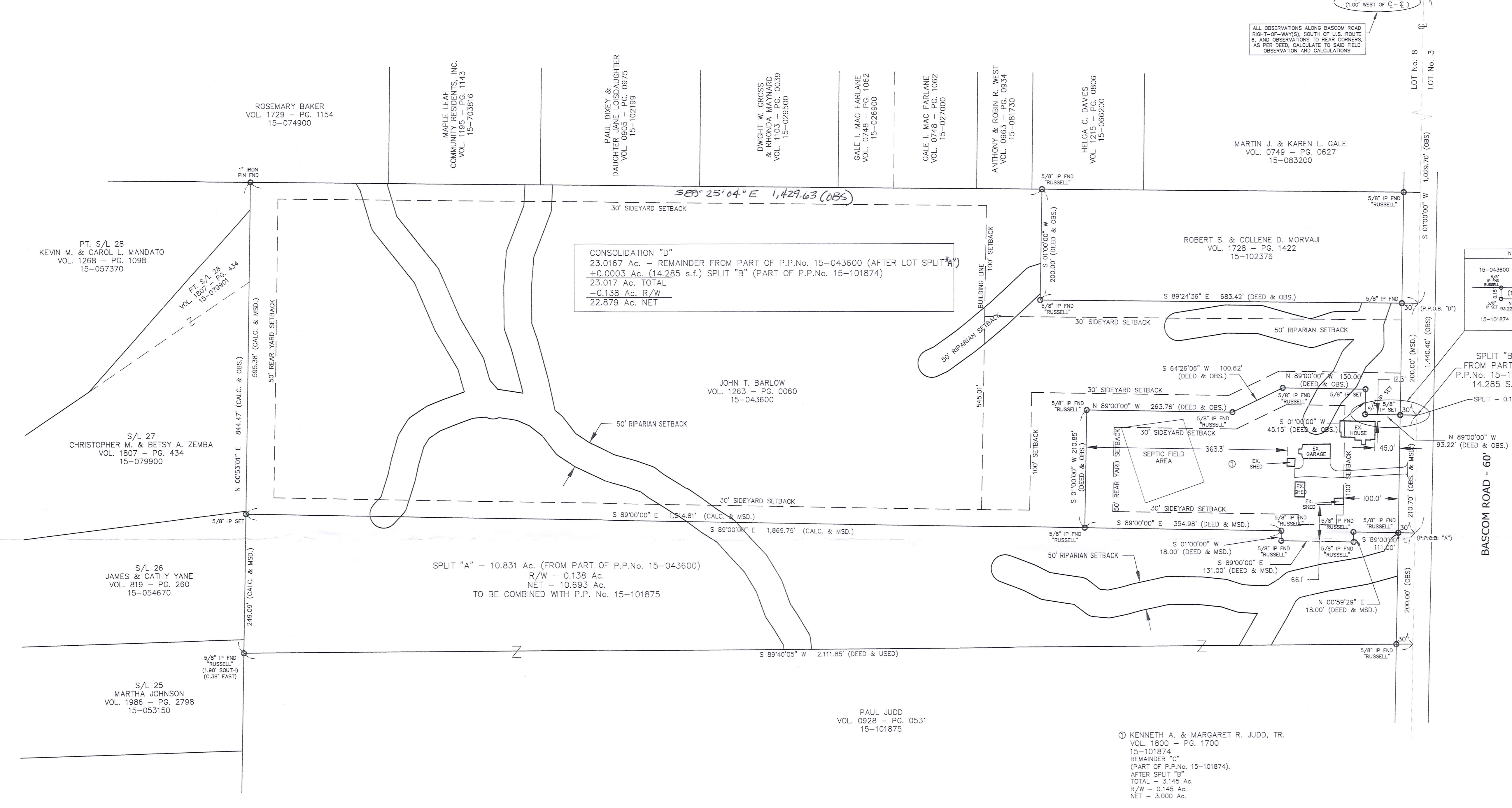


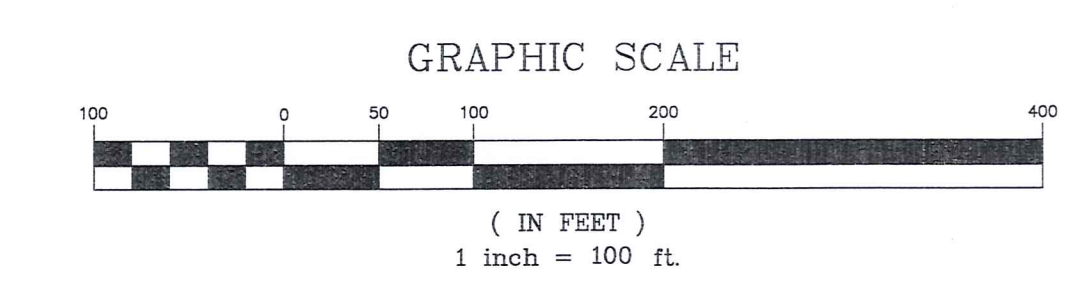
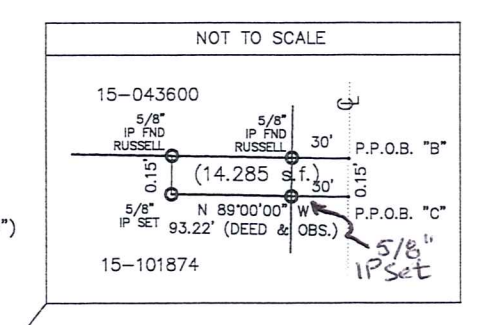
U.S. ROUTE 6 (G.A.R. HIGHWAY) - 60'



CONSOLIDATION "D"
23.0167 Ac. - REMAINDER FROM PART OF P.P.No. 15-043600 (AFTER LOT SPLIT "A")
+0.0003 Ac. (14,285 s.f.) SPLIT "B" (PART OF P.P.No. 15-101874)
23.017 Ac. TOTAL
-0.138 Ac. R/W
22.879 Ac. NET

SPLIT "A" - 10.831 Ac. (FROM PART OF P.P.No. 15-043600)
R/W - 0.138 Ac.
NET - 10.693 Ac.
TO BE COMBINED WITH P.P. No. 15-101875

① KENNETH A. & MARGARET R. JUDD, TR.
VOL. 1800 - PG. 1700
15-101874
REMAINDER "C"
(PART OF P.P.No. 15-101874)
AFTER SPLIT "B"
TOTAL = 3.145 Ac.
R/W = 0.145 Ac.
NET = 3.000 Ac.



NOTE: BEARING ARE BASED UPON THE CENTERLINE OF BASCOM ROAD - 60', BEING SOUTH 01°00'00" WEST AND ARE USED TO DESCRIBE ANGLES ONLY.

NOTE: ALL IRON PINS SET ARE 5/8" X 30" REBAR CAPPED "BABCOCK #6528"

ZONING INSPECTOR APPROVAL STATEMENT:

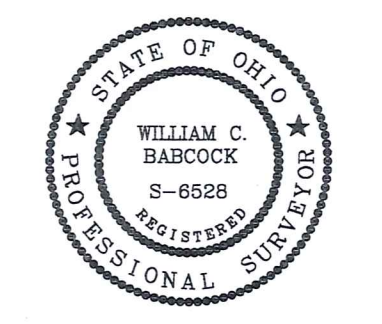
"THIS DIVISION OF LAND COMPLIES WITH THE APPLICABLE HAMB DEN TOWNSHIP ZONING RESOLUTION. THIS _____ DAY OF _____ 2016."

BY: _____
HAMB DEN TOWNSHIP ZONING INSPECTOR

I, WILLIAM C. BABCOCK P.S. #6528, DO HEREBY CERTIFY THAT THE SURVEY PERFORMED IS PURSUANT TO THE STATE OF OHIO ADMINISTRATIVE CODE STANDARDS SET FORTH AS PER ARTICLE NUMBER 4733-37.

William C. Babcock 3/31/2016
WILLIAM C. BABCOCK, P.S. #6528 DATE:

SURVEY PLAT & LEGAL DESCRIPTION APPROVED PER R.C. 315.231
William C. Babcock
GEAUGA COUNTY AUDITOR
TAX MAP DEPT



REV. NO.	DESCRIPTION	DATE	BY	CHK'D
1	REVISED SPLIT	1-25-16	RB	WCB

BABCOCK LAND SURVEYORS
SURVEYORS & LAND PLANNERS
PAINESVILLE OHIO 44077
babcocklandsurveyors@yahoo.com

DATE:	12/15/15
DESIGN BY:	W.B.
DRAWN BY:	B.P.
APPROVED BY:	W.B.
CREW CHIEF:	R.B.

PLAT OF LOT SPLIT
FOR
COLLENE MORVAJI
BASCOM ROAD
BOND TRACT - LOT No. 8
P.P. No. 15-043600
GEAUGA COUNTY
STATE OF OHIO

SCALE:	1"=100'
JOB No.	15-34
SHEET	OF
1	1

HAM 00249

HAM00249

Barlow-Judd (15-144)
Picked Up 4-4-16
VOL. 2008 pg 1630
PN# 15-102614

Babcock Land Surveyors, Inc.

6914 Brakeman Rd. Painesville, OH 44077 – Phone (440)487-5095

March 31, 2016

"Split A", out of Permanent Parcel Number 15-043600, to be combined with Permanent Parcel Number 15-101875

Situated in the Township of Hambden, County of Geauga and State of Ohio and known as being part of Lot Number 8, Bond Tract, and is bounded and described as follows:

Beginning at a point at the intersection of the centerline of G.A.R Highway, aka, State Route 6 (60 feet wide), and the centerline of Bascom Road (60 feet wide), said point also being the northeast corner of Lot 8, and said point referenced by a 1" iron pin in monument box along the centerline of said G.A.R. Highway, being 1.00 feet west of the centerline of Bascom Road.

Thence South 01°00'00" West, along the centerline of Bascom Road, and along the east line of Lot 8, to the southeast corner of a parcel of land conveyed to Kenneth A. and Margaret R. Judd, by deed Volume 1800, Page 1700, as recorded in Geauga County Deed Records, Permanent Parcel Number 15-101874, a distance of 1,440.40 feet, to a point, said point being the principal place of beginning.

Course I: Thence South 01°00'00" West, continuing along the centerline of Bascom Road, and said Lot line, to the northeast corner of a parcel of land conveyed to Paul Judd, by deed Volume 928, Page 531, as recorded in Geauga County Deed Records, Permanent Parcel Number 15-101875, a distance of 200.00 feet to a point.

Course II: Thence South 89°40'05" West, along the north line of said Judd, (PPN 15-101875) to a point along the easterly line of a parcel of land conveyed to Martha Johnson, by deed Volume 1986, Page 2798, as recorded in Geauga County Deed Records, Permanent Parcel Number 15-053150, also known as Sublot Number 25, of High Country Subdivision, as recorded in Volume 11, Page 127-129, of Geauga County Plat Records, passing through a capped 5/8" iron pin found, (Russell), at a distance of 30.00, a total distance of 2,111.85 feet, to a point, as referenced by a capped 5/8" iron pin found, (Russell), being 1.90 feet South, and 0.38 feet East.

Course III: Thence North 00°53'01" East, passing through the northeast corner of said Johnson, and the southeast corner of, and to a point along the easterly line of a parcel of land conveyed

to James and Cathy Yane, by deed Volume 819, Page 260, as recorded in Geauga County Deed Records, Permanent Parcel Number 15-054670, also known as Sublot Number 26, as recorded in said High Country Subdivision, and to a capped 5/8" iron pin set, (Babcock #6528), a distance of 249.09 feet.

Course IV: Thence South 89°00'00" East, along the northerly line of the parcel herein described, and passing through a capped 5/8" iron pin found, (Russell), being the southwest corner of said Judd, (PPN 15-101874), at a distance of 1,514.81 feet, and along a southerly line of said Judd, to a southerly corner of said Judd, to a capped 5/8" iron pin found, (Russell), a total distance of 1,869.79 feet.

Course V: Thence South 01°00'00" West, along a westerly line of said Judd, (PPN 15-101874), to a southerly corner of said Judd, and to a capped 5/8" iron pin found, (Russell), a distance of 18.00 feet.

Course VI: Thence South 89°00'00" East, along a southerly line of said Judd, (PPN 15-101874), to a southerly corner of said Judd, to a capped 5/8" iron pin found, (Russell), a distance of 131.00 feet.

Course VII: Thence North 00°59'29" East, along an easterly line of said Judd, (PPN 15-101874), to a southerly corner of said Judd, to a capped 5/8" iron pin found, (Russell), a distance of 18.00 feet.

Course VIII: Thence South 89°00'00" East, along a southerly line of said Judd, (PPN 15-101874), to the southeast corner of said Judd, and passing through a capped 5/8" iron pin found, (Russell), at a distance of 81.00 feet, a total distance of 111.00 feet to the centerline of Bascom Road, said point being the principal place of beginning and containing 10.831 Total calculated acres of land, 0.138 acres contained within the right of way, being the same more or less, but subject to all legal highways, as surveyed by William C. Babcock, State of Ohio Professional Surveyor No. 6528, in June of 2015.

Bearings are based upon the centerline of Bascom Road being South 01°00'00" West, and are used to describe angles only.

The intent of this description is to describe "Split A", (10.831 Acres) out of Permanent Parcel Number 15-043600, to be combined with Permanent Parcel Number 15-101875.

Babcock Land Surveyors, Inc.

6914 Brakeman Rd. Painesville, OH 44077 – Phone (440)487-5095

March 31, 2016

"Split B" out of Permanent Parcel Number 15-101874

Situated in the Township of Hambden, County of Geauga and State of Ohio and known as being part of Lot Number 8, Bond Tract, and is bounded and described as follows:

Beginning at a point at the intersection of the centerline of G.A.R Highway, aka, State Route 6 (60 feet wide), and the centerline of Bascom Road (60 feet wide), said point also being the northeast corner of Lot 8, and said point referenced by a 1" iron pin in monument box along the centerline of said G.A.R. Highway, being 1.00 feet west of the centerline of Bascom Road.

Thence South 01°00'00" West, along the centerline of Bascom Road, and along the east line of said Lot 8, to the southeast corner of a parcel of land conveyed to John T. Barlow, by deed Volume 1263, Page 0060, as recorded in Geauga County Deed Records, Permanent Parcel Number 15-043600, a distance of 1,229.55 feet to a point, said point being the principal place of beginning.

Course I: Thence South 01°00'00" West, continuing along the centerline of Bascom Road, and said Lot line, along the easterly line of the parcel herein described to the southeasterly corner thereof, a distance of 0.15 feet, to a point.

Course II: Thence North 89°00'00" West, along the southerly line of the parcel herein described, and passing through a capped 5/8" iron pin set, (Babcock #6528), at a distance of 30.00 feet, a total distance of 93.22 feet, to a capped 5/8" iron pin set, (Babcock #6528), said point being a southwesterly corner of the parcel herein described.

Course III: Thence North 01°00'00" East, along the westerly line of the parcel herein described, a distance of 0.15 feet, to a capped 5/8" iron pin found, (Russell), said pin being a southwesterly corner of said Barlow.

Course IV: Thence South 89°00'00" East, along the southerly line of said Barlow, to the centerline of Bascom Road, also being the newly divided Northeast corner of said Judd, and passing through a capped 5/8" iron pin found (Russell), a distance of 63.22 feet, and a total distance of 93.22 feet, said point being the principal place of beginning and containing 0.0003

calculated total acres of land, (14.285 square feet), being the same more or less, but subject to all legal highways, as surveyed by William C. Babcock, State of Ohio Professional Surveyor No. 6528, in June of 2015.

Bearings are based upon the centerline of Bascom Road being South 01°00'00" West, and are used to describe angles only.

The intent of this description is to describe the "Split B", 0.0003 acres, (14.285 square feet) of land out of Permanent Parcel Number 15-101874.

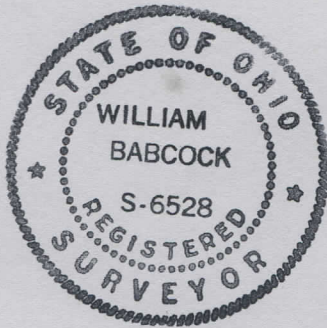
All iron pins set are 5/8" x 30" long, rebar, capped "Babcock #6528".

William C. Babcock

William C. Babcock, P.S. #6528

3/31/2016

Date



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

M. H. [Signature] *03-31-16*
GEAUGA COUNTY AUDITOR
TAX MAP DEPT. *R-FC*

Babcock Land Surveyors, Inc.

6914 Brakeman Rd. Painesville, OH 44077 – Phone (440)487-5095

March 31, 2016

Legal Description for Remainder "C", after "Split B", part of Permanent Parcel Number 15-101874

Situated in the Township of Hambden, County of Geauga and State of Ohio and known as being part of Lot Number 8, Bond Tract, and is bounded and described as follows:

Beginning at a point at the intersection of the centerline of G.A.R Highway, aka, State Route 6 (60 feet wide), and the centerline of Bascom Road (60 feet wide), said point also being the northeast corner of Lot 8, said point referenced by a 1" iron pin in monument box along the centerline of said G.A.R. Highway, being 1.00 feet west of the centerline of Bascom Road.

Thence South 01°00'00" West, along the centerline of Bascom Road, and along the east line of said Lot 8, to a point on the east line of a parcel of land conveyed to Kenneth A. and Margaret R. Judd, Trustee, by deed Volume 1800, Page 1700, as recorded in Geauga County Deed Records, Permanent Parcel Number 15-101874 a distance of 1,229.70 feet to a point, said point being the principal place of beginning, for the parcel herein described.

Course I: Thence South 01°00'00" West, continuing along the centerline of Bascom Road, and said Lot line and the east line of said Judd (PPN 15-101874), to a northeasterly corner of a parcel of land conveyed to John T. Barlow, by deed Volume 1263, Page 60, as recorded in Geauga County Deed Records, Permanent Parcel Number 15-043600, a distance of 210.70 feet to a point.

Course II: Thence North 89°00'00" West, to a northerly corner of said Barlow, and passing through a capped 5/8" iron pin found, (Russell), at a distance of 30.00 feet, a total distance of 111.00 feet, to a capped 5/8" iron pin found, (Russell).

Course III: Thence South 00°59'29" West, to a northerly corner of said Barlow, a distance of 18.00 feet, to a capped 5/8" iron pin found, (Russell).

Course IV: Thence North 89°00'00" West, to a northerly corner of said Barlow, a distance of 131.00 feet, to a capped 5/8" iron pin found, (Russell).

Course V: Thence North 01°00'00" East, to a northerly corner of said Barlow, a distance of 18.00 feet, to a capped 5/8" iron pin found, (Russell).

Course VI: Thence North 89°00'00" West, to an easterly corner of said Barlow, a distance of 354.98 feet, to a capped 5/8" iron pin found, (Russell).

Course VII: Thence North 01°00'00" East, to an easterly corner of said Barlow, a distance of 210.85 feet, to a capped 5/8" iron pin found, (Russell).

Course VIII: Thence South 89°00'00" East, to a southerly corner of said Barlow, a distance of 263.76 feet, to a capped 5/8" iron pin found, (Russell).

Course IX: Thence North 64°26'06" East, to a southerly corner of said Barlow, a distance of 100.62 feet, to a capped 5/8" iron pin found, (Russell).

Course X: Thence South 89°00'00" East, to a southerly corner of said Barlow, a distance of 150.00 feet, to a capped 5/8" iron pin found, (Russell).

Course XI: Thence South 01°00'00" West, to an interior corner of the parcel herein described, a distance of 45.15 feet, to a capped 5/8" iron pin set, (Babcock #6528).

Course XII: Thence South 89°00'00" East, along the northerly line of the parcel herein described, and the centerline of Bascom Road, passing through a capped 5/8" iron pin set, (Babcock #6528), at a distance of 63.22 feet, and a total distance of 93.22 feet, said point being the principal place of beginning and containing 3.145 Total calculated acres of land, 0.145 acres contained within the right of way, being the same more or less, but subject to all legal highways, as surveyed by William C. Babcock, State of Ohio Professional Surveyor No. 6528, in June of 2015.

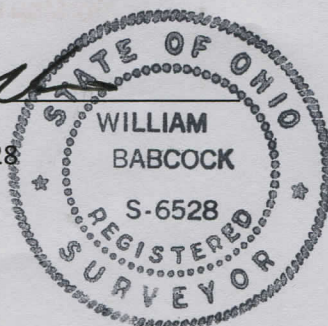
Bearings are based upon the centerline of Bascom Road being South 01°00'00" West, and are used to describe angles only.

The intent of this description is to describe the remainder of Permanent Parcel Number 15-101874, after "Split B", which contains 0.0003 Acres.

All iron pins set are 5/8" x 30" long, rebar, capped "Babcock #6528".

William C. Babcock

William C. Babcock, P.S. #6528



3/31/2016

Date

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

[Signature] 03/31/16
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

Babcock Land Surveyors, Inc.

6914 Brakeman Rd. Painesville, OH 44077 – Phone (440)487-5095

March 31, 2016

Consolidation "D" – Remainder after Split "A", (part of Permanent Parcel Number 15-043600), combined with Split "B", (part of Permanent Parcel Number 15-101874)

Situated in the Township of Hambden, County of Geauga and State of Ohio and known as being part of Lot Number 8, Bond Tract, and is bounded and described as follows:

Beginning at a point at the intersection of the centerline of G.A.R Highway, aka, State Route 6 (60 feet wide), and the centerline of Bascom Road (60 feet wide), said point also being the northeast corner of Lot 8, said point referenced by a 1" iron pin in monument box along the centerline of said G.A.R. Highway, being 1.00 feet west of the centerline of Bascom Road.

Thence South 01°00'00" West, along the centerline of Bascom Road, and along the east line of said Lot 8, to the southeast corner of a parcel of land conveyed to Robert S. and Collene D. Morvaji, by deed Volume 1728, Page 1422, as recorded in Geauga County Deed Records, Permanent Parcel Number 15-102376, a distance of 1,029.70 feet to a point, said point being the principal place of beginning.

Course I: Thence South 01°00'00" West, continuing along the centerline of Bascom Road, and said Lot line, along the easterly line of the parcel herein described, a distance of 200.00 feet, to a point.

Course II: Thence North 89°00'00" West, along a southerly line of the parcel herein described, and passing through a capped 5/8" iron pin set, (Babcock #6528), at a distance of 30.00 feet, a total distance of 93.22 feet, to a capped 5/8" iron pin set, (Babcock #6528), said point being a southwesterly corner of the parcel herein described.

Course III: Thence North 01°00'00" East, a distance of 45.15 feet, to a capped 5/8" iron pin set, said point being a northerly corner of a parcel of land conveyed to Kenneth A. and Margaret R. Judd, Trustees, by deed Volume 1800, Page 1700, as recorded in Geauga County Deed Records, Permanent Parcel Number 15-101874.

Course IV: Thence North 89°00'00" West, a distance of 150.00 feet, to a capped 5/8" iron pin found, (Russell), said point being a northerly corner of said Judd.

Course V: Thence South $64^{\circ}26'06''$ West, a distance of 100.62 feet, to a capped $5/8''$ iron pin found, (Russell), said point being a northerly corner of said Judd.

Course VI: Thence North $89^{\circ}00'00''$ West, a distance of 263.76 feet, to capped $5/8''$ iron pin found, (Russell), said point being the northwest corner of said Judd.

Course VII: Thence South $01^{\circ}00'00''$ West, to the southwest corner of said Judd, a distance of 210.85 feet, to a capped $5/8''$ iron pin found, (Russell), to a southerly corner of the parcel herein described.

Course VIII: Thence North $89^{\circ}00'00''$ West, along the south line of the parcel herein described, a distance of 1,514.81 feet, to a capped $5/8''$ iron pin set, (Babcock #6528), said point being a southwest corner thereof, and being along the easterly line of a parcel of land conveyed to James and Cathy Yane, by deed Volume 819, Page 260, as recorded in Geauga County Deed Records, Permanent Parcel Number 15-054670, also known as Sublot Number 26, as recorded in said High Country Subdivision.

Course IX: Thence North $00^{\circ}53'01''$ East, passing through the northeast corner of said Yane, and the southeast corner of a parcel of land conveyed to Christopher M. and Betsy A. Zemba, by deed Volume 1807, Page 434, as recorded in Geauga County Deed Record, Permanent Parcel Number 15-079900, also known as Sublot Number 27 of High Country Subdivision, as recorded in Geauga County Plats, Volume 11, Page 127-129, said point being along the easterly line of said High Country Subdivision northeast corner of said Zemba, and the northeast corner of a parcel of land conveyed to Christopher M. and Betsy A. Zemba, by deed Volume 1807, Page 434, as recorded in Geauga County Deed Record, Permanent Parcel Number 15-079901, being part of Sublot 28 of said High Country Subdivision, and to the northeast corner of a parcel of land conveyed to Kevin M. and Carol L. Mandato, by deed Volume 1268, Page 1098, as recorded in Geauga County Deed Record, Permanent Parcel Number 15-057370, being part of Sublot 28 of said High Country Subdivision, also being the northeast corner of said High Country Subdivision, and along the southerly line of a parcel of land conveyed to Rosemary Baker, by deed Volume 1729, Page 1154, as recorded in Geauga County Deed Record, Permanent Parcel Number 15-074900, a distance of 595.38 feet, to a 1" iron pin found.

Course X: Thence South $89^{\circ}25'04''$ East, passing through the southeast corner of said Baker, the southwest and southeast corners of a parcel of land conveyed to Maple Leaf Community Residents, Inc., by deed Volume 1195, Page 1143, as recorded in Geauga County Deed Record, Permanent Parcel Number 15-703816, the southwest and southeast corners of a parcel of land conveyed to Paul Dixey and Jane Loisdughter, by deed Volume 905, Page 975, as recorded in Geauga County Deed Record, Permanent Parcel Number 15-102199, the southwest and southeast corners of a parcel of land conveyed to Dwight W. Gross and Rhonda Maynard, by

deed Volume 1103, Page 39, as recorded in Geauga County Deed Record, Permanent Parcel Number 15-029500, the southwest and southeast corner of a parcel of land conveyed to Gale I. MacFarlane, by deed Volume 748, Page 1062, as recorded in Geauga County Deed Record, Permanent Parcel Number 15-026900, the southwest and southeast corners of a parcel of land conveyed to Gale I. MacFarlane, by deed Volume 748, Page 1062, as recorded in Geauga County Deed Record, Permanent Parcel Number 15-027000, the southwest and southeast corner of a parcel of land conveyed to Anthony and Robin R. West, by deed Volume 963, Page 934, as recorded in Geauga County Deed Record, Permanent Parcel Number 15-081730, and a point along the southerly line of a parcel of land conveyed to Helga C. Davies, by deed Volume 1215, Page 806, as recorded in Geauga County Deed Record, Permanent Parcel Number 15-066200, and to the northwest corner of said Morvaji, a distance of 1,429.63 feet to a capped 5/8" iron pin found, (Russell).

Course XI: Thence South 01°00'00" West, to the southwest corner of said Morvaji, a distance of 200.00 feet, to a capped 5/8" iron pin found, (Russell).

Course XII: Thence South 89°24'36" East, to the southeast corner of said Morvaji, and along the centerline of Bascom Road, passing through a capped 5/8" iron pin found, at a distance of 653.42 feet, a total distance of 683.42 feet, said point being the principal place of beginning and containing 23.0167 Total calculated acres of land, 0.138 acres contained within the right of way, being the same more or less, but subject to all legal highways, as surveyed by William C. Babcock, State of Ohio Professional Surveyor No. 6528, in June of 2015.

Bearings are based upon the centerline of Bascom Road being South 01°00'00" West, and are used to describe angles only.

The intent of this description is to consolidate the Remainder of land after "Split A", out of Permanent Parcel Number 15-043600, and "Split B" out of Permanent Parcel Number 15-101874. (split "B" = 0.0003 Acres)

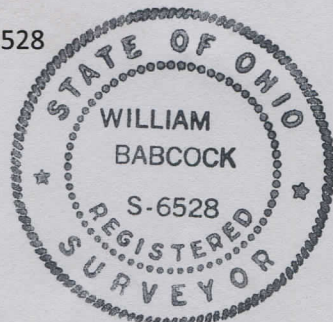
All iron pins set are 5/8" x 30" long, rebar, capped "Babcock #6528".

William C. Babcock

William C. Babcock, P.S. #6528

3/31/2016

Date



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

W.C. Babcock

03/31/16

GEAUGA COUNTY AUDITOR *R.R.*
TAX MAP DEPT.