

### PLAT OF SURVEY AND LOT SPLIT

#### For RYAN SOMMERS

SITUATED IN THE TOWNSHIP OF HAMBDEN, COUNTY OF GEauga AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF LOT NUMBER 11, PARKER TRACT AND FURTHER BEING KNOWN AS A PARCEL OF LAND CONVEYED TO FREE CLINIC AKA CROSSROADS, VOLUME 837, PAGE 1262, PARCEL NUMBER 15-017300.

PREPARED FOR:  
**RYAN SOMMERS**  
7757 AUBURN RD., SUITE 21  
CONCORD, OHIO 44077

#### LEGEND

- 5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
- Iron Pin
- Iron Pipe
- Monument
- ⊕ Fence post
- ⊕ Mag Nail Set
- ⊕ Fnd Found
- ⊕ Deed
- ⊕ R/Rec Record
- ⊕ M/Msd Measured
- ⊕ O/Obs Observed
- ⊕ C/Calc Calculated
- ⊕ U Used
- ⊕ D.R Deed Record
- ⊕ O.R Official Record
- ⊕ C.L/C/L Centerline
- ⊕ e/p Edge of Pavement
- ⊕ P Plat record information



#### GRAPHIC SCALE



( IN FEET )  
1 inch = 50 ft.

AUGUST 6, 2008  
REVISED AUGUST 7, 2008

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS REFER TO AN ASSUMED MERIDIAN AND ARE INTENDED TO INDICATE ANGLES ONLY. ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

*Rudy Schwartz* 8.6.08  
RUDY SCHWARTZ, P.S. #7193 Date

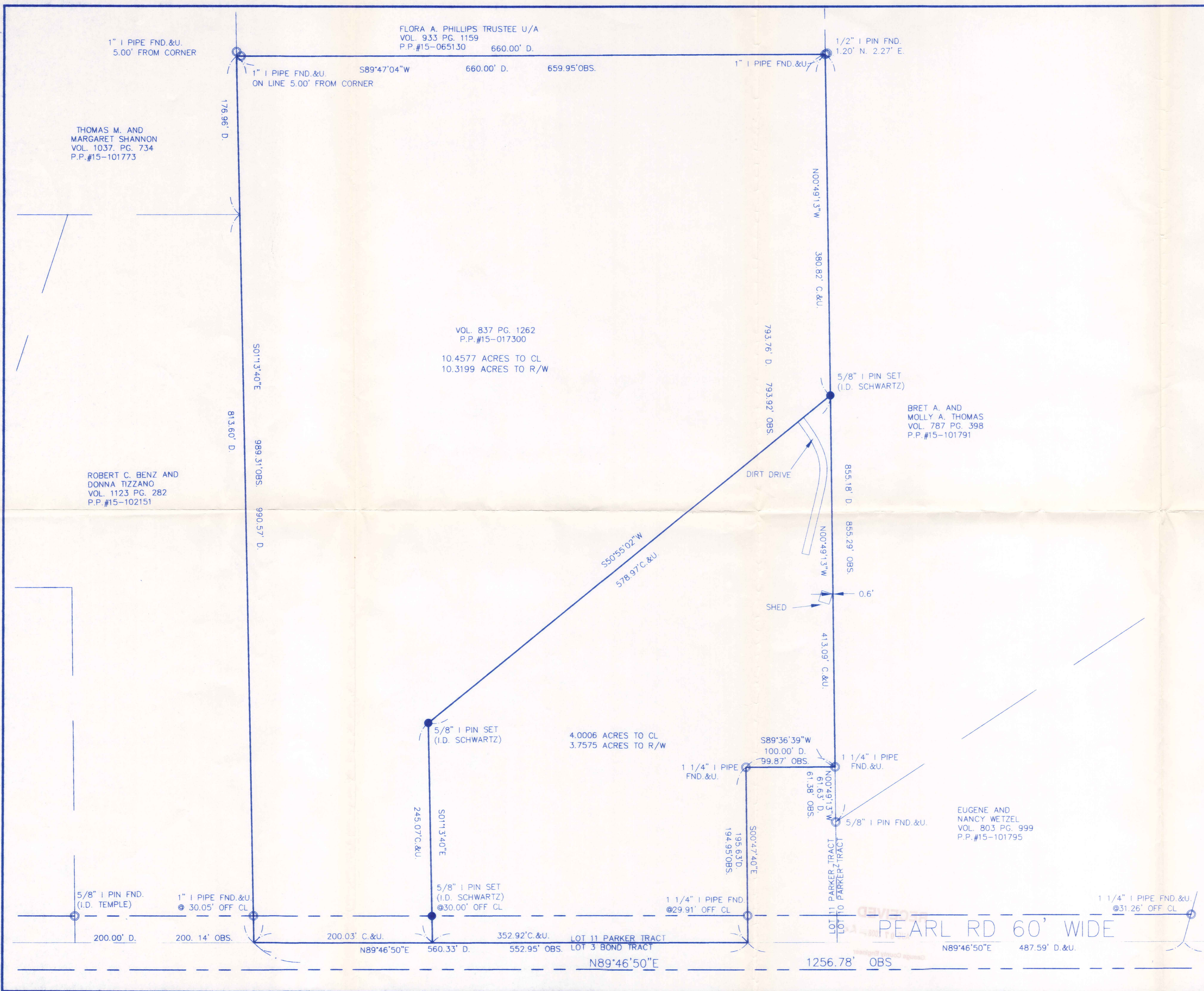


PREPARED BY:  
**SCHWARTZ LAND SURVEYING INC.**

**RUDY E. SCHWARTZ**  
PROFESSIONAL SURVEYOR  
12121 KINSMAN ROAD  
NEWBURY, OHIO 44065  
440-564-8174 Fax: 440-564-8285

OLD STATE ROAD (STATE ROUTE 608)  
PEARL RD 60' WIDE  
P.K. NAIL FND.&U.

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
R.S. 8/7/08  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER



1" I PIPE FND.&U.  
5.00' FROM CORNER

FLORA A. PHILLIPS TRUSTEE U/A  
VOL. 933 PG. 1159  
P.P.#15-065130 660.00' D.

1/2" I PIN FND.  
1.20' N. 2.27' E.

1" I PIPE FND.&U. S89°47'04"W 660.00' D. 659.95'OBS.

THOMAS M. AND MARGARET SHANNON  
VOL. 1037, PG. 734  
P.P.#15-101773

176.96' D.

SO11°3'40"E

813.60' D.

989.31'OBS.

990.57' D.

VOL. 837 PG. 1262  
P.P.#15-017300

10.4577 ACRES TO CL  
10.3199 ACRES TO R/W

N00°49'13"W  
380.82' C.&U.

793.76' D.

793.92' OBS.

5/8" I PIN SET (I.D. SCHWARTZ)

BRET A. AND MOLLY A. THOMAS  
VOL. 787 PG. 398  
P.P.#15-101791

DIRT DRIVE

855.18' D.  
855.29' OBS.

SHED

413.09' C.&U.

S50°55'02"W  
578.97' C.&U.

4.0006 ACRES TO CL  
3.7575 ACRES TO R/W

5/8" I PIN SET (I.D. SCHWARTZ)

1 1/4" I PIPE FND.&U.

S89°36'39"W  
100.00' D.  
99.87' OBS.

1 1/4" I PIPE FND.&U.

N00°49'13"W  
61.65' D.  
61.38' OBS.

5/8" I PIN FND.&U.

EUGENE AND NANCY WETZEL  
VOL. 803 PG. 999  
P.P.#15-101795

245.07' C.&U.

SO11°3'40"E

5/8" I PIN SET (I.D. SCHWARTZ)  
@30.00' OFF CL

1 1/4" I PIPE FND.&U.  
@29.91' OFF CL

1 1/4" I PIPE FND.&U.  
@31.26' OFF CL

5/8" I PIN FND. (I.D. TEMPLE)

1" I PIPE FND.&U. @30.05' OFF CL

200.00' D.

200.14' OBS.

200.03' C.&U.

N89°46'50"E

560.33' D.

352.92' C.&U.

552.95' OBS.

LOT 11 PARKER TRACT  
LOT 3 BOND TRACT

N89°46'50"E

1256.78' OBS

N89°46'50"E

487.59' D.&U.

N89°46'50"E

599.41' OBS.

HAM00203

HAM-00203

Sommers (08-092)  
picked up 08-08-08

15-102575

Vol. 1893-Pg. 355

LEGAL DESCRIPTION  
OF A  
4.0006 ACRE PARCEL  
FOR  
RYAN SOMMERS

Situated in the Township of Hambden, County of Geauga, and State of Ohio and known as being a part of Lot No. 11, Parker Tract, and further being known as part of a parcel of land conveyed to the Free Clinic aka Crossroads (PPN 15-017300) by deed recorded in Volume 837, Page 1262 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Pearl Road, 60 feet wide, at the Southeasterly corner of land conveyed to Robert C. Benz and Donna Tizzano (PPN 15-102151) by deed recorded in Volume 1123, Page 282 of Geauga County Deed Records, said point also being on the Northerly line of Lot No. 30, Bond Tract, also being the Southerly line of Lot No. 11, Parker Tract, said point lying South 89° 46' 50" West, along said centerline of Pearl Road, a distance of 1639.95 feet from a P.K. Nail found at its intersection with the centerline of Old State Road (S.R. 608), 66 feet wide;

Thence North 89° 46' 50" East, along said centerline of Pearl Road, a distance of 200.03 feet to the Principal Place of Beginning of the premises herein intended to be described;

- COURSE I            Thence North 1° 13' 40" West passing through a 5/8 inch iron pin set at 30.00 feet, a total distance of 245.07 feet to a 5/8 inch iron pin set;
- COURSE II           Thence North 50° 55' 02" East, a distance of 578.97 feet to a 5/8 inch iron pin set on the Westerly line of land conveyed to Bret A. and Molly A. Thomas (PPN 15-101791), by deed recorded in Volume 787, Page 398 of Geauga County Deed Records;
- COURSE III          Thence South 0° 49' 13" East, along said Westerly line of land so conveyed to Bret A. and Molly A. Thomas, a distance of 413.09 feet to a 1 1/4 inch iron pipe found at a Northeasterly corner of land conveyed to Eugene and Nancy Wetzel (PPN 15-101795) by deed recorded in Volume 803, Page 999 of Geauga County Deed Records;
- COURSE IV          Thence South 89° 36' 39" West, along a Northerly line of land so conveyed to Eugene and Nancy Wetzel, a distance of 99.87 feet to a 1 1/4 inch iron pipe found at a Northwesterly corner thereof;
- COURSE V            Thence South 0° 47' 40" East, along a Westerly line of land so conveyed to Eugene and Nancy Wetzel, and passing through a 1 1/4 inch iron pipe found at 165.04 feet, a total distance of 194.95 feet to a point in said centerline of Pearl Road;

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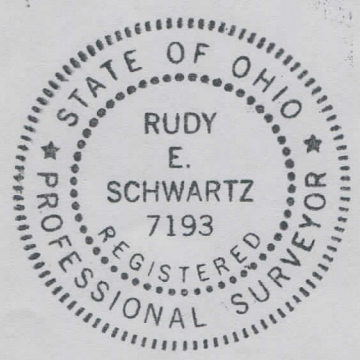
COURSE VI

Thence South 89° 46' 50" West, along said centerline of Pearl Road, a total distance of 352.92 feet to the Principal Place of Beginning and containing 4.0006 acres of land (3.7575 acres of land excluding the area within the right-of-way of said Pearl Road) as surveyed, calculated and described on August 6, 2008 by Rudy E. Schwartz, P.S. 7193 be the same more or less but subject to all legal highways and easements of record. Bearings used herein refer to an assumed meridian and are intended to indicate angles only. All 5/8 inch iron pins set are I.D. Schwartz 7193.

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

*R.S.* \_\_\_\_\_ *08 p7/08*

OFFICE OF THE *Revised*  
GEAUGA COUNTY ENGINEER



RECEIVED  
AUG 07 2008  
Geauga County Engineer

*8-7-08*

DATE

RUDY E. SCHWARTZ, P.S. 7193

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FOR  
RYAN SOMMERS

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COURSE I                    Thence North 1° 13' 40" West, along an Easterly line of land so conveyed to Robert C. Benz and Donna Tizzano, and along the Easterly line of land conveyed to Thomas M. and Margaret Shannon (PPN 15-101773) by deed recorded in Volume 1037, Page 734 of Geauga County Deed Records, and passing through a 1 inch iron pipe found at 30.05 feet, a total distance of 989.31 feet to a point at the Southwesterly corner of land conveyed to Flora A. Phillips Trustee U/A (PPN 15-065130) by deed recorded in Volume 933, Page 1159 of Geauga County Deed Records (witness a 1 inch iron pipe found 5.00 feet North, and a 1 inch iron pipe found 5.00 feet East);

COURSE II                    Thence North 89° 47' 04" East, along the Southerly line of land so conveyed to Flora A. Phillips Trustee U/A, and passing through said 1 inch pipe at 5.00 feet, a total distance of 659.95 feet to a 1 inch iron pipe found on the Westerly line of land conveyed to Bret A. and Molly A. Thomas (PPN 15-101791) by deed recorded in Volume 787, Page 398 of Geauga County Deed Records (witness a 1/2 inch iron pin found 1.20 feet North and 2.27 feet East);

COURSE III                    Thence South 0° 49' 13" East, along said Westerly line of land so conveyed to Bret A. and Molly A. Thomas, a distance of 380.82 feet to a 5/8 inch iron pin set;

COURSE IV                    Thence South 50° 55' 02" West a distance of 578.97 feet to a 5/8 inch iron pin set;

HAM00203

COURSE V

Thence South 1° 13' 40" East, passing through a 5/8 inch iron pin set at 215.07 feet, a total distance of 245.07 feet to a point in said centerline of Pearl Road;

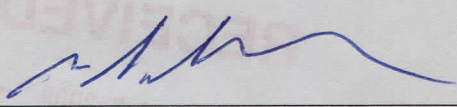
COURSE VI

Thence South 89° 46' 50" West, along said centerline of Pearl Road, a total distance of 200.03 feet to the Place of Beginning and containing 10.4577 acres of land (10.3199 acres of land excluding the area within the right-of-way of said Pearl Road) as surveyed, calculated and described on August 6, 2008 by Rudy E. Schwartz, P.S. 7193 be the same more or less but subject to all legal highways and easements of record. Bearings used herein refer to an assumed meridian and are intended to indicate angles only. All 5/8 inch iron pins set are I.D. Schwartz 7193.

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DATE

  
RUDY E. SCHWARTZ, P.S. 7193