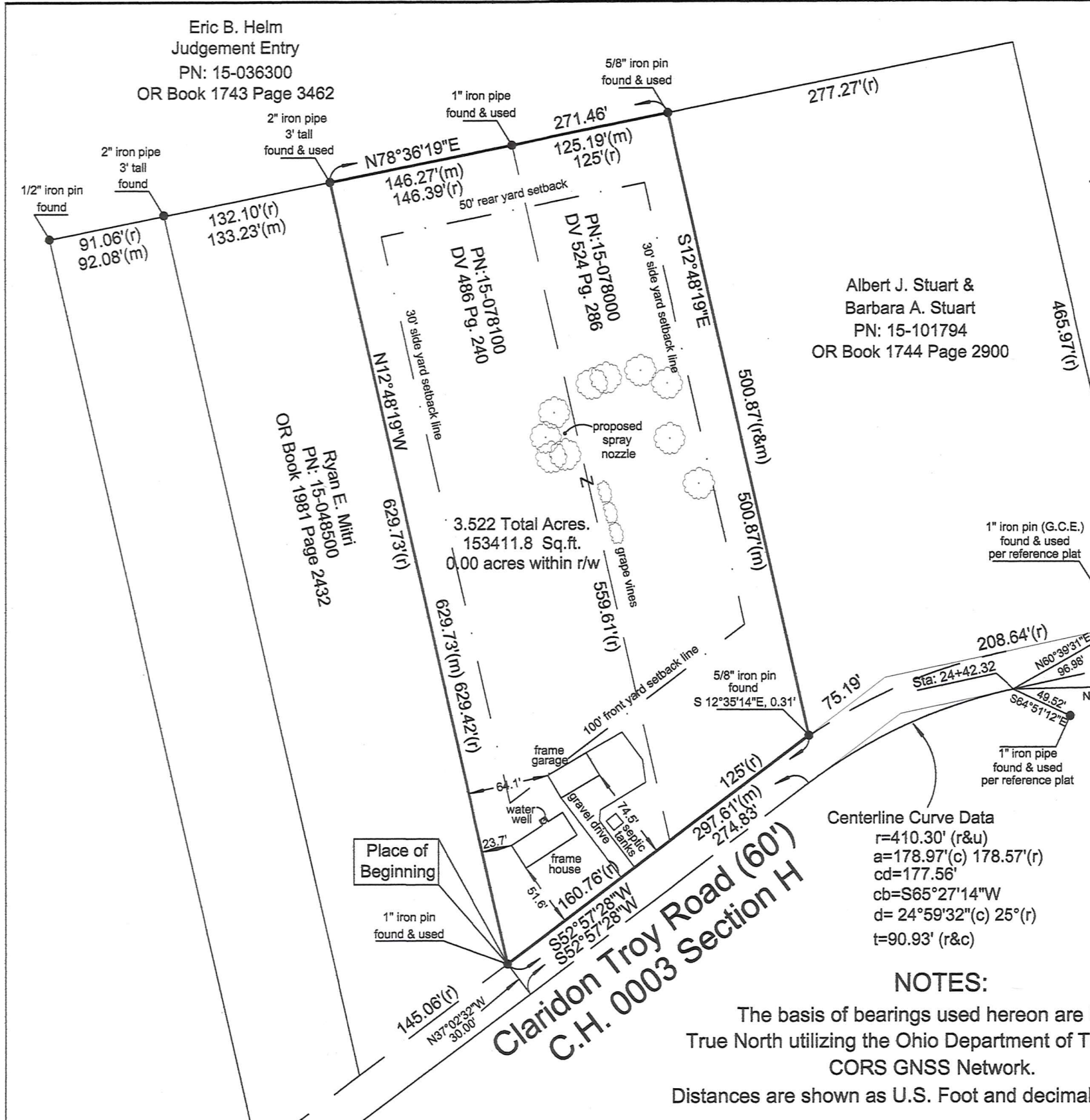


HAM002TZ

HAM002TZ
(17-076)



Old State Road (66) State Route 608



Lot Consolidation
Kenneth E. Smith and Phyllis M. Smith
All of PN: 15-078000, Deed Volume 524 Page 286
Kenneth E. Smith and Phyllis M. Smith
All of PN: 15-078100, Deed Volume 486 Page 240
part of Lot Number 11, Bond Tract
Township of Hambden, County of Geauga, State of Ohio

References:
Deeds of Record
Field Observations made May 2017
O'Hara Land Surveying, LLC Project No. 0615, dated 06/30/2006
O'Hara Land Surveying, LLC Project No. 1179, dated 10/25/2012
Schwartz Land Surveying, Inc. Project Platz, dated 03/05/2010
Monument reference Plat for C.H. 0003 Sec H
dated 06-05-2017
S.R. 608 undated plans (Lake Cnty line to int CH 0003 and Sisson Rd.)
(Includes portion of CH 0003)

Thomas J. O'Hara
Professional Land Surveyor #7995
within the State of Ohio
Dated: 6/24/17

Albert J. Stuart &
Barbara A. Stuart
PN: 15-101794
OR Book 1744 Page 2900

Eric B. Helm
Judgement Entry
PN: 15-036300
OR Book 1743 Page 3462

Ryan E. Milti
PN: 15-048500
OR Book 1981 Page 2432

3.522 Total Acres.
153411.8 Sq.ft.
0.00 acres within r/w

Ref. 11 Sta. 168+86
Sta: 24+42.32 per undated plans

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

By _____ Hambden Township Zoning Inspector.

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, LLC.
This Survey is not valid unless it bears an Original Signature and Seal.

Centerline Curve Data
r=410.30' (r&u)
a=178.97'(c) 178.57'(r)
cd=177.56'
cb=S65°27'14"W
d= 24°59'32"(c) 25°(r)
t=90.93' (r&c)

NOTES:

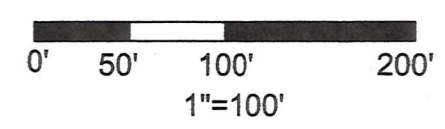
The basis of bearings used hereon are based upon True North utilizing the Ohio Department of Transportation CORS GNSS Network.
Distances are shown as U.S. Foot and decimal parts thereof.

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

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

Date of Survey
05/31/2017
Project No.: 1876



Sheet
1
of
1

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
[Signature] 06/21/17
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

HAM00272
HAM00272

Smith, Kenneth E. & Phyllis M. (17-076)
Picked Up 06/21/17
VOL. 2035 Pg. 3485
pn# 15-078100

Lot Consolidation

Kenneth E. Smith and Phyllis M. Smith, all of PN: 15-078000, Deed Volume 524 Page 286
Kenneth E. Smith and Phyllis M. Smith, all of PN: 15-078100, Deed Volume 486 Page 240
3.522 Total acres

Situated in the Township of Hambden, County of Geauga, State of Ohio, being part of Lot Number 11, Bond Tract, within said Township: Beginning at the point of intersection of the centerline of Old State Road, State Route 608 (66') with the centerline of Claridon Troy Road (C.H. 0003, Sec. H)(60'), said point witnessed by a 1" iron pin found in a monument box assembly, Thence South 77°57'00" West along the centerline of Claridon Troy Road a distance of 731.32 feet to a point, said point being the P.T. of a curve, said point (monument removed by G.C.E.) referenced by a 1" iron pin found North 60°39'31" East at a distance of 96.98 feet, said point also referenced by a 1" iron pipe found North 88°52'10" East at a distance of 157.89 feet and said point also referenced by a 1" iron pipe found South 64° 51'12" East at a distance of 49.52 feet. Thence continuing along the centerline of Claridon Troy Road along said curve deflecting to the left, said curve having a radius of 410.30 feet, a delta of 24°59'32", a chord bearing South 65°59'32" West a chord distance of 177.56 feet, an arc distance of 178.97 feet to a point. Thence continuing along the centerline of Claridon Troy Road, South 52°57'28" West a distance of 274.83 feet to a point. Thence perpendicular to the centerline, North 37°02'32" West a distance of 30.00 feet to a point in the north right of way line of Claridon Troy Road, said point witnessed by a 1" iron pin found, said point being the southeast corner of land now or formerly owned by Ryan E. Mitri, PN: 15-048500, as recorded in Or Book 1981 Page 2432 in Geauga County Record of Deeds (GCRD). Said point being the **Place of Beginning** of the parcel herein described.

Thence **North 12°48'19" West** along the East line of land now or formerly owned by Mitri, aforementioned, a distance of **629.73 feet** to a point, said point being on the South line of land now or formerly owned by Eric B. Helm, PN: 15-036300, as recorded in OR Book 1743 Page 3462 in GCRD, said point witnessed by a 2" iron pipe (3 feet tall) found.

Thence **North 78°36'19" East** along the South line of Helm, aforementioned, a distance of **271.46 feet** to a point, said point being the northwest corner of land now or formerly owned by Albert J. Stuart and Barbara A. Stuart, PN: 15-101794, as recorded in OR Book 1744 Page 2900 in GCRD, said point witnessed by a 5/8" iron pin found.

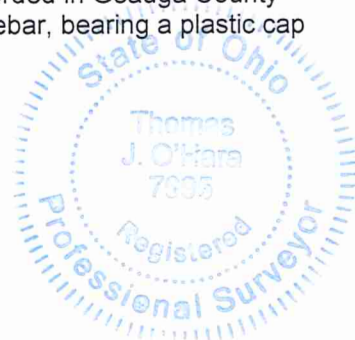
Thence **South 12°48'19" East** along the West line of land now or formerly owned by Stuart, aforementioned, a distance of **500.87 feet** to a point in the north right of way line of Claridon Troy Road, said point being the southwest corner of land now or formerly owned by Stuart, aforementioned, said point witnessed by a 5/8" iron pin found South 12°35'14" East, 0.31 feet therefrom.

Thence **South 52°57'28" West** along the North line of Claridon Troy Road, a distance of **297.61 feet** to a point, said point being the Place of Beginning, and containing **3.522 total acres** of land, 0.000 acres within the right of way, be the same more or less, but subject to all legal highways pursuant to a Survey (1876) dated May, 2017, 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 all of the land now or formerly owned by Kenneth E. Smith and Phyllis M. Smith, all of PN:15-078000, Deed Volume 524 Page 286, as recorded in Geauga County Record of Deeds, and consolidate with land now or formerly owned by Kenneth E. Smith and Phyllis M. Smith, all of PN:15-078100, Deed Volume 486 Page 240, as recorded 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 Dated: 6/19/17
Thomas J. O'Hara, P.S.,
Ohio Registered Surveyor No. 7995



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
Thomas J. O'Hara 06/21/17
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.