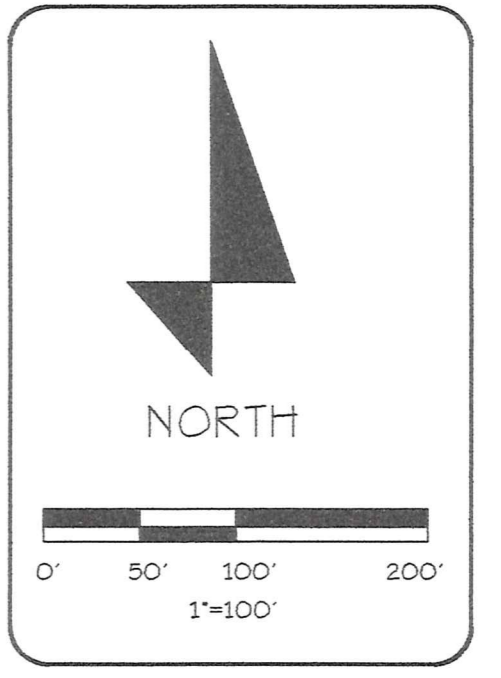


Proposed Lot Split
 Survey of land now or formerly owned by
 James V. Soulsby and Brenda A. Soulsby
 PN: 15-064200
 OR Book 1253 Page 216
 part of Lot Number 21, Bond Tract
 Township of Hambden, County of Geauga
 State of Ohio
 18.519 Acres.
 806678.1 Sq.ft.

PHEASANT RIDGE SUBDIVISION PHASE 3
 [PLAT VOLUME 29 PAGE 39]



Note

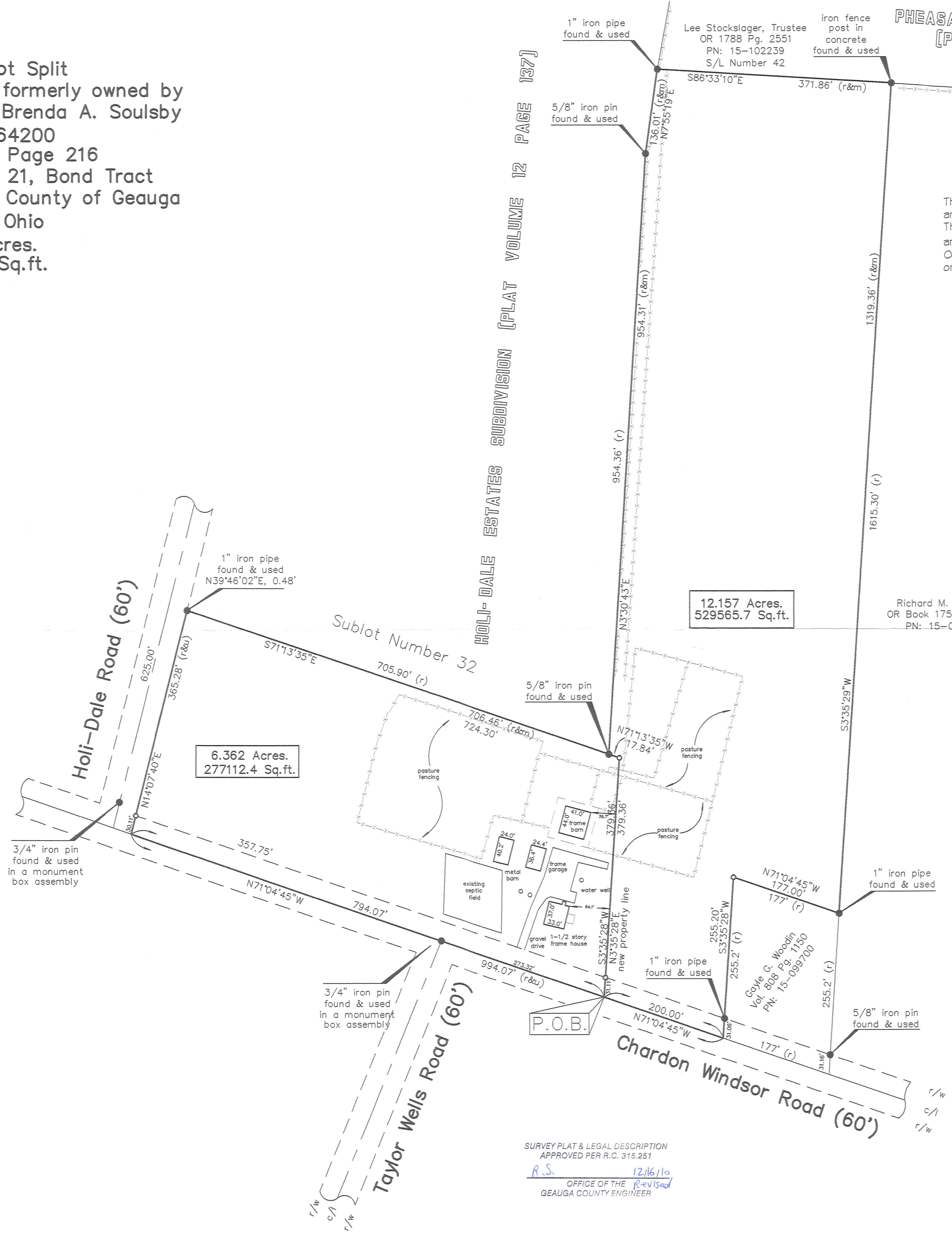
The Location of the proposed building sites and septic fields are approximate and subject to change by future owner. The locations were based upon recommendations by current owner and Soil Test Results, as determined by Soil Scientist. O'Hara Land Surveying, L.L.C. and Thomas J. O'Hara do not insure or certify to any future building locations and or septic field locations.

Zoning

Zoning Inspector Hambden Township
 Darlene Welch 440-286-4423
 Zoning Classification: R-1 Residential

References

Deeds of Record
 Field observations made 2007
 Holi-Dale Estates Subdivision (Plat Volume 12 Page 137)
 Pheasant Ridge Subdivision (Plat Volume 29 Page 39)



12.157 Acres.
 529565.7 Sq.ft.

6.362 Acres.
 277112.4 Sq.ft.

Richard M. Pokorny
 OR Book 1756 Pg. 600
 PN: 15-066800



Thomas J. O'Hara P.S.
 Registered Professional Surveyor No. 7995
 within the State of Ohio
 Dated: 12/16/10

Bearings are referenced to an assumed meridian.

This division of land complies with the applicable
 Hambden Township Zoning Resolution. This _____ day of _____ 201__ . By:
 By: _____, Hambden Township Zoning Inspector.

All Iron pins noted as being set are
 5/8" Dia. x 30' Long Steel Rebar
 bearing plastic cap 'OHARA 7995'
 This Survey is a Boundary Survey
 prepared in accordance with Chapter
 4733-37 of the Administrative Code.

LEGEND

(R) Record / Deed Distance	— Break Line
(M) Measured Distance	P.O.B. Place of Beginning
(C) Calculated Distance	— Occupation Line
— Utility Line	● Survey Monument Found
-x-x-x- Fence Line	○ 5/8" Dia. x 30" length Steel Rebar Set
R/W Right of Way	⊙ Drill Hole Found
C/L Centerline	⊙ Drill Hole Set
▨ Concrete	⊞ Stone Monument Found
▨ Asphalt	Vol. Volume
▨ Brick	Pg. Page
▨ Gravel	QR. Official Record

Project No: 0715
 Date of Survey: 10-15-07
 Revised: 12-16-2010
 Page 1 of 1

O'Hara Land Surveying, L.L.C.
 P.O. Box 902, Chardon, Ohio 44024
 Voice: 440-286-8417 E-Mail: oharasurveys@yahoo.com

This Plat was prepared without the benefit of a Title Exam, and is subject to the results that an independent Title Exam may reveal.

This Plat of Survey depicts the results of a Boundary Survey as prepared according to the minimum standards for a Boundary Survey as described in the Administrative Code Chapter 4733-37, by O'Hara Land Surveying, L.L.C. This Survey is not valid unless it bears an Original Signature and Seal.

SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 315.251
 R.S. 12/16/10
 OFFICE OF THE REGISTERED
 GEauga COUNTY ENGINEER

HAM00219 (HAM 00219)

Soulsby (10-096)
Picked up 12-16-10
15-064200
Vol. 1897- Pg. 1626

**Survey Split of Land now or formerly owned by
James V. Soulsby and Brenda A. Soulsby, PN: 15-064200, OR Book 1253 Page 216
Remainder 6.362 Acres**

Situated in the Township of Hambden, County of Geauga, State of Ohio, being part of Lot Number 21, Bond Tract, in said Township. Beginning at the centerline intersection of Taylor Wells Road (60') and Chardon Windsor Road (60'), said point witnessed by a 3/4" iron pin found in a monument box assembly. Thence South 71°04'45" East along the centerline of Chardon Windsor Road, a distance of 273.32 feet to a point, said point being a new property corner established, said point being the **Place of Beginning** of the parcel herein described.

Thence **North 71°04'45" West** along the centerline of Chardon Windsor Road a distance of **794.07** feet to a point, said point being the intersection of the centerline of Chardon Windsor Road and the southerly prolongation of the easterly right of way line of Holi-Dale Road (60').


Thence **North 14°07'40" East** along the southerly prolongation of the easterly right of way line of Holi-Dale Road and the easterly right of way line of Holi-Dale Road, passing through an iron pin set at 30.11 feet a total distance of **365.28** feet to a point, said point being the southwest corner of Sublot Number 32 in the Holi-Dale Estates Subdivision as recorded in Plat Volume 12 Page 137 in Geauga County Records, said point witnessed by a 1" iron pipe found at 0.48 feet bearing North 39° 46'02" East from said point.

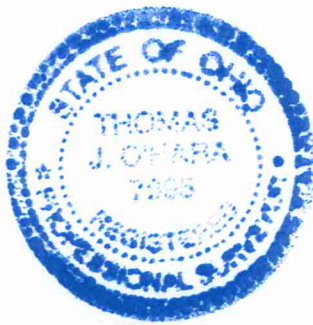
Thence **South 71°13'35" East** along the southerly line of Sublot Number 32, aforementioned, and an easterly extension thereof, a distance of **724.30** feet to a point, said point being a new property corner established, said point witnessed by an iron pin set.

Thence **South 03°35'28" West** along a new property line created a distance of **379.36** feet to a point in the centerline of Chardon Windsor Road, passing through an iron pin set at 31.11 feet, Said point being the Place of Beginning, and containing **6.362 acres** of land, be the same more or less, but subject to all legal highways, pursuant to a Survey (0715) dated September, 2007, 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 James V. Soulsby and Brenda A. Soulsby, PN: 15-064200, OR Book 1253 Page 216 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: 12/16/10



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.S. 12/16/10
OFFICE OF THE Revised
GEAUGA COUNTY ENGINEER

**Survey Split of Land now or formerly owned by
James V. Soulsby and Brenda A. Soulsby, PN: 15-064200, OR Book 1253 Page 216
12.157 Acres**

Situated in the Township of Hambden, County of Geauga, State of Ohio, being part of Lot Number 21, Bond Tract, in said Township. Beginning at the centerline intersection of Taylor Wells Road (60') and Chardon Windsor Road (60'), said point witnessed by a 3/4" iron pin found in a monument box assembly. Thence South 71°04'45" East along the centerline of Chardon Windsor Road, a distance of 273.32 feet to a point, said point being a new property corner established, said point being the **Place of Beginning** of the parcel herein described.

Thence **North 03°35'28" East** along a new property line created a distance of **379.36** feet to a point, passing through an iron pin set at 31.11 feet, said point being a new property corner established, said point witnessed by an iron pin set.

Thence **North 71°13'35" West** along a new property line created a distance of **17.84** feet to a point, said point being the southeast corner of Sublot Number 32 in the Holi-Dale Estates Subdivision as recorded in Plat Volume 12 Page 137 in Geauga County Records, said point witnessed by a 5/8" iron pin found.

Thence **North 03°30'43" East** along the easterly Sublots of Holi-Dale Estates, aforementioned, a distance of **954.31** feet to a point, said point being an angle point in said subdivision, said point witnessed by a 5/8" iron pin found..

Thence **North 07°55'19" East** along the easterly line of Holi Dale Estates, aforementioned, a distance of **136.01** feet to a point, said point being the southwest corner of land now or formerly owned by Lee Stockslager, Trustee, PN: 15-102239 as recorded in OR Book 1788 Page 2551 in GCRD, said point being the southwest corner of Sublot Number 42 in Pheasant Ridge Subdivision Phase 3, recorded in Plat Volume 29 Page 39, said point witnessed by a 1" iron pipe found.

Thence **South 86°33'10" East** along the southerly line of land now or formerly owned by Stockslager, aforementioned, a distance of **371.86** feet to a point, said point being the northwest corner of land now or formerly owned by Richard M. Pokorny, PN: 15-066800 as recorded in OR Book 1756 Page 600 in GCRD, said point witnessed by an iron fence post found in concrete.

Thence **South 03°35'29" West** along the westerly line of land now or formerly owned by Pokorny, aforementioned, a distance of **1319.36** feet to a point, said point being the northeast corner of land now or formerly owned by Gayle G. Woodin, PN: 15-099700 as recorded in OR Book 808 Page 1150 in GCRD, said point witnessed by a 1" iron pipe found.

Thence **North 71°04'45" West** along the northerly line of land now or formerly owned by Woodin, aforementioned, a distance of **177.00** feet to a point, said point being the northwest corner of land now or formerly owned by Woodin, aforementioned, said point witnessed by an iron pin set.

Thence **South 03°35'28" West** along the westerly line of land now or formerly owned by Woodin, aforementioned, a distance of **255.20** feet to a point in the centerline of Chardon Windsor Road, passing through a 1" iron pipe found at 31.06 feet therefrom.

Thence **North 71°04'45" West** along the centerline of Chardon Windsor Road a distance of **200.00** feet to a point, Said point being the Place of Beginning, and containing **12.157 acres** of land, be the same more or less, but subject to all legal highways, pursuant to a Survey (0715) dated September, 2007, 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 James V. Soulsby and Brenda A. Soulsby, PN: 15-064200, OR Book 1253 Page 216 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: 12/16/10

SURVEY PLAT & LEGAL DESCRIPTION
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