of Steven N. Roessner, Professional Surveyor Ohio #7070. The bearings as used herein are assumed and to denote angles only. All 5/8 inch rebar set are 30 inches long capped Foresight Engineering. The prior instrument reference is volume 994, page 279 of the Geauga County Records.

*Steven N. Roessner*  
STEVEN N. ROESSNER, P.S. #7070  
FORESIGHT ENGINEERING GROUP, INC.  
9/6/05  
DATE



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

R.S. 9/6/05

OFFICE OF THE  
GEAUGA COUNTY ENGINEER

**Survey Description**  
**For**  
**Parcel 2**  
**37.0107 acres**  
September 6, 2005

Situated in the Township of Hambden, County of Geauga, and State of Ohio: Known as being a part of Lot 25, Bond Tract and further bounded and described as follows:

Beginning on the centerline of Old State Road (S.R. 608), 60 feet wide, at a northwesterly corner of parcel 15-094500 owned by Scott R. Wedge by deed recorded in volume 1248, page 316 of the Geauga County Records of Deeds, said northwesterly corner being referenced by a random straight line bearing and distance, South  $35^{\circ}11'21''$  East a distance of 6380.36 feet to a  $5/8$  inch iron pin found, in a monument box at the centerline intersections of State Route 6, 60 feet wide, and said State Route 608;

- Course I. Thence North  $80^{\circ}54'14''$  East along a northerly line of said parcel 15-094500 a total distance of 263.08 feet to a  $5/8$  inch iron pin found at a northeasterly corner of said parcel 15-094500, passing through a  $5/8$  inch iron pin found at a distance of 33.40 feet;
- Course II. Thence South  $34^{\circ}45'59''$  East along an easterly line of said parcel 15-094500 a total distance of 208.32 feet to a  $5/8$  inch iron pin found at a southeasterly corner of said parcel 15-094500, said southeasterly corner also being a northeasterly corner of parcel 15-013200 owned by Roy M. and Diane Ferrick by deed recorded in volume 689, page 1391 of the Geauga County Records of Deeds;
- Course III. Thence South  $72^{\circ}14'59''$  East along a northeasterly line of said parcel 15-013200 a total distance of 355.01 feet to a  $5/8$  inch iron pin found at a southeasterly corner of said parcel 15-013200, said southeasterly corner also being on a northerly line of parcel 15-015600 owned by Michael L and Dwyn D. Kawalec by deed recorded in volume 701, page 843 of the Geauga County Records of Deeds;
- Course IV. Thence North  $57^{\circ}58'20''$  East along a northerly line of said parcel 15-015600 a total distance of 234.47 feet to a  $5/8$  inch iron pin found at a northeasterly corner of said parcel 15-015600;
- Course V. Thence South  $35^{\circ}15'05''$  East along an easterly line of said parcel 15-015600 a total distance of 321.48 feet to a  $5/8$  inch iron pin found at a southeasterly corner of said parcel 15-015600, said southeasterly corner also being on a northerly line of parcel 15-012600 owned by Frederick S. Carver by deed recorded in volume 923, page 1214 of the Geauga County Records of Deeds;
- Course VI. Thence North  $58^{\circ}04'09''$  East along a northerly line of said parcel 15-012600 a total distance of 925.27 feet to a  $5/8$  inch iron pin found at a northeasterly corner of said parcel 15-012600, said northeasterly corner is on a westerly line subplot 7 of Grandview Subdivision as shown by plat recorded in volume 24, page 30 of the Geauga County Records of Plats;
- Course VII. Thence North  $02^{\circ}17'57''$  West along a westerly line of said subplot 7, and subplot 8 and 9 of Grandview Subdivision as shown by plat recorded in volume 24, page 30 of the Geauga County Records of Plats, a total distance of 648.08 feet to a  $5/8$  inch iron pin found at a southeasterly corner of parcel 15-053700 owned by Thomas D. and Dorsey G. Apthorp by deed recorded in volume 1233, page 1135 of the Geauga County Records of Plats;

- Course VIII. Thence North 89°02'07" West along a southerly line of said parcel 15-053700, and parcel 15-051200 owned by Daniel R. Salacienski by deed recorded in volume 1210, page 172 of the Geauga County Records of Deeds, a total distance of 1379.06 feet to a 5/8 inch rebar set, capped "Foresight Engineering;"
- Course IX. Thence South 54°57'35" West along a northeasterly prolongation of a northeasterly line of parcel 15-054900 owned by Heinrich and Adele Koenen by deed recorded in volume 1663, page 687 of the Geauga County Records of Deeds, a total distance of 633.34 feet to a 5/8 inch rebar set capped "Foresight Engineering," at a northeasterly corner of said parcel 15-054900;
- Course X. Thence South 35°10'24" East along an easterly line of said parcel 15-054900 a total distance of 250.00 feet to a 5/8 inch iron pin found at a southeasterly corner of said parcel 15-054900;
- Course XI. Thence South 54°43'39" West along a southeasterly line of said parcel 15-054900 a total distance of 211.90 feet to the centerline of said Old State Road, passing through a 5/8 inch rebar set capped "Foresight Engineering," 40.00 feet off the centerline of said Old State Road;
- Course XII. Thence South 35°10'24" East along the centerline of said Old State Road (S.R. 608) a total distance of 114.80 feet to the place of beginning and containing 37.0107 acres of land, of which 0.0841 acres are within the right-of-way of said Old State Road, as surveyed and described by Foresight Engineering Group, Inc. in January 1996 and updated in August 2005, under the supervision of Steven N. Roessner, Professional Surveyor Ohio #7070. The bearings as used herein are assumed and to denote angles only. All 5/8 inch rebar set are 30 inches long capped Foresight Engineering. The prior instrument reference is volume 994, page 279 of the Geauga County Records.

*Steven N. Roessner*  
 STEVEN N. ROESSNER, P.S. #7070  
 FORESIGHT ENGINEERING GROUP, INC.

9/6/05  
 DATE



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

*R.S.* \_\_\_\_\_ *9/6/05*

OFFICE OF THE  
 GEAUGA COUNTY ENGINEER

RECEIVED  
 SEP 08 2005