

Replaces (17-029)
HAM 00270

(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 & 19, Bond Tract,
 Township 9 North, Range VII West of the Connecticut Western Reserve
 Hambden Township - Geauga County - Ohio
 April 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 AN 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.

RICHARD A. THOMPSON, JR.
 OHIO PROFESSIONAL SURVEYOR #7388
 SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 315.251
 GEauga COUNTY AUDITOR
 TAX MAP DEPT.

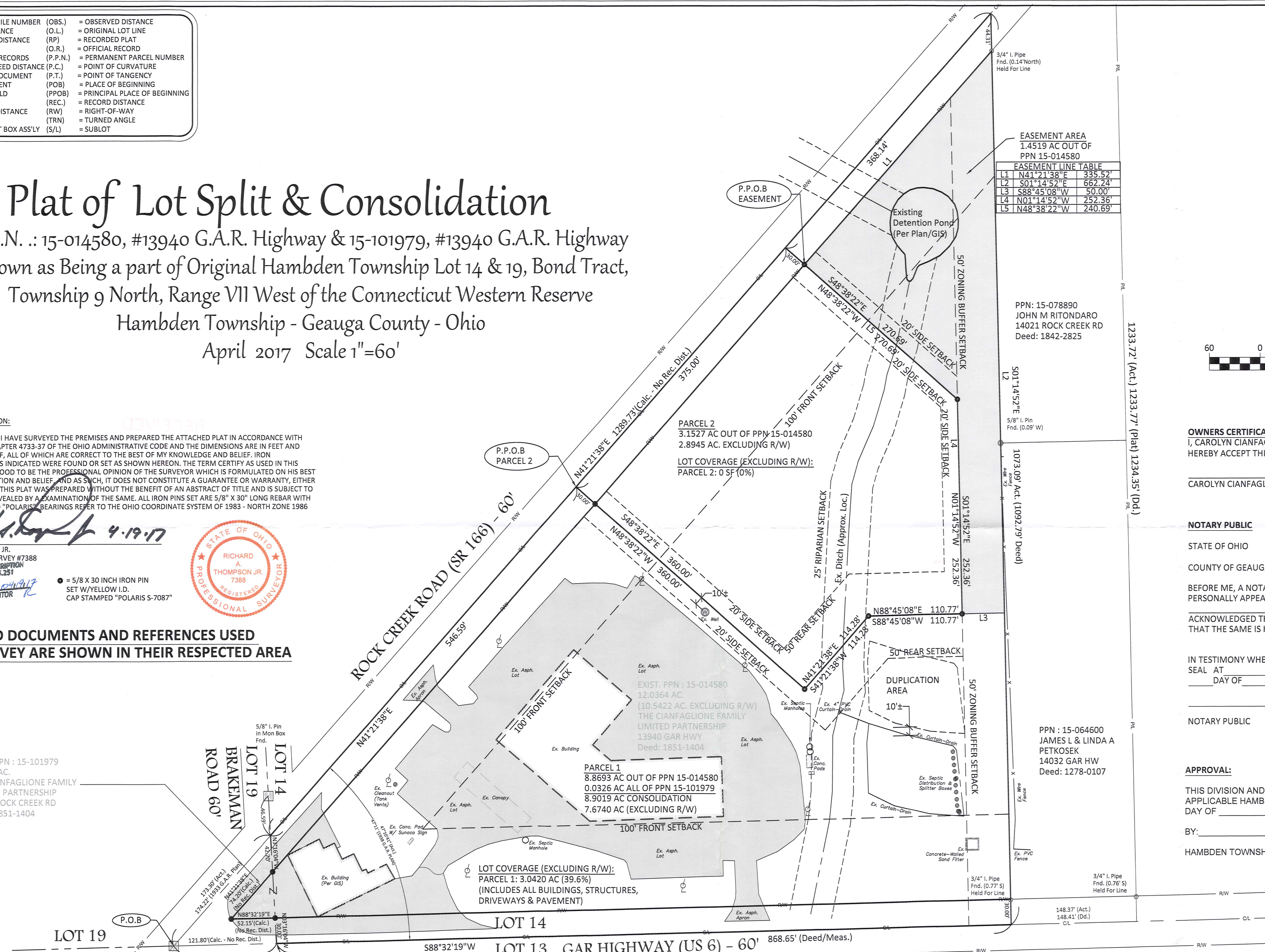


● = 5/8 X 30 INCH IRON PIN
 SET W/YELLOW I.D.
 CAP STAMPED "POLARIS S-7087"

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

EXIST. PPN : 15-101979
 0.0326 AC.
 THE CIANFAGLIONE FAMILY
 LIMITED PARTNERSHIP
 13933 ROCK CREEK RD
 Deed: 1851-1404

DATE: 04/19/17
 SCALE: HOR. 1"=60'
 VERT. 1"=40'
 FOLDER: Survey
 FILENAME: Survey Base
 TAB: 01 - Plat of Lot Split
 DRAWN: JNG



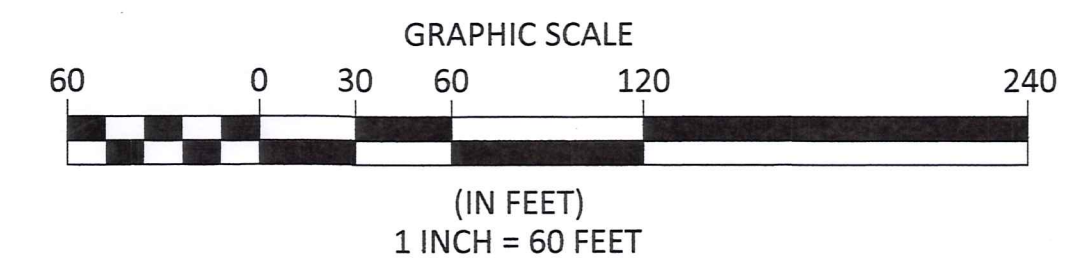
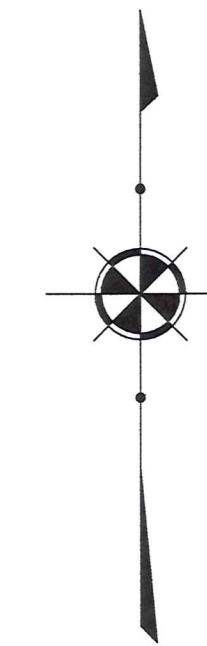
EASEMENT AREA
 1.4519 AC OUT OF
 PPN 15-014580

EASEMENT LINE TABLE	
L1	N41°21'38"E 335.52'
L2	S01°14'52"E 662.24'
L3	S88°45'08"W 50.00'
L4	N01°14'52"W 252.36'
L5	N48°38'22"W 240.69'

PPN: 15-078890
 JOHN M RITONDARO
 14021 ROCK CREEK RD
 Deed: 1842-2825

PPN : 15-064600
 JAMES L & LINDA A
 PETKOSEK
 14032 GAR HW
 Deed: 1278-0107

BEARINGS REFER TO THE OHIO
 COORDINATE SYSTEM OF 1983 -
 NORTH ZONE 1986 ADJUSTMENT



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 GEauga)

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.

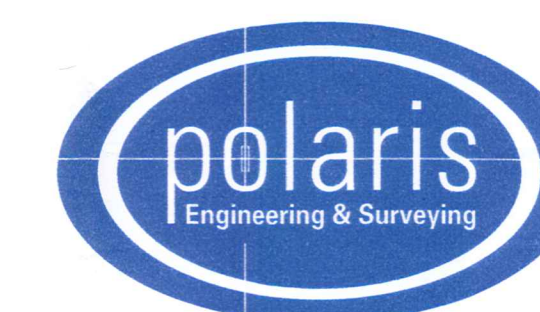
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT _____ OHIO, THIS _____ DAY OF _____, 2017.

NOTARY PUBLIC

APPROVAL:

THIS DIVISION AND CONSOLIDATION OF LAND COMPLIES WITH THE APPLICABLE HAMBDEN TOWNSHIP ZONING RESOLUTION. THIS DAY OF _____, 2017.

BY: _____
 HAMBDEN TOWNSHIP ZONING INSPECTOR



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 00271
HAM00271

Ciantaglione Family Limited Partnership (17-051)
Picked Up 04/19/17
REPLACES (17-029) HAM00270
VOL. 2051 pg 866
pn# 15-101979



WEDNESDAY, APRIL 19, 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 360.00 FEET TO A 5/8" IRON PIN SET;

COURSE 7 THENCE NORTH 41°21'38" EAST, 114.28 FEET TO A 5/8" IRON PIN SET;

COURSE 8 THENCE NORTH 88°45'08" EAST, 110.77 FEET TO A 5/8" IRON PIN SET;

COURSE 9 THENCE NORTH 01°14'52" WEST, 252.36 FEET TO A 5/8" IRON PIN SET;

- COURSE 10 THENCE NORTH $48^{\circ}38'22''$ WEST, PASSING THROUGH A $5/8''$ IRON PIN SET AT 240.69 FEET IN THE SOUTHERLY LINE OF SAID ROCK CREEK ROAD, A TOTAL OF 270.69 FEET TOT THE CENTERLINE OF SAID ROCK CREEK ROAD;
- COURSE 11 THENCE NORTH $41^{\circ}21'38''$ EAST, ALONG THE CENTERLINE OF SAID ROCK CREEK ROAD, 368.14 FEET TO THE NORTHWEST CORNER OF LAND CONVEYED TO JOHN M RITONARDO, AS RECORDED IN DEED #1842-2825 OF GEAUGA COUNTY RECORDS (PERMANENT PARCEL NUMBER: 15-078890);
- COURSE 12 THENCE SOUTH $01^{\circ}14'52''$ EAST, ALONG THE WESTERLY LINE OF SAID RITONARDO AND ALSO ALONG 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 $3/4''$ IRON PIPE FOUND AT 44.18 FEET, A $5/8$ IRON PIN FOUND AT 506.75 FEET, AND A $3/4''$ IRON PIPE FOUND AT 1043.86 FEET, A TOTAL OF 1073.09 FEET TO THE CENTERLINE OF G.A.R. HIGHWAY AND THE SOUTHERLY LINE OF ORIGINAL LOT 14, ALSO BEING THE SOUTHWEST CORNER OF SAID PETKOSEK;
- COURSE 13 THENCE SOUTH $88^{\circ}32'19''$ WEST, ALONG THE CENTERLINE OF SAID G.A.R. HIGHWAY, AND SAID LOT LINE, 868.65 FEET TO THE PRINCIPAL PLACE OF BEGINNING, SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD AND CONTAINING 8.9019 ACRES OF LAND (1.2279 ACRES IN THE RW 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 5-7087". 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 (8.8693 ACRES). THE DEED OF RECORD IS 1851-1404;

RECEIVED

APR 14 2017
Geauga County Auditor
for Map Data



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
Hubert 04/19/17
GAUGA COUNTY AUDITOR
TAX MAP DEPT.

Richard A. Thompson Jr. 4.19.17

RICHARD A. THOMPSON JR., OHIO REGISTERED
 PROFESSIONAL LAND SURVEYOR #7388 – 04/19/17

POLARIS ENGINEERING & SURVEYING
 34600 CHARDON ROAD SUITE D
 WILLOUGHBY HILLS, OHIO 44094
 OFFICE: (440) 944-4433
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S:\2016 PROJECTS\16334- MRS C - HAMB DEN SUNOCO LOT SPLIT - HAMB DEN (DRK)\2-PROJECT
 SURVEYING INFO\4-LEGAL DESCRIPTIONS\LEGAL DESCRIPTION PARCEL 1 (04.14.17).DOC

RECEIVED
 APR 19 2017
 GAUGA COUNTY AUDITOR
 TAX MAP DEPT.



WEDNESDAY, APRIL 19, 2017
LEGAL DESCRIPTION
OF PARCEL '2'

SITUATED IN THE TOWNSHIP OF HAMB DEN, COUNTY OF GE AUGA 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 $41^{\circ}21'38''$ EAST, ALONG THE CENTERLINE OF SAID ROCK CREEK ROAD, 719.89 FEET TO THE PRINCIPAL PLACE OF BEGINNING;

- COURSE 1 THENCE NORTH $41^{\circ}21'38''$ EAST, ALONG THE CENTERLINE OF SAID ROCK CREEK ROAD, 375.00 FEET TO A POINT;
- COURSE 2 THENCE SOUTH $48^{\circ}38'22''$ EAST, PASSING THROUGH A 5/8" IRON PIN SET AT 30.00 FEET IN THE SOUTHERLY LINE OF SAID ROCK CREEK ROAD, A TOTAL OF 270.69 FEET TO A 5/8" IRON PIN SET;
- COURSE 3 THENCE SOUTH $01^{\circ}14'52''$ EAST, 252.36 FEET TO A 5/8" IRON PIN SET;
- COURSE 4 THENCE SOUTH $88^{\circ}45'08''$ WEST, 110.77 FEET TO A 5/8" IRON PIN SET;
- COURSE 5 THENCE SOUTH $41^{\circ}21'38''$ WEST, 114.28 FEET TO A 5/8" IRON PIN SET;
- COURSE 6 THENCE NORTH $48^{\circ}38'22''$ WEST, PASSING THROUGH A 5/8" IRON PIN SET AT 330.00 FEET IN THE SOUTHERLY LINE OF SAID ROCK CREEK ROAD, A TOTAL OF 360.00 FEET TO THE PRINCIPAL PLACE OF BEGINNING, SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD AND CONTAINING 3.1527 ACRES OF LAND (0.2582 ACRES IN THE R/W 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 5-7087". THE INTENT OF THIS DESCRIPTION IS TO SPLIT A 3.1527 ACRE PARCEL FROM PART OF PERMANENT PARCEL NUMBER 15-014580. THE DEED OF RECORD IS 1851-1404;



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

[Signature] 04/19/17

 GEauga COUNTY AUDITOR
 TAX MAP DEPT. *R*

Richard A. Thompson Jr. 4.19.17

RICHARD A. THOMPSON JR., OHIO REGISTERED
 PROFESSIONAL LAND SURVEYOR #7388 – 04/19/17

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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(04.14.17).DOC