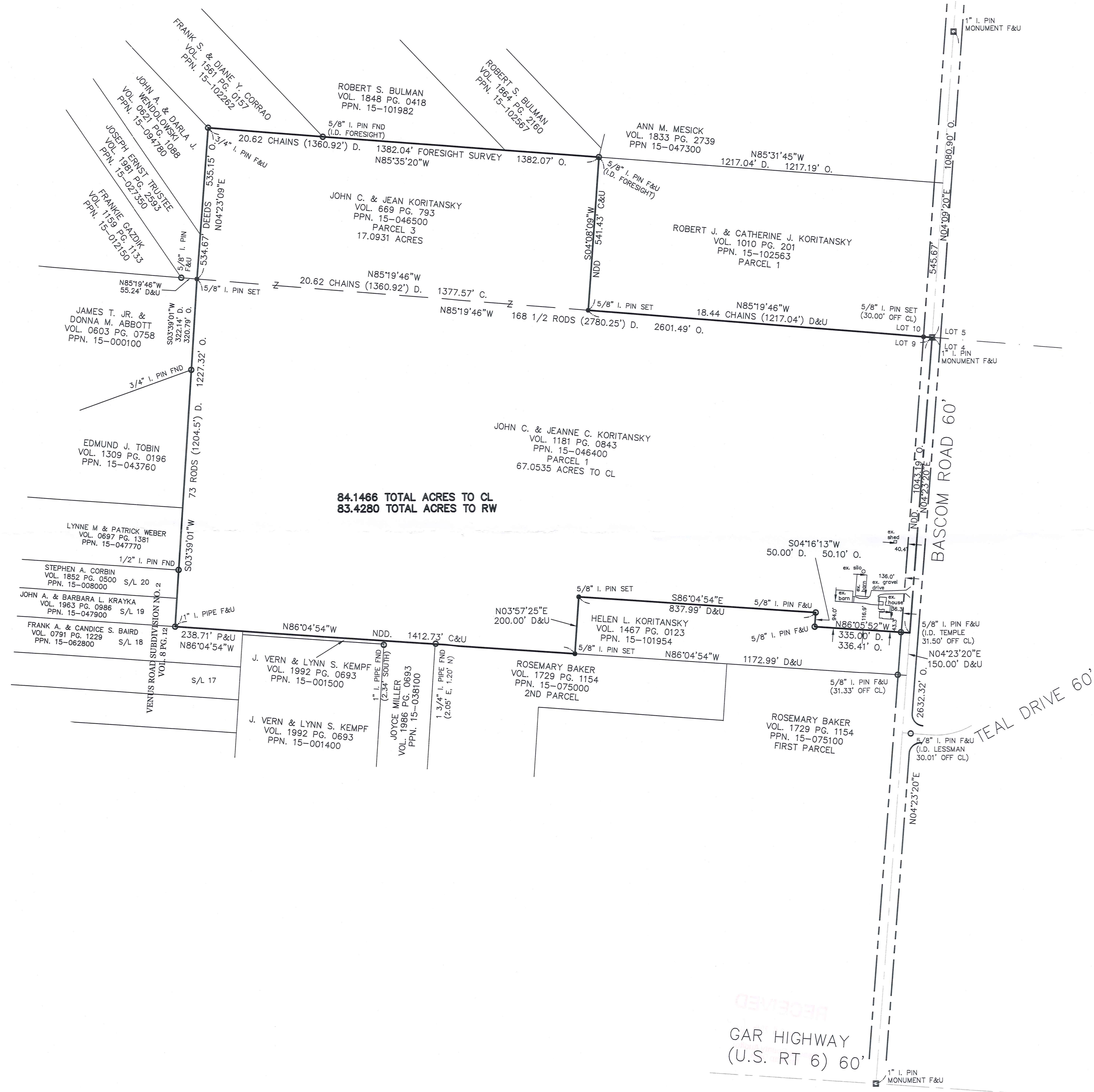


- REFERENCES USED:
- DEEDS OF RECORD
 - SUNRISE MEADOWS SUBDIVISION NO. 2 VOL. 33 PGS. 57-59
 - SUNRISE MEADOWS SUBDIVISION NO. 1 VOL. 25 PGS. 78-79
 - PLAT OF SURVEY FOR ROBERT BULMAN BY FORESIGHT ENGINEERING GROUP 7/22/2008
 - VENUS ROAD SUBDIVISION NO. 2 VOL. 8 PG. 12

CONSOLIDATION PLAT
For
JOHN KORITANSKY

SITUATED IN THE TOWNSHIP OF HAMBDEN, COUNTY OF GEauga AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL LOT NUMBERS 9 AND 10, BOND TRACT, HAMBDEN TOWNSHIP.

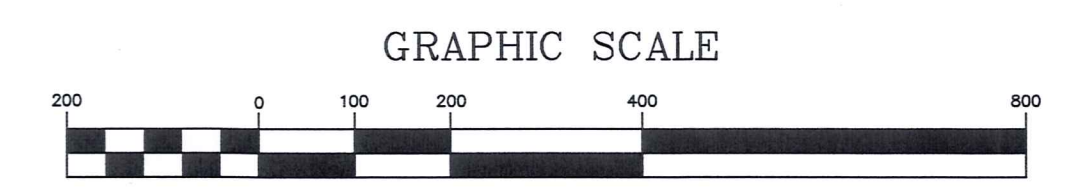
PREPARED FOR:
JOHN KORITANSKY
9530 BASCOM ROAD
9530 BASCOM RD, CHARDON OH 44024



84.1466 TOTAL ACRES TO CL
83.4280 TOTAL ACRES TO RW

LEGEND

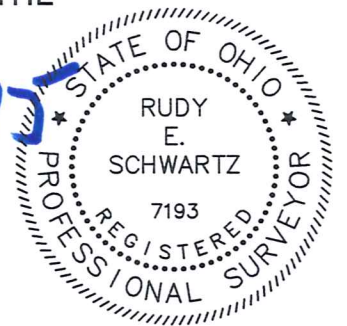
- 5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
- Iron Pin
- Iron Pipe
- Monument
- Fe Fence post
- ✕ Mag Found
- ✕ Mag Nail Set
- Found
- D. Dead
- R/Rec Record
- M/Msd Measured
- O/Obs Observed
- C/Calc Calculated
- U. Used
- D.R. Dead Record
- O.R. Official Record
- C.L. C/L Centerline
- e/p Edge of Pavement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



GRAPHIC SCALE
(IN FEET)
1 inch = 200 ft.
OCTOBER 29, 2015
NOVEMBER 6, 2015

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 MERIDAN 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 11.6.15
RUDY E. SCHWARTZ, P.S. #7193 Date



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
[Signature]
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

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

THIS CONSOLIDATION OF LAND COMPLIES WITH THE APPLICABLE HAMBDEN TOWNSHIP ZONING RESOLUTION.
THIS _____ DAY OF _____ 2013.
BY _____
HAMBDEN TOWNSHIP ZONING INSPECTOR

RECEIVED
GAR HIGHWAY
(U.S. RT 6) 60'

HAM 00251

HAM00251

Koritansky (15-122)

Picked Up 11/10/15

VOL. 2003 pg 2014

PN# 15-046400

CONSOLIDATION
LEGAL DESCRIPTION
OF A
84.1466 ACRE PARCEL
FOR
JOHN C. AND JEAN C. KORITANSKY

Situated in the Township of Hambden, County of Geauga, and State of Ohio and known as being a part Original Lot Nos. 9 and 10, Bond Tract, and further being known as being all of parcel 3 of lands conveyed to John C. and Jean C. Koritansky (PPN 15-046500) by deed recorded in Volume 669, Page 793 of Geauga County Deed Records, and also being all of parcel 1 of lands conveyed to John C. and Jeanne C. Koritansky (PPN 15-046400) by deed recorded in Volume 1181, Page 843 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a monument box with a 1 inch iron pin found in the centerline of Bascom Road, 60 feet wide, at the Southeasterly corner of parcel No. 1 of lands conveyed to Robert J. and Catherine J. Koritansky (PPN 15-102563) by deed recorded in Volume 1010, Page 201 of Geauga County Deed Records, said monument also being at the shared corner of Lot Nos. 4, 5, 9, and 10, Bond Tract, said monument lying South 4° 09' 20" West, along said centerline of Bascom Road, a distance of 1080.90 feet from a monument box with a 1 inch iron pin found, and also lying North 4° 23' 20" East, along said centerline of Bascom Road, a distance of 2632.32 feet from a monument box with a 1 inch iron pin found at its intersection with the centerline of Gar Highway (U.S. Route 6) 60 feet wide;

- COURSE I Thence South 4° 23' 20" West, along said centerline of Bascom Road, also being the shared line between Lot Nos. 4 and 9, a distance of 1043.19 feet to a point at the Northeasterly corner of land conveyed to Helen L. Koritansky (PPN 15-101954) by deed recorded in Volume 1467, Page 123 of Geauga County Deed Records;
- COURSE II Thence North 86° 05' 52" West, along a Northerly line of land so conveyed to Helen L. Koritansky, and passing through a 5/8 inch iron pin found (I.D. Temple) at 31.50 feet, a total distance of 336.41 feet to a 5/8 inch iron pin found at an interior corner thereof;
- COURSE III Thence North 4° 16' 13" East, along an Easterly line of land so conveyed to Helen L. Koritansky, a distance of 50.10 feet to a 5/8 inch iron pin found at a Northeasterly corner thereof;
- COURSE IV Thence North 86° 04' 54" West, along a Northerly line of land so conveyed to Helen L. Koritansky, a distance of 837.99 feet to a 5/8 inch iron pin found at the Northwesterly corner thereof;
- COURSE V Thence South 3° 57' 25" West, along the Westerly line of land so conveyed to Helen L. Koritansky, a distance of 200.00 feet to a 5/8 inch

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Geauga County Auditor

iron pin set on the Northerly line of the second parcel of land conveyed to Rosemary Baker (PPN 15-075000) by deed recorded in Volume 1729, Page 1154 of Geauga County Deed Records;

- COURSE VI Thence North 86° 04' 54" West, along said Northerly line of land so conveyed to Rosemary Baker, and along the Northerly line of land conveyed to Joyce Miller (PPN 15-038100) by deed recorded in Volume 1986, Page 693 of Geauga County Deed Records, and along the Northerly line of land conveyed to J. Vern. and Lynn S. Kempf (PPN 15-001500) by deed recorded in Volume 1992, Page 693 of Geauga County Deed Records, and along a Northerly line of subplot 18 in the Venus Road Subdivision No. 2 as shown by plat recorded in Volume 8, Page 12 of Geauga County Plat Records, a distance of 1412.73 feet to a 1 inch iron pipe found at the Southeasterly corner of subplot 19;
- COURSE VII Thence North 3° 39' 01" East, along an Easterly line of said subplot Nos. 18 and 20 in said Venus Road Subdivision No. 2, and along the Easterly line of land conveyed to Lynne M. and Patrick Weber (PPN 15-047770) by deed recorded in Volume 697, Page 1381 of Geauga County Deed Records, and along the Easterly line of land conveyed to Edmund J. Tobin (PPN 15-043760) by deed recorded in Volume 1309, Page 196 of Geauga County Deed Records, and along the Easterly line of land conveyed to James T. Jr. and Donna M. Abbott (PPN 15-000100) by deed recorded in Volume 603, Page 758 of Geauga County Deed Records, a distance of 1227.32 feet to a 5/8 inch iron pin set at the Southeasterly corner of land conveyed to Joseph Ernst Trustee (PPN 15-027350) by deed recorded in Volume 1981, Page 2593 of Geauga County Deed Records, said pin also being on the shared line between Lot Nos. 9 and 10;
- COURSE VIII Thence North 4° 23' 09" East, along the Easterly line of land so conveyed to Joseph Ernst Trustee, and along the Easterly line of land conveyed to John A. and Darla J. Wendolowski (PPN 15-094780) by deed recorded on Volume 621, Page 1088 of Geauga County Deed Records, a distance of 535.15 feet to a 3/4 inch iron pin found at the Southeasterly corner thereof, said pin also being at the Southwesterly corner of land conveyed to Frank S. and Diane Y. Corrao (PPN 15-102262) by deed recorded in Volume 1561, Page 157 of Geauga County Deed Records;
- COURSE IX Thence South 85° 35' 20" East, along the Southerly line of land so conveyed to Frank S. and Diane Y. Corrao, and along the Southerly line of land conveyed to Robert S. Bulman (PPN 15-101982) by deed recorded in Volume 1848, Page 418 of Geauga County Deed Records, and along the Southerly line of land conveyed to Robert S. Bulman (PPN 15-102567) by deed recorded in Volume 1864, Page 2160 of Geauga County Deed Records, a distance of 1382.07 feet to a 5/8 inch iron pin found (I.D. Foresight) at the Southeasterly corner thereof, said pin also being at the Southwesterly corner of land conveyed to Ann M. Mesick

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(PPN 15-047300) by deed recorded in Volume 1833, Page 2739 of Gauga County Deed Records, said pin also being at the Northwesterly corner of parcel 1 of lands so conveyed to Robert J. and Catherine J. Koritansky;

COURSE X Thence South 4° 08' 09" West, along the Westerly line of parcel 1 of lands so conveyed to Robert J. and Catherine J. Koritansky, a distance of 541.43 feet to a 5/8 inch iron pin set at the Southwesterly corner thereof, said pin also being on the shared line between Lot Nos. 9 and 10;

COURSE XI Thence South 85° 19' 46" East, along the Southerly line of parcel 1 of lands so conveyed to Robert J. and Catherine J. Koritansky, and along the shared line between Lot Nos. 9 and 10, and passing through a 5/8 inch iron pin set at 1187.04, a total distance of 1217.04 feet to the Place of Beginning and containing 84.1466 acres of land (83.4280 acres excluding the area within the right-of-way of Bascom Road, 17.0931 acres all of PPN 15-046500, and 67.0535 acres all of PPN 15-046400 as surveyed, calculated and described, on October 29, 2015 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

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11-6-15

DATE

RUDY E. SCHWARTZ, P.S. 7193

SEAL VERIFIED & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251

GAUGA COUNTY AUDITOR
TAX MAP DEPT.

[Handwritten signature] 11/6/15
[Handwritten initials]