

REFERENCES USED:

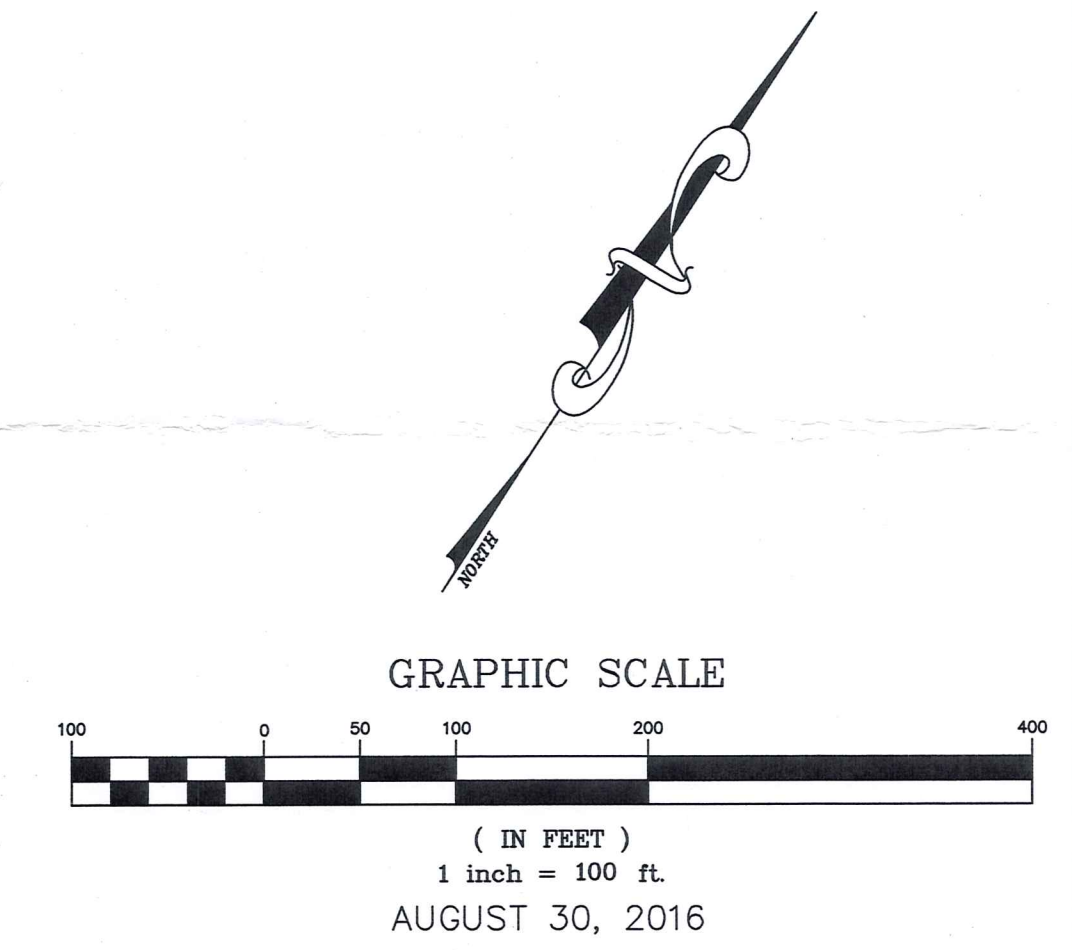
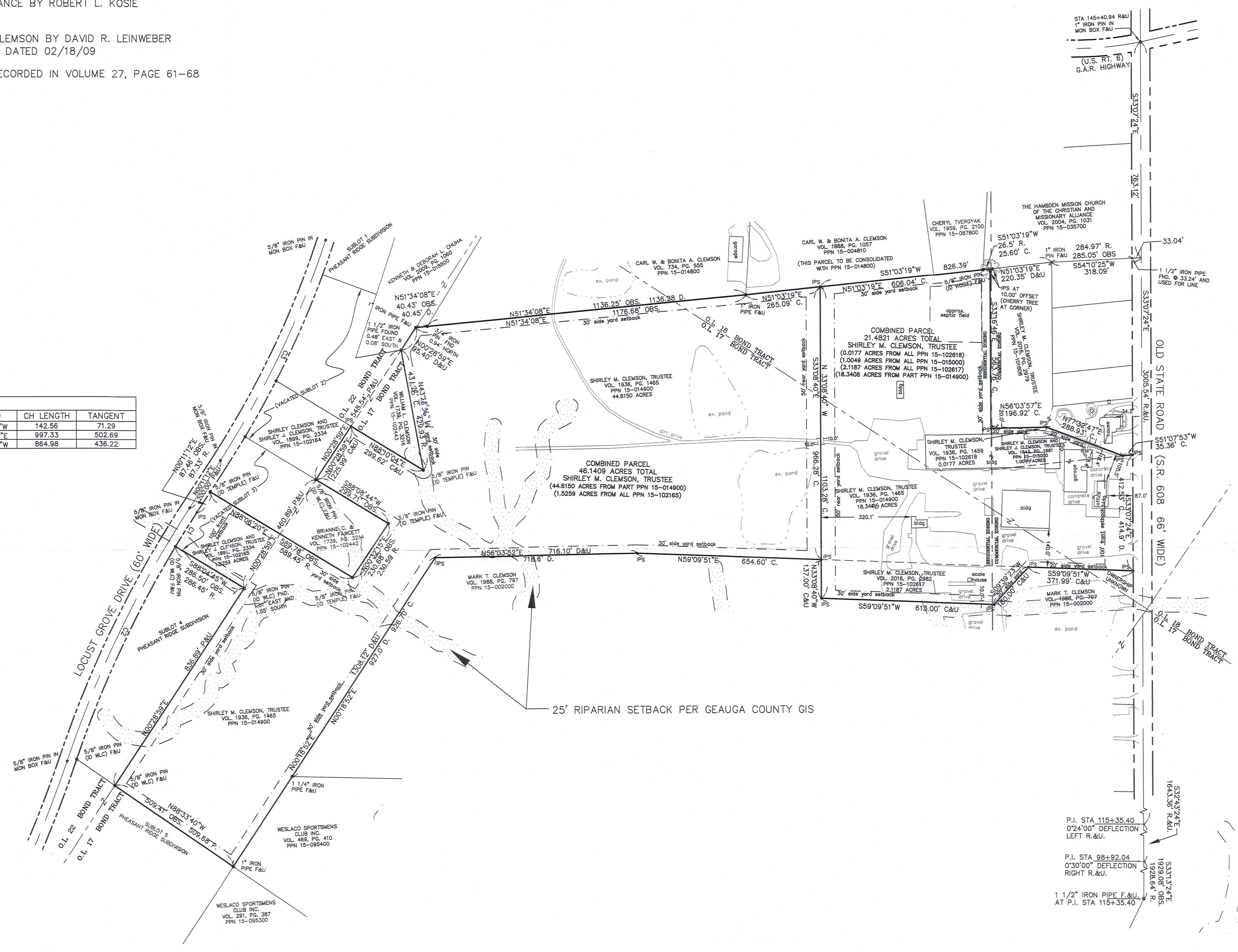
- DEEDS OF RECORD
- PLAT OF SURVEY FOR THE HAMBDEN MISSION CHURCH OF THE CHRISTIAN AND MISSIONARY ALLIANCE BY ROBERT L. KOSIE DATED 12/07/15
- PLAT OF SURVEY FOR SHIRLEY CLEMSON BY DAVID R. LEINWEBER (FORESIGHT ENGINEERING GROUP) DATED 02/18/09
- PHEASANT RIDGE SUBDIVISION, RECORDED IN VOLUME 27, PAGE 61-68 GEauga COUNTY PLAT RECORDS

CONSOLIDATION SURVEY
For
SHIRLEY M. CLEMSON AND
SHIRLEY L. CLEMSON, TRUSTEES

SITUATED IN THE TOWNSHIP OF HAMBDEN, COUNTY OF GEAGA AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL LOT NUMBER 18, 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 1459 OF GEAGA COUNTY DEED RECORDS, FURTHER KNOWN AS BEING PART OF A PARCEL OF LAND CONVEYED TO SHIRLEY M. CLEMSON AND SHIRLEY J. CLEMSON, TRUSTEES, BY DEED RECORDED IN VOLUME 1943, PAGE 1681 OF GEAGA COUNTY DEED RECORDS, FURTHER KNOWN AS BEING ALL OF A PARCEL OF LAND CONVEYED TO SHIRLEY M. CLEMSON, TRUSTEE, BY DEED RECORDED IN VOLUME 2016, PAGE 2982 OF GEAGA COUNTY DEED RECORDS, 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 GEAGA COUNTY DEED RECORDS, FURTHER KNOWN AS BEING PART OF A PARCEL OF LAND CONVEYED TO SHIRLEY M. CLEMSON, TRUSTEE, BY DEED RECORDED IN VOLUME 1899, PAGE 2334 OF GEAGA 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

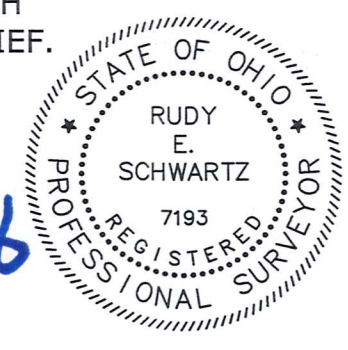


LEGEND

•	ips	5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
○	i.Pin	Iron Pin
—	i.Pipe	Iron Pipe
■	Mon.	Monument
+	Fe	Fence post
⊕	Mg	Mg Nail Set
⊗	Fnd.	Found
D.	D.	Deed
R/Rec	R/Rec	Record
M/Msd	M/Msd	Measured
O/Obs	O/Obs	Observed
C/Calc	C/Calc	Calculated
U.	U.	Used
D.R.	D.R.	Deed Record
O.R.	O.R.	Official Record
C.L. C/L	C.L. C/L	Centerline
e/p	e/p	Edge of Pavement
P	P	Plat record information to be removed
TBR	TBR	to be removed

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 8.31.16
 RUDY E. SCHWARTZ, P.S. #7193 Date



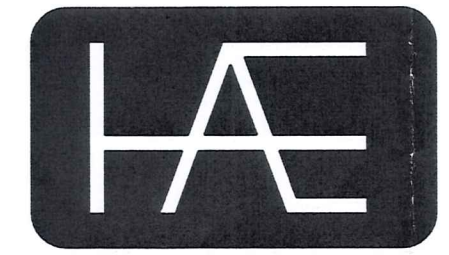
SURVEY PLAT & LEGAL DESCRIPTION APPROVED PER R.C. 315.251
 GEAGA COUNTY AUDITOR TAX MAP DEPT.

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

PREPARED BY:



HESS & ASSOCIATES
ENGINEERING INC.
 12121 KINSMAN ROAD
 NEWBURY, OHIO 44065
 Telephone: (440) 564-8008
 Fax: (440) 564-8176

SCHWARTZ LAND SURVEYING, INC.
 RUDY E. SCHWARTZ
 PROFESSIONAL SURVEYOR
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 NEWBURY, OHIO 44065
 (440) 564-8174 Fax: (440) 564-8289

HAM00265
HAM00265

Clemson, Shirley (16-094)
Picked Up 08/31/16
VOL. 2024 pg 2096
pn # 15-102165

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 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, 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 $33^{\circ} 07' 24''$ East, along centerline of said Old State Road, a distance of 763.12 feet to a point;

Thence South $54^{\circ} 10' 25''$ 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 $51^{\circ} 03' 19''$ 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, said point also being the Principal Place of Beginning of the Premises herein intended to be described;

COURSE I Thence South $33^{\circ} 08' 40''$ East, (creating a new line) a distance of 966.28 feet to a 5/8 inch iron pin set on the northwesterly line of a parcel of land conveyed to Mark T. Clemson (PPN 15-002000) as recorded in Volume 1988, Page 797 of Geauga County Deed Records;

- COURSE II Thence South 59° 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° 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 an angle point therein;
- COURSE IV Thence South 00° 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 of Geauga County Plat records;
- COURSE V Thence North 88° 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° 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° 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;
- 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° 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 IX 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 X Thence North 88° 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° 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° 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° 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° 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° 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 part of PPN 15-014900, and 1.5259 acres from all of PPN 15-102165) as surveyed, calculated and described on August 8, 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.



8.31.16

DATE

RUDY E. SCHWARTZ, P.S. 7193

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

YHS 8/31/16

GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

R

LEGAL DESCRIPTION
OF A
21.4821 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 and 18, Bond Tract, and further being known as part of a parcel of land conveyed to Shirley M. Clemson, Trustee (all of PPN 15-102618) as recorded in Volume 1936, Page 1459 of Geauga County Deed Records, and further being known as part of a parcel of land conveyed to Shirley M. Clemson and Shirley J. Clemson, Trustees (all of PPN 15-015000) as recorded in Volume 1943, Page 1681 of Geauga County Deed Records, and further being known as all of a parcel of land conveyed to Shirley M. Clemson, Trustee (PPN 15-102617) as recorded in Volume 2016, Page 2982 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 $33^{\circ} 07' 24''$ East, along centerline of said Old State Road, a distance of 763.12 feet to a point;

Thence South $54^{\circ} 10' 25''$ 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 $51^{\circ} 03' 19''$ 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), passing through a 5/8 inch iron pin set at 210.35 feet, a total distance of 220.35 feet to a point in a Cherry tree in the southeasterly line thereof, said point also being the northwesterly corner of a parcel of land conveyed to Shirley M. Clemson, Trustee (PPN 15-101808) as recorded in Volume 2016, Page 2979 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 $33^{\circ} 16' 46''$ East, along the southwesterly line of said Shirley M. Clemson, Trustee parcel (PPN 15-101808), passing through a 5/8 inch iron pin set at 10.00 feet, a total distance of 563.76 feet to a 5/8 inch iron pin set at an angle point therein;

- COURSE II Thence North 56° 03' 57" East, along the southeasterly line of said Shirley M. Clemson, Trustee parcel (PPN 15-101808), a distance of 196.92 feet to a 5/8 inch iron pin set at an angle point therein;
- COURSE III Thence North 77° 32' 47" East, along said southeasterly line of Shirley M. Clemson, Trustee parcel (PPN 15-101808), a distance of 288.93 feet to a 5/8 inch iron pin set at an angle point therein;
- COURSE IV Thence North 51° 07' 53" East, along said southeasterly line of Shirley M. Clemson, Trustee parcel (PPN 15-101808), a distance of 35.36 feet to a 5/8 inch iron pin set in the southwesterly Right-of-Way line of said Old State Road;
- COURSE V Thence South 33° 07' 24" East, along said southwesterly Right-of-Way line of Old State Road, a distance of 412.53 feet to a 5/8 inch iron pin set at the most easterly 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;
- COURSE VI Thence South 59° 09' 51" West, along the southeasterly line of land so conveyed to Shirley M. Clemson, Trustee (PPN 15-014900), and along the northwesterly line of a parcel of land conveyed to Mark T. Clemson, (PPN 15-002000) as recorded in Volume 1988, Page 797 of Geauga County Deed Records, a distance of 371.99 feet to a 5/8 inch iron pin set at the most northerly corner of a parcel of land conveyed to Shirley M. Clemson, Trustee (PPN 15-102617) as recorded in Volume 2016, Page 2982 of Geauga County Deed Records;
- COURSE VII Thence South 09° 39' 23" West, along the easterly line of said Shirley M. Clemson, Trustee parcel (PPN 15-102617), a distance of 180.00 feet to a 5/8 inch iron pin set at an internal corner therein;
- COURSE VIII Thence South 59° 09' 51" West, along the southeasterly line of said Shirley M. Clemson, Trustee parcel (PPN 15-102617), a distance of 613.00 feet to a 5/8 inch iron pin set at the most southerly corner thereof;
- COURSE IX Thence North 33° 08' 40" West, along the southwesterly line of said Shirley M. Clemson, Trustee parcel (PPN 15-102617), and creating a new line, passing through a 5/8 inch iron pin set at 137.00 feet, a total distance of 1103.28 feet to a 5/8 inch iron pin set in 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;

COURSE X

Thence North 51° 03' 19" East, along said southeasterly line of Carl W. and Bonita A. Clemson parcel (PPN 15-004810) 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 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 5/8 inch iron pin found (ID Kosie) at 580.44 feet, a total distance of 606.04 feet to the Principal Place of Beginning and containing 21.4821 acres of land (0.0177 acres from all of PPN 15-102618, 1.0049 acres from all of PPN 15-015000, 2.1187 acres from all of PPN 15-102617, and 18.3408 acres from part of PPN 15-014900) as surveyed, calculated and described on August 29, 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.



8.31.16

DATE

[Signature]

RUDY E. SCHWARTZ, P.S. 7193

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

[Signature] 08 31 16

SEAL OF GAUGA COUNTY AUDITOR
 TAX MAP DEPT.

[Signature]