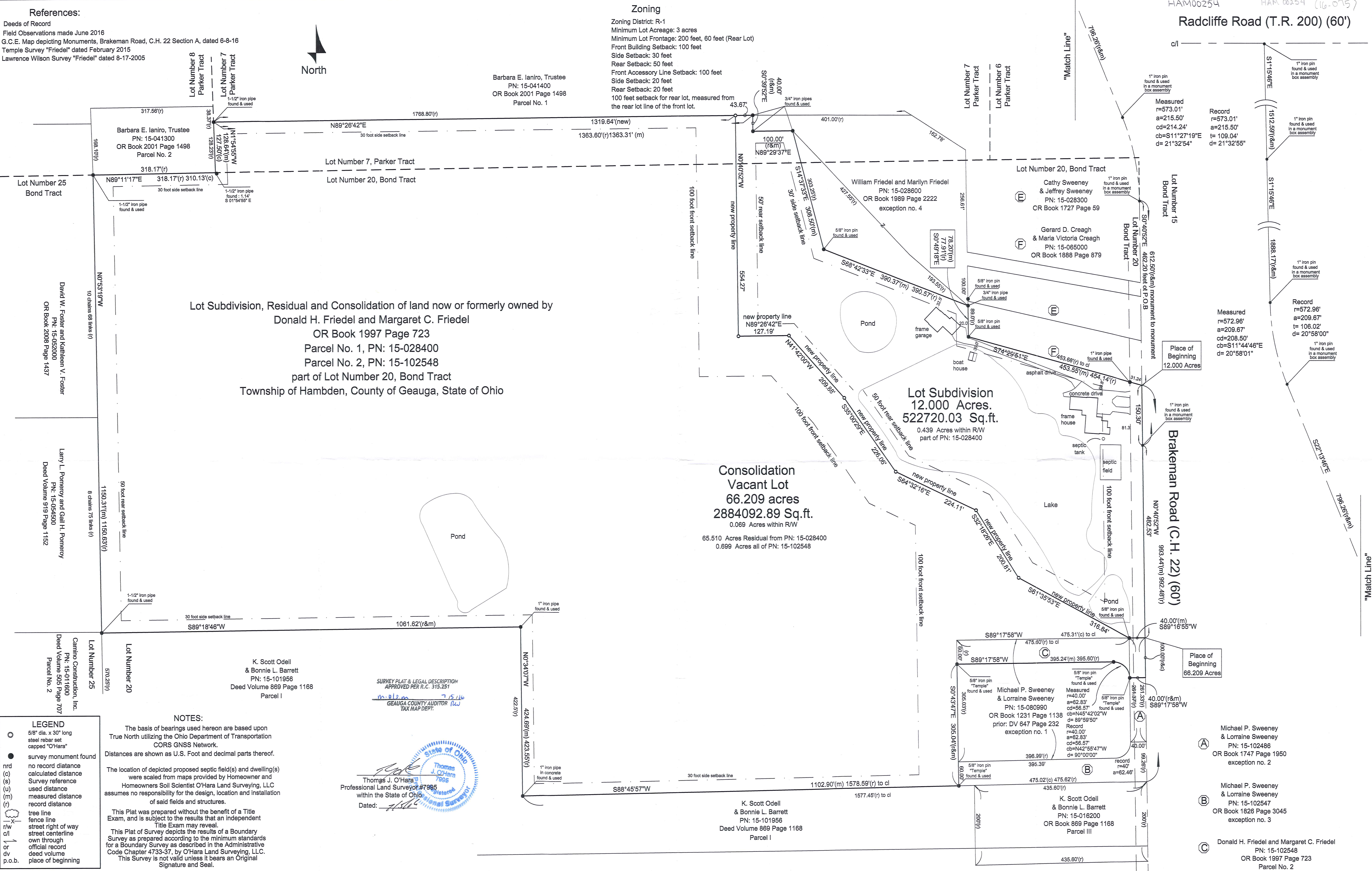


**References:**  
 Deeds of Record  
 Field Observations made June 2016  
 G.C.E. Map depicting Monuments, Brakeman Road, C.H. 22 Section A, dated 6-8-16  
 Temple Survey "Friedel" dated February 2015  
 Lawrence Wilson Survey "Friedel" dated 8-17-2005

**Zoning**  
 Zoning District: R-1  
 Minimum Lot Acreage: 3 acres  
 Minimum Lot Frontage: 200 feet, 60 feet (Rear Lot)  
 Front Building Setback: 100 feet  
 Side Setback: 30 feet  
 Rear Setback: 50 feet  
 Front Accessory Line Setback: 100 feet  
 Side Setback: 20 feet  
 Rear Setback: 20 feet  
 100 feet setback for rear lot, measured from the rear lot line of the front lot.



Barbara E. Ianiro, Trustee  
 PN: 15-041400  
 OR Book 2001 Page 1498  
 Parcel No. 1



Lot Subdivision, Residual and Consolidation of land now or formerly owned by  
 Donald H. Friedel and Margaret C. Friedel  
 OR Book 1997 Page 723  
 Parcel No. 1, PN: 15-028400  
 Parcel No. 2, PN: 15-102548  
 part of Lot Number 20, Bond Tract  
 Township of Hambden, County of Geauga, State of Ohio

Consolidation  
 Vacant Lot  
 66.209 acres  
 2884092.89 Sq.ft.  
 0.069 Acres within R/W  
 65.510 Acres Residual from PN: 15-028400  
 0.699 Acres all of PN: 15-102548

Lot Subdivision  
 12.000 Acres.  
 522720.03 Sq.ft.  
 0.439 Acres within R/W  
 part of PN: 15-028400

**LEGEND**  
 ○ 5/8" dia. x 30" long steel rebar set capped "O'Hara"  
 ● survey monument found  
 nrd no record distance  
 (c) calculated distance  
 (s) Survey reference  
 (u) used distance  
 (m) measured distance  
 (r) record distance  
 tree line  
 fence line  
 r/w street right of way  
 c/l street centerline  
 own through  
 official record  
 deed volume  
 p.o.b. place of beginning

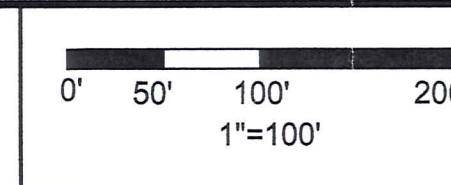
**NOTES:**  
 The basis of bearings used hereon are based upon True North utilizing the Ohio Department of Transportation CORS GNSS Network.  
 Distances are shown as U.S. Foot and decimal parts thereof.  
 The location of depicted proposed septic field(s) and dwelling(s) were scaled from maps provided by Homeowner and Homeowners Soil Scientist O'Hara Land Surveying, LLC assumes no responsibility for the design, location and installation of said fields and structures.  
 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, LLC. This Survey is not valid unless it bears an Original Signature and Seal.

SURVEY PLAT & LEGAL DESCRIPTION  
 APPROVED PER R.C. 315.251  
 m. 818 m 7 15 116  
 GEauga COUNTY AUDITOR (R/W)  
 TAX MAP DEPT.  
 Thomas J. O'Hara  
 Professional Land Surveyor #7995  
 within the State of Ohio  
 Dated: 4/16/16

Thomas J. O'Hara  
 Professional Land Surveyor #7995  
 within the State of Ohio  
 Dated: 4/16/16

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

Date of Survey  
 06/14/2016  
 Project No.: 1659

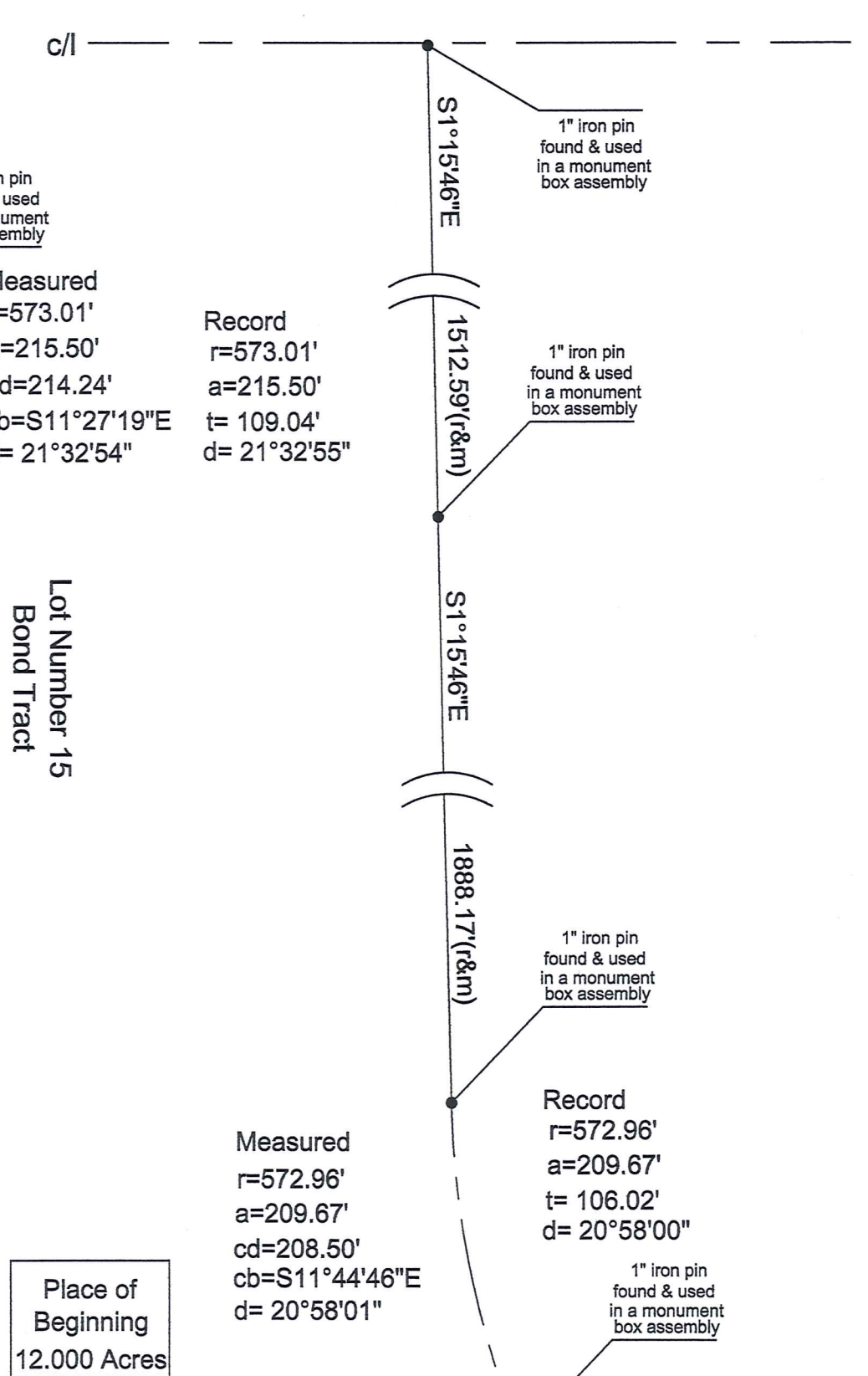


Sheet  
 1  
 of  
 1

This Consolidation/subdivision of land complies with the applicable Hambden Township Zoning Resolution. This \_\_\_ day of \_\_\_, 2016.  
 By \_\_\_\_\_ Hambden Township Zoning Inspector.

HAM00254 HAM.00254 (16-075)

Radcliffe Road (T.R. 200) (60')



Place of Beginning  
 12.000 Acres  
 Place of Beginning  
 66.209 Acres  
 Michael P. Sweeney & Lorraine Sweeney  
 PN: 15-102486  
 OR Book 1747 Page 1950  
 exception no. 2  
 Michael P. Sweeney & Lorraine Sweeney  
 PN: 15-102547  
 OR Book 1826 Page 3045  
 exception no. 3  
 Donald H. Friedel and Margaret C. Friedel  
 PN: 15-102548  
 OR Book 1997 Page 723  
 Parcel No. 2

HAM 00254  
HAM00254

Friedel, Donald + Margaret  
(16-075)

Picked up 7/5/16  
VOL 2014 pg 2866  
PN# 15-102616

**Lot Subdivision of land now or formerly owned by  
Donald H. Friedel and Margaret C. Friedel  
Part of PN: 15-028400, OR Book 1997 Page 723**

Situated in the Township of Hambden, County of Geauga, State of Ohio, being part of Lot Number 20, Bond Tract, and part of Lot Number 7, Parker Tract, within said Township: Beginning at the point of intersection of the centerline of Radcliffe Road (T.R.200) (60') with the centerline of Brakeman Road (C.H.22)(60'), said point witnessed by a 1" iron pin found in a monument box assembly. Thence along the centerline of Brakeman Road the following courses: South 01° 15' 46" East a distance of 1512.59 feet to a point, said point witnessed by a 1" iron pin found in a monument box assembly. South 01° 15' 46" East a distance of 1888.17 feet to a point of curvature, said point witnessed by a 1" iron pin found in a monument box assembly. Along a curve deflecting to the left, having a radius of 572.96 feet, a delta of 20°58'01", a chord bearing South 11°44'46" East, a chord distance of 208.50 feet, an arc distance of 209.67 feet to a point, said point witnessed by a 1" iron pin found in a monument box assembly. South 22° 13' 46" East a distance of 796.26 feet to a point of curvature, said point witnessed by a 1" iron pin found in a monument box assembly. Along a curve deflecting to the right, having a radius of 573.01 feet, a delta of 21°32'54", a chord bearing South 11°27'19" East, a chord distance of 214.24 feet, an arc distance of 215.50 feet to a point, said point witnessed by a 1" iron pin found in a monument box assembly. South 00° 40' 52" East a distance of 462.20 feet to a point. Said point being the southeast corner of land now or formerly owned by Gerard D. Creagh and & Maria Victoria Creagh, PN: 15-065000 as recorded in OR Book 1888 Page 879 in Geauga County Record of Deeds (GCRD). Said point being the **Place of Beginning** of the parcel herein described.

Thence **South 00° 40' 52" East** along the centerline of Brakeman Road, a distance of **150.30** feet to a point, said point witnessed by a 1" iron pin found in a monument box assembly.

Thence **South 00° 40' 52" East** along the centerline of Brakeman Road, a distance of **482.53** feet to a point, said point being the northeast corner of land now or formerly owned by Donald H. Friedel and Margaret C. Friedel, PN: 15-102548, as recorded in OR Book 1997 Page 723 in (GCRD) Parcel Number 2.

Thence **South 89°16'55" West** along the north line of land now or formerly owned by Friedel, aforementioned, a distance of **40.00** feet to a point, said point being a new property corner established, said point witnessed by a 5/8" iron pin found.

Thence along new property lines created the following 7 courses:

**North 61°35'53" West** a distance of **316.84** feet to a point, said point being a new property corner established, said point witnessed by an iron pin set.

**North 32°18'26" West** a distance of **200.81** feet to a point, said point being a new property corner established, said point witnessed by an iron pin set.

**North 64°32'16" West** a distance of **224.11** feet to a point, said point being a new property corner established, said point witnessed by an iron pin set.

**North 35°00'29" West** a distance of **226.06** feet to a point, said point being a new property corner established, said point witnessed by an iron pin set.

**North 41°42'00" West** a distance of **209.88** feet to a point, said point being a new property corner established, said point witnessed by an iron pin set.

**South 89°26'42" West** a distance of **127.19** feet to a point, said point being a new property corner established, said point witnessed by an iron pin set.

**North 00°40'52" West** a distance of **554.27** feet to a point, said point being a new property corner established, said point being on the South line of land now or formerly owned by Barbara E. Ianiro, Trustee, PN: 15-041400, as recorded in OR Book 2001 Page 1498, Parcel Number 1, in (GCRD), said point witnessed by an iron pin set.

Thence **North 89°26'42" East** along the South line of land now or formerly owned by Ianiro, aforementioned, a distance of **43.67** feet to a point, said point being the northwest corner of land now or formerly owned by William Friedel and Marilyn Friedel, PN: 15-028600, as recorded in OR Book 1989 Page 2222, said point witnessed by a 3/4" iron pipe found.

Thence **South 00°39'52" East** along a West line of land now or formerly owned by W. Friedel, aforementioned, a distance of **40.00** feet to a point, said point being an interior corner of

land now or formerly owned by W. Friedel, aforementioned, said point witnessed by a 3/4" iron pipe found.

Thence **North 89°29'37" East** along a South line of land now or formerly owned by W. Friedel, aforementioned, a distance of **100.00** feet to a point, said point being an interior corner of land now or formerly owned by W. Friedel, aforementioned, said point witnessed by a 3/4" iron pipe found.

Thence **South 14°37'33" East** along a West line of land now or formerly owned by W. Friedel, aforementioned, a distance of **308.50** feet to a point, said point being a southwest corner of land now or formerly owned by W. Friedel, aforementioned, said point witnessed by a 5/8" iron pin found.

Thence **South 68°42'33" East** along the South line of land now or formerly owned by W. Friedel, aforementioned, a distance of **390.37** feet to a point, said point being on the West line of land now or formerly owned by Creagh, aforementioned, said point witnessed by a 3/4" iron pipe found.

Thence **South 00°49'18" East** along the West line of land now or formerly owned by Creagh, aforementioned, a distance of **78.20** feet to a point, said point being the southwest corner of land now or formerly owned by Creagh, aforementioned, said point witnessed by a 5/8" iron pin found.

Thence **South 74°29'51" East** along the South line of land now or formerly owned by Creagh, aforementioned, a distance of **453.55** feet to a point in the centerline of Brakeman Road, passing through a 1" iron pipe found at 31.24 feet therefrom, said point being the Place of Beginning, and containing **12.000 total acres** of land, 0.439 acres within the right of way of Brakeman Road, be the same more or less, but subject to all legal highways, pursuant to a Survey (1659) dated June, 2016, by O'Hara Land Surveying, L.L.C. and Thomas J. O'Hara, Ohio Registered Surveyor No. 7995.

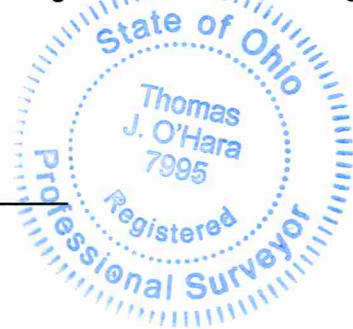
The basis of bearings used hereon are based upon True North utilizing the Ohio Department of Transportation CORS GNSS Network. Distances are shown as U.S. Foot and decimal parts thereof.

The intent of this description is to describe part of (12.000 acres) of land now owned by Donald H. Friedel and Margaret C. Friedel, PN: 15-028400, OR Book 1997 Page 723 in Geauga County Record of Deeds, Parcel Number 1. 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  
Thomas J. O'Hara, P.S.,  
Ohio Registered Surveyor No. 7995

Dated:

6/20/16



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

M.B./S.M. 7/15/16  
**GEAUGA COUNTY AUDITOR**  
**TAX MAP DEPT.**

**Consolidation of land now or formerly owned by  
Donald H. Friedel and Margaret C. Friedel  
Residual of PN: 15-028400, Parcel No. 1, OR Book 1997 Page 723  
All of PN: 15-102548, Parcel No. 2, OR Book 1997 page 723**

Situated in the Township of Hambden, County of Geauga, State of Ohio, being part of Lot Number 20, Bond Tract, and part of Lot Number 7, Parker Tract, within said Township: Beginning at the point of intersection of the centerline of Radcliffe Road (T.R.200) (60') with the centerline of Brakeman Road (C.H.22)(60'), said point witnessed by a 1" iron pin found in a monument box assembly. Thence along the centerline of Brakeman Road the following courses: South 01° 15' 46" East a distance of 1512.59 feet to a point, said point witnessed by a 1" iron pin found in a monument box assembly. South 01° 15' 46" East a distance of 1888.17 feet to a point of curvature, said point witnessed by a 1" iron pin found in a monument box assembly. Along a curve deflecting to the left, having a radius of 572.96 feet, a delta of 20°58'01", a chord bearing South 11°44'46" East, a chord distance of 208.50 feet, an arc distance of 209.67 feet to a point, said point witnessed by a 1" iron pin found in a monument box assembly. South 22° 13' 46" East a distance of 796.26 feet to a point of curvature, said point witnessed by a 1" iron pin found in a monument box assembly. Along a curve deflecting to the right, having a radius of 573.01 feet, a delta of 21°32'54", a chord bearing South 11°27'19" East, a chord distance of 214.24 feet, an arc distance of 215.50 feet to a point, said point witnessed by a 1" iron pin found in a monument box assembly. South 00° 40' 52" East a distance of 612.50 feet to a point. said point witnessed by a 1" iron pin found in a monument box assembly. South 00° 40' 52" East a distance of 482.53 feet to a point. Said point being the northeast corner of land now or formerly owned by Donald H. Friedel and Margaret C. Friedel, PN: 15-102548, as recorded in OR Book 1997 Page 723 in (GCRD) Geauga County Record of Deeds, Parcel Number 2. Said point being the **Place of Beginning** of the parcel herein described.

Thence **South 00° 40' 52" East** along the centerline of Brakeman Road, and along the East line of Lot Number 20, a distance of **100.00** feet to a point, said point being a northeast corner of land now or formerly owned by Michael P. Sweeney and Lorraine Sweeney, PN: 15-102486, as recorded in OR Book 1747 Page 1950 in (GCRD).

Thence **South 89°17'58" West** along a north line of land now or formerly owned by Sweeney, aforementioned, a distance of **40.00** feet to a point, said point being a point of curvature, said point being a northeast corner of land now or formerly owned by Michael P. Sweeney and Lorraine Sweeney, PN: 15-080990, as recorded in OR Book 1231 Page 1138 in (GCRD). said point witnessed by a 5/8" iron pin "Temple" found.

Thence along the northerly line of land now or formerly owned by Sweeney, PN: 15-080990, aforementioned, along the arc of a curve deflecting to the left, having a radius of 40.00 feet, a delta of 89°59'50", a chord bearing North 45°42'02" West, a chord distance of 56.57 feet, an arc distance of 62.83 feet to a point, said point witnessed by a 5/8" iron pin "Temple" found.

Thence **South 89°17'58" West** along a north line of land now or formerly owned by Sweeney, PN: 15-080990, aforementioned, a distance of **395.24** feet to a point, said point being a northwest corner of land now or formerly owned by Sweeney, PN: 15-080990, aforementioned, said point witnessed by a 5/8" iron pin "Temple" found.

Thence **South 00°43'47" East** along the West line of land now or formerly owned by Sweeney, PN: 15-080990, aforementioned, and along the West line of land now or formerly owned by Michael P. Sweeney and Lorraine Sweeney, PN: 15-102547, as recorded in OR Book 1826 Page 3045 in (GCRD), a distance of **305.04** feet to a point, said point being on a North line of land now or formerly owned by K. Scott Odell and Bonnie L. Barrett, PN: 15-101956, as recorded in Deed Volume 869 Page 1168 in (GCRD), said point witnessed by a 5/8" iron pin "Temple" found.

Thence **South 88°45'57" West** along a North line of land now or formerly owned by Odell-Barrett, aforementioned, a distance of **1102.90** feet to a point, said point being an interior corner of land now or formerly owned by Odell-Barrett, aforementioned, said point witnessed by a 1" iron pipe found in concrete.

Thence **North 00°34'07" West** along an East line of land now or formerly owned by Odell-Barrett, aforementioned, a distance of **424.69** feet to a point, said point being an interior

corner of land now or formerly owned by Odell-Barrett, aforementioned, said point witnessed by a 1" iron pipe found.

Thence **South 89°18'46" West** along a North line of land now or formerly owned by Odell-Barrett, aforementioned, a distance of **1061.62** feet to a point, said point being the northwest corner of land now or formerly owned by Odell-Barrett, aforementioned, said point being the southeast corner of land now or formerly owned by Larry L. Pomeroy and Gail H. Pomeroy, PN: 15-054500, as recorded in Deed Volume 919 Page 1152, in (GCRD), said point being on the East line of Lot Number 25, said point witnessed by a 1-1/2" iron pipe found.

Thence **North 00°53'19" West** along the East line of land now or formerly owned by Pomeroy, aforementioned, and the East line of land now or formerly owned by David W. Foster and Kathleen V. Foster, PN: 15-052000, as recorded in OR Book 2008 Page 1437, in (GCRD), and the East line of Lot Number 25, a distance of **1150.31** feet to a point, said point being the southwest corner of land now or formerly owned by Barbara E. Ianiro, Trustee, PN: 15-041300, as recorded in OR Book 2001 Page 1498, Parcel Number 2, in (GCRD), said point being on the South Line of Lot Number 8, Parker Tract, said point witnessed by a 1-1/2" iron pipe found.

Thence **North 89°11'17" East** along the South line of land now or formerly owned by Ianiro, aforementioned, and the South line of Lot Number 8, Parker Tract, a distance of **310.13** feet to a point, said point being the southeast corner of land now or formerly owned by Ianiro, aforementioned, said point being the southeast corner of Lot Number 8, Parker Tract, the southwest corner of Lot Number 7, Parker Tract, said point witnessed by a 1-1/2" iron pipe found, South 01°54'55" East a distance of 1.14 feet therefrom.

Thence **North 01°54'55" West** along the East line of land now or formerly owned by Ianiro, aforementioned, and the East line of Lot Number 8, Parker Tract, a distance of **127.50** feet to a point, said point being the southwest corner of land now or formerly owned by Barbara E. Ianiro, Trustee, PN: 15-041400, as recorded in OR Book 2001 Page 1498, Parcel Number 1, in (GCRD), said point witnessed by a 1-1/2" iron pipe found.

Thence **North 89°26'42" East** along the South line of land now or formerly owned by Ianiro, aforementioned, a distance of **1319.64** feet to a point, said point being a new property corner established, said point witnessed by an iron pin set.

Thence along new property lines created the following 7 courses:

**South 00°40'52" East** a distance of **554.27** feet to a point, said point being a new property corner established, said point witnessed by an iron pin set.

**North 89°26'42" East** a distance of **127.19** feet to a point, said point being a new property corner established, said point witnessed by an iron pin set.

**South 41°42'00" East** a distance of **209.88** feet to a point, said point being a new property corner established, said point witnessed by an iron pin set.

**South 35°00'29" East** a distance of **226.06** feet to a point, said point being a new property corner established, said point witnessed by an iron pin set.

**South 64°32'16" East** a distance of **224.11** feet to a point, said point being a new property corner established, said point witnessed by an iron pin set.

**South 32°18'26" East** a distance of **200.81** feet to a point, said point being a new property corner established, said point witnessed by an iron pin set.

**South 61°35'53" East** a distance of **316.84** feet to a point, said point being on the North line of land now or formerly owned by D. Friedel, Parcel Number 2, aforementioned, said point witnessed by a 5/8" iron pin found.

Thence **South 89°16'55" East** along the North line of land now or formerly owned by D. Friedel, Parcel Number 2, aforementioned, a distance of **40.00** feet to a point, said point being the Place of Beginning, and containing **66.209 total acres** of land, 0.069 acres within the right of way of Brakeman Road, be the same more or less, but subject to all legal highways, pursuant to a Survey (1659) dated June, 2016, by O'Hara Land Surveying, L.L.C. and Thomas J. O'Hara, Ohio Registered Surveyor No. 7995.

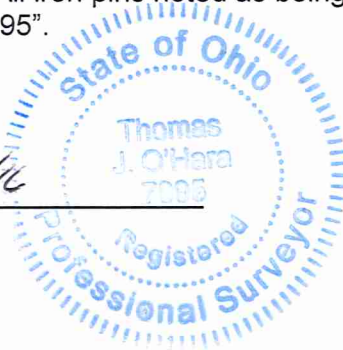
The basis of bearings used hereon are based upon True North utilizing the Ohio Department of Transportation CORS GNSS Network. Distances are shown as U.S. Foot and decimal parts thereof.

The intent of this description is to consolidate the residual part of (65.510 acres) of land now owned by Donald H. Friedel and Margaret C. Friedel, PN: 15-028400, OR Book 1997 Page

723 in Geauga County Record of Deeds, Parcel Number 1, with all of (0.699 acres) of land now owned by Donald H. Friedel and Margaret C. Friedel, PN: 15-102548, OR Book 1997 Page 723 in Geauga County Record of Deeds, Parcel Number 2. All iron pins noted as being set are 5/8" x 30" long steel rebar, bearing a plastic cap "OHARA 7995".

*T. O'Hara*  
Thomas J. O'Hara, P.S.,  
Ohio Registered Surveyor No. 7995

Dated: *7/3/16*



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

*m. Bls. m* *7/5/16*  
**GEAUGA COUNTY AUDITOR** *rw*  
**TAX MAP DEPT.**