

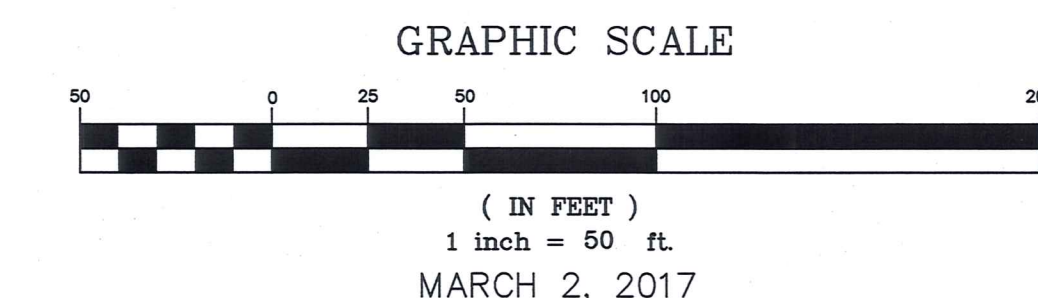
CONSOLIDATION SURVEY For HAMBDEN TOWNSHIP

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

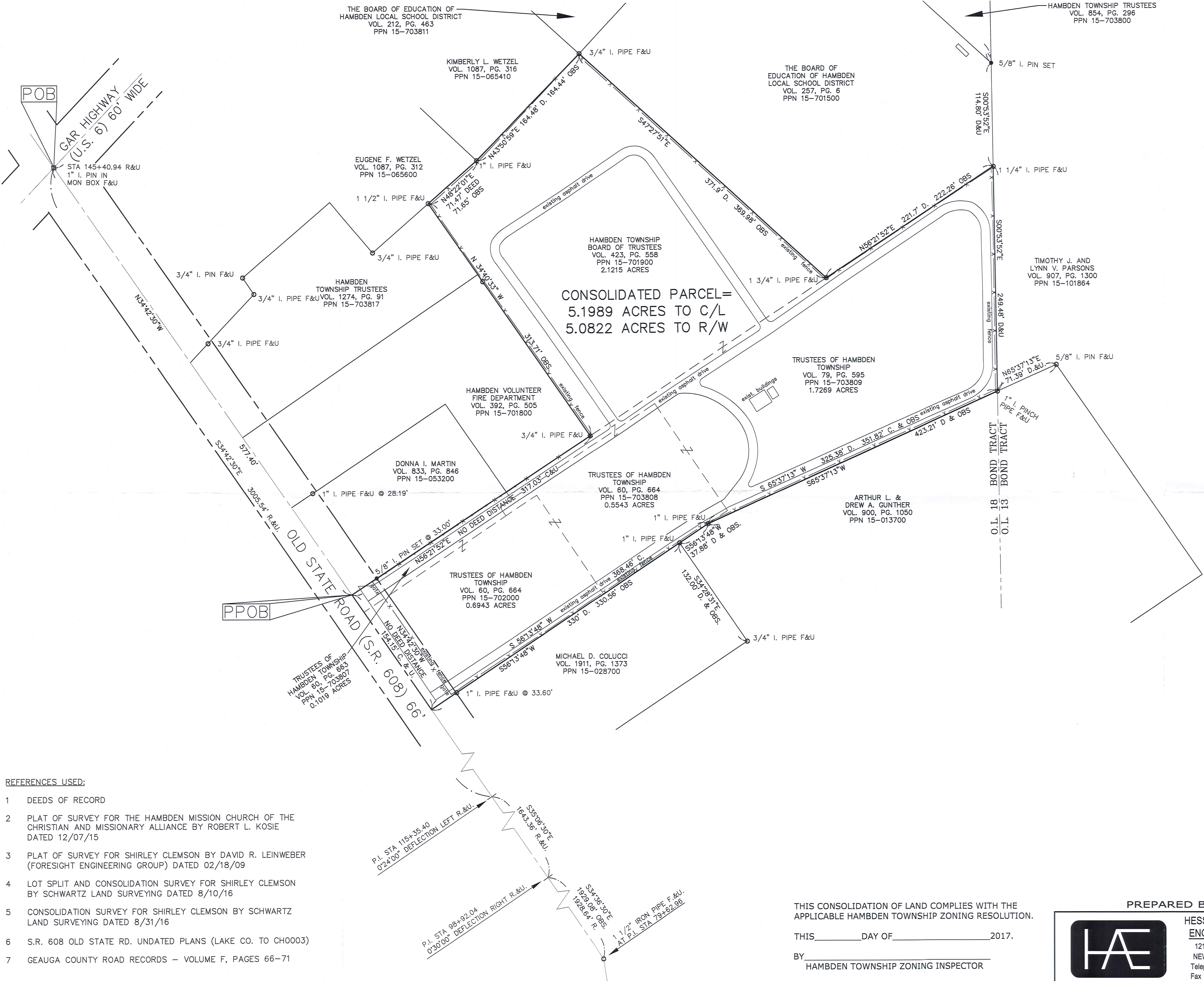
PREPARED FOR:
HAMBDEN TOWNSHIP
13887 GAR HIGHWAY
CHARDON, OHIO 44024

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. Deed
- R/Rec Record
- M/Msd Measured
- O/Obs Observed
- C/Calc Calculated
- U. Used
- D.R. Dead Record
- O.R. Official Record
- C.L. C/L Centerline
- e/p Edge of Pavement
- P. Plat record information



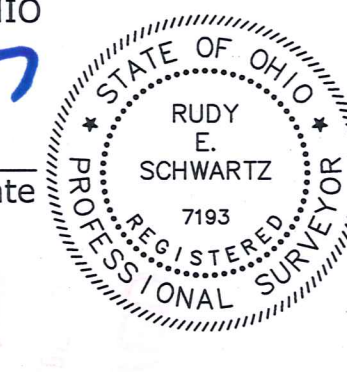
CONSOLIDATED PARCEL=
5.1989 ACRES TO C/L
5.0822 ACRES TO R/W



- 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 LOT SPLIT AND CONSOLIDATION SURVEY FOR SHIRLEY CLEMSON BY SCHWARTZ LAND SURVEYING DATED 8/10/16
 - 5 CONSOLIDATION SURVEY FOR SHIRLEY CLEMSON BY SCHWARTZ LAND SURVEYING DATED 8/31/16
 - 6 S.R. 608 OLD STATE RD. UNDATED PLANS (LAKE CO. TO CH0003)
 - 7 GEauga COUNTY ROAD RECORDS - VOLUME F, PAGES 66-71

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.

[Signature] 3.2.17
 RUDY SCHWARTZ, P.S. #7193 Date
 SURVEY PLAT & LEGAL DESCRIPTION APPROVED PER R.C. 315.251
 GEauga COUNTY AUDITOR TAX MAP DEPT.



THIS CONSOLIDATION OF LAND COMPLIES WITH THE APPLICABLE HAMBDEN TOWNSHIP ZONING RESOLUTION.
 THIS _____ DAY OF _____ 2017.
 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
 12121 KINSMAN ROAD
 NEWBURY, OHIO 44065
 (440) 564-8174 Fax: (440) 564-8285

HAM00268
HAM00268

Hambden Township (17-022)
Picked Up 03/07/17
VOL. 2030 pg 2777
pn# 15-701400

CONSOLIDATION
LEGAL DESCRIPTION
OF A
5.1989 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 Hambden Township Board of Trustees (PPN 15-701900) by deed recorded in Volume 423, Page 558 of Geauga County Deed Records, also being all of land conveyed to Trustees of Hambden Township (PPN 15-703809) by deed recorded in Volume 79, Page 595 of Geauga County Deed Records, also being all of land conveyed to Trustees of Hambden Township (PPN 15-703808) by deed recorded in Volume 60, Page 664 of Geauga County Deed Records, also being all of land conveyed to Trustees of Hambden Township (PPN 15-702000) by deed recorded in Volume 60, Page 664 of Geauga County Deed Records, also being all of land conveyed to Trustees of Hambden Township (PPN 15-703807) by deed recorded in Volume 60, Page 663 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 South 34° 42' 30" East, along said centerline of Old State Road, a distance of 577.40 feet to the most Southerly corner of land conveyed to Donna I. Martin (PPN 15-053200) by deed recorded in Volume 833, Page 846 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 North 56° 21' 52" East, along the Southeasterly line of land so conveyed to Donna I. Martin (PPN 15-053200), and along the Southeasterly line of land conveyed to Hambden Volunteer Fire Department (PPN 15-701800) by deed recorded in Volume 392, Page 505 of Geauga County Deed Records, a distance of 317.03 feet to a 3/4 inch iron pipe found at the Southeasterly corner thereof;

COURSE II

Thence North 34° 40' 33" West, along the Northeasterly line of land so conveyed to Hambden Volunteer Fire Department (PPN 15-701800) and along the Northeasterly line of land conveyed to Hambden Township Trustees (PPN 15-703817) by deed recorded

in Volume 1274, Page 91 of Geauga County Deed Records, a distance of 313.71 feet to a 1 1/2 inch iron pipe found at a Northeasterly corner thereof, said point also being on the Southeasterly line of land conveyed to Eugene F. Wetzel (PPN 15-065600) by deed recorded in Volume 1087, Page 312 of Geauga County Deed Records;

- COURSE III Thence North 48° 22' 01" East, along the Southeasterly line of land so conveyed to Eugene F. Wetzel (PPN 15-065600), a distance of 71.65 feet to a 1 inch iron pipe found at a Northeasterly corner thereof, said point also being the Southwesterly corner of land conveyed to Kimberly L. Wetzel (PPN 15-065410) by deed recorded in Volume 1087, Page 316 of Geauga County Deed Records;
- COURSE IV Thence North 43° 50' 59" East, along the Southeasterly line of land so conveyed to Kimberly L. Wetzel (PPN 15-065410), a distance of 164.44 feet to a 3/4 inch iron pipe found at the most Easterly corner thereof, said point also being the most Westerly 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 V Thence South 47° 27' 51" East, along the Southwesterly line of land so conveyed to The Board of Education of Hambden Local School District (PPN 15-701500), a distance of 369.98 feet to a 3/4 inch iron pipe found at the most Southerly corner thereof;
- COURSE VI Thence North 56° 21' 52" East, along the Southeasterly line of land so conveyed to The Board of Education of Hambden Local School District (PPN 15-701500), a distance of 222.26 feet to a 1/4 inch iron pipe found at the Southeasterly corner thereof, said point being on the said shared line between Original Lot No. 18, Bond Tract and Original Lot No. 13 Bond Tract, said point also being on 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;
- COURSE VII Thence South 00° 53' 52" East, along the Westerly line of land so conveyed to Timothy J. and Lynn V. Parsons (PPN 15-101864), a distance of 249.48 feet to a 1 inch iron pinch pipe found at the Southwesterly corner thereof, said point being on the said shared line between Original Lot No. 18, Bond Tract and Original Lot No. 13 Bond Tract, said point also being on the Northwesterly line of

land conveyed to Arthur L. and Drew A. Gunther (PPN 15-013700) by deed recorded in Volume 900, Page 1050 of Geauga County Deed Records;

COURSE VIII Thence South 65° 37' 13" West, along the said Northwesterly line of land so conveyed to Arthur L. and Drew A. Gunther (PPN 15-013700), a distance of 351.82 feet to a 1 inch iron pipe found at an angle point therein;

COURSE IX Thence South 56° 13' 48" West, continuing along the said Northwesterly line of land so conveyed to Arthur L. and Drew A. Gunther (PPN 15-013700) and along the Northwesterly line of land conveyed to Michael D. Colucci (PPN 15-028700) by deed recorded in Volume 1911, Page 1373 of Geauga County Deed Records, passing through a 1 inch iron pipe found at 37.88 feet and a 1 inch iron pipe found at 334.86 feet, a total distance of 368.46 feet to a point in the said centerline of Old State Road;

COURSE X Thence North 34° 42' 30" West, along the said centerline of Old State Road, a distance of 154.15 feet to the Principal Place of Beginning and containing 5.1989 acres of land (5.0822 acres excepting the area within the right-of-way of Old State Road) 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

[Handwritten Signature]

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.**