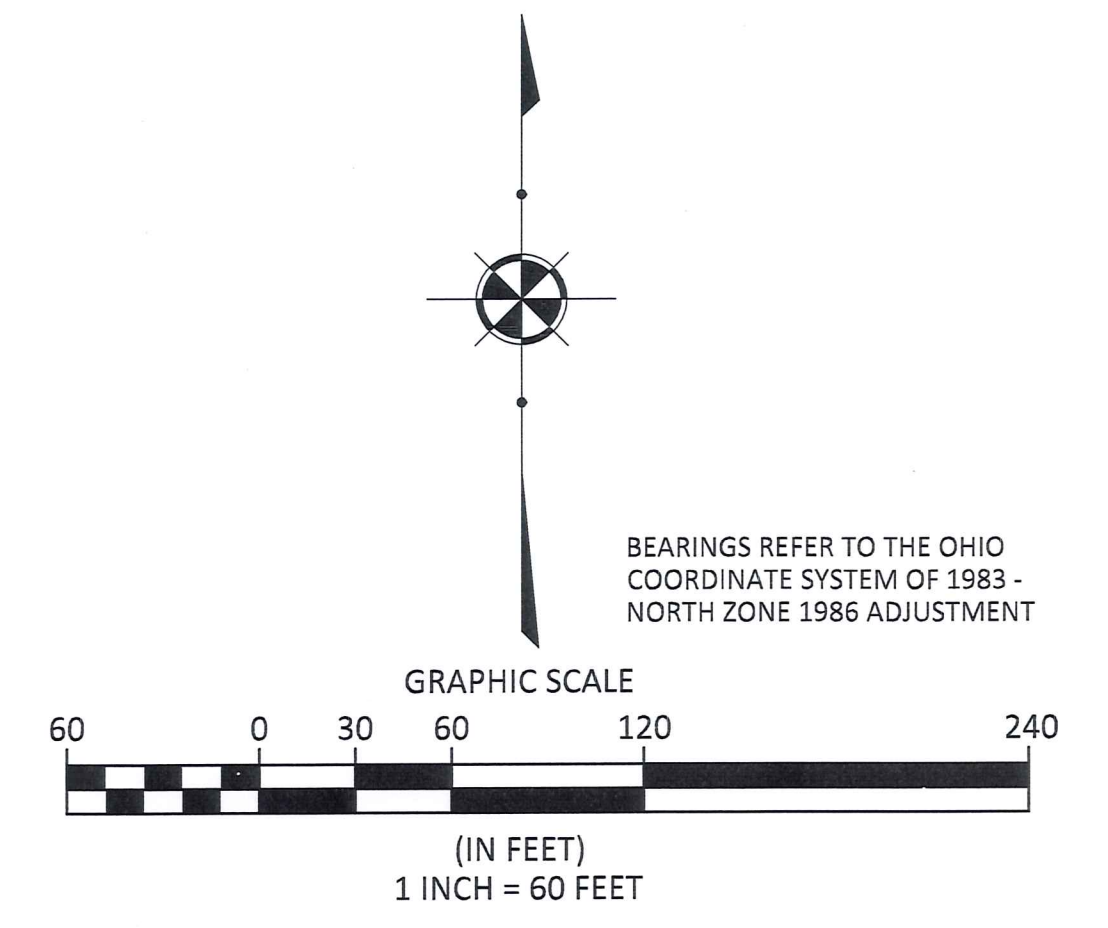


| | |
|----------------------------------|---------------------------------------|
| (AFN) = AUTOMATIC FILE NUMBER | (OBS.) = OBSERVED DISTANCE |
| (ACT.) = ACTUAL DISTANCE | (O.L.) = ORIGINAL LOT LINE |
| (CALC.) = CALCULATED DISTANCE | (RP) = RECORDED PLAT |
| (CL) = CENTERLINE | (O.R.) = OFFICIAL RECORD |
| (C.S.R.) = CITY SURVEY RECORDS | (P.P.N.) = PERMANENT PARCEL NUMBER |
| (Dd.) = RECORDED DEED DISTANCE | (P.C.) = POINT OF CURVATURE |
| (DOC.) = RECORDED DOCUMENT | (P.T.) = POINT OF TANGENCY |
| (ENCR.) = ENCROACHMENT | (POB) = PLACE OF BEGINNING |
| (FD.) = FOUND IN FIELD | (PPOB) = PRINCIPAL PLACE OF BEGINNING |
| (INST.) = INSTRUMENT | (REC.) = RECORD DISTANCE |
| (MEAS.) = MEASURED DISTANCE | (RW) = RIGHT-OF-WAY |
| (MON.) = MONUMENT | (TRN) = TURNED ANGLE |
| (MON. BOX) = MONUMENT BOX ASS'LY | (S/L) = SUBLot |

Plat of Lot Split & Consolidation

P.P.N. :: 15-014580, #13940 G.A.R. Highway & 15-101979, #13940 G.A.R. Highway
 Known as Being a part of Original Hambden Township Lot 14, Bond Tract,
 Township 9 North, Range VII West of the Connecticut Western Reserve
 Hambden Township - Geauga County - Ohio
 March 2017 Scale 1"=60'



BOUNDARY CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND THE DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IRON MONUMENTS OR PINS AS INDICATED WERE FOUND OR SET AS SHOWN HEREON. THE TERM CERTIFY AS USED IN THIS STATEMENT IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THE SURVEYOR WHICH IS FORMULATED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS REVEALED BY A EXAMINATION OF THE SAME. ALL IRON PINS SET ARE 5/8" X 30" LONG REBAR WITH A PLASTIC CAP STAMPED "POLARIS". BEARINGS REFER TO THE OHIO COORDINATE SYSTEM OF 1983 - NORTH ZONE 1986 ADJUSTMENT.

3/17/17
 RICHARD A. THOMPSON, JR.
 OHIO PROFESSIONAL SURVEY #7388



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

● = 5/8 X 30 INCH IRON PIN SET W/YELLOW I.D. CAP STAMPED "POLARIS S-7087"

ALL RECORD DOCUMENTS AND REFERENCES USED IN THIS SURVEY ARE SHOWN IN THEIR RESPECTED AREA

OWNERS CERTIFICATE
 I, CAROLYN CIANFAGLIONE OWNER OF THE LAND SHOWN HEREON, DO HEREBY ACCEPT THIS PLAT AND LOT SPLIT/CONSOLIDATION OF THE SAME.

CAROLYN CIANFAGLIONE

NOTARY PUBLIC

STATE OF OHIO)
 COUNTY OF GEAGA)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED, _____, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT _____, OHIO, THIS _____ DAY OF _____, 2017.

NOTARY PUBLIC

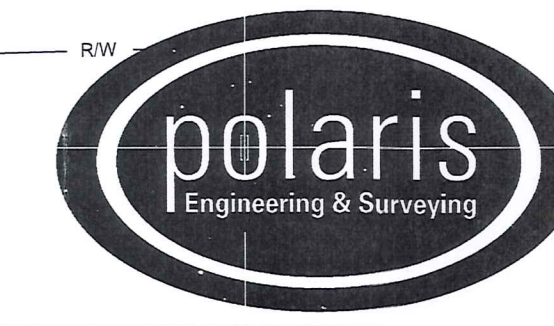
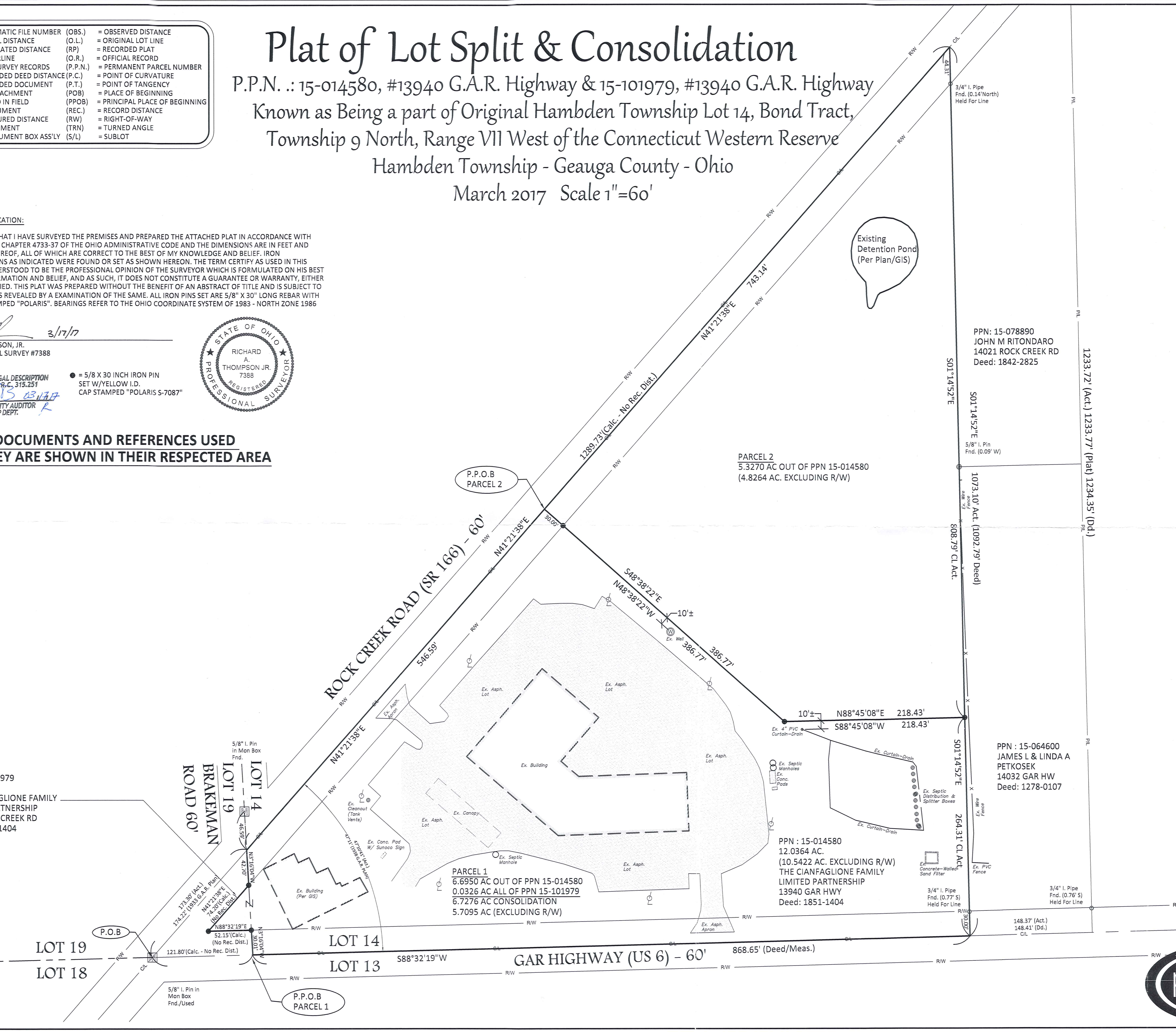
APPROVALS
 THIS PLAT AND LOT SPLIT/CONSOLIDATION IS ACCEPTED AND APPROVED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF HAMB DEN, OHIO THIS _____ DAY OF _____, 2017

PLANNING CHAIRMAN _____
 PLANNING SECRETARY _____

APPROVALS
 THIS PLAT AND LOT SPLIT/CONSOLIDATION IS ACCEPTED AND APPROVED BY THE ZONING COMMISSION OF THE TOWNSHIP OF HAMB DEN, OHIO THIS _____ DAY OF _____, 2017

ZONING CHAIRMAN _____
 ZONING SECRETARY _____

| | |
|-------------|------------------------|
| DATE: | 03/17/17 |
| SCALE: HOR. | 1"=60' |
| VERT. | 1"=60' |
| FOLDER: | Survey |
| FILENAME: | Survey Base |
| TAB: | 01 - Plat of Lot Split |
| DRAWN: | JNG |



POLARIS ENGINEERING and SURVEYING, INC.
 34600 CHARDON ROAD - SUITE D
 WILLOUGHBY HILLS, OHIO 44094
 (440) 944-4433 (440) 944-3722 (Fax)
 www.polaris-es.com

| | |
|--------------|----|
| CONTRACT No. | |
| 16334 | |
| SHEET | OF |
| 01 | 01 |

HAM 00270

HAM00270

Cianfaglione Family Limited Partnership (17-029)
Picked Up 03/17/17
OBSOLETE SEE (17-051)



FRIDAY, MARCH 17, 2017
LEGAL DESCRIPTION
OF PARCEL '1'

SITUATED IN THE TOWNSHIP OF HAMB DEN, COUNTY OF GE AUGA AND STATE OF OHIO, AND KNOWN AS BEING PART OF LOTS 19 AND 14 OF ORIGINAL HAMB DEN TOWNSHIP 9 NORTH, RANGE VII WEST OF THE CONNECTICUT WESTERN RESERVE;

BEGINNING AT A 5/8" IRON PIN FOUND AT THE INTERSECTION OF G.A.R. HIGHWAY AKA US 6 (60 FEET WIDE) AND ROCK CREEK ROAD AKA STATE ROUTE 166 (60 FEET WIDE);

THENCE NORTH 88°32'19" EAST, ALONG THE CENTERLINE OF SAID G.A.R. HIGHWAY, 121.80 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 19, AND THE PRINCIPAL PLACE OF BEGINNING;

COURSE 1 THENCE NORTH 03°16'04" WEST, ALONG THE EASTERLY LINE OF SAID LOT 19, 30.00 FEET TO A 5/8" IRON PIN SET AT THE INTERSECTION OF THE EASTERLY LINE OF SAID LOT 19 AND THE NORTHERLY LINE OF SAID G.A.R. HIGHWAY;

COURSE 2 THENCE SOUTH 88°32'19" WEST, ALONG THE NORTHERLY LINE OF SAID G.A.R. HIGHWAY, 52.15 FEET TO A 5/8" IRON PIN SET AT THE INTERSECTION OF THE NORTHERLY LINE OF SAID G.A.R. HIGHWAY AND THE SOUTHEASTERLY LINE OF SAID ROCK CREEK ROAD;

COURSE 3 THENCE NORTH 41°21'38" EAST, ALONG THE SOUTHERLY LINE OF SAID ROCK CREEK ROAD, 74.20 FEET TO A 5/8" IRON PIN SET AT THE INTERSECTION OF THE EASTERLY LINE OF SAID LOT 19 AND THE SOUTHEASTERLY LINE OF SAID ROCK CREEK ROAD;

COURSE 4 THENCE NORTH 03°16'04" WEST, ALONG THE EASTERLY LINE OF SAID LOT 19, 42.70 FEET TO THE CENTERLINE OF SAID ROCK CREEK ROAD;

COURSE 5 THENCE NORTH 41°21'38" EAST, ALONG THE CENTERLINE OF SAID ROCK CREEK ROAD, 546.59 FEET TO A POINT;

COURSE 6 THENCE SOUTH 48°38'22" EAST, PASSING THROUGH A 5/8" IRON PIN SET AT 30.00 FEET IN THE SOUTHEASTERLY LINE OF SAID ROCK CREEK ROAD, A TOTAL OF 386.77 FEET TO A 5/8" IRON PIN SET;

COURSE 7 THENCE NORTH 88°45'08" EAST, 218.43 FEET TO A 5/8" IRON PIN SET IN THE WESTERLY LINE OF LAND CONVEYED TO JAMES L AND LINDA A PETKOSEK, AS RECORDED IN DEED #1278-0107 OF GE AUGA COUNTY RECORDS (PERMANENT PARCEL NUMBER: 15-064600);

COURSE 8 THENCE SOUTH 01°14'52" EAST, ALONG THE WESTERLY LINE OF SAID PETKOSEK, PASSING THROUGH A 3/4" IRON PIPE FOUND AT 235.07 FEET, A TOTAL OF 264.31 FEET TO THE CENTERLINE OF SAID G.A.R. HIGHWAY AND THE SOUTHERLY LINE OF ORIGINAL LOT 14, ALSO BEING THE SOUTHWEST CORNER OF SAID PETKOSEK;

COURSE 9 THENCE SOUTH 88°32'19" WEST, ALONG THE CENTERLINE OF SAID G.A.R. HIGHWAY, 868.65 FEET TO THE PLACE OF BEGINNING, SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD AND CONTAINING 6.7276 ACRES OF LAND (0.9855 ACRES IN THE R/W OF ROCK CREEK ROAD AND G.A.R. HIGHWAY) AS CALCULATED AS DESCRIBED BASED ON A FIELD SURVEY PERFORMED IN FEBRUARY 2017 BY RICHARD A. THOMPSON JR. PROFESSIONAL LAND SURVEYOR #7388, OF POLARIS ENGINEERING AND SURVEYING. BEARINGS REFER TO THE OHIO COORDINATE SYSTEM OF 1983 - NORTH ZONE - 1986 ADJUSTMENT. ALL IRON PINS SET ARE 5/8 INCH DIAMETER BY 30 INCH LONG REBAR WITH IDENTIFICATION CAPS STAMPED "POLARIS S-7087". THE INTENT OF THIS DESCRIPTION IS TO CONSOLIDATE ALL OF PERMANENT PARCEL NUMBER 15-101979 (0.0326 ACRES) WITH PART OF PERMANENT PARCEL NUMBER 15-014580 (6.6950 ACRES). THE DEED OF RECORD IS 1851-1404;



R
3-17-17

RICHARD A. THOMPSON JR., OHIO REGISTERED PROFESSIONAL LAND SURVEYOR #7388 - 03/17/17

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
[Signature] 03 17 17
GEAUGA COUNTY AUDITOR
TAX MAP DEPT. *R*

POLARIS ENGINEERING & SURVEYING
34600 CHARDON ROAD SUITE D
WILLOUGHBY HILLS, OHIO 44094
OFFICE: (440) 944-4433
FAX: (440) 944-3722



THURSDAY, MARCH 16, 2017
LEGAL DESCRIPTION
OF PARCEL '2'

SITUATED IN THE TOWNSHIP OF HAMB DEN, COUNTY OF GEAUGA AND STATE OF OHIO, AND KNOWN AS BEING PART OF LOT 14 OF ORIGINAL HAMB DEN TOWNSHIP 9 NORTH, RANGE VII WEST OF THE CONNECTICUT WESTERN RESERVE;

BEGINNING AT A 5/8" IRON PIN FOUND AT THE INTERSECTION OF G.A.R. HIGHWAY AKA US 6 (60 FEET WIDE) AND ROCK CREEK ROAD AKA STATE ROUTE 166 (60 FEET WIDE);

THENCE NORTH 41°21'38" EAST, ALONG THE CENTERLINE OF SAID ROCK CREEK ROAD, 719.89 FEET TO THE PRINCIPAL PLACE OF BEGINNING;

COURSE 1 THENCE NORTH 41°21'38" EAST, ALONG THE CENTERLINE OF SAID ROCK CREEK ROAD, 743.14 FEET TO THE WESTERLY LINE OF LAND CONVEYED TO JOHN M TOD RITONARDO AS RECORDED IN DEED #1842-2825 OF GEAUGA COUNTY RECORDS (PERMANENT PARCEL NUMBER: 15-078890);

COURSE 2 THENCE SOUTH 01°14'52" EAST, ALONG THE WESTERLY LINE OF SAID RITONARDO, AND ALONG PART OF THE WESTERLY LINE OF LAND CONVEYED TO JAMES L AND LINDA A PETKOSEK, AS RECORDED IN DEED #1278-0107 OF GEAUGA COUNTY RECORDS (PERMANENT PARCEL NUMBER: 15-064600) PASSING THROUGH A 3/4" I. PIPE FOUND AT 44.18 FEET, A TOTAL DISTANCE OF 808.79 FEET TO A 5/8" IRON PIN SET IN THE WESTERLY LINE OF SAID PETKOSEK;

COURSE 3 THENCE SOUTH 88°45'08" WEST, 218.43 FEET TO A 5/8" IRON PIN SET;

COURSE 4 THENCE NORTH 48°38'22" WEST, PASSING THROUGH A 5/8" IRON PIN SET AT 356.77 FEET IN THE SOUTHERLY LINE OF SAID ROCK CREEK ROAD, A TOTAL OF 386.77 FEET TO THE PLACE OF BEGINNING, SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD AND CONTAINING 5.3270 ACRES OF LAND (0.5006 ACRES IN THE RW OF ROCK CREEK ROAD) AS CALCULATED AS DESCRIBED BASED ON A FIELD SURVEY PERFORMED IN FEBRUARY 2017 BY RICHARD A. THOMPSON JR. PROFESSIONAL LAND SURVEYOR #7388, OF POLARIS ENGINEERING AND SURVEYING. BEARINGS REFER TO THE OHIO COORDINATE SYSTEM OF 1983 - NORTH ZONE - 1986 ADJUSTMENT. ALL IRON PINS SET ARE 5/8 INCH DIAMETER BY 30 INCH LONG REBAR WITH IDENTIFICATION CAPS STAMPED "POLARIS S-7087". THE INTENT OF THIS DESCRIPTION IS TO SPLIT A 5.3270 ACRE PARCEL FROM PART OF PERMANENT PARCEL NUMBER 15-014580. THE DEED OF RECORD IS 1851-1404;



[Handwritten signature]

3/14/17

SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 315.251
[Handwritten signature] 03/17/17
 GAUGA COUNTY AUDITOR
 TAX MAP DEPT. *R*

RICHARD A. THOMPSON JR., OHIO REGISTERED
 PROFESSIONAL LAND SURVEYOR #7388 - 03/16/17

POLARIS ENGINEERING & SURVEYING
 34600 CHARDON ROAD SUITE D
 WILLOUGHBY HILLS, OHIO 44094
 OFFICE: (440) 944-4433
 FAX: (440) 944-3722

S:\2016 PROJECTS\16334- MRS C - HAMB DEN SUNOCO LOT SPLIT - HAMB DEN (DRK)\2-PROJECT
 SURVEYING INFO\4-LEGAL DESCRIPTIONS\LEGAL DESCRIPTION PARCEL 2 (03.16.17).DOC

RECEIVED
 MARCH 17 2017
 GAUGA COUNTY AUDITOR
 TAX MAP DEPT.