

LINE	LENGTH	BEARING
L1	54.17	N25°54'41"W
L2	5.87	N35°33'00"W
L3	93.00	N54°27'34"E
L4	63.30	N35°13'17"W
L5	211.30	N59°11'50"E
L6	145.00	N59°09'51"E
L7	110.00	N89°36'50"E

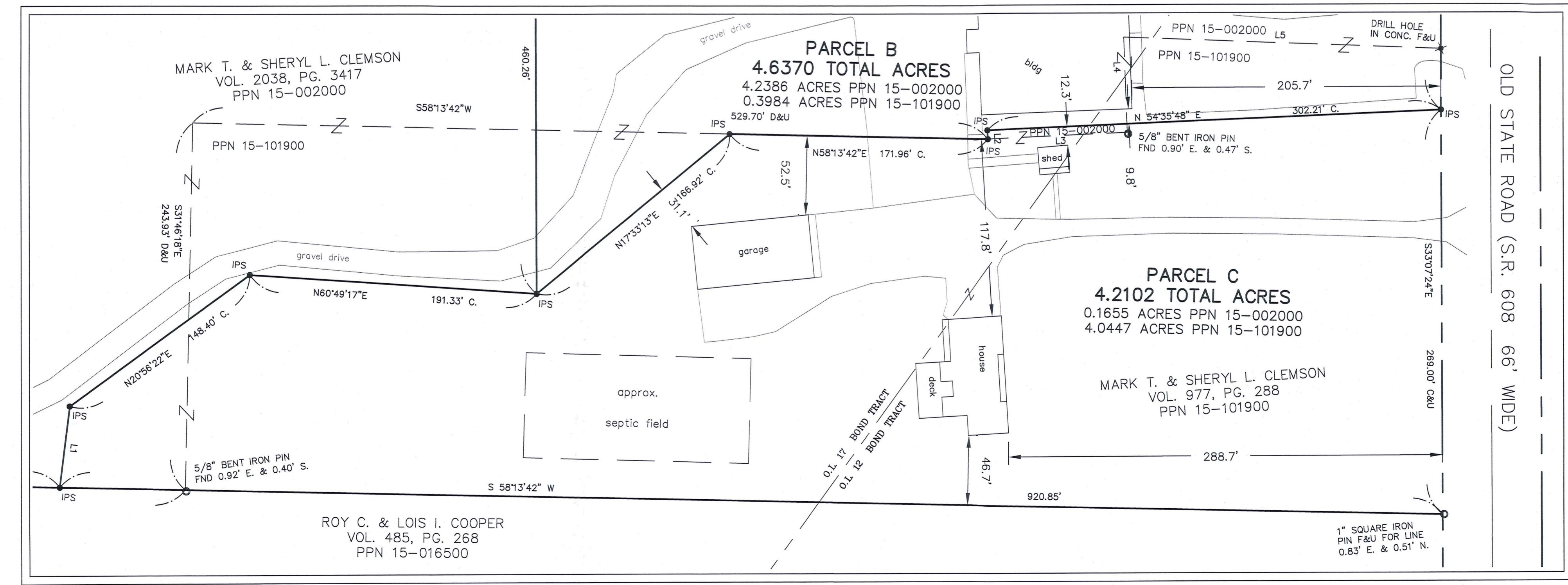
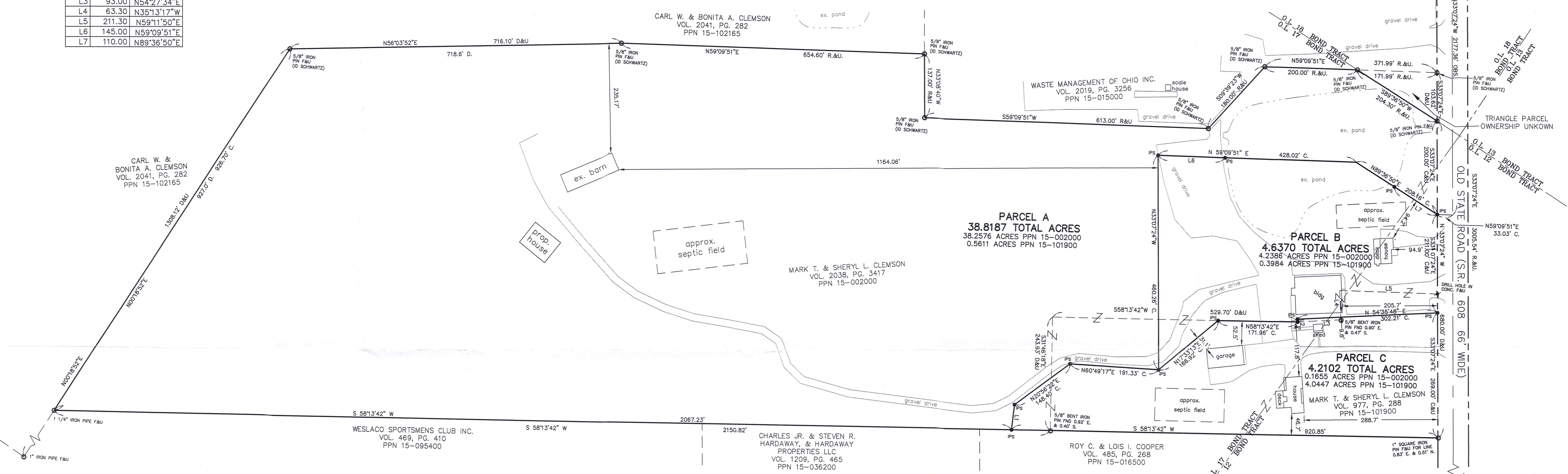
- REFERENCES USED:
- DEEDS OF RECORD
  - CONSOLIDATION SURVEY FOR SHIRLEY CLEMSON BY SCHWARTZ LAND SURVEYING INC. DATED 8/31/16
  - PLAT OF SURVEY FOR SHIRLEY CLEMSON BY DAVID R. LEINWEBER (FORESIGHT ENGINEERING GROUP) DATED 02/18/09
  - S.R. 608 OLD STATE ROAD UNDATED PLANS (LAKE CO. LINE TO CH-0003)
  - BOUNDARY SURVEY FOR MARK T. CLEMSON BY SCHWARTZ LAND SURVEYING INC. DATED 7/26/17

LEGEND

- 5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
- Iron Pin
- Iron Pipe
- Mon. Monument
- Fe Fence post
- Mag Mag Nail Set
- ✕ Found
- D. Dead
- R/Rec Record
- M/Msd Measured
- O/Obs Observed
- C/Calc Calculated
- U. Used
- D.R. Dead Record
- O.R. Official Record
- C.L. Centerline
- e/p Edge of Pavement
- P Plat record information

LOT SPLIT AND CONSOLIDATION SURVEY  
For  
MARK T. CLEMSON

SITUATED IN THE TOWNSHIP OF HAMB DEN, COUNTY OF GE AUGA AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL LOT NUMBERS 12 AND 17, BOND TRACT, HAMB DEN TOWNSHIP, FURTHER KNOWN AS BEING ALL OF A PARCEL OF LAND CONVEYED TO MARK T. AND SHERYL L. CLEMSON, (PPN 15-002000) BY DEED RECORDED IN VOLUME 2038, PAGE 3417 OF GE AUGA COUNTY DEED RECORDS, ALSO KNOWN AS BEING ALL OF A PARCEL OF LAND CONVEYED TO MARK T. AND SHERYL L. CLEMSON, (PPN 15-101900) BY DEED RECORDED IN VOLUME 977, PAGE 288 OF GE AUGA COUNTY DEED RECORDS.



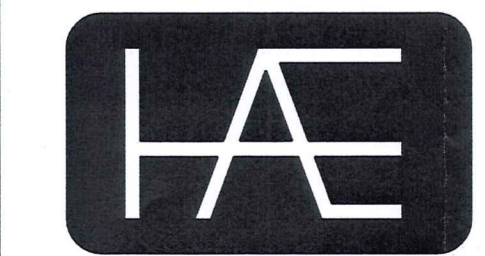
THIS CONSOLIDATION OF LAND COMPLIES WITH THE APPLICABLE HAMB DEN TOWNSHIP ZONING RESOLUTION.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 201\_\_\_\_  
BY \_\_\_\_\_  
HAMB DEN TOWNSHIP ZONING INSPECTOR

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*  
RUDY E. SCHWARTZ, P.S. #7193 Date 11-28-17

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

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

PREPARED FOR:  
MARK T. CLEMSON  
10028 OLD STATE ROAD  
CHARDON, OH 44024

HAM00280  
HAM00280

Clemson, Mark & Shirley (17-155)  
Picked Up 12/05/17

Vol. 2046 pg 2947  
pn# 15-102631

**PARCEL A**  
**LEGAL DESCRIPTION**  
**OF A**  
**38.8187 ACRE PARCEL**  
**FOR**  
**MARK T. CLEMSON**

Situated in the Township of Hambden, County of Geauga, and State of Ohio and known as being a part of Original Lots No. 12 and 17, Bond Tract, and further being known as part of a parcel of land conveyed to Mark T. and Sheryl L. Clemson (PPN 15-002000) as recorded in Volume 2038, Page 3417 of Geauga County Deed Records, and further being known as part of a parcel of land conveyed to Mark T. and Sheryl L. Clemson (PPN 15-101900) as recorded in Volume 977, Page 288 of Geauga County Deed Records, 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;

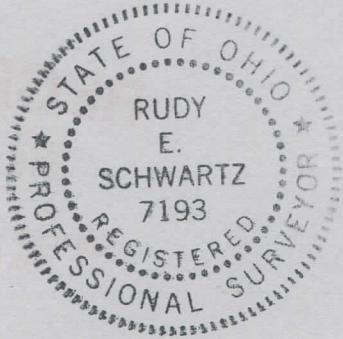
Thence South 33° 07' 24" East, along centerline of said Old State Road, a distance of 2177.36 feet to a point;

Thence South 59° 09' 51" West, a distance of 33.03 feet to a 5/8 inch iron pin set on the southwesterly Right-of-Way line of said Old State Road, said point also being the Principal Place of Beginning of the Premises herein intended to be described;

- |            |  |
|------------|--|
| COURSE I   | Thence South 89° 36' 50" West, (creating a new line) passing through a 5/8 inch iron pin set at 110.00 feet, a total distance of 208.16 feet to a point in a pond;       |
| COURSE II  | Thence South 59° 09' 51" West, (creating a new line) passing through a 5/8 inch iron pin set at 283.02 feet, a total distance of 428.02 feet to a 5/8 inch iron pin set; |
| COURSE III | Thence South 33° 07' 24" East, (creating a new line) a distance of 460.26 feet to a 5/8 inch iron pin set;   |
| COURSE IV  | Thence South 60° 49' 17" West, (creating a new line) a distance of 191.33 feet to a 5/8 inch iron pin set;   |
| COURSE V   | Thence South 20° 56' 22" West, (creating a new line) a distance of 148.40 feet to a 5/8 inch iron pin set;   |

- COURSE VI Thence South  $25^{\circ} 54' 41''$  East, (creating a new line) a distance of 54.17 feet to a point on the northwesterly line of a parcel of land conveyed to Roy C. & Lois I. Cooper (PPN 15-016500) as recorded in Volume 485, Page 268 of Geauga County Deed Records;
- COURSE VII Thence South  $58^{\circ} 13' 42''$  West, along the northwesterly line of said Cooper parcel (PPN 15-016500) and along the northwesterly line of a parcel of land conveyed to Charles Jr. & Steven R. Hardaway & Hardaway Properties LLC. (PPN 15-036200) as recorded in Volume 1209, Page 465 of Geauga County Deed Records, and along the northwesterly line of a parcel of land conveyed to Weslaco Sportsmen Club Inc. (PPN 15-095400) as recorded in Volume 469, Page 410 of Geauga County Deed Records, a distance of 2067.23 feet to a 1 1/4 inch iron pipe found at the northwest corner thereof, said point being on the Easterly line of a parcel of land conveyed to Carl W. & Bonita Clemson (PPN 15-102165) as recorded in Volume 2041, Page 282 of Geauga County Deed Records;
- COURSE VIII Thence North  $00^{\circ} 18' 52''$  East, along the easterly line of said Clemson parcel (PPN 15-102165) a distance of 926.70 feet to a 5/8 inch iron pin found (ID Schwartz) at an angle point therein;
- COURSE IX Thence North  $56^{\circ} 03' 52''$  East, along the southeasterly line of said Clemson parcel (PPN 15-102165) a distance of 716.10 feet to a 5/8 inch iron pin found (ID Schwartz) at an angle point therein;
- COURSE X Thence North  $59^{\circ} 09' 51''$  East, along the said southeasterly line of the Clemson parcel (PPN 15-102165) a distance of 654.60 feet to a 5/8 inch iron pin found (ID Schwartz) on the southwesterly line 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;
- COURSE XI Thence South  $33^{\circ} 08' 40''$  East, along the southwesterly line of said Waste Management parcel (PPN 15-015000), a distance of 137.00 feet to a 5/8 inch iron pin found (ID Schwartz) at the most southern corner thereof;
- COURSE XII Thence North  $59^{\circ} 09' 51''$  East, along the southeasterly line of said Waste Management parcel (PPN 15-015000), a distance of 613.00 feet to a 5/8 inch iron pin found (ID Schwartz) at an angle point therein;

- COURSE XIII      Thence North 9° 39' 23" East, along the southeasterly line of said Waste Management parcel (PPN 15-015000), a distance of 180.00 feet to a 5/8 inch iron pin found (ID Schwartz) at an angle point therein;
- COURSE XIV      Thence North 59° 09' 51" East, along the southeasterly line of said Waste Management parcel (PPN 15-015000), a distance of 200.00 feet to a 5/8 inch iron pin found (ID Schwartz) on the Southerly line of Original Lot 18 Bond Tract;
- COURSE XV      Thence North 89° 36' 50" East, along the southerly line of said Original Lot 18 Bond Tract, a distance of 204.30 feet to a 5/8 inch iron pin found (ID Schwartz) on the said southwesterly Right-of-Way line of Old State Road;
- COURSE XVI      Thence South 33° 07' 24" East, along the said southwesterly Right-of-Way line of Old State Road, a distance of 200.00 feet to the Principal Place of Beginning and containing 38.8187 acres of land (38.2576 acres from PPN 15-002000, and 0.5611 acres from PPN 15-101900) as surveyed, calculated and described on November 15, 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.



11-29-17

DATE

*[Handwritten Signature]*

RUDY E. SCHWARTZ, P.S. 7193

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

*[Handwritten Signature]*  
**GEAUGA COUNTY AUDITOR**  
**TAX MAP DEPT.**

12/21/17  
*[Handwritten Initials]*

HAM002-80

(17-155)

v. 2046 pg 2943  
pn# 15-002000

**PARCEL B**  
**LEGAL DESCRIPTION**  
**OF A**  
**4.6370 ACRE PARCEL**  
**FOR**  
**MARK T. CLEMSON**

Situated in the Township of Hambden, County of Geauga, and State of Ohio and known as being a part of Original Lots No. 12 and 17, Bond Tract, and further being known as part of a parcel of land conveyed to Mark T. and Sheryl L. Clemson (PPN 15-002000) as recorded in Volume 2038, Page 3417 of Geauga County Deed Records, and further being known as part of a parcel of land conveyed to Mark T. and Sheryl L. Clemson (PPN 15-101900) as recorded in Volume 977, Page 288 of Geauga County Deed Records, 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° 07' 24" East, along centerline of said Old State Road, a distance of 2177.36 feet to a point;

Thence South 59° 09' 51" West, a distance of 33.03 feet to a 5/8 inch iron pin set on the southwesterly Right-of-Way line of said Old State Road, said point also being the Principal Place of Beginning of the Premises herein intended to be described;

- COURSE I            Thence South 33° 07' 24" East, along the said southwesterly Right-of-Way line of Old State Road, a distance of 211.00 feet to a 5/8 inch iron pin set;
- COURSE II           Thence South 54° 35' 48" West, (creating a new line) a distance of 302.21 feet to a 5/8 inch iron pin set;
- COURSE III          Thence South 35° 33' 00" East, (creating a new line) a distance of 5.87 feet to a 5/8 inch iron pin set at an angle point in the northerly line of said Mark T. and Sheryl L. Clemson parcel (PPN 15-101900);
- COURSE IV          Thence South 58° 13' 42" West, along the northerly line of said Mark T. and Sheryl L. Clemson parcel (PPN 15-101900), a distance of 171.96 feet to a 5/8 inch iron pin set;
- COURSE V           Thence South 17° 33' 13" West, (creating a new line) a distance of 166.92 feet to a 5/8 inch iron pin set;

- COURSE VI Thence North 33° 07' 24" West, (creating a new line) a distance of 460.26 feet to a 5/8 inch iron pin set;
- COURSE VII Thence North 59° 09' 51" East, (creating a new line) passing through a 5/8 inch iron pin set at 145.00 feet, a total distance of 428.02 feet to a point in a pond;
- COURSE VIII Thence North 89° 36' 50" East, (creating a new line) passing through a 5/8 inch iron pin set at 98.16 feet, a total distance of 208.16 feet to the Principal Place of Beginning and containing 4.6370 acres of land (4.2386 acres from PPN 15-002000, and 0.3984 acres from PPN 15-101900) as surveyed, calculated and described on November 15, 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.



11-29-17

DATE

*[Handwritten Signature]*

RUDY E. SCHWARTZ, P.S. 7193

PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251

*[Handwritten Signature]* 12/04/17

GEAUGA COUNTY AUDITOR  
TAX MAP DEPT.

HAM00280

(17-155)

VOL. 2046 pg 2939  
pn # 15-101900

**PARCEL C**  
**LEGAL DESCRIPTION**  
**OF A**  
**4.2102 ACRE PARCEL**  
**FOR**  
**MARK T. CLEMSON**

Situated in the Township of Hambden, County of Geauga, and State of Ohio and known as being a part of Original Lots No. 12 and 17, Bond Tract, and further being known as part of a parcel of land conveyed to Mark T. and Sheryl L. Clemson (PPN 15-002000) as recorded in Volume 2038, Page 3417 of Geauga County Deed Records, and further being known as part of a parcel of land conveyed to Mark T. and Sheryl L. Clemson (PPN 15-101900) as recorded in Volume 977, Page 288 of Geauga County Deed Records, 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° 07' 24" East, along centerline of said Old State Road, a distance of 2177.36 feet to a point;

Thence South 59° 09' 51" West, a distance of 33.03 feet to a 5/8 inch iron pin set on the southwesterly Right-of-Way line of said Old State Road;

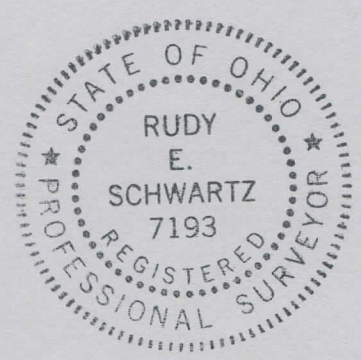
Thence South 33° 07' 24" East, along the said southwesterly Right-of-Way line of Old State Road, a distance of 211.00 feet to a 5/8 inch iron pin set, said point also being the Principal Place of Beginning of the Premises herein intended to be described;

COURSE I            Thence South 33° 07' 24" East, along the said southwesterly Right-of-Way line of Old State Road, a distance of 269.00 feet to a point, said point being the most northerly corner of a parcel of land conveyed to Roy C. & Lois I. Cooper (PPN 15-016500) as recorded in Volume 485, Page 268 of Geauga County Deed Records, reference a 1 inch square iron pin found 0.83 feet East and 0.51 feet North;

COURSE II           Thence South 58° 13' 42" West, along the northwesterly line of said Cooper parcel (PPN 15-016500), a distance of 920.85 feet to a 5/8 inch iron pin set;

COURSE III           Thence North 25° 54' 41" West, (creating a new line) a distance of 54.17 feet to a 5/8 inch iron pin set;

- COURSE IV Thence North 20° 56' 22" East, (creating a new line) a distance of 148.40 feet to a 5/8 inch iron pin set;
- COURSE V Thence North 60° 49' 17" East, (creating a new line) a distance of 191.33 feet to a 5/8 inch iron pin set;
- COURSE VI Thence North 17° 33' 13" East, (creating a new line) a distance of 166.92 feet to a 5/8 inch iron pin set on the southerly line of said Mark T. and Sheryl L. Clemson parcel (PPN 15-002000);
- COURSE VII Thence North 58° 13' 42" East, along the said southerly line of the Mark T. and Sheryl L. Clemson parcel (PPN 15-002000), a distance of 171.96 feet to a 5/8 inch iron pin set;
- COURSE VIII Thence North 35° 33' 00" West, (creating a new line) a distance of 5.87 feet to a 5/8 inch iron pin set
- COURSE IX Thence North 54° 35' 48" East, (creating a new line), a distance of 302.21 feet to the Principal Place of Beginning and containing 4.2102 acres of land (0.1655 acres from PPN 15-002000, and 4.0447 acres from PPN 15-101900) as surveyed, calculated and described on November 15, 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.



11-28-17  
DATE

[Signature]  
RUDY E. SCHWARTZ, P.S. 7193

**SURVEY PLAT & LEGAL DESCRIPTION**  
**APPROVED PER R.C. 315.251**  
[Signature] 12.04.17  
**GEAUGA COUNTY AUDITOR**  
**TAX MAP DEPT.**