

PLAT OF SURVEY AND LOT SPLIT For STEVE PETERSEN

SITUATED IN THE TOWNSHIP OF HAMBLEN, COUNTY OF GEauga
AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF
ORIGINAL LOT NUMBERS 5 AND 10, BOND TRACT.

PREPARED FOR:
STEVE PETERSEN
11623 WOODIEBROOK RD
CHARDON, OH 44024

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.
AUGUST 24, 2011
REVISED AUGUST 29, 2011

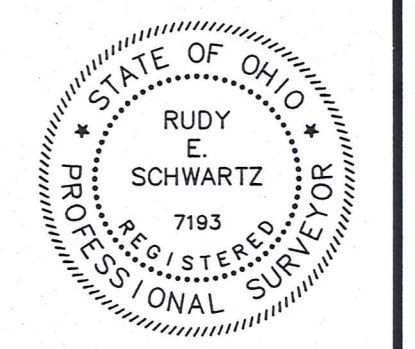
THIS DIVISION OF LAND COMPLIES WITH THE APPLICABLE
HAMBLEN TOWNSHIP ZONING RESOLUTION.

THIS _____ DAY OF _____ 2011.
BY _____
HAMBLEN ZONING INSPECTOR

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.S. CARROLL
OFFICE OF THE REVISOR
GEAUGA COUNTY ENGINEER

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM
A FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION.
MONUMENTS WERE FOUND OR SET AS INDICATED.
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 E. Schwartz 8.29.11
RUDY E. SCHWARTZ, P.S. #7193 Date

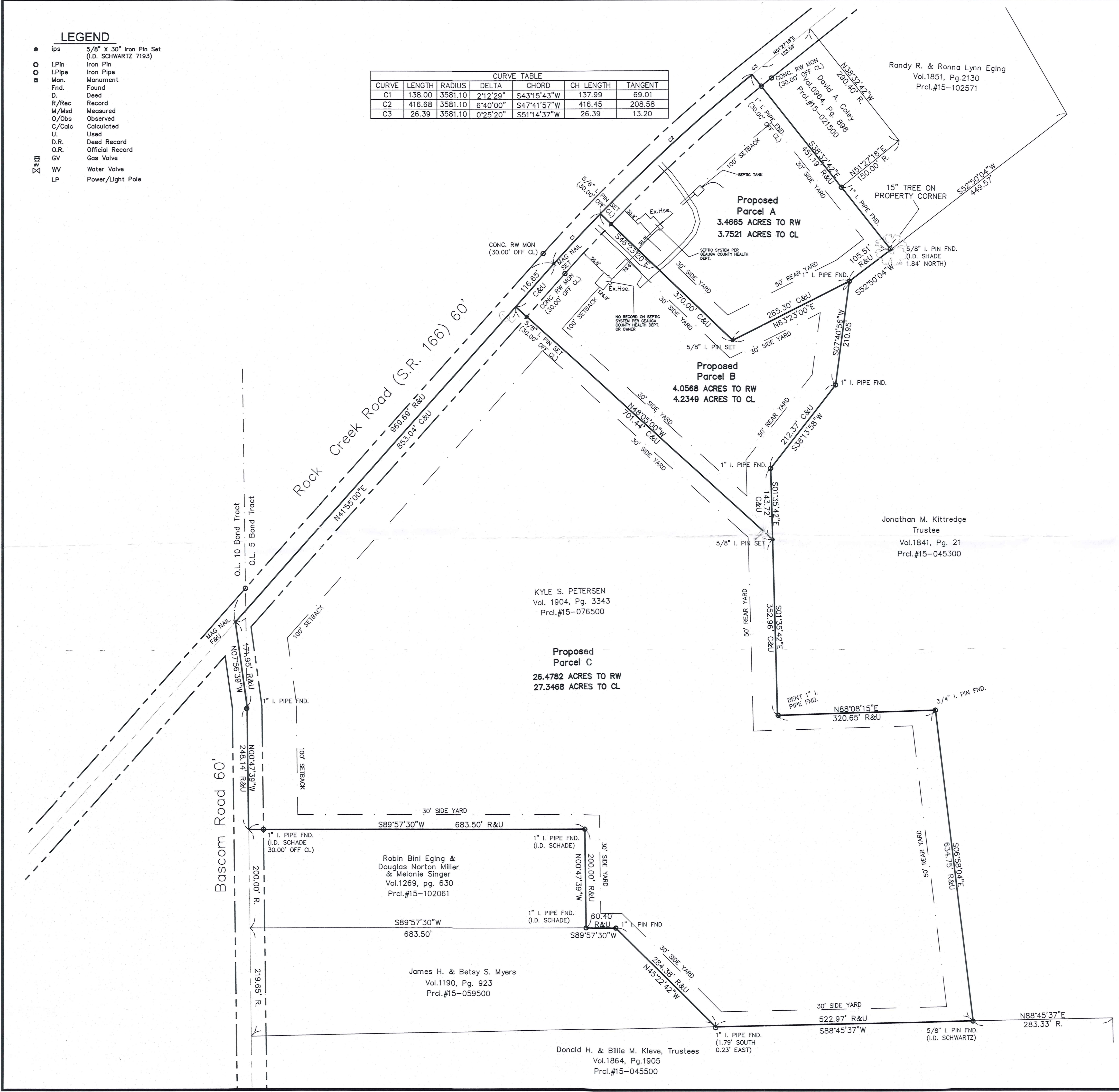


PREPARED BY:
SCHWARTZ LAND SURVEYING INC.

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

CURVE	LENGTH	RADIUS	DELTA	CHORD	CH LENGTH	TANGENT
C1	138.00	3581.10	2°12'29"	S43°15'43"W	137.99	69.01
C2	416.68	3581.10	6°40'00"	S47°41'57"W	416.45	208.58
C3	26.39	3581.10	0°25'20"	S51°14'37"W	26.39	13.20

- LEGEND**
- I.P.S. 5/8" X 30" Iron Pin Set (I.D. SCHWARTZ 7193)
 - I.P. Iron Pin
 - I.P. Iron Pipe
 - Mon. Monument
 - Fnd. Found
 - D. Deed
 - R/Rec Record
 - M/Med Measured
 - O/Obs Observed
 - C/Calc Calculated
 - U. Used
 - D.R. Deed Record
 - O.R. Official Record
 - GV Gas Valve
 - WV Water Valve
 - LP Power/Light Pole



(HAM 00222)

HAM00222

Petersen (11-083)
Picked up 08-29-11
15-102579
Vol. 1916 - Pg. 2694

LEGAL DESCRIPTION
OF A
3.7521 ACRE PARCEL
FOR
KYLE S. PETERSEN
PARCEL "A"

Situated in the Township of Hambden, County of Geauga, and State of Ohio and known as being a part Original Lot No. 5, Bond Tract, and further being known as being part of a parcel of land conveyed to the Kyle S. Petersen (PPN 15-076500) by deed recorded in Volume 1904, Page 3343 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a Mag Nail found in the centerline of Rock Creek Road (S.R. 166), 60 feet wide, at its intersection with the centerline of Bascom Road, 60 feet wide;

Thence North $41^{\circ} 55' 00''$ East, along said centerline of Rock Creek Road, a distance of 969.69 feet to a Mag Nail set at an angle;

Thence continuing along the arc of a curve deflecting to the right, also being said centerline of Rock Creek Road, a distance of 138.00 feet, said curve having a radius of 3581.10 feet, a delta of $2^{\circ} 12' 29''$, and a chord which bears North $43^{\circ} 15' 43''$ East a distance of 137.99 feet to the Principal Place of Beginning of the premises herein intended to be describes;

- COURSE I Thence continuing along the arc of a curve deflecting to the right, also being said centerline of Rock Creek Road, a distance of 416.68 feet, said curve having a radius of 3581.10 feet, a delta of $6^{\circ} 40' 00''$, and a chord which bears North $47^{\circ} 41' 57''$ East a distance of 416.45 feet to a point at the Northwesternly corner of land conveyed to David A. Coley (PPN 15-021500) by deed recorded in Volume 964, Page 898 of Geauga County Deed Records
- COURSE II Thence South $38^{\circ} 32' 42''$ East along the Westerly line of land so conveyed to David A. Coley, and along a Westerly line of land conveyed to Randy R. and Ronna Lynn Eging (PPN 15-102571) by deed recorded in Volume 1851, Page 2130 of Geauga County Deed Records, and passing through a 1 inch iron pipe found at 30.00 feet, a total distance of 451.19 feet to a point in a tree at the Southwesterly corner thereof, said point also being on a Northerly line of land conveyed to Johnathan M. Kittredge, Trustee (PPN PPN 15-045300) by deed recorded in Volume 1841, Page 21 of Geauga County Deed Records (witness a 5/8 inch iron pin found (I.D. Shade) 1.84 feet North);
- COURSE III Thence South $52^{\circ} 50' 04''$ West, along said Northerly line of land so conveyed to Johnathan M. Kittredge, Trustee a distance of 105.51 feet to a 1 inch iron pipe found at an interior corner thereof;

COURSE IV

Thence South 63° 23' 00" West a distance of 265.30 feet to a 5/8 inch iron pin set;

COURSE V

Thence North 46° 23' 20" West, and passing through a 5/8 inch iron pin set at 340.00 feet, a total distance of 370.00 feet to the Principal Place of Beginning and containing 3.7521 acres of land (3.4665 acres excepting the area within the right-of-way of said Rock Creek Road) as surveyed, calculated and described, on August 24, 2011 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 by 30 inch iron pins set are I.D. Schwartz 7193.

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

R.S. 08/29/11
OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER



8.29.11

DATE

RUDY E. SCHWARTZ, P.S. 7193

LEGAL DESCRIPTION
OF A
4.2349 ACRE PARCEL
FOR
KYLE S. PETERSEN
PARCEL "B"

Situated in the Township of Hambden, County of Geauga, and State of Ohio and known as being a part Original Lot No. 5, Bond Tract, and further being known as being part of a parcel of land conveyed to the Kyle S. Petersen (PPN 15-076500) by deed recorded in Volume 1904, Page 3343 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a Mag Nail found in the centerline of Rock Creek Road (S.R. 166), 60 feet wide, at its intersection with the centerline of Bascom Road, 60 feet wide;

Thence North $41^{\circ} 55' 00''$ East, along said centerline of Rock Creek Road, a distance of 853.04 feet to the Principal Place of Beginning of the premises herein intended to be describes;

- | | |
|------------|--|
| COURSE I | Thence North $41^{\circ} 55' 00''$ East, continuing along said centerline of Rock Creek Road, a distance of 116.65 feet to a Mag Nail set at a point of curvature; |
| COURSE II | Thence continuing along the arc of a curve deflecting to the right, also being said centerline of Rock Creek Road, a distance of 138.00 feet, said curve having a radius of 3581.10 feet, a delta of $2^{\circ} 12' 29''$, and a chord which bears North $43^{\circ} 15' 43''$ East a distance of 137.99 feet to a point; |
| COURSE III | Thence South $46^{\circ} 23' 20''$ East, passing through a 5/8 inch iron pin set at 30.00 feet, a total distance of 370.00 feet to a 5/8 inch iron pin set; |
| COURSE IV | Thence North $63^{\circ} 22' 59''$ East a distance of 265.30 feet to a 1 inch iron pipe found at a Northwesterly corner of land conveyed to Jonathan M. Kittredge Trustee (PPN 15-045300) by deed recorded in Volume 1841, Page 21 of Geauga County Deed Records; |
| COURSE V | Thence South $7^{\circ} 40' 56''$ West, along a Westerly line of land so conveyed to Jonathan M. Kittredge Trustee, a distance of 210.95 feet to a 1 inch iron pipe found at interior corner thereof; |
| COURSE VI | Thence South $38^{\circ} 13' 58''$ West, along a Northwesterly line of land so conveyed to Jonathan M. Kittredge Trustee, a distance of 212.37 feet to a 1 inch iron pipe found at interior corner thereof; |

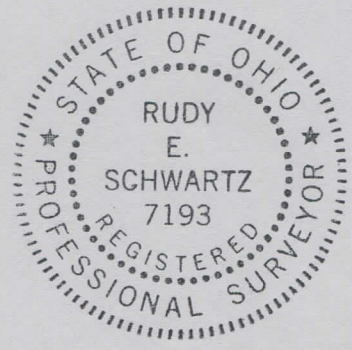
HAM0022Z

COURSE VII Thence South 1° 35' 42" East, along a Westerly line of land so conveyed to Jonathan M. Kittredge Trustee, a distance of 143.72 feet to a 5/8 inch iron pin set;

COURSE VIII Thence North 48° 05' 00" West, and passing through a 5/8 inch iron pin set at 671.44, a total distance of 701.44 feet to the Principal Place of Beginning and containing 4.2349 acres of land (4.0568 acres excepting the area within the right-of-way of said Rock Creek Road) as surveyed, calculated and described, on August 24, 2011 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 by 30 inch iron pins set are I.D. Schwartz 7193.

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

R.S. 08/29/11
OFFICE OF THE Revised
GEAUGA COUNTY ENGINEER



8.29.11

DATE

RUDY E. SCHWARTZ, P.S. 7193

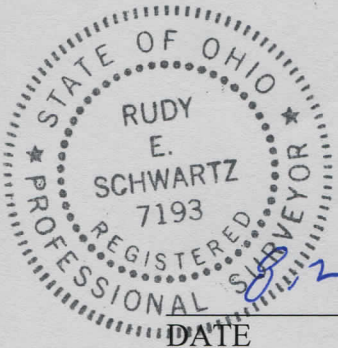
LEGAL DESCRIPTION
OF A
27.3468 ACRE PARCEL
FOR
KYLE S. PETERSEN
PARCEL "C"

Situated in the Township of Hambden, County of Geauga, and State of Ohio and known as being a part Original Lot No. 10, Bond Tract, and also part of Original Lot No. 5, Bond Tract, and further being known as being part of a parcel of land conveyed to the Kyle S. Petersen (PPN 15-076500) by deed recorded in Volume 1904, Page 3343 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a Mag Nail found in the centerline of Rock Creek Road (S.R. 166), 60 feet wide, at its intersection with the centerline of Bascom Road, 60 feet wide, said Mag Nail lying North 7° 56' 39" West along said centerline of Bascom Road a distance of 171.95 feet from a 1 inch iron pipe found at an angle point on the Easterly line of said Original Lot 10, Bond Tract;

- COURSE I Thence North 41° 55' 00" East, along said centerline of Rock Creek Road, a distance of 853.04 feet to a point;
- COURSE II Thence South 48° 05' 00" East, passing through a 5/8 inch iron pin set at 30.00 feet, a total distance of 701.44 feet to a 5/8 inch iron pin set on a Westerly line of land conveyed to Jonathan M. Kittredge Trustee (PPN 15-045300) by deed recorded in Volume 1841, Page 21 of Geauga County Deed Records;
- COURSE III Thence South 1° 35' 42" East, along said Westerly line of land so conveyed to Jonathan M. Kittredge Trustee, a distance of 352.96 feet to a 1 inch iron pipe found at a Southwesterly corner thereof;
- COURSE IV Thence North 88° 08' 15" East, along a Southerly line of land so conveyed to Jonathan M. Kittredge Trustee, a distance of 320.65 feet to a 3/4 inch iron pin found at interior corner thereof;
- COURSE V Thence South 6° 58' 04" East, along a Westerly line of land so conveyed to Jonathan M. Kittredge Trustee, a distance of 634.75 feet to a 5/8 inch iron pin found (I.D. Schwartz) at a Southwesterly corner thereof, said pin also being on the Northerly line of land conveyed to Donald H. and Billie M. Kleve Trustees (PPN 15-045500) by deed recorded in Volume 1864, Page 1905 of Geauga County Deed Records;

- COURSE VI Thence South 88° 45' 37" West, along said Northerly line of land so conveyed to Donald H. and Billie M. Kleve Trustees, a distance of 522.97 feet to a point at the Southeasterly corner of land conveyed to James H. and Betsy S. Myers (PPN 15-059500) by deed recorded in Volume 1190, Page 923 of Geauga County Deed Records (witness a 1 inch iron pipe found 1.79 feet South, and 0.23 feet East);
- COURSE VII Thence North 45° 22' 42" West, along an Easterly line of land so conveyed to James H. and Betsy S. Myers, a distance of 284.38 feet to a 1 inch iron pin found at the Northeasterly corner thereof;
- COURSE VIII Thence South 89° 57' 30" West, along the Northerly line of land so conveyed to James H. and Betsy S. Myers, a distance of 60.40 feet to a 1 inch iron pipe found (I.D. Shade) at the Southeasterly corner of land conveyed to Robin Bini Eging, and Douglas Norton Miller, and Melanie Singer (PPN 15-102061) by deed recorded in Volume 1269, Page 630 of Geauga County Deed Records;
- COURSE IX Thence North 0° 47' 39" West, along the Easterly line of land so conveyed to Robin Bini Eging, and Douglas Norton Miller, and Melanie Singer, a distance of 200.00 feet to a 1 inch iron pipe found (I.D. Shade) at the Northeasterly corner thereof;
- COURSE X Thence South 89° 57' 30" West, along the Northerly line of land so conveyed to Robin Bini Eging, and Douglas Norton Miller, and Melanie Singer, and passing through a 1 inch iron pipe found (I.D. Shade) at 653.50, a total distance of 683.50 feet to a point in said centerline of Bascom Road, said point also being on the Easterly line of said Original Lot 10, Bond Tract;
- COURSE XI Thence North 0° 47' 39" West, along said centerline of Bascom Road, a distance of 248.14 feet to a 1 inch iron pipe found at an angle point;
- COURSE XII Thence North 7° 56' 39" West a distance of 171.95 feet to the Place of Beginning and containing 27.3468 acres of land (26.4782 acres excepting the area within the right-of-way of said Rock Creek Road) as surveyed, calculated and described, on August 24, 2011 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 by 30 inch iron pins set are I.D. Schwartz 7193.



DATE

RUDY E. SCHWARTZ, P.S. 7193

SURVEY PLAT & LEGAL DESCRIPTION
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R.S.

08/29/11

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Revised