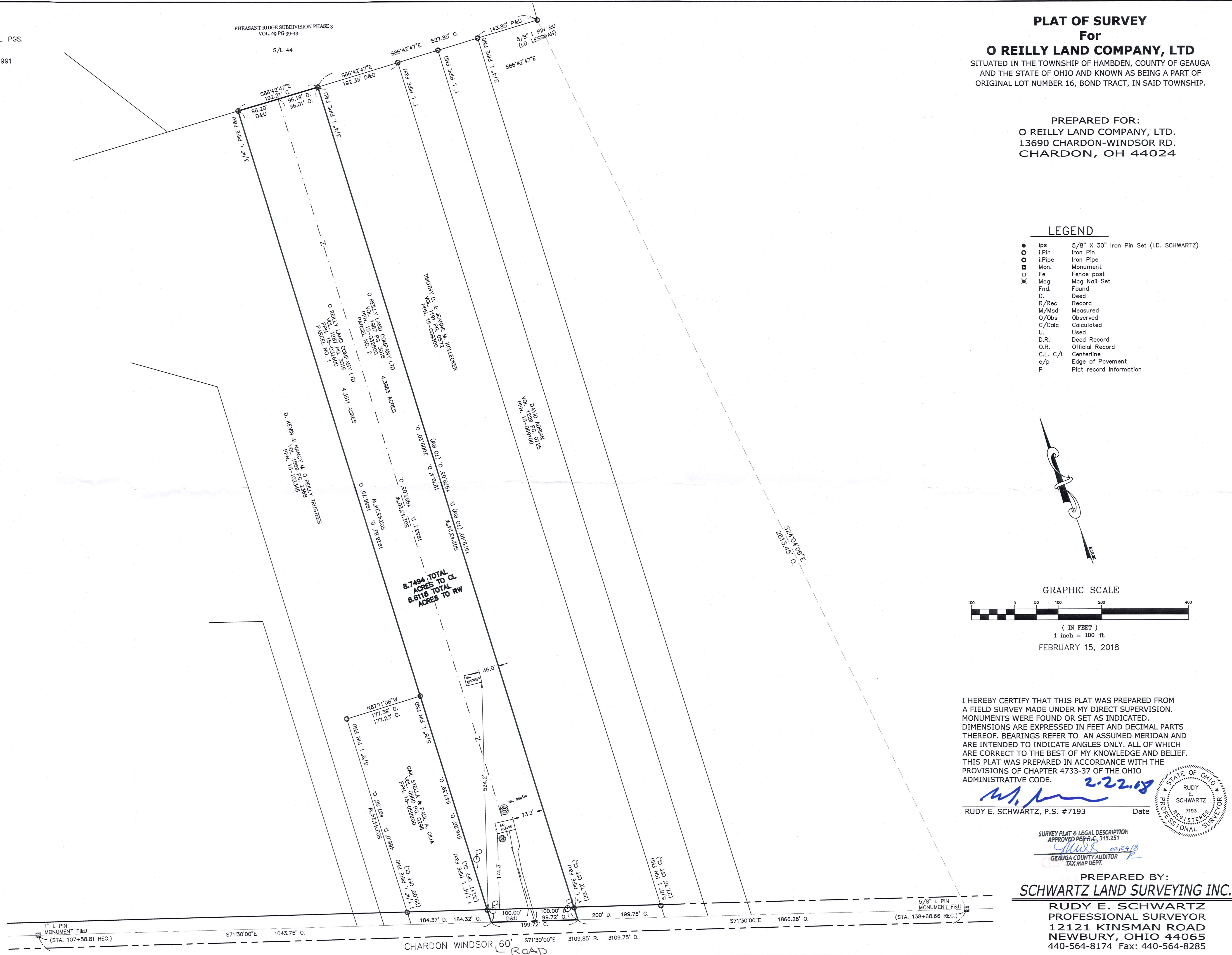


REFERENCES USED:

- 1 DEEDS OF RECORD
- 2 PHEASANT RIDGE SUBDIVISION PHASE 3 VOL. PGS. 39-43
- 3 CH-0013-A-A-CHARDON WINDSOR ROAD 1991 PLANS

PHEASANT RIDGE SUBDIVISION PHASE 3  
VOL. 29 PG 39-43

S/L 44

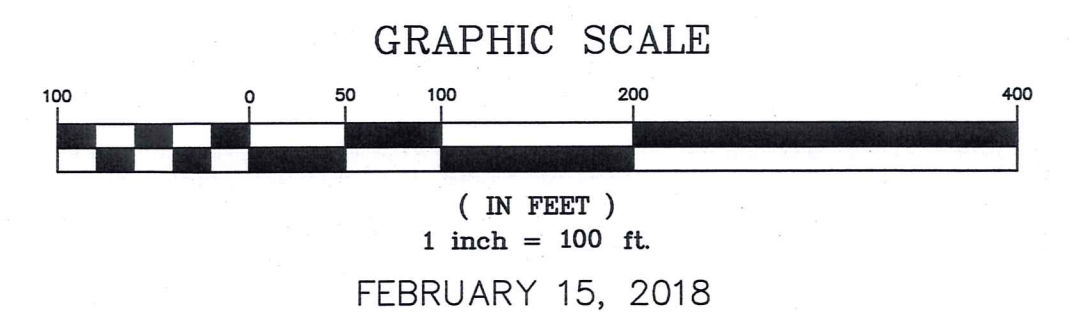
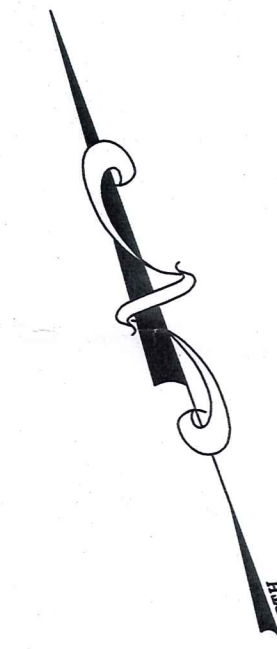


**PLAT OF SURVEY**  
**For**  
**O REILLY LAND COMPANY, LTD**  
 SITUATED IN THE TOWNSHIP OF HAMB DEN, COUNTY OF GEauga  
 AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF  
 ORIGINAL LOT NUMBER 16, BOND TRACT, IN SAID TOWNSHIP.

PREPARED FOR:  
 O REILLY LAND COMPANY, LTD.  
 13690 CHARDON-WINDSOR RD.  
 CHARDON, OH 44024

LEGEND

- ips 5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
- I.Pin Iron Pin
- 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



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 2-22-18



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

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

THIS CONSOLIDATION OF LAND COMPLIES WITH THE APPLICABLE HAMB DEN TOWNSHIP ZONING RESOLUTION.  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2018.  
 BY \_\_\_\_\_  
 HAMB DEN TOWNSHIP ZONING INSPECTOR

1" I. PIN MONUMENT F&U (STA. 107+58.81 REC.) 571'30"00"E 1043.75' 0.  
 184.37' D. 184.32' 0. 100.00' D&U 100.00' D. 199.72' 0. 200' D. 199.76' C. 571'30"00"E 1866.28' 0. (STA. 138+68.66 REC.)  
 CHARDON WINDSOR ROAD

60' 571'30"00"E 3109.85' R. 3109.75' 0.

HAM 00282

HAM00282

O'Reilly Land Co., LTD. (18-024)

Picked Up 02/23/18

VOL. 2049 pg 44

pn# 15-032600

CONSOLIDATION  
LEGAL DESCRIPTION  
OF A  
8.7494 ACRE PARCEL  
FOR  
O REILLY LAND COMPANY, LTD.

Situated in the Township of Hambden, County of Geauga, and State of Ohio and known as being a part of Lot No. 16, Bond Tract, and further known as being all of parcel No. 1 of lands conveyed to O Reilly Land Company, Ltd. (PPN 15-032600) by deed recorded in Volume 1987, Page 3016 of Geauga County Deed records, and also being all of parcel No. 2 of lands conveyed to O Reilly Land Company, Ltd. (PPN 15-032500) by deed recorded in Volume 1987, Page 3016 of Geauga County Deed records further bounded and described as follows;

Beginning at a 5/8 inch iron pin found (I.D. Lessman) at the Southeasterly corner of subplot No. 44 in the Pheasant Ridge Subdivision, Phase 3 as shown by plat recorded in Volume 29, Page 39-43 of Geauga County Plat Records, said pin also lying North 24° 04' 06" West a distance of 2813.45 feet from a monument box with a 5/8 inch iron pin found (STA. 138+68.66) in the centerline of Chardon Windsor Road, 60 feet wide;

Thence North 86° 42' 47" West, along the Southerly line of said subplot No. 44 in the Pheasant Ridge Subdivision, Phase 3, a distance of 527.85 feet to a 3/4 inch iron pipe found at the Northwesterly corner of land conveyed to Timothy D. and Jeanne M. Kollecker (PPN 15-009300) by deed recorded in Volume 1191, Page 572 of Geauga County Deed Records, also being the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence South 2° 43' 24" West, along the Westerly line of land so conveyed to Timothy D. and Jeanne M. Kollecker, and passing through a 1 inch iron pipe found at 1979.48 feet, a total distance of 2009.20 feet to a point in the centerline of Chardon-Windsor Road, 60 feet wide, said point lying North 71° 30' 00" West along said centerline of Chardon-Windsor Road, a distance of 1866.28 feet from a monument box (STA. 138+68.66) with a 5/8 inch iron pin found at a point of curvature;

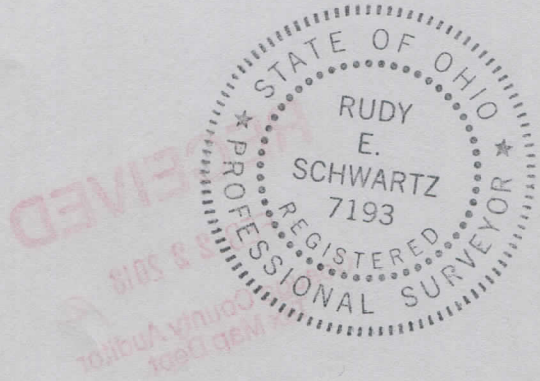
COURSE II Thence North 71° 30' 00" West, along said centerline of Chardon-Windsor Road, a distance of 199.72 feet to a point at the Southeasterly corner of land conveyed to Gail Stella and Paul A. Cilia (PPN 15-059900) by deed recorded in Volume 960, Page 296 of Geauga County Deed Records;

COURSE III Thence North 2° 43' 24" East, along the Easterly line of land so conveyed to Gail Stella and Paul A. Cilia, and along the Easterly line of land conveyed to D. Kevin and Nancy M. O Reilly, Trustees (PPN 15-102345) by deed recorded in Volume 1869, Page 2368 of Geauga

County Deed Records, and passing through a 1 1/4 inch iron pipe found at 30.17 feet, a total distance of 1956.79 feet to a 3/4 inch iron pipe found on said Southerly line of subplot No. 44, in the Pheasant Ridge Subdivision Phase 3;

COURSE IV

Thence South 86° 42' 47" East, along said Southerly line of subplot No. 44, in the Pheasant Ridge Subdivision Phase 3, a distance of 192.21 feet to the Principal Place of Beginning and containing 8.7494 acres of land (8.6118 acres excepting the area within the right-of-way of Chardon-Windsor Road, 4.3511 acres all of PPN 15-032600, and 4.3983 acres all of PPN 15-032500) as surveyed, calculated and described, on February 15, 2018 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.



2-22-18

DATE

RUDY E. SCHWARTZ, P.S. 7193

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

*[Handwritten signature]* 02/22/18

GEAUGA COUNTY AUDITOR  
TAX MAP DEPT.