

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

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

Parcel # 15-069300  
Sunset Ridge Development, LLC  
Vol. 1774, Pg. 1625

37.0107 Acres Total  
+ 0.0307 Acres Split  
37.0414 Acres

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

1.74 Acres Total Record  
- 0.0307 Acres Split  
1.7093 Acres Residual

GRAPHIC SCALE



( IN FEET )  
1 inch = 50 ft.

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

R.S. 5/4/06

OFFICE OF THE  
GEAUGA COUNTY ENGINEER

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),  
66 feet wide, and U.S. Route 6, 60 feet wide, to:

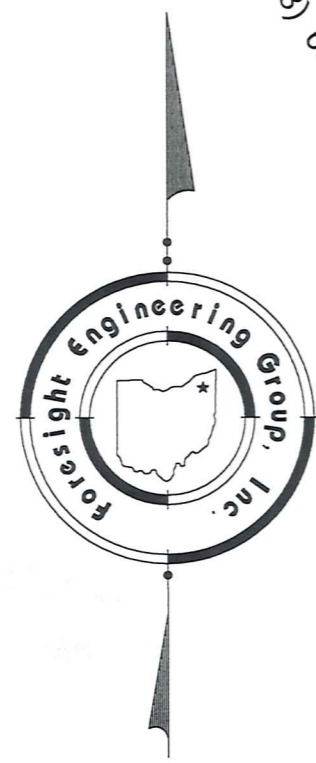
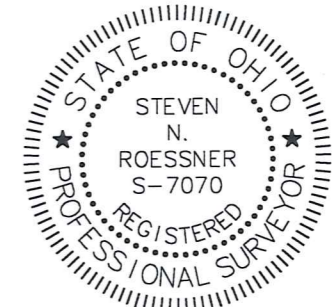
- 1. Southwesterly corner of Parcel 15-069300  
North 35°11'21" West @ 6380.36 feet.

All 5/8" rebar set are 30" long capped  
foresight Engineering

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 and  
May 2006 by Foresight Engineering Group, Inc. Under the  
supervision of Steven N. Roessner, P.S. #7070

*Steven N. Roessner*  
Steven N. Roessner, P.S. #7070  
5/4/06 Date



Bearings are assumed and to denote angles only.

Foresight Engineering Group  
Engineers & Surveyors

SCALE: Horz. 1" = 50'  
Vert. None  
FILE NAME: i:\Som\0506\Wedge split  
DATE: May 3, 2006

REVISIONS:

Sunset Ridge Development, LLC  
Kaufman Properties  
Hambden Township, Geauga County, Ohio  
Wedge Lot Split

SHEET NO.

1 / 1

HAM00178

(HAM  
00178)

Wedge  
picked up 5-4-06

15-102519

Vol. 1793-Pg. 1338

**Survey Description  
For  
Wedge Split  
0.0307 acres  
May 3, 2006**

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 at a southwesterly corner of parcel #15-069300 owned by the Sunset Ridge Development, LLC as recorded in volume 1774, page 1625 of the Geauga County Records, said beginning also being on the centerline of Old State Road (S.R. 608), 66 feet wide, said southwesterly corner being referenced by a random straight line bearing, North 35°11'21" West a distance of 6380.36 feet from a 5/8 inch iron pin found, in a monument box at the centerline intersections of U.S. Route 6 (G.A.R. Highway), 60 feet wide, and said Old State Road (State Route 608);

- Course I. Thence North 80°54'14" East along a southerly line of said parcel #15-069300 a distance of 49.33 feet to a 5/8 inch rebar set, passing through a 5/8 inch iron pin found at a distance of 33.40 feet;
- Course II. Thence along a new division line being non-tangential curve deflecting to the left, having a delta of 51°27'58", a length of 26.95 feet, a radius of 30.00 feet, a tangent of 14.46 feet, and a chord which bears South 9°26'25" East a distance of 26.05 feet to a 5/8 inch rebar set
- Course III. Thence South 54°49'36" West along a new division line a distance of 33.00 feet to the centerline of Old State Road (S.R. 608);
- Course IV. Thence North 35°10'24" West along the centerline of Old State Road (S.R.608) a distance of 45.15 feet to the place of beginning and containing 0.0307 acres of land as surveyed and described by Foresight Engineering Group, Inc. in January 1996 and updated in August 2005 and May 2006, 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 1248, page 316 of the Geauga County Records.

There is also granted unto The Cleveland Electric Illuminating Company, Alltell Corporation, Adelphia Cable and The East Ohio Gas Company, all Ohio Corporations, their successors and assigns (hereinafter referred to as the Grantees) a permanent right-of-way easement twelve feet (12') in width under, over and through, parallel and contiguous to all road lines and the easterly curved line of the lands described above, to construct, place, operate, maintain, repair, reconstruct or relocate such above ground and underground electric, communication cables, gas ducts, conduits, pipes, gas pipe lines, surface or below surface mounted transformers and pedestals, concrete pads and other facilities as are deemed necessary or convenient by the Grantees for distributing, transporting and transmitting electricity, gas and communication signals, for public and private use at such locations as the Grantees may determine upon, within and across the easement premises. Said easement rights shall include the right without liability therefore to remove trees and landscaping including lawns within and without said easement premises which may interfere with the installation, maintenance, repair or operation of said electric, gas and communication facilities, the right to install, repair, augment and maintain service cables outside the above described easement premises and with the right of access, ingress and egress to and from any of the within described premises for exercising any of the purposes of this right-of -way and easement grant.

*Steven N. Roessner*  
STEVEN N. ROESSNER, P.S. #7070  
FORESIGHT ENGINEERING GROUP, INC.  
5/4/06  
DATE



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

*R.S.* *5/4/06*  
OFFICE OF THE *(exclusive of easement)*  
GEAUGA COUNTY ENGINEER