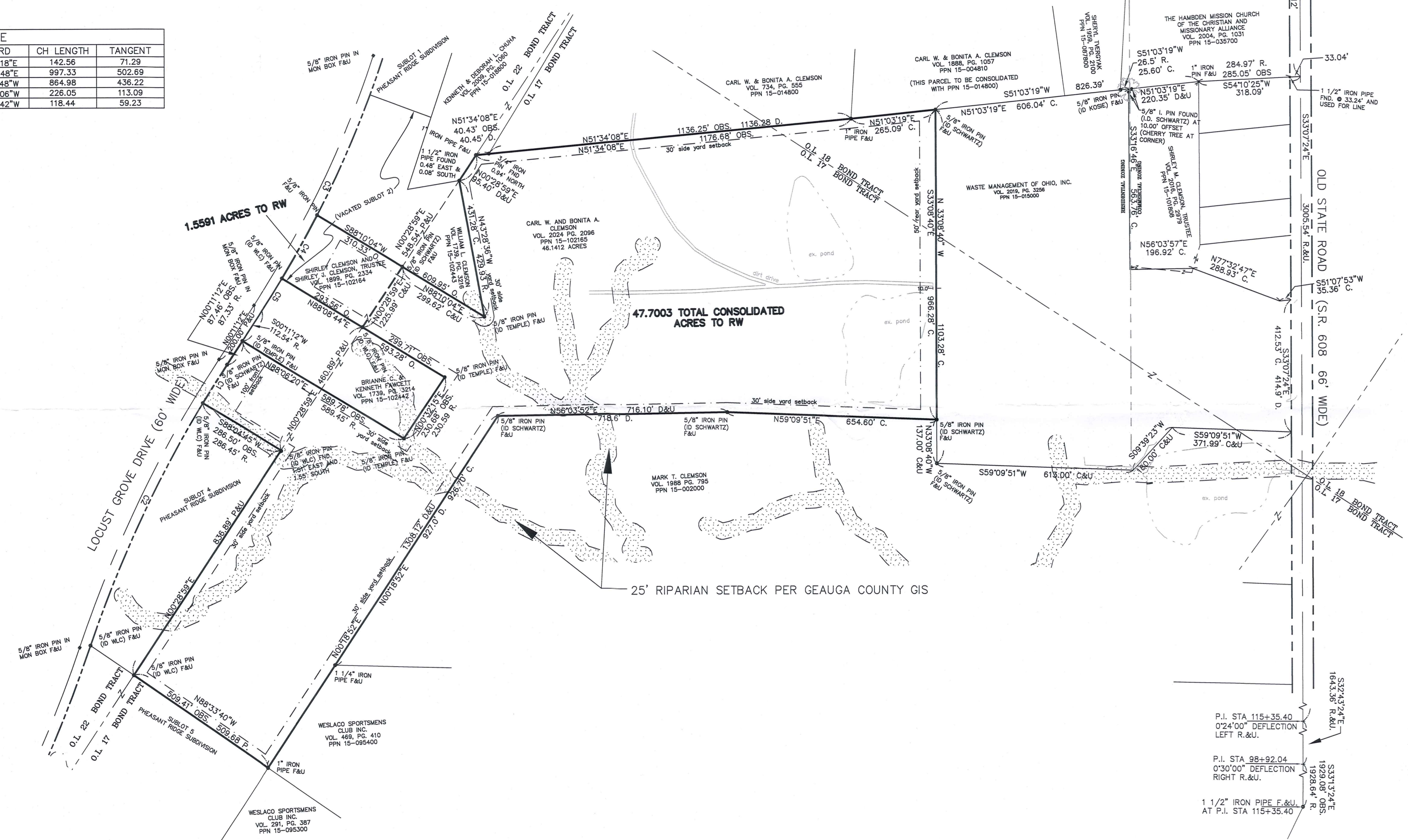


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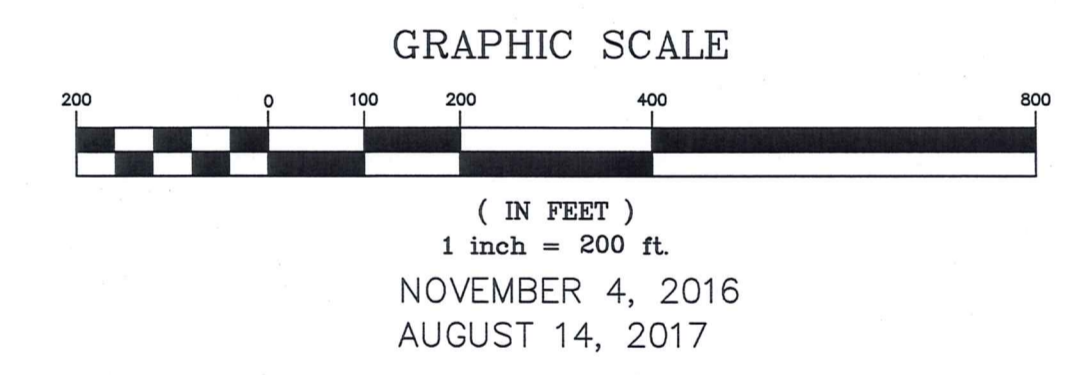
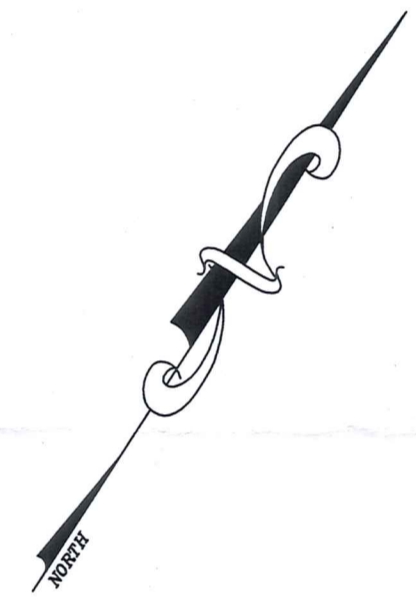
- DEEDS OF RECORD
- PLAT OF SURVEY FOR THE HAMBDEN MISSION CHURCH OF THE CHRISTIAN AND MISSIONARY ALLIANCE BY ROBERT L. KOSIE DATED 12/07/15
- PLAT OF SURVEY FOR SHIRLEY CLEMSON BY DAVID R. LEINWEBER (FORESIGHT ENGINEERING GROUP) DATED 02/18/09
- PHEASANT RIDGE SUBDIVISION, RECORDED IN VOLUME 27, PAGE 61-68 GEauga COUNTY PLAT RECORDS
- S.R. 608 OLD STATE ROAD UN-DATED PLANS (LAKE COUNTY LINE TO CH-003)

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH LENGTH	TANGENT
C1	142.57	3921.43	2°04'59"	S00°51'18"E	142.56	71.29
C2	1000.00	3951.43	14°30'00"	S07°03'48"E	997.33	502.69
C3	867.45	3313.42	15°00'00"	N07°18'48"W	864.98	436.22
C4	226.09	3385.65	3°49'34"	N03°46'06"W	226.05	113.09
C5	118.45	3343.42	2°01'48"	N00°49'42"W	118.44	59.23



CONSOLIDATION SURVEY
For
CARL W. AND BONITA A. CLEMSON
 SITUATED IN THE TOWNSHIP OF HAMBDEN, COUNTY OF GEauga
 AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF
 ORIGINAL LOTS NUMBER 17, 18 AND 22, BOND TRACT, HAMBDEN
 TOWNSHIP.

PREPARED FOR:
**CARL W. AND
 BONITA A. CLEMSON**
 P.O. BOX 154
 CHARDON, OH 44024

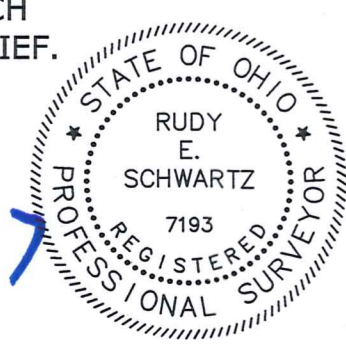


LEGEND

●	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.	Deed Record
	O.R.	Official Record
	C.L./C/L	Centerline
	e/p	Edge of Pavement
	P.	Plat record information
	TBR	to be removed

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.

Rudy E. Schwartz 8.28.17
 RUDY E. SCHWARTZ, P.S. #7193 Date



SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 315.251
Mark D. ... 08.28.17
 GEauga COUNTY AUDITOR
 TAX MAP DEPT.

THIS CONSOLIDATION OF LAND COMPLIES WITH THE APPLICABLE HAMBDEN TOWNSHIP ZONING RESOLUTION

THIS _____ DAY OF _____ 20____.

BY _____
 HAMBDEN TOWNSHIP ZONING INSPECTOR

PREPARED BY:

SCHWARTZ LAND SURVEYING, INC.
 RUDY E. SCHWARTZ
 PROFESSIONAL SURVEYOR
 12121 KINSMAN ROAD
 NEWBURY, OHIO 44065
 (440) 564-8174 Fax: (440) 564-8285

HAM00276
HAM00276

Clemson, Carl & Bonita (17-110)
Picked Up 8/29/17

VOL. 2041 pg 278
PN# 15-102164

LEGAL DESCRIPTION
OF A
1.5591 ACRE PARCEL
FOR
CARL W. AND BONITA A. CLEMSON

Situated in the Township of Hambden, County of Geauga, and State of Ohio and known as being a part of Original Lots No. 22, Bond Tract, and further being known as part of a parcel of land conveyed to Shirley Clemson and Shirley J. Clemson, Trustee (all of PPN 15-102164) as recorded in Volume 1899, Page 2334 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a 5/8" iron pin found (I.D. WLC) at the Northwesterly corner of subplot No. 4 in the Pheasant Ridge Subdivision as shown by plat recorded in Volume 27, Pages 61-68 of Geauga County Plat Records, said pin also being the Easterly right-of-way of Locust Grove Drive, 60 feet wide;

Thence along the arc of a curve deflecting to the right, also being said Easterly Right-of-Way line of Locust Grove Drive, a distance of 142.57 feet, said curve having a radius of 3921.43 feet, a delta of 2° 04' 59", and a chord which bears North 00° 51' 18" West a distance of 142.56 feet to a 5/8 inch iron pin found (I.D. Schwartz) at a point of tangency;

Thence North 0° 11' 12" East, continuing along said Easterly right-of-way line of Locust Grove Drive, a distance of 200.00 feet to a point of curvature;

Thence along the arc of a curve deflecting to the left, also being said Easterly right-of-way line of Locust Grove Drive, a distance of 118.45 feet, said curve having a radius of 3343.42 feet, a delta of 2° 01' 48", and a chord which bears North 00° 49' 42" West a distance of 118.44 feet to a 5/8 inch iron pin found (I.D. WLC) at the Northwesterly corner of land conveyed to Brianne C. and Kenneth Fawcett (PPN 15-102442) by deed recorded in Volume 1739, Page 3214 of Geauga County Deed Records and the Principal Place of Beginning of the Premises herein intended to be described;

COURSE I Thence along the arc of a curve deflecting to the left, also being said Easterly right-of-way line of Locust Grove Drive, a distance of 226.09 feet, said curve having a radius of 3385.65 feet, a delta of 3° 49' 34", and a chord which bears North 03° 46' 06" West a distance of 226.05 feet to a 5/8 inch iron pin found at the Southwesterly corner of land conveyed to William L. Clemson (PPN 15-102443) by deed recorded in Volume 1739, Page 3216 of Geauga County Deed Records;

- COURSE II Thence North 88° 10' 04" East, along the Southerly line of said William L. Clemson (PPN 15-102443), a distance of 310.33 feet to a 5/8 inch iron pin found (I.D. Schwartz) at a Northwesterly corner of land conveyed to Carl W. and Bonita A. Clemson (PPN 15-102165) by deed recorded in Volume 2024, Page 2096 of Geauga County Deed Records;
- COURSE III Thence South 0° 28' 59" West, along a Westerly line of said Carl W. and Bonita A. Clemson, parcel (PPN 15-102165), a distance of 225.99 feet to a 5/8 inch iron pin found (I.D. WLC) at a Southwesterly corner thereof, said pin also being on the Northerly line of land so conveyed to Brianne C. and Kenneth Fawcett (PPN 15-102442);
- COURSE IV Thence South 88° 08' 44" West, along said Northerly line of said Brianne C. and Kenneth Fawcett, parcel (PPN 15-102442), a distance of 293.56 feet to the Principal Place of Beginning and containing 1.5591 acres of land as surveyed, calculated and described on November 4, 2016, and August 14, 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.



8.28.17

DATE

[Handwritten Signature]

RUDY E. SCHWARTZ, P.S. 7193

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
[Handwritten Signature] 08.28.17
GEAUGA COUNTY AUDITOR
TAX MAP DEPT. *R*

LEGAL DESCRIPTION
OF A
47.7003 ACRE PARCEL
FOR
CARL W. AND BONITA A. CLEMSON

Situated in the Township of Hambden, County of Geauga, and State of Ohio and known as being a part of Original Lots No. 17, 18 and 22, Bond Tract, and further being known as all of a parcel of land conveyed to Carl W. and Bonita A. Clemson (PPN 15-102165) as recorded in Volume 2024, Page 2096 of Geauga County Deed Records, and part of a parcel of land conveyed to Shirley and Shirley J. Clemson, Trustee (PPN 15-102164) as recorded in Volume 1899, Page 2334 of Geauga County Deed Records, the intent of the following description is to consolidate a 46.1412 acre parcel (all of PPN 15-102165) and a 1.5591 acre parcel (all of PPN 15-102164), further bounded and described as follows;

Beginning at a 1" iron pin found in a monument box at the centerline intersection of G.A.R. Highway (U.S. Route 6) and Old State Road (S.R. 608) 66' wide;

Thence South $33^{\circ} 07' 24''$ East, along centerline of said Old State Road, a distance of 763.12 feet to a point;

Thence South $54^{\circ} 10' 25''$ West, along the southeasterly line of a parcel of land conveyed to The Hambden Mission Church of the Christian and Missionary Alliance (PPN 15-035700) as recorded in Volume 2004, Page 1031 of Geauga County Deed Records, passing through a 1 1/2 inch iron pipe at 33.24 feet, a total distance of 318.09 feet to a 1 inch iron pin found at an angle point in the southeasterly line thereof;

Thence South $51^{\circ} 03' 19''$ West, continuing along said southeasterly line of a parcel of land conveyed to The Hambden Mission Church of the Christian and Missionary Alliance (PPN 15-035700), and along the southeasterly line of a parcel of land conveyed to Cheryl Tvergyak (PPN 15-087800) as recorded in Volume 1959, Page 2100 of Geauga County Deed Records, and along the southeasterly line of a parcel of land conveyed to Carl W. and Bonita A. Clemson (PPN 15-004810) as recorded in Volume 1888, Page 1057 of Geauga County Deed Records, passing through a 5/8 inch iron pin found (I.D. Schwartz) at 210.35 feet, and passing through a 5/8 inch iron pin found (ID Kosie) at 245.95 feet a total distance of 826.39 feet to a 5/8 inch iron pin found (I.D. Schwartz) at the Northwesterly corner of a parcel of land conveyed to Waste Management of Ohio, Inc. (PPN 15-015000) as recorded in Volume 2019, Page 3256 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 South $33^{\circ} 08' 40''$ East, along the southwesterly line of said Waste Management of Ohio parcel (PPN 15-015000) a distance of 966.28 feet to a 5/8 inch iron pin found (I.D. Schwartz) at a Northeast

corner of a parcel of land conveyed to Mark T. Clemson (PPN 15-002000) as recorded in Volume 1988, Page 795 of Geauga County Deed Records;

COURSE II Thence South 59° 09' 51" West, along the northwesterly line of said Mark T. Clemson, parcel (PPN 15-002000), a distance of 654.60 feet to a 5/8 inch iron pin found (I.D. Schwartz) at an angle point therein;

COURSE III Thence South 56° 03' 52" West, along the northwesterly line of said Mark T. Clemson, parcel (PPN 15-002000), a distance of 716.10 feet to a 5/8 inch iron pin found (I.D. Schwartz) at a northwesterly corner thereof;

COURSE IV Thence South 00° 18' 52" West, along the westerly line of said Mark T. Clemson, parcel (PPN 15-002000), and along the westerly line of a parcel of land conveyed to Weslaco Sportsmens Club Inc. (PPN 15-095400) as recorded in Volume 469, Page 410 of Geauga County Deed Records, passing through a 1 1/4 inch iron pipe found at 926.70 feet, a total distance of 1308.12 feet to a 1 inch iron pipe found at the northeasterly corner of Sublot 5 of the Pheasant Ridge Subdivision as recorded in Volume 27, Page 61-68 of Geauga County Plat records;

COURSE V Thence North 88° 33' 40" West, along the northerly line of said Sublot 5, a distance of 509.41 feet to a 5/8 inch iron pin found (ID WLC) at the southeasterly corner of Sublot 4 of said Pheasant Ridge Subdivision, said point also being on the shared line between Lot No. 22, Bond Tract and Lot No. 17, Bond Tract;

COURSE VI Thence North 00° 28' 59" East, along the easterly line of said Sublot 4, and along the shared line between Lot No. 22, Bond Tract and Lot No. 17, Bond Tract, a distance of 836.89 feet to a point at the northeasterly corner thereof, witness a 5/8 inch iron pin found (ID WLC) 1.51 feet east and 1.55 feet south;

COURSE VII Thence South 88° 04' 45" West, along the northerly line of said Sublot 4, a distance of 286.50 feet to a 5/8 inch iron pin found (ID WLC) at the northwest corner thereof, said point being on the Easterly Right-of-Way line of Locust Grove Drive (60 feet wide);

COURSE VIII Thence along the arc of a curve deflecting to the right, also being said Easterly Right-of-Way line of Locust Grove Drive, a distance of 142.57 feet, said curve having a radius of 3921.43 feet, a delta of 2° 04' 59", and a chord which bears North 00° 51' 18" West a distance of 142.56 feet to a 5/8 inch iron pin found (I.D. Schwartz) at a point of tangency;

- COURSE IX Thence North $00^{\circ} 11' 12''$ East, continuing along the said Easterly Right-of-Way line of Locust Grove Drive, a distance of 87.46 feet to a 5/8 inch iron pin found (ID Temple) at the southwesterly corner of a parcel of land conveyed to Brianne C. and Kenneth Fawcett (PPN 15-102442) as recorded in Volume 1739, Page 3214 of Geauga County Deed Records;
- COURSE X Thence North $88^{\circ} 06' 20''$ East, along the southerly line of said Fawcett parcel (PPN 15-102442), a distance of 589.78 feet to a 5/8 inch iron pin found (ID Temple) at the southeast corner thereof;
- COURSE XI Thence North $00^{\circ} 32' 15''$ East, along the easterly line of said Fawcett parcel (PPN 15-102442), a distance of 230.68 feet to a 5/8 inch iron pin found (ID Temple) at the northeast corner thereof;
- COURSE XII Thence South $88^{\circ} 08' 44''$ West, along the northerly line of said Fawcett parcel (PPN 15-102442), passing through a 5/8 inch iron pin found at 299.71 feet, a total distance of 593.28 feet to a 5/8 inch iron pin found (ID WLC) at the Northwesterly corner thereof, said pin also being on said Easterly right-of-way line of Locust Grove Drive;
- COURSE XIII Thence along the arc of a curve deflecting to the left, also being said Easterly right-of-way line of Locust Grove Drive, a distance of 226.09 feet, said curve having a radius of 3385.65 feet, a delta of $3^{\circ} 49' 34''$, and a chord which bears North $3^{\circ} 46' 06''$ West a distance of 226.05 feet to a 5/8 inch iron pin found at the Southwesterly corner of a parcel land conveyed to William L. Clemson (PPN 15-102443) by deed recorded in Volume 1739, Page 3216 of Geauga County Deed Records;
- COURSE XIV Thence North $88^{\circ} 10' 04''$ East, along the said southerly line of the William L. Clemson parcel (PPN 15-102443), and passing through a 5/8 inch iron pin found (I.D. Schwartz) at 310.33 feet, a total distance of 609.95 feet to a 5/8 inch iron pin found (ID Temple) at the Southeasterly corner thereof;
- COURSE XV Thence North $43^{\circ} 28' 36''$ West, along the northeasterly line of said Clemson parcel (PPN 15-102443), a distance of 431.28 feet to a point on the said shared line between Lot No. 22, Bond Tract and Lot No. 17, Bond Tract, said point also being at a southeasterly corner of a parcel of land conveyed to Kenneth and Deborah L. Chuha (PPN 15-018800) as recorded in Volume 2009, Page 1060 of Geauga County Deed Records, witness a 1 1/2 inch iron pipe found 0.48 feet east and 0.08 feet south;

COURSE XVI Thence North 00° 28' 59" East, along the easterly line of said Chuha parcel (PPN 15-018800), and said shared Lot line, a distance of 95.40 feet to a 1 inch iron pipe found at an interior corner thereof;

COURSE XVII Thence North 51° 34' 08" East, along the southeasterly line of said Chuha parcel (PPN 15-018800), and along the southeasterly line of a parcel of land conveyed to Carl W. and Bonita A. Clemson (PPN 15-014800) as recorded in Volume 734, Page 555 of Geauga County Deed Records, a distance of 1176.68 feet to a 1" iron pipe found at the most southerly corner of a parcel of land conveyed to Carl W. and Bonita A. Clemson (PPN 15-004810) as recorded in Volume 1888, Page 1057 of Geauga County Deed Records,

COURSE XVIII Thence North 51° 03' 19" East, along the southeasterly line of said Clemson parcel (PPN 15-004810), a distance of 265.09 feet to the Principal Place of Beginning and containing 47.7003 acres of land (46.1412 acres from all of PPN 15-102165, and 1.5591 acres from all of PPN 15-102164) as surveyed, calculated and described on November 4, 2016 and August 14, 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.



8.28.17

DATE

[Handwritten Signature]

RUDY E. SCHWARTZ, P.S. 7193

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

[Handwritten Signature] 08.28.17

GEAUGA COUNTY AUDITOR
TAX MAP DEPT.