

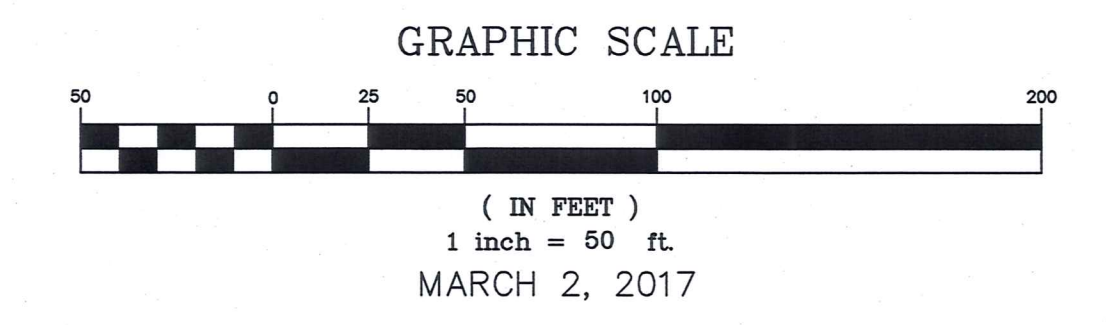
**CONSOLIDATION SURVEY
For
HAMBDEN TOWNSHIP**

SITUATED IN THE TOWNSHIP OF HAMBDEN,
COUNTY OF GAUGA AND THE STATE OF OHIO
AND KNOWN AS BEING A PART OF ORIGINAL LOT
NUMBER 18, BOND TRACT, HAMBDEN TOWNSHIP.

PREPARED FOR:
HAMBDEN TOWNSHIP
13887 GAR HIGHWAY
CHARDON, OHIO 44024

LEGEND

●	ips	5/8" X 30" Iron Pin
○	i.Pin	Set (I.D. SCHWARTZ)
○	i.Pipe	Iron Pipe
□	Mon.	Monument
□	Fe	Fence post
✕	Mag	Mag Nail Set
	Fnd.	Found
	D.	Dead
	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



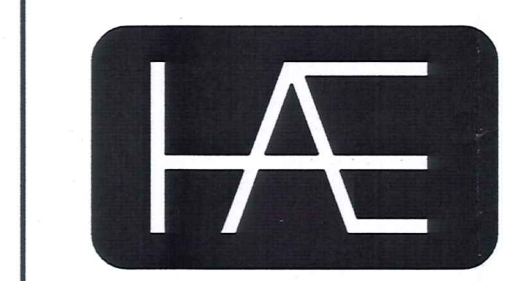
I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION. MONUMENTS WERE FOUND OR SET AS INDICATED. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS REFER TO AN ASSUMED MERIDAN AND ARE INTENDED TO INDICATE ANGLES ONLY. ALL OF WHICH ARE CORRECT 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.

Rudy Schwartz 3.2.17
Date
RUDY SCHWARTZ, P.S. #7193



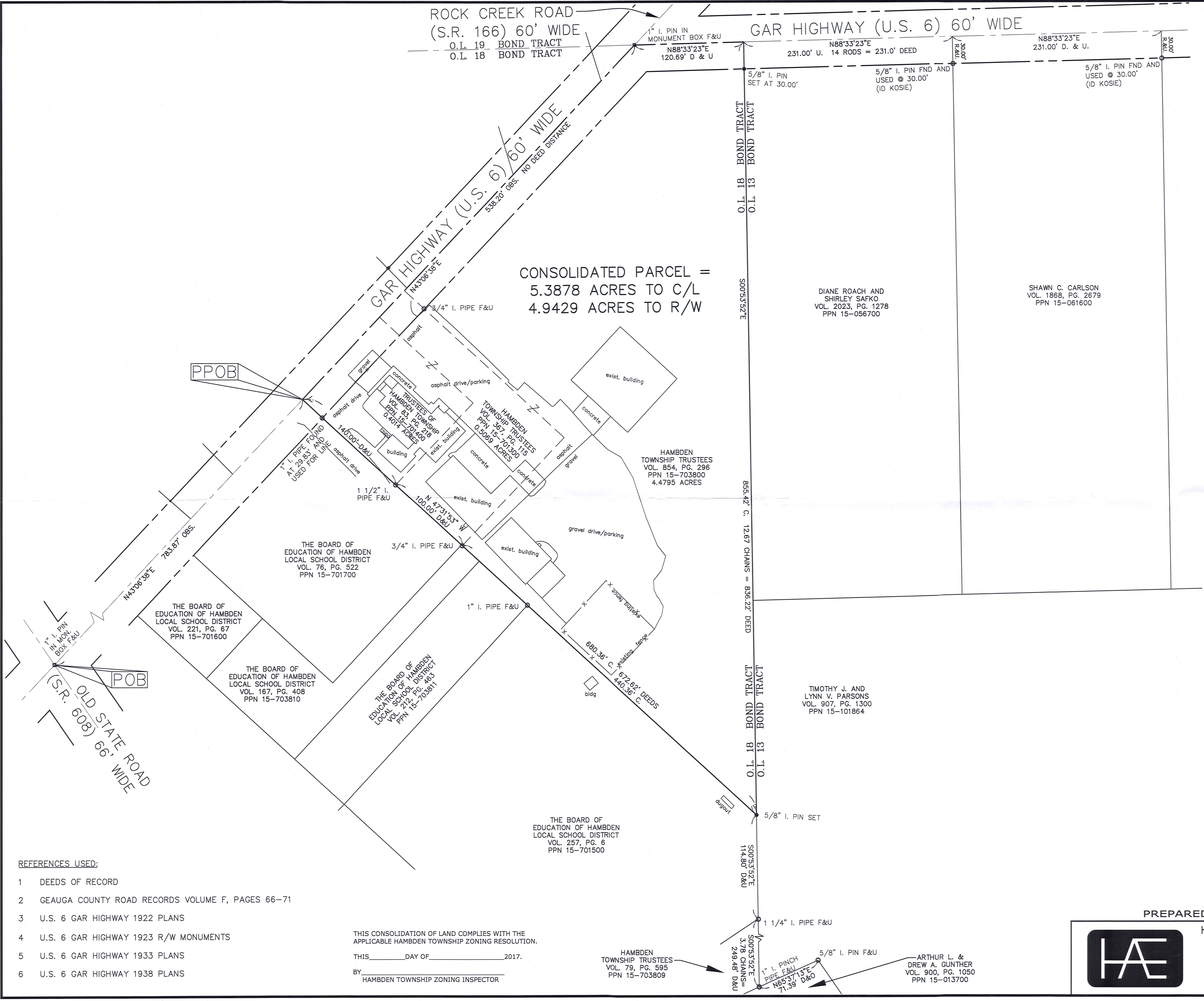
SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
Rudy Schwartz
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

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
12121 KINSMAN ROAD
NEWBURY, OHIO 44065
(440) 564-8174 Fax: (440) 564-8285



CONSOLIDATED PARCEL =
5.3878 ACRES TO C/L
4.9429 ACRES TO R/W

- REFERENCES USED:**
- 1 DEEDS OF RECORD
 - 2 GAUGA COUNTY ROAD RECORDS VOLUME F, PAGES 66-71
 - 3 U.S. 6 GAR HIGHWAY 1922 PLANS
 - 4 U.S. 6 GAR HIGHWAY 1923 R/W MONUMENTS
 - 5 U.S. 6 GAR HIGHWAY 1933 PLANS
 - 6 U.S. 6 GAR HIGHWAY 1938 PLANS

THIS CONSOLIDATION OF LAND COMPLIES WITH THE APPLICABLE HAMBDEN TOWNSHIP ZONING RESOLUTION.
THIS _____ DAY OF _____ 2017.
BY _____
HAMBDEN TOWNSHIP ZONING INSPECTOR

HAMBDEN TOWNSHIP TRUSTEES
VOL. 79, PG. 595
PPN 15-703809

ARTHUR L. &
DREW A. GUNTHER
VOL. 900, PG. 1050
PPN 15-013700

BOND TRACT 81 T.O.
BOND TRACT 81 T.O.
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HAM00267
HAM00267

Hambden Township (17-023)
Picked-Up 03/07/17

VOL. 2030 pg 2780
pn# 15-702060

CONSOLIDATION
LEGAL DESCRIPTION
OF A
5.3878 ACRE PARCEL
FOR
HAMB DEN TOWNSHIP

Situated in the Township of Hambden, County of Geauga, and State of Ohio and known as being a part of Lot No. 18, Bond Tract, and further known as being all of land conveyed to The Trustees of Hambden Township (PPN 15-701400) by deed recorded in Volume 83, Page 218 of Geauga County Deed Records, also being all of land conveyed to Hambden Township Trustees (PPN 15-701300) by deed recorded in Volume 367, Page 115 of Geauga County Deed Records, also being all of land conveyed to Hambden Township Trustees (PPN 15-703800) by deed recorded in Volume 854, Page 296 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a monument box with a 1 inch iron pin found in the centerline of G.A.R. Highway (U.S. 6), 60 feet wide, at its intersection with the centerline of Old State Road (S.R. 608), 66 feet wide;

Thence North $43^{\circ} 06' 38''$ East, along said centerline of G.A.R. Highway, a distance of 783.87 feet to the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence North $43^{\circ} 06' 38''$ East, continuing along the said centerline of G.A.R. Highway, a distance of 538.20 feet to 1 inch iron pin found in a monument box at an angle point in the said centerline of G.A.R. Highway, said point also being the intersection of the said centerline of G.A.R. Highway and the centerline of Rock Creek Road (S.R. 166), said point also being on the southerly line of Original Lot No. 18, Bond Tract;

COURSE II Thence North $88^{\circ} 33' 23''$ East, continuing along the said centerline of G.A.R. Highway, and along said southerly line of Original Lot No. 18, a distance of 120.69 feet to the Northwesterly corner of land conveyed to Diane Roach and Shirley Safko (PPN 15-056700) by deed recorded in Volume 2023, Page 1278 of Geauga County Deed Records, said point also being on the shared line between Original Lot No. 18, Bond Tract and Original Lot No. 13 Bond Tract;

COURSE III

Thence South 00° 53' 52" East, along the Westerly line of land so conveyed to Diane Roach and Shirley Safko, also along the westerly line of land conveyed to Timothy J. and Lynn V. Parsons (PPN 15-101864) by deed recorded in Volume 907, Page 1300 of Geauga County Deed Records, also along the said shared line between Original Lot No. 18, Bond Tract and Original Lot No. 13 Bond Tract, passing through a 5/8 inch iron pin set at 30.00 feet, a total distance of 855.42 feet to a 5/8 inch iron pin set at the Northeasterly corner of land conveyed to The Board of Education of Hambden Local School District (PPN 15-701500) by deed recorded in Volume 257, Page 6 of Geauga County Deed Records;

COURSE IV

Thence North 47° 31' 53" West, along the Northeasterly line of land so conveyed to The Board of Education of Hambden Local School District (PPN 15-701500), and along the Northeasterly line of land conveyed to The Board of Education of Hambden Local School District (PPN 15-703811) by deed recorded in Volume 212, Page 463 of Geauga County Deed Records, and along the Northeasterly line of land conveyed to The Board of Education of Hambden Local School District (PPN 15-703810) by deed recorded in Volume 167, Page 408 of Geauga County Deed Records, and along the Northeasterly line of land conveyed to The Board of Education of Hambden Local School District (PPN 15-701700) by deed recorded in Volume 76, Page 522 of Geauga County Deed Records, passing through a 1 inch iron pin found at 650.53 feet, a total distance of 680.36 feet to the Principal Place of Beginning and containing 5.3878 acres of land (4.9429 acres excepting the area within the right-of-way of G.A.R. Highway) as surveyed, calculated and described, on February 12, 2017 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.



3-2-17

DATE

RUDY E. SCHWARTZ, P.S. 7193

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

[Handwritten signature] 03/03/17

GEAUGA COUNTY AUDITOR
TAX MAP DEPT.