

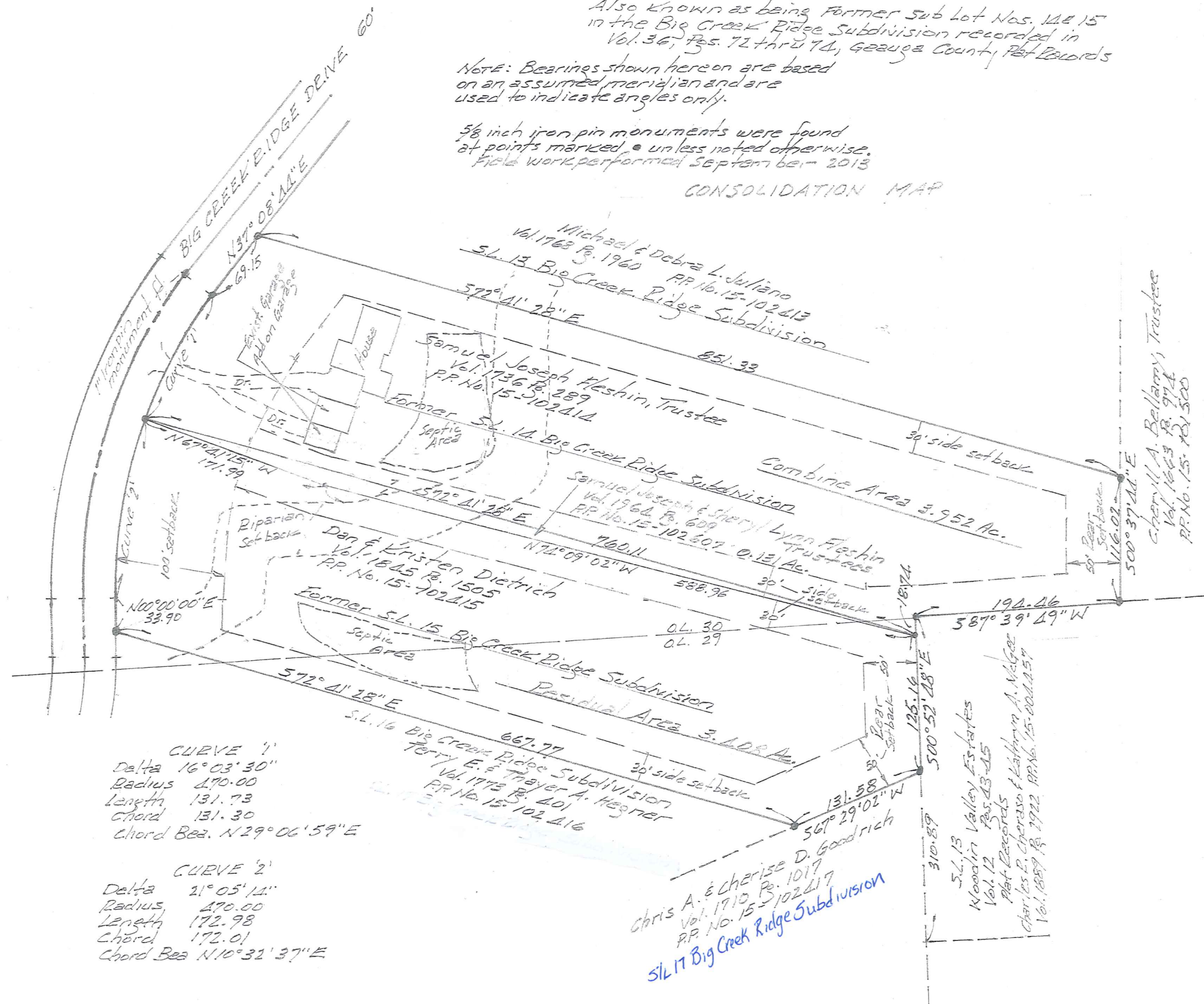
MAP OF A SURVEY FOR  
 SAMUEL JOSEPH FLESHIN, TRUSTEE  
 PART OF ORIGINAL LOT No.'s 29 and 30, Bond Tract  
 HAMBDEN TOWNSHIP - GEauga COUNTY - OHIO

Also known as being former sub Lot Nos. 14 & 15  
 in the Big Creek Ridge Subdivision recorded in  
 Vol. 36, Pgs. 72 thru 74, Geauga County Plat Records

NOTE: Bearings shown hereon are based  
 on an assumed meridian and are  
 used to indicate angles only.

3/8 inch iron pin monuments were found  
 at points marked • unless noted otherwise.  
 Field work performed September 2013

CONSOLIDATION MAP

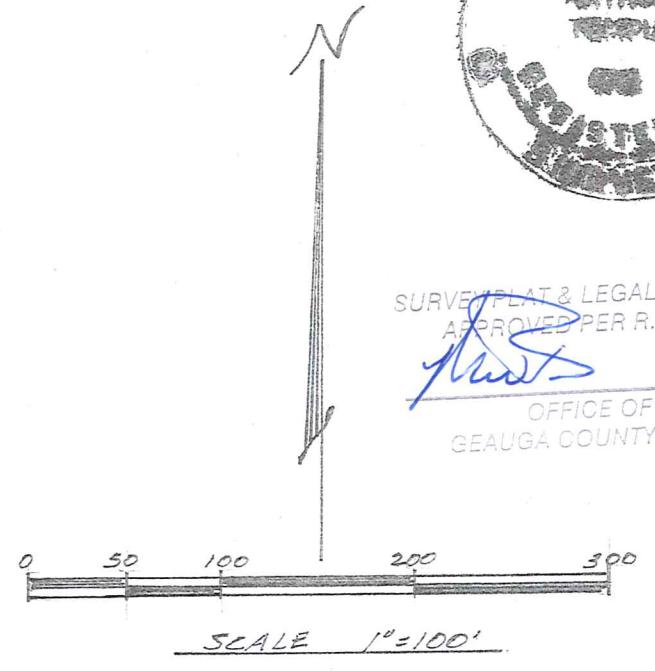


I certify this survey is in accordance  
 with the provisions of Chapter 4733-37  
 of the Ohio Administrative Code

*J. Arthur Temple*  
 J. Arthur Temple P.S. #4761  
 Sept 2013



SURVEY PLAT & LEGAL DESCRIPTION  
 APPROVED PER R.C. 315.251  
*[Signature]* 01 08/14  
 OFFICE OF THE Rev.  
 GEauga COUNTY ENGINEER



The survey shown hereon is in accordance  
 with the applicable Hamblen Township  
 zoning Resolutions.

This \_\_\_\_\_ day of \_\_\_\_\_ 2014  
 \_\_\_\_\_  
 Zoning Inspector

HAM 00234

HAM00234

Fleshin (13-117)  
Picked-Up 1-8-2014  
# 15-102414  
Vol. 1965 Pg. 2651

**DESCRIPTION FOR  
SAMUEL JOSEPH and SHERYL LYNN FLESHIN, TRUSTEES  
3.952 Combine Area**

Situated in the Township of Hambden, County of Geauga, State of Ohio, being part of Original Lot Nos. 29 and 30, Bond Tract, within said township, also known as being part of former Sub Lot Nos. 14 and 15 of the Big Creek Ridge Subdivision, as recorded in Vol. 36, Pgs. 72 thru 74, and further described as follows:

Beginning at a 5/8 inch iron pin found in the easterly margin of Big Creek Ridge Drive, 60 feet in width, at the southwest corner of Sub Lot No. 13 of said Big Creek Ridge Subdivision, said Sub Lot No. being currently in the name of Michael and Debra L. Juliano, by deed recorded in Vol. 1768, Pg. 1960, (P.P. No. 15-102413), of the Geauga County Records of Deeds, said corner also being the northwest corner of former Sub Lot No. 14, conveyed Samuel Joseph Fleshin, Trustee, by deed recorded in Vol. 1736, Pg. 289, (P.P. No. 15-102414), of the Geauga County Records of Deeds;

Thence South 72° 41' 28" East, along the south line of said P.P. No. 15-102413, and with the north line of said P.P. No. 15-102414, a distance of 851.33 feet, to a 5/8 inch iron pin found in the west line of land conveyed to Cheryll A. Bellamy, Trustee, by deed recorded in Vol. 1663, Pg. 974 (P.P. No. 15-101500), of the Geauga County Records of Deeds;

Thence South 00° 37' 44" East, along the west line of said P.P. No. 15-101500 and with the east line of said P.P. No. 15-102414, a distance of 116.02 feet, to a 5/8 inch iron pin found in the north line of Sub Lot 13 of the Woodin Valley Estates as recorded in Vol. 12, Pgs. 43-45 of the Geauga County Records of Plats, said Sub Lot No. 13 being currently in the name of Charles R. Cheraso and Kathryn A. McGee, by deed recorded in Vol. 1889, Pg. 2922 (P.P. No. 15-004457), of the Geauga County Records of Deeds;

Thence South 87° 39' 49" West, along the north line of said P.P. No. 15-004457 and with a south line of said P.P. No. 15-102414, a distance of 194.46 feet, to a 5/8 inch iron pin found at the north corner of said P.P. No. 15-004457;

Thence South 00° 52' 48" East, along the west line of P.P. No. 15-004457, and with an east line of said P.P. No. 15-102414, a distance of 18.74 feet, to a 5/8 inch iron pin found at the northeast corner of former Sub Lot No. 15 of the aforementioned Big Creek Ridge Subdivision, currently in the name of Dan and Kristen Dietrich, by deed recorded in Vol. 1845, Pg. 1505 (P.P. No. 15-102415), of the Geauga County Records of Deeds, said corner also being the most easterly corner of a 0.131 parcel of land conveyed to Samuel Joseph and Sheryl Lynn Fleshin, by deed recorded in Vol. 1964, Pg. 609 (P.P. No. 15-102607), of the Geauga County Records of Deeds;

Thence North 74° 09' 02" West, along a south line of said P.P. No. 15-102607, a distance of 588.96 feet to a 5/8 inch iron pin, capped "Temple 4761", found at an angle point;

Thence North 67° 41' 15" West, continuing along a south line of said P.P. No. 15-102607, a distance of 171.99 feet to a 5/8 inch iron pin found, in the easterly margin of Big Creek Ridge Drive at the northwest corner of said P.P. No. 15-102415, said point also being the most westerly corner of said P.P. No. 15-102607;

Thence along said easterly margin of Big Creek Ridge Drive, by the arc of a curve to the right, an arc distance of 131.73 feet to a 5/8 inch iron pin found at a point of tangency, said curve having a Delta of 16° 03' 30", a Radius of 470.00 feet, and a chord which bears North 29° 06' 59" East, a chord distance of 131.30 feet;

Thence continuing along the easterly margin of Big Creek Ridge Drive, North 37° 08' 44" East, a distance of 69.15 feet to place of beginning, containing within said bounds a combined total of 3.952 acres of land, according to the survey of J. Arthur Temple, Registered Surveyor No. 4761, dated September, 2013.

The bearings shown herein are based on an assumed meridian and are used to indicate angles only.

Previous Recording: All of Vol. 1736, Pg. 289, P.P. No. 15-102414 and all of Vol. 1964, Pg. 609, P.P. No. 15-102607.

Signed: J. Arthur Temple

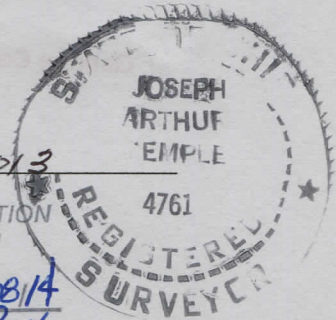
Date Sept 2013

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

*Handwritten signature*

01 08/14  
Rev.

OFFICE OF THE  
GEAUGA COUNTY ENGINEER



# 15-102415  
Vol. 1965 Pg. 2653

**DESCRIPTION FOR  
DAN & KRISTEN DIETRICH  
3.408 Residual Property**

Situated in the Township of Hamden, County of Geauga, State of Ohio, being part of Original Lot Nos. 29 and 30, Bond Tract, within said township, also known as being part of former Sub Lot No. 15 of the Big Creek Ridge Subdivision, as recorded in Vol. 36, Pgs. 72 thru 74, and further described as follows:

Beginning at a 5/8 inch iron pin found in the easterly margin of Big Creek Ridge Drive, 60 feet in width, at the northwest corner of Sub Lot No. 16 of said Big Creek Ridge Subdivision, said Sub Lot No. 16 currently being in the name of Terry E. and Thayer A. Hegner, by deed recorded in Vol. 1773, Pg. 401, (P.P. No. 15-102416), of the Geauga County Records of Deeds, said corner also being the southwest corner of former Sub Lot No. 15, conveyed Dan and Kristen Dietrich, by deed recorded in Vol. 1845, Pg. 1505, (P.P. No. 15-102415), of the Geauga County Records of Deeds;

Thence North 00° 00' 00" East, along the easterly margin of Big Creek Ridge Drive, a distance of 33.90 feet to a point of tangency;

Thence continuing along the easterly margin of Big Creek Ridge Drive, by the arc of curve to the right, an arc distance of 172.98 feet, to 5/8 inch iron pin found at the most westerly corner of a 0.131 acre parcel of land conveyed to Samuel Joseph and Sheryl Lynn Fleshin, by deed recorded in Vol. 1964, Pg. 609 (P.P. No. 15-102607), of the Geauga County Records of Deeds, said curve having a Delta of 21° 05' 14", a Radius of 470.00 feet, and a chord which bears North 10° 32' 37" East, a chord distance of 172.01 feet;

Thence South 67° 41' 15" East, along a south line of said P.P. No. 15-102607, a distance of 171.99 feet to a 5/8 inch iron pin found, capped "Temple 4761" at an angle point;

Thence South 74° 09' 02" East, continuing along a south line of said P.P. No. 15-102607, a distance of 588.96 feet, to a 5/8 inch iron pin found in the west line of Sub Lot No. 13 of the Woodin Valley Estates as recorded in Vol. 12, Pgs. 43 & 45 of the Geauga County Records of Plats, said Sub Lot No. 13 currently being in the name of Charles R. Cheraso and Kathryn A. McGee, by deed recorded in Vol. 1889, Pg. 2922 (P.P. No. 15-004457), of the Geauga County Records of Deeds;

Thence South 00° 52' 48" East, along the west line of P.P. No. 15-004457, and with an east line of said P.P. No. 15-102415, a distance of 125.16 feet, to a 5/8 inch iron pin found at the northeast corner Sub Lot No. 17 of said Big Creek Ridge Subdivision, said Sub Lot No. 17 currently being in the name of Chris A. and Cherise D. Goodrich, by deed recorded in Vol. 1710, Pg. 1017, (P.P. No. 15-102417), of the Geauga County Records of Deeds, said northeast corner also being an angle point in the easterly line of said P.P. No. 15-102415;

Thence South 67° 29' 02" West, along the northwesterly line of said P.P. No. 15-102417 and with a southeasterly line of said P.P. No. 15-102415, a distance of 131.58 feet, to a 5/8 inch iron pin found at the northeasterly corner of the aforementioned corner of P.P. No. 15-102416;

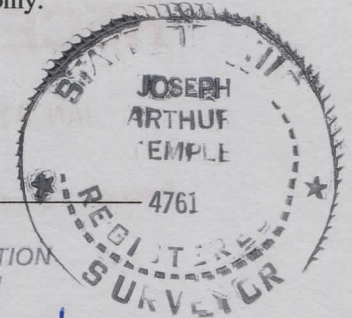
Thence North 72° 41' 28" West, along the northerly line of said P.P. No. 15-102416 and with the southerly line of said P.P. No. 15-102415, a distance of 667.77 feet to place of beginning, containing within said bounds a residual area of 3.408 acres of land, according to the survey of J. Arthur Temple, Registered Surveyor No. 4761, dated September, 2013.

The bearings shown herein are based on an assumed meridian and are used to indicate angles only.

Previous Recording: Vol. 1845, Pg. 1505, P.P. No. 15-102415.

Signed: *J. Arthur Temple*

Date *Sept 2013*



SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
*[Signature]* 01/08/14  
Rev.  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER