

HAM00266 HAM00266 (16-155)

Subdivision of Land now or formerly owned by
 Billy Graham and Shirley Graham, PN: 15-032300, Deed Volume 478 Page 75
 part of Original Lot Number 5, Parker Tract
 Township of Hambden, County of Geauga, State of Ohio
 Lot Consolidation with land now or formerly owned by
 Jerome Hrapko and Christine A. Hrapko
 PN: 15-101944, OR Book 1040 Page 332
 part of Original Lot Number 5, Parker Tract
 Township of Hambden, County of Geauga, State of Ohio

References:
 Deeds of Record
 Field Observations made December 2016
 Anthony M. Picone Survey, "Baker" dated 8/30/2004
 G.C.E. Field Book 089, Pages 64-76
 Foresight Engineering Group, Hambden Properties Ltd, Survey dated 12/1/2003

Radcliffe Road (60')
 Lake County
 Geauga County
 Hambden Twp.
 Match Line "A"

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 located per homeowners interview.
 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, L.L.C.
 This Survey is not valid unless it bears an Original Signature and Seal.
 Riparian Setback Lines are scaled from County GIS Maps.

This Consolidation/subdivision of land complies with the applicable Hambden Township Zoning Resolution. This ____ day of ____ 2017.
 By _____ Hambden Township Zoning Inspector.

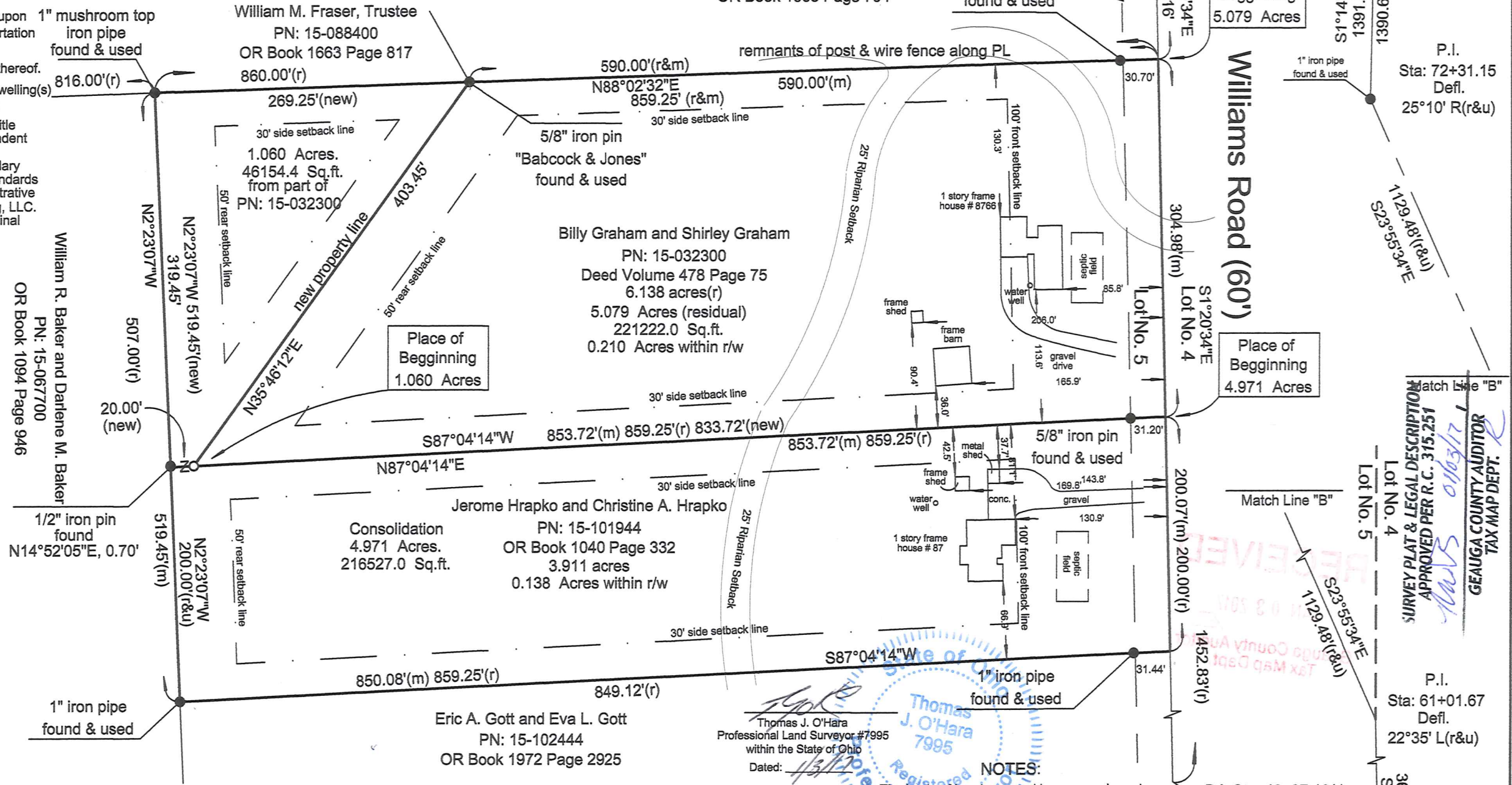
William M. Fraser, Trustee
 PN: 15-101891
 OR Book 1663 Page 794

Hambden Twp. Zoning R-1
 Minimum Lot Area: 3 acres
 Minimum Lot Frontage: 200'
 Front Yard Setback: 100 feet
 Each Side Yard Setback: 30 feet
 Rear Yard Setback: 50 feet



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
- x fence line
- r/w street right of way
- c/l street centerline
- own through
- or official record
- dv deed volume
- p.o.b. place of beginning



Eric A. Gott and Eva L. Gott
 PN: 15-102444
 OR Book 1972 Page 2925

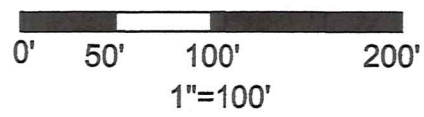
Thomas J. O'Hara
 Professional Land Surveyor #7995
 within the State of Ohio
 Dated: 12/29/16

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 located per homeowners interview.

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

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

Date of Survey
 12/29/2016
 Project No.: 1770



Sheet
 1
 of
 1

Match Line "A"

HAM00266
HAM00266

Graham - Hrapko (16-155)
Picked Up 1-3-17
Vol. 2031 pg 378
pn# 15-102624

**Billy Graham and Shirley Graham
Part of PN: 15-032300, Deed Volume 478 Page 75**

Situated in the Township of Hambden, County of Geauga, State of Ohio, being part of Lot Number 5, Parker Tract within said Township: Beginning at the point of intersection of the centerline of Radcliffe Road (60') with the centerline of Williams Road (60'), said point also being on the dividing line between Lake County and Geauga County, said point being witnessed by a 1" iron pipe found. Thence South 01°14'26" West along the centerline of Williams Road, a distance of 1390.63 feet to an angle point, said point being witnessed by a 1" iron pipe found. Thence South 23°55'34" East along the centerline of Williams Road, a distance of 1129.48 feet to an angle point, said point also being on the East Line of Lot Number 5. Thence South 01°20'34" East along the centerline of Williams Road, and the East line of Lot Number 5, a distance of 361.67 feet to a POT. Thence South 01°20'34" East along the centerline of Williams Road, and the East line of Lot Number 5, a distance of 477.16 feet to a point, said point being the southeast corner of land now or formerly owned by William M. Fraser, Trustee, PN: 15-101891, as recorded in OR Book 1663 Page 794 in Geauga County Record of Deeds, (GCRD). Thence South 01°20'34" East along the centerline of Williams Road, and the East line of Lot Number 5, a distance of 304.98 feet to a point, said point being the northeast corner of land now or formerly owned by Jerome Hrapko and Christine A. Hrapko, PN: 15-101944, as recorded in OR Book 1040 Page 332 in GCRD. Thence South 87°04'14" West along the North line of land now or formerly owned by Hrapko, aforementioned, passing through a 5/8" iron pin found at 31.20 feet, a total distance of 833.72 feet to a point, said point being a new property corner established, said point witnessed by an iron pin set. Said point being the Place of Beginning of the parcel herein described.

Thence **South 87°04'14" West** along the North line of land now or formerly owned by Hrapko, aforementioned, a distance of **20.00** feet to a point, at the northwest corner thereof, said point being on the East line of land now or formerly owned by William R. Baker and Darlene M. Baker, PN: 15-067700, as recorded in OR Book 1094 Page 946 in GCRD, said point witnessed by a 1/2" iron pin found, North 14°52'05" East at a distance of 0.70 feet therefrom.

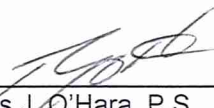
Thence **North 02°23'07" West** along the East line of land now or formerly owned by Baker, aforementioned, a distance of **319.45** feet to a point, at the northeast corner thereof, said point being on the South line of land now or formerly owned by William M. Fraser, Trustee, PN: 15-088400, as recorded in OR Book 1663 Page 817 in GCRD, said point witnessed by a 1" mushroom top iron pipe found.

Thence **North 88°02'32" East** along the South line of land now or formerly owned by Fraser, aforementioned, a distance of **269.25** feet to a point, said point being the southeast corner of land now or formerly owned by Fraser (PN:15-088400) said point witnessed by a 5/8" iron pin "Babcock & Jones" found.

Thence **South 35°46'12" West** along a new property line created, a distance of **403.45** feet to a point, said point being the Place of Beginning, and containing **1.060 total acres** of land, 0.000 acres within the right of way of Williams Road, be the same more or less, but subject to all legal highways, pursuant to a Survey (1770) dated December, 2016, by O'Hara Land Surveying, L.L.C. and Thomas J. O'Hara, Ohio Registered Surveyor No. 7995.

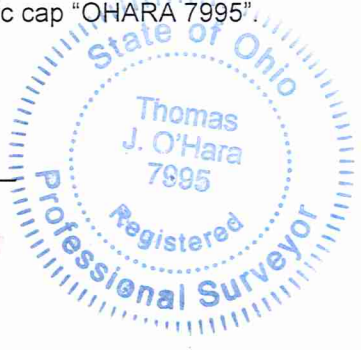
The basis of bearings used hereon are based upon True North utilizing the Ohio Department of Transportation CORS GNSS Network. Distances are shown as U.S. Foot and decimal parts thereof.

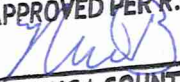
The intent of this description is to describe a portion of land now owned by Billy Graham and Shirley Graham, PN: 15-032300, Deed Volume 478 Page 75 in Geauga County Record of Deeds. All iron pins noted as being set are 5/8" x 30" long steel rebar, bearing a plastic cap "OHARA 7995".



Thomas J. O'Hara, P.S.,
Ohio Registered Surveyor No. 7995

Dated: 1/3/17



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

**GEAUGA COUNTY AUDITOR
TAX MAP DEPT.**

HAM00266

Graham-Hrapko (16-155)

Picked up 1-3-17

Vol. 2031 pg 381

PN# 15-101944

**Jerome Hrapko and Christine A. Hrapko, PN: 15-101944
OR Book 1040 Page 332
Consolidated with part of Billy Graham and Shirley Graham
PN: 15-032300, Deed Volume 478 Page 75**

Situated in the Township of Hambden, County of Geauga, State of Ohio, being part of Lot Number 5, Parker Tract within said Township: Beginning at the point of intersection of the centerline of Radcliffe Road (60') with the centerline of Williams Road (60'), said point also being on the dividing line between Lake County and Geauga County, said point being witnessed by a 1" iron pipe found. Thence South 01°14'26" West along the centerline of Williams Road, a distance of 1390.63 feet to an angle point, said point being witnessed by a 1" iron pipe found. Thence South 23°55'34" East along the centerline of Williams Road, a distance of 1129.48 feet to an angle point, said point also being on the East Line of Lot Number 5. Thence South 01°20'34" East along the centerline of Williams Road, and the East line of Lot Number 5, a distance of 361.67 feet to a POT. Thence South 01°20'34" East along the centerline of Williams Road, and the East line of Lot Number 5, a distance of 477.16 feet to a point, said point being the southeast corner of land now or formerly owned by William M. Fraser, Trustee, PN: 15-101891, as recorded in OR Book 1663 Page 794 in Geauga County Record of Deeds, (GCRD). Thence South 01°20'34" East along the centerline of Williams Road, and the East line of Lot Number 5, a distance of 304.98 feet to a point, said point being the southeast corner of land now or formerly owned by Billy Graham and Shirley Graham, PN: 15-032300, as recorded in Deed Volume 478 Page 75 in GCRD. Said point being the Place of Beginning of the parcel herein described.

Thence **South 01°20'34" East** along the centerline of Williams Road, and the East line of Lot Number 5, a distance of **200.07** feet to a point, said point being the northeast corner of land now or formerly owned by Eric A. Gott and Eva L. Gott, PN: 15-102444, as recorded in OR Book 1972 Page 2925 in GCRD

Thence **South 87°04'14" West** along the North line of land now or formerly owned by Gott, aforementioned, passing through a 1" iron pipe found at 31.44 feet, a total distance of 850.08 feet to a point, said point being the northwest corner of Gott, aforementioned, said point being on the East line of land now or formerly owned by William R. Baker and Darlene M. Baker, PN: 15-067700, as recorded in OR Book 1094 Page 946 in GCRD aforementioned, said point witnessed by a 1" iron pipe found.

Thence **North 02°23'07" West** along the East line of land now or formerly owned by Baker, aforementioned, a distance of **519.45** feet to a point, said point being on the South line of land now or formerly owned by William M. Fraser, Trustee, PN: 15-088400, as recorded in OR Book 1663 Page 817 in GCRD, said point witnessed by a 1" mushroom top iron pipe found.

Thence **North 88°02'32" East** along the South line of land now or formerly owned by Fraser, aforementioned, a distance of **269.25** feet to a point, said point being the southeast corner of land now or formerly owned by Fraser (PN:15-088400) said point witnessed by a 5/8" iron pin "Babcock & Jones" found.

Thence **South 35°46'12" West** along a new property line created, a distance of **403.45** feet to a point, said point being on the South line of land now or formerly owned by Graham, aforementioned, said point witnessed by an iron pin set.

Thence **North 87°04'14" East** along the South line of land now or formerly owned by Graham, aforementioned, a distance of **833.72** feet to a point in the centerline of Williams Road, passing through a 5/8" iron pin found at 31.20 feet therefrom. Said point being the Place of Beginning, and containing **4.971 total acres** of land, 0.138 acres within the right of way of Williams Road, be the same more or less, but subject to all legal highways, pursuant to a Survey (1770) dated December, 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 a portion of land (1.060 acres) now owned by Billy Graham and Shirley Graham, PN: 15-032300, Deed Volume 478 Page 75 in Geauga County Record of Deeds, consolidated with all land (3.911 acres) owned by Jerome Hrapko and Christine A. Hrapko, PN: 15-101944, OR Book 1040 Page 332 in Geauga County Record of Deeds. All iron pins noted as being set are 5/8" x 30" long steel rebar, bearing a plastic cap "OHARA 7995".



Dated: 1/3/17

Thomas J. O'Hara, P.S.,
Ohio Registered Surveyor No. 7995



GEAUGA COUNTY AUDITOR
TAX MAP DEPT.
APPROVED PER R.C. 315.251
Muss
1/3/17

HAM60266

Graham-Hrapko (16-155)

picked up 1-3-17

**Billy Graham and Shirley Graham
Part of PN: 15-032300, Deed Volume 478 Page 75**

Situated in the Township of Hambden, County of Geauga, State of Ohio, being part of Lot Number 5, Parker Tract within said Township: Beginning at the point of intersection of the centerline of Radcliffe Road (60') with the centerline of Williams Road (60'), said point also being on the dividing line between Lake County and Geauga County, said point being witnessed by a 1" iron pipe found. Thence South 01°14'26" West along the centerline of Williams Road, a distance of 1390.63 feet to an angle point, said point being witnessed by a 1" iron pipe found. Thence South 23°55'34" East along the centerline of Williams Road, a distance of 1129.48 feet to an angle point, said point also being on the East Line of Lot Number 5. Thence South 01°20'34" East along the centerline of Williams Road, and the East line of Lot Number 5, a distance of 361.67 feet to a POT. Thence South 01°20'34" East along the centerline of Williams Road, and the East line of Lot Number 5, a distance of 477.16 feet to a point, said point being the southeast corner of land now or formerly owned by William M. Fraser, Trustee, PN: 15-101891, as recorded in OR Book 1663 Page 794 in Geauga County Record of Deeds, (GCRD). Said point being the **Place of Beginning** of the parcel herein described.

Thence **South 01°20'34" East** along the centerline of Williams Road, and the East line of Lot Number 5, a distance of **304.98 feet** to a point, said point being the northeast corner of land now or formerly owned by Jerome Hrapko and Christine A. Hrapko, PN: 15-101944, as recorded in OR Book 1040 Page 332 in GCRD.

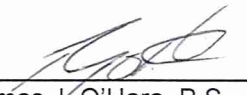
Thence **South 87°04'14" West** along the North line of land now or formerly owned by Hrapko, aforementioned, passing through a 5/8" iron pin found at 31.20 feet, a total distance of **833.72** feet to a point, said point being a new property corner established, said point witnessed by an iron pin set.

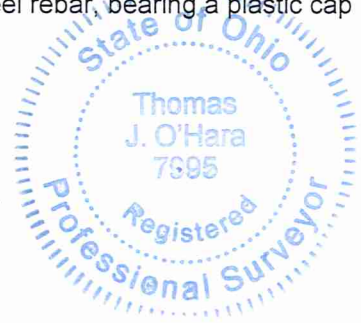
Thence **North 35°46'12" East** along a new property line created, a distance of **403.45** feet to a point, said point being a southwest corner of land now or formerly owned by Fraser, aforementioned, said point witnessed by a 5/8" iron pin "Babcock & Jones" found.

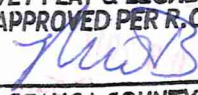
Thence **North 88°02'32" East** along the South line of land now or formerly owned by Fraser, aforementioned, a distance of **590.00** feet to a point, passing through a 5/8" iron pin found at 30.70 feet, said point being the Place of Beginning, and containing **5.079 total acres** of land, 0.210 acres within the right of way of Williams Road, be the same more or less, but subject to all legal highways, pursuant to a Survey (1770) dated December, 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 the residual portion of land now owned by Billy Graham and Shirley Graham, part of PN: 15-032300, Deed Volume 478 Page 75 in Geauga County Record of Deeds. All iron pins noted as being set are 5/8" x 30" long steel rebar, bearing a plastic cap "OHARA 7995".

 Dated: 1/3/17
Thomas J. O'Hara, P.S.,
Ohio Registered Surveyor No. 7995



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
 01/03/17
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.