

### BOUNDARY SURVEY

#### For SHIRLEY M. CLEMSON, TRUSTEE

SITUATED IN THE TOWNSHIP OF HAMB DEN, COUNTY OF GE AUGA AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL LOT NUMBER 22, BOND TRACT, HAMB DEN TOWNSHIP, FURTHER KNOWN AS BEING PART OF A PARCEL OF LAND CONVEYED TO SHIRLEY CLEMSON, AND SHIRLEY J. CLEMSON, TRUSTEE, BY DEED RECORDED IN VOLUME 1899, PAGE 2334 OF GE AUGA COUNTY DEED RECORDS.

SHIRLEY M. CLEMSON, TRUSTEE  
VOL. 1936, PG. 1465  
PPN 15-014900

S88°08'44"W 299.71' OBS.

5/8" IRON PIN  
(ID TEMPLE) F&U

N00°32'15"E  
230.68' OBS.  
230.59' R.

BRIANNE C. &  
KENNETH FAWCETT  
VOL. 1739, PG. 3214  
PPN 15-102442  
N88°06'20"E

589.78' OBS. 589.45' R.

5/8" IRON PIN  
(ID TEMPLE) F&U

SHIRLEY M. CLEMSON, TRUSTEE  
VOL. 1936, PG. 1465  
PPN 15-014900

SHIRLEY CLEMSON AND  
SHIRLEY J. CLEMSON, TRUSTEE  
VOL. 1899, PG. 2334  
PPN 15-102165  
1.5259 ACRES

5/8" IRON PIN  
(ID WLC) FND. 1.51'  
EAST AND 1.55' SOUTH

PHEASANT RIDGE SUBDIVISION  
VOL. 27, PG. 67



#### GRAPHIC SCALE



( IN FEET )

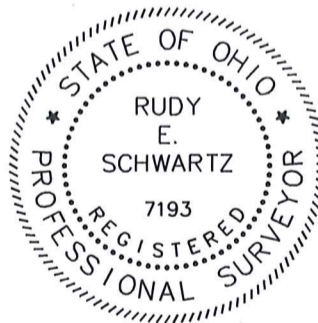
1 inch = 100 ft.

SEPTEMBER 20, 2016

#### LEGEND

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

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH LENGTH	TANGENT
C1	142.57	3921.43	2°04'59"	N00°51'18"W	142.56	71.29
C2	1000.00	3951.43	14°30'00"	S07°03'48"E	997.33	502.69
C3	867.45	3313.42	15°00'00"	N07°18'48"W	864.98	436.22



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

*[Signature]*  
GEAUGA COUNTY AUDITOR  
TAX MAP DEPT.

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.

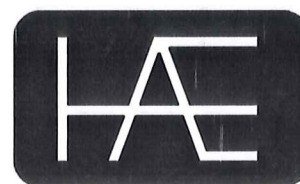
*[Signature]* 9.22.16  
RUDY E. SCHWARTZ, P.S. #7193 Date

PREPARED FOR:  
SHIRLEY CLEMSON  
9954 OLD STATE RD  
CHARDON, OH 44024

#### PREPARED BY:

#### SCHWARTZ LAND SURVEYING, INC.

RUDY E. SCHWARTZ  
PROFESSIONAL SURVEYOR  
12121 KINSMAN ROAD  
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HAM 00258  
HAM00258

Clemson, Shirley (16-111)  
Picked Up 09/26/16

VOL. 2019 pg 1505  
pn# 15-102165

LEGAL DESCRIPTION  
OF A  
1.5259 ACRE PARCEL  
FOR  
SHIRLEY M. CLEMSON, TRUSTEE

Situated in the Township of Hambden, County of Geauga, and State of Ohio and known as being a part of Original Lot No. 22, Bond Tract, and further being known as part of a parcel of land conveyed to Shirley Clemson and Shirley J. Clemson, Trustee (PPN 15-102165) as recorded in Volume 1899, Page 2334 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a 5/8 inch iron pin found (ID WLC) at the northwesterly corner of Sublot 4 of the Pheasant Ridge Subdivision as recorded in Volume 27, Page 61 of Geauga County Plat Records, said point being on the Easterly Right-of-Way line of Locust Grove Drive (60 feet wide);

COURSE I                    Thence along the arc of a curve deflecting to the right, also being said Easterly Right-of-Way line of Locust Grove Drive, a distance of 142.57 feet, said curve having a radius of 3921.43 feet, a delta of 2° 04' 59", and a chord which bears North 00° 51' 18" West a distance of 142.56 feet to a 5/8 inch iron pin set at a point of tangency;

COURSE II                    Thence North 00° 11' 12" East, continuing along the said Easterly Right-of-Way line of Locust Grove Drive, a distance of 87.46 feet to a 5/8 inch iron pin found (ID Temple) at the southwesterly corner of a parcel of land conveyed to Brianne C. and Kenneth Fawcett (PPN 15-102442) as recorded in Volume 1739, Page 3214 of Geauga County Deed Records;

COURSE III                    Thence North 88° 06' 20" East, along the southerly line of said Fawcett parcel (PPN 15-102442), a distance of 290.28 feet to a 5/8 inch iron pin set at a Northwesterly corner of a parcel of land conveyed to Shirley M. Clemson, Trustee (PPN 15-014900) as recorded in Volume 1936, Page 1465 of Geauga County Deed Records, said point also being on the shared line between Lot No. 22, Bond Tract and Lot No. 17, Bond Tract;

COURSE IV Thence South 00° 28' 59" West, along the ~~we~~ westerly line of land conveyed to Shirley M. Clemson, Trustee (PPN 15-014900), and along the shared line between Lot No. 22, Bond Tract and Lot No. 17, Bond Tract, a distance of 230.00 feet to the Northeasterly corner of said Sublot 4, reference a 5/8 inch iron pin found (ID WLC) 1.51 feet east and 1.55 feet south;

COURSE V Thence South 88° 04' 45" West, along the northerly line of said Sublot 4, a distance of 286.50 feet to the Principal Place of Beginning and containing 1.5259 acres of land as surveyed, calculated and described on September 20, 2016 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.



9.22.16

DATE

RUDY E. SCHWARTZ, P.S. 7193

SURVEY PLAT & LEGAL DESCRIPTION  
 APPROVED PER R.C. 315.251  
  
 09/26/16  
 GEAUGA COUNTY AUDITOR  
 TAX MAP DEPT.