

REFERENCES USED:

- 1 DEEDS OF RECORD
- 2 PLAT OF SURVEY FOR THE HAMBDEN MISSION CHURCH OF THE CHRISTIAN AND MISSIONARY ALLIANCE BY ROBERT L. KOSIE DATED 12/07/15
- 3 PLAT OF SURVEY FOR SHIRLEY CLEMSON BY DAVID R. LEINWEBER (FORESIGHT ENGINEERING GROUP) DATED 02/18/09
- 4 PHEASANT RIDGE SUBDIVISION, RECORDED IN VOLUME 27, PAGE 61-68 GEAUGA COUNTY PLAT RECORDS
- 5 S.R. 608 OLD STATE ROAD UN-DATED PLANS (LAKE COUNTY LINE TO CH-003)

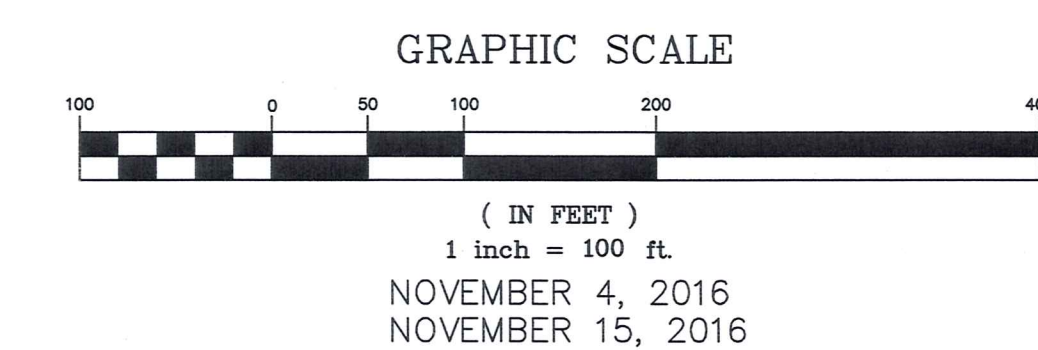
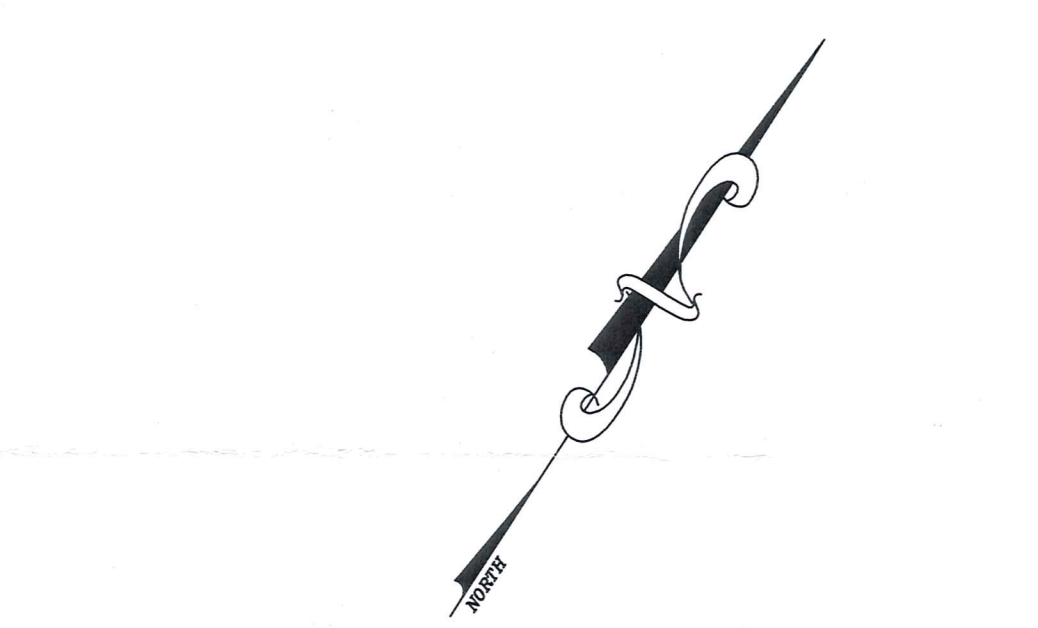
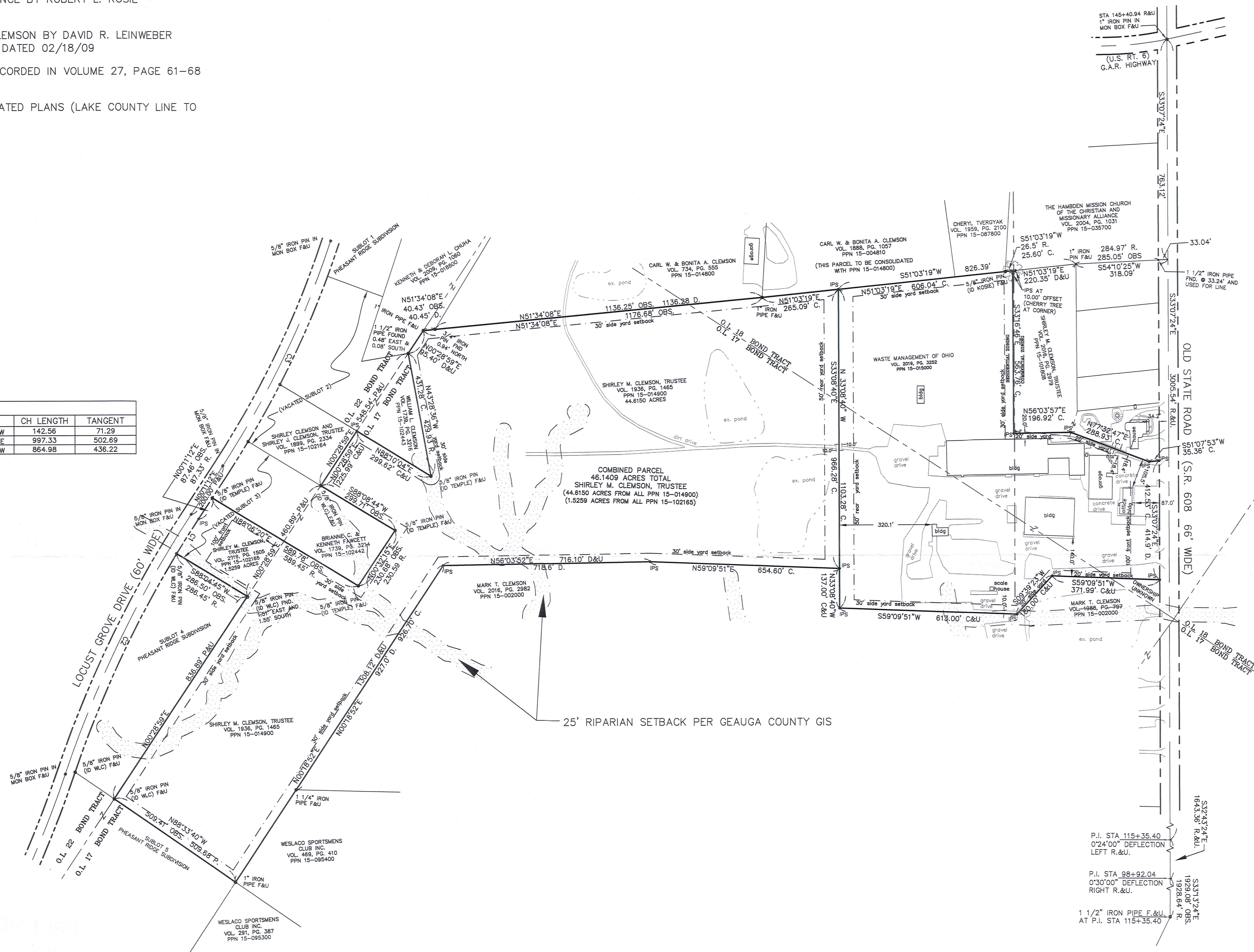
CONSOLIDATION SURVEY

For SHIRLEY M. CLEMSON TRUSTEE

SITUATED IN THE TOWNSHIP OF HAMBDEN, COUNTY OF GEAUGA AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL LOTS NUMBER 17, 18 AND 22, BOND TRACT, HAMBDEN TOWNSHIP, FURTHER KNOWN AS BEING PART OF A PARCEL OF LAND CONVEYED TO SHIRLEY M. CLEMSON, TRUSTEE, BY DEED RECORDED IN VOLUME 1936, PAGE 1465 OF GEAUGA COUNTY DEED RECORDS, FURTHER KNOWN AS BEING ALL OF A PARCEL OF LAND CONVEYED TO SHIRLEY M. CLEMSON, TRUSTEE, BY DEED RECORDED IN VOLUME 2019, PAGE 1505 OF GEAUGA COUNTY DEED RECORDS.

PREPARED FOR:  
SHIRLEY M. CLEMSON  
9954 OLD STATE ROAD  
CHARDON, OH 44024

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



LEGEND

- ips 5/8" X 30" Iron Pin Set (LD, SCHWARTZ)
- i.Pin Iron Pin
- i.Pipe Iron Pipe
- Mon. Monument
- Fe Fence post
- ✕ 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 to be removed
- TBR

THIS CONSOLIDATION OF LAND COMPLIES WITH THE APPLICABLE HAMBDEN TOWNSHIP ZONING RESOLUTION AND HAMBDEN TOWNSHIP BZA VARIANCE CASE # \_\_\_\_\_ GRANTED \_\_\_\_\_

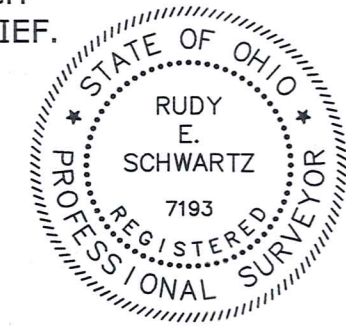
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016.

BY \_\_\_\_\_ HAMBDEN TOWNSHIP ZONING INSPECTOR

SURVEY PLAT & LEGAL DESCRIPTION APPROVED PER R.C. 315.251  
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 MERIDIAN 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, P.S. #7193 Date 11-15-16



PREPARED BY:

	<b>HES &amp; ASSOCIATES ENGINEERING INC.</b> 12121 KINSMAN ROAD NEWBURY, OHIO 44065 Telephone: (440) 564-8008 Fax: (440) 564-8176	<b>SCHWARTZ LAND SURVEYING, INC.</b> RUDY E. SCHWARTZ PROFESSIONAL SURVEYOR 12121 KINSMAN ROAD NEWBURY, OHIO 44065 (440) 564-8174 Fax: (440) 564-8285
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LEGAL DESCRIPTION  
OF A  
46.1409 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 Lots No. 17, 18 and 22, Bond Tract, and further being known as all of a parcel of land conveyed to Shirley M. Clemson, Trustee (PPN 15-102165) as recorded in Volume 2019, Page 1505 of Geauga County Deed Records, and further being known as part 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, further bounded and described as follows;

Beginning at a 1" iron pin found in a monument box at the centerline intersection of G.A.R. Highway (U.S. Route 6) and Old State Road (S.R. 608) 66' wide;

Thence South 33° 07' 24" East, along centerline of said Old State Road, a distance of 763.12 feet to a point;

Thence South 54° 10' 25" West, along the southeasterly line of a parcel of land conveyed to The Hambden Mission Church of the Christian and Missionary Alliance (PPN 15-035700) as recorded in Volume 2004, Page 1031 of Geauga County Deed Records, passing through a 1 1/2 inch iron pipe at 33.24 feet, a total distance of 318.09 feet to a 1 inch iron pin found at an angle point in the southeasterly line thereof;

Thence South 51° 03' 19" West, continuing along said southeasterly line of a parcel of land conveyed to The Hambden Mission Church of the Christian and Missionary Alliance (PPN 15-035700), and along the southeasterly line of a parcel of land conveyed to Cheryl Tvergyak (PPN 15-087800) as recorded in Volume 1959, Page 2100 of Geauga County Deed Records, and along the southeasterly line of a parcel of land conveyed to Carl W. and Bonita A. Clemson (PPN 15-004810) as recorded in Volume 1888, Page 1057 of Geauga County Deed Records, passing through a 5/8 inch iron pin set at 210.35 feet, and passing through a 5/8 inch iron pin found (ID Kosie) at 245.95 feet a total distance of 826.39 feet to a 5/8 inch iron pin set at the Northwesterly corner of a parcel of land conveyed to Waste Management of Ohio (PPN 15-015000) as recorded in Volume 2019, Page 3252 of Geauga County Deed Records, said point also being the Principal Place of Beginning of the Premises herein intended to be described;

COURSE I                      Thence South 33° 08' 40" East, along the southwesterly line of said Waste Management of Ohio parcel (PPN 15-015000) a distance of 966.28 feet to a 5/8 inch iron pin set at a Northeast corner of a parcel

- of land conveyed to Mark T. Clemson (PPN 15-002000) as recorded in Volume 2016, Page 2982 of Geauga County Deed Records;
- COURSE II Thence South  $59^{\circ} 09' 51''$  West, along the northwesterly line of said Mark T. Clemson, parcel (PPN 15-002000), a distance of 654.60 feet to a 5/8 inch iron pin set at an angle point therein;
- COURSE III Thence South  $56^{\circ} 03' 52''$  West, along the northwesterly line of said Mark T. Clemson, parcel (PPN 15-002000), a distance of 716.10 feet to a 5/8 inch iron pin set at a northwesterly corner thereof;
- COURSE IV Thence South  $00^{\circ} 18' 52''$  West, along the westerly line of said Mark T. Clemson, parcel (PPN 15-002000), and along the westerly line of a parcel of land conveyed to Weslaco Sportsmens Club Inc. (PPN 15-095400) as recorded in Volume 469, Page 410 of Geauga County Deed Records, passing through a 1 1/4 inch iron pipe found at 926.70 feet, a total distance of 1308.12 feet to a 1 inch iron pipe found at the northeasterly corner of Sublot 5 of the Pheasant Ridge Subdivision as recorded in Volume 27, Page 61-65 of Geauga County Plat records;
- COURSE V Thence North  $88^{\circ} 33' 40''$  West, along the northerly line of said Sublot 5, a distance of 509.41 feet to a 5/8 inch iron pin found (ID WLC) at the southeasterly corner of Sublot 4 of said Pheasant Ridge Subdivision, said point also being on the shared line between Lot No. 22, Bond Tract and Lot No. 17, Bond Tract;
- COURSE VI Thence North  $00^{\circ} 28' 59''$  East, along the easterly line of said Sublot 4, and along the shared line between Lot No. 22, Bond Tract and Lot No. 17, Bond Tract, a distance of 836.89 feet to a point at the northeasterly corner thereof, witness a 5/8 inch iron pin found (ID WLC) 1.51 feet east and 1.55 feet south;
- COURSE VII Thence South  $88^{\circ} 04' 45''$  West, along the northerly line of said Sublot 4, a distance of 286.50 feet to a 5/8 inch iron pin found (ID WLC) at the northwest corner thereof, said point being on the Easterly Right-of-Way line of Locust Grove Drive (60 feet wide);
- COURSE VIII Thence continuing 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  $2^{\circ} 04' 59''$ , and a chord which bears North  $00^{\circ} 51' 18''$  West a distance of 142.56 feet to a 5/8 inch iron pin set at a point of tangency;

- COURSE IX Thence North  $00^{\circ} 11' 12''$  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 X Thence North  $88^{\circ} 06' 20''$  East, along the southerly line of said Fawcett parcel (PPN 15-102442), a distance of 589.78 feet to a 5/8 inch iron pin found (ID Temple) at the southeast corner thereof;
- COURSE XI Thence North  $00^{\circ} 32' 15''$  East, along the easterly line of said Fawcett parcel (PPN 15-102442), a distance of 230.68 feet to a 5/8 inch iron pin found (ID Temple) at the northeast corner thereof;
- COURSE XII Thence South  $88^{\circ} 08' 44''$  West, along the northerly line of said Fawcett parcel (PPN 15-102442), a distance of 299.71 feet to a 5/8 inch iron pin found (ID WLC) at the southeasterly corner of a parcel of land conveyed to Shirley Clemson and Shirley J. Clemson, Trustee (PPN 15-102164) as recorded in Volume 1899, Page 2334 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 XIII Thence North  $00^{\circ} 28' 59''$  East, along the easterly line of said Clemson parcel (PPN 15-102164), and along the shared line between Lot No. 22, Bond Tract and Lot No. 17, Bond Tract, a distance of 225.99 feet to a 5/8 inch iron pin set on the southerly line of a parcel of land conveyed to William L. Clemson (PPN 15-102443) as recorded in Volume 1739, Page 3216 of Geauga County Deed Records;
- COURSE XIV Thence North  $88^{\circ} 10' 04''$  East, along the said southerly line of the William L. Clemson parcel (PPN 15-102443) a distance of 299.62 feet to a 5/8 inch iron pin found (ID Temple) at the southeasterly corner thereof;
- COURSE XV Thence North  $43^{\circ} 28' 36''$  West, along the northeasterly line of said Clemson parcel (PPN 15-102443), a distance of 431.28 feet to a point on the said shared line between Lot No. 22, Bond Tract and Lot No. 17, Bond Tract, said point also being at a southeasterly corner of a parcel of land conveyed to Kenneth and Deborah L. Chuha (PPN 15-018800) as recorded in Volume 2009, Page 1060 of Geauga County Deed Records, witness a 1 1/2 inch iron pipe found 0.48 feet east and 0.08 feet south;

COURSE XVI Thence North 00° 28' 59" East, along the easterly line of said Chuha parcel (PPN 15-018800), a distance of 95.40 feet to a 1 inch iron pipe found at an interior corner thereof;

COURSE XVII Thence North 51° 34' 08" East, along the southeasterly line of said Chuha parcel (PPN 15-018800), and along the southeasterly line of a parcel of land conveyed to Carl W. and Bonita A. Clemson (PPN 15-014800) as recorded in Volume 734, Page 555 of Geauga County Deed Records, a distance of 1176.68 feet to a 1" iron pipe found at the most southerly corner of a parcel of land conveyed to Carl W. and Bonita A. Clemson (PPN 15-004810) as recorded in Volume 1888, Page 1057 of Geauga County Deed Records,

COURSE XVIII Thence North 51° 03' 19" East, along the southeasterly line of said Clemson parcel (PPN 15-004810), a distance of 265.09 feet to the Principal Place of Beginning and containing 46.1409 acres of land (44.6150 acres from all of PPN 15-014900, and 1.5259 acres from all of PPN 15-102165) as surveyed, calculated and described on November 4, 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.



11.15.16

DATE

*[Handwritten Signature]*

RUDY E. SCHWARTZ, P.S. 7193

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

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

11/15/16  
*[Handwritten Initials]*