

PLAT OF SURVEY, LOT SPLIT, AND CONSOLIDATION

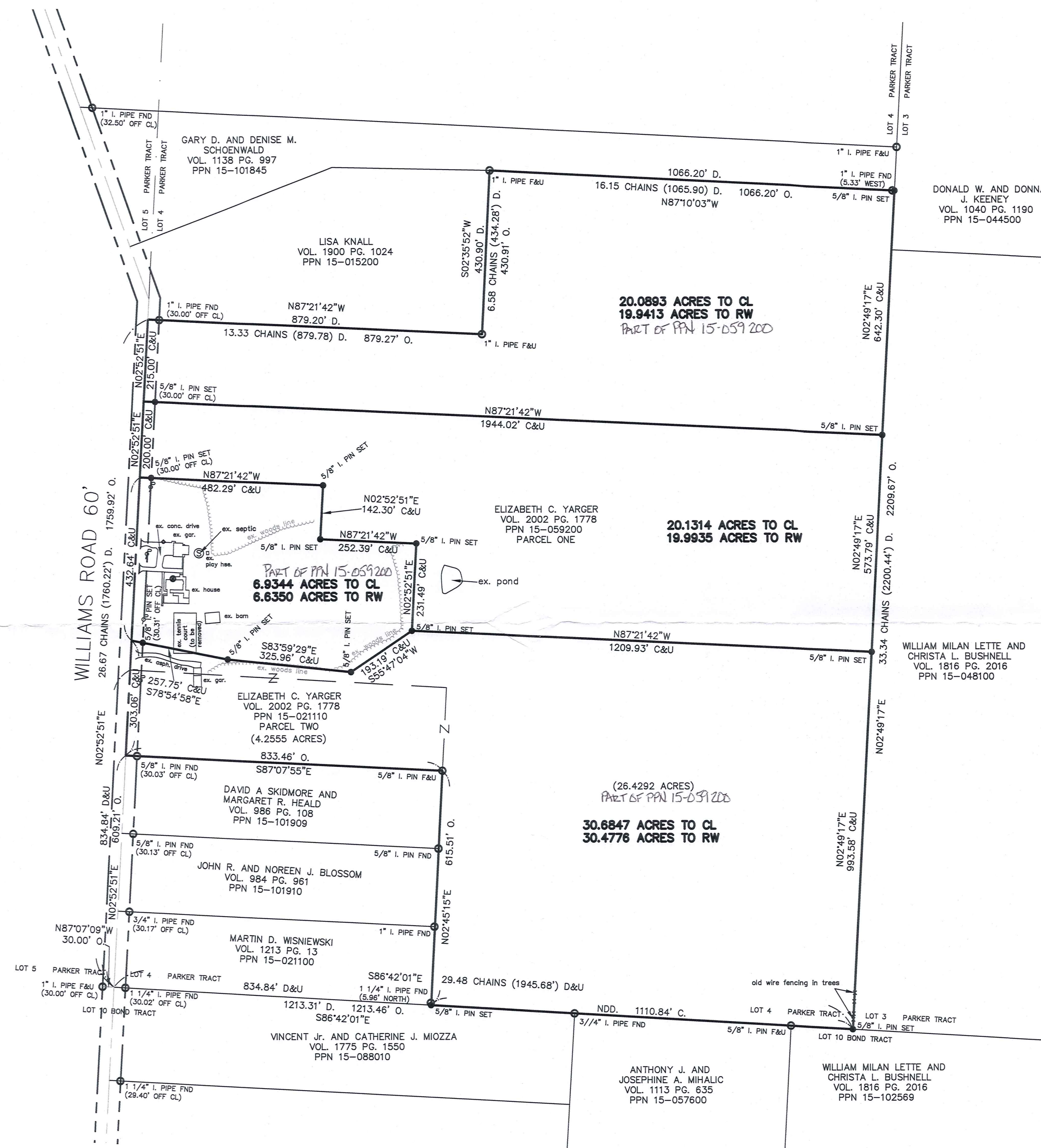
For ELIZABETH C. YARGER

SITUATED IN THE TOWNSHIP OF HAMBDEN, COUNTY OF GEAUGA AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL LOT NUMBER 4, PARKER TRACT.

PREPARED FOR:
ELIZABETH C. YARGER
8731 WILLIAMS RD
CHARDON, OH 44024

REFERENCES USED:

- DEEDS OF RECORD
- PLAT OF SURVEY, LOT SPLIT AND CONSOLIDATION FOR ELIZABETH AND RONALD GIDLEY BY SCHWARTZ LAND SURVEYING 1/22/18
- SUBDIVISION OF LAND FOR BILLY AND SHIRLEY GRAHAM BY O'HARA LAND SURVEYING 12/29/16
- LOT SPLIT FOR JOHN F. AND BARBARA B. BATES BY ANTHONY PICONE 8/06/07



LEGEND

- 5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
- Iron Pin
- Iron Pipe
- Mon. Monument
- Fence post
- ✕ 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 Plot record information



GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

SEPTEMBER 7, 2018

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 MERIDAN 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 9.24.18
 RUDY E. SCHWARTZ, P.S. #7193 Date
 STATE OF OHIO
 REGISTERED PROFESSIONAL SURVEYOR
 7193

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 DIVISION OF LAND COMPLIES WITH THE APPLICABLE HAMBDEN TOWNSHIP ZONING RESOLUTION.

THIS _____ DAY OF _____, 2018.

BY _____
HAMBDEN TOWNSHIP ZONING INSPECTOR

HAM 00283
HAM00283

Yarger, Elizabeth (18-106)
Picked Up 9/26/18
V. 2062 pg 808
PN# 15-059200

LEGAL DESCRIPTION
OF A
6.9344 ACRE PARCEL
FOR
ELIZABETH C. YARGER

Situated in the Township of Hambden, County of Geauga, and State of Ohio, and known as being a part of Original Lot No. 4, Parker Tract, and further known as being part of a parcel of land conveyed to Elizabeth C. Yarger (PPN 15-059200) by deed recorded in Volume 2002, Page 1778 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Williams Road, 60 feet wide, at the Southwesterly corner of land conveyed to Martin D. Wisniewski (PPN 15-021100) by deed recorded in Volume 1213, Page 13 of Geauga County Deed Records, said point also being at the shared corner of Lot Nos. 4 and 5, Parker Tract, said point lying South 87° 07' 09" East, a distance of 30.00 feet from a 1 inch iron pipe found on the Westerly right-of-way of Williams Road;

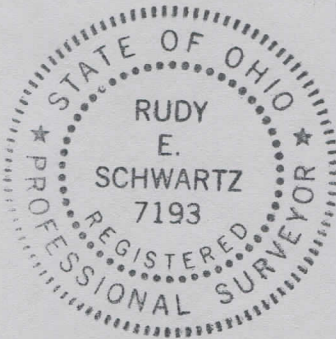
Thence North 2° 52' 51" East, along said centerline of Williams Road, also being said shared line between Lot Nos. 4 and 5, Parker Tract, a distance of 912.27 feet to the Principal Place of Beginning of the premises herein intended to be described;

- | | |
|------------|--|
| COURSE I | Thence North 2° 52' 51" East, continuing along said centerline of Williams Road, also being said shared line between Lot Nos. 4 and 5, Parker Tract, a distance of 432.64 feet to a point; |
| COURSE II | Thence South 87° 21' 42" East (creating a new line) and passing through a 5/8 inch iron pin set at 30.00 feet, a total distance of 482.29 feet to a 5/8 inch iron pin set; |
| COURSE III | Thence South 2° 52' 51" West (creating a new line) a distance of 142.30 feet to a 5/8 inch iron pin set; |
| COURSE IV | Thence South 87° 21' 42" East (creating a new line) a distance of 252.39 feet to a 5/8 inch iron pin set; |
| COURSE V | Thence South 2° 52' 51" West (creating a new line) a distance of 231.49 feet to a 5/8 inch iron pin set; |
| COURSE VI | Thence South 55° 47' 04" West (creating a new line) a distance of 193.19 feet to a 5/8 inch iron pin set; |
| COURSE VII | Thence North 83° 59' 29" West (creating a new line) a distance of 325.96 feet to a 5/8 inch iron pin set; |

HAM 00283

COURSE VIII

Thence North 78° 54' 58" West (creating a new line) passing through a 5/8 inch iron pin set at 227.44 feet, a total distance of 257.75 feet to the Principal Place of Beginning and containing 6.9344 acres of land (6.6350 acres excepting the area within the right-of-way of Williams Road) as surveyed, calculated and described, on September 5, 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.



9.24.18

DATE

RUDY E. SCHWARTZ, P.S. 7193

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

GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

09/25/18
R

LEGAL DESCRIPTION
OF A
20.0893 ACRE PARCEL
FOR
ELIZABETH C. YARGER

Situated in the Township of Hambden, County of Geauga, and State of Ohio, and known as being a part of Original Lot No. 4, Parker Tract, and further known as being part of a parcel of land conveyed to Elizabeth C. Yarger (PPN 15-059200) by deed recorded in Volume 2002, Page 1778 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Williams Road, 60 feet wide, at the Southwesterly corner of land conveyed to Martin D. Wisniewski (PPN 15-021100) by deed recorded in Volume 1213, Page 13 of Geauga County Deed Records, said point also being at the shared corner of Lot Nos. 4 and 5, Parker Tract, said point lying South 87° 07' 09" East, a distance of 30.00 feet from a 1 inch iron pipe found on the Westerly right-of-way of Williams Road;

Thence North 2° 52' 51" East, along said centerline of Williams Road, also being said shared line between Lot Nos. 4 and 5, Parker Tract, a distance of 1544.91 feet to the Principal Place of Beginning of the premises herein intended to be described;

- COURSE I Thence North 2° 52' 51" East, continuing along said centerline of Williams Road, also being said shared line between Lot Nos. 4 and 5, Parker Tract, a distance of 215.00 feet to a point at the Southwesterly corner of land conveyed to Lisa Knall (PPN 15-015200) by deed recorded in Volume 1900, Page 1024 of Geauga County Deed Records;
- COURSE II Thence South 87° 21' 42" East, along the Southerly line of land so conveyed to Lisa Knall, and passing through a 1 inch iron pipe found at 30.00 feet, a total distance of 879.27 feet to a 1 inch iron pipe found at the Southeasterly corner thereof;
- COURSE III Thence North 2° 35' 52" East, along the Easterly line of land so conveyed to Lisa Knall, a distance of 430.91 feet to a 1 inch iron pipe found at the Northeasterly corner thereof, Said pipe also being on the Southerly line of land conveyed to Gary D. and Denise M. Schoenwald (PPN 15-101845) by deed recorded in Volume 1138, Page 997 of Geauga County Deed Records
- COURSE IV Thence South 87° 10' 03" East, along said Southerly line of land so conveyed to Gary D. and Denise M. Schoenwald, passing through a 1 inch iron pipe found at 1060.87 feet, a total distance of 1066.20 feet to a 5/8 inch iron pin set, on the Westerly line of land conveyed to Donald W. and Donna J. Keeney (PPN 15-044500) by deed recorded in Volume

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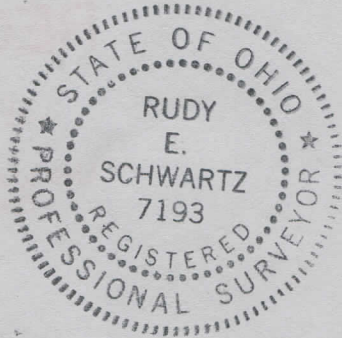
1040, Page 1190 of Geauga County Deed Records, said pin also being in the shared line between Lot Nos. 3 and 4, Parker Tract;

COURSE V

Thence South 2° 49' 17" West, along said Westerly line of land so conveyed to Donald W. and Donna J. Keeney, and along the Westerly line of land conveyed to William Milan Lette and Christa L. Bushnell (PPN 15-048100) by deed recorded in Volume 1816, Page 2016 of Geauga County Deed Records, also being said shared line between Lot Nos. 3 and 4, Parker Tract, a distance of 642.30 feet to a 5/8 inch iron pin set;

COURSE VI

Thence North 87° 21' 42" West (creating a new line) passing through a 5/8 inch iron pin set at 1914.02 feet, a total distance of 1944.02 feet to the Principal Place of Beginning and containing 20.0893 acres of land (19.9413 acres excepting the area within the right-of-way of Williams Road) as surveyed, calculated and described, on September 5, 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.



9-24-18

DATE

RUDY E. SCHWARTZ, P.S. 7193

SURVEY PLAT & LEGAL DESCRIPTION
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GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

09/25/18

LEGAL DESCRIPTION
OF A
20.1314 ACRE PARCEL
FOR
ELIZABETH C. YARGER

Situated in the Township of Hambden, County of Geauga, and State of Ohio, and known as being a part of Original Lot No. 4, Parker Tract, and further known as being part of a parcel of land conveyed to Elizabeth C. Yarger (PPN 15-059200) by deed recorded in Volume 2002, Page 1778 of Geauga County Deed Records, further bounded and described as follows;

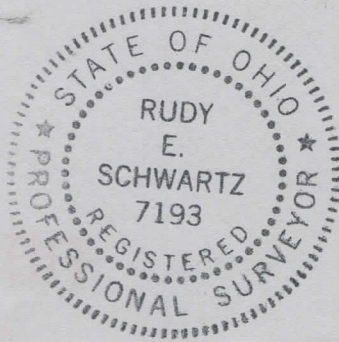
Beginning at a point in the centerline of Williams Road, 60 feet wide, at the Southwesterly corner of land conveyed to Martin D. Wisniewski (PPN 15-021100) by deed recorded in Volume 1213, Page 13 of Geauga County Deed Records, said point also being at the shared corner of Lot Nos. 4 and 5, Parker Tract, said point lying South 87° 07' 09" East, a distance of 30.00 feet from a 1 inch iron pipe found on the Westerly right-of-way of Williams Road;

Thence North 2° 52' 51" East, along said centerline of Williams Road, also being said shared line between Lot Nos. 4 and 5, Parker Tract, a distance of 1344.91 feet to the Principal Place of Beginning of the premises herein intended to be described;

- COURSE I Thence North 2° 52' 51" East, continuing along said centerline of Williams Road, also being said shared line between Lot Nos. 4 and 5, Parker Tract, a distance of 200.00 feet to a point;
- COURSE II Thence South 87° 21' 42" East (creating a new line) and passing through a 5/8 inch iron pin set at 30.00 feet, a total distance of 1944.02 feet to a 5/8 inch iron pin set on the Westerly line of land conveyed to William Milan Lette and Christa L. Bushnell (PPN 15-048100) by deed recorded in Volume 1816, Page 2016 of Geauga County Deed Records, said pin also being on the shared line between Lot Nos. 3 and 4, Parker Tract;
- COURSE III Thence South 2° 49' 17" West along said Westerly line of land so conveyed to William Milan Lette and Christa L. Bushnell, also being said shared line between Lot Nos. 3 and 4, Parker Tract, a distance of 573.79 feet to a 5/8 inch iron pin set;
- COURSE IV Thence North 87° 21' 42" West (creating a new line) a distance of 1209.93 feet to a 5/8 inch iron pin set;
- COURSE V Thence North 2° 52' 51" East (creating a new line) a distance of 231.49 feet to a 5/8 inch iron pin set;

HAM 00283

- COURSE VI Thence North 87° 21' 42" West (creating a new line) a distance of 252.39 feet to a 5/8 inch iron pin set;
- COURSE VII Thence North 2° 52' 51" East (creating a new line) a distance of 142.30 feet to a 5/8 inch iron pin set;
- COURSE VIII Thence North 87° 21' 42" West (creating a new line) passing through a 5/8 inch iron pin set at 452.29 feet, a total distance of 482.29 feet to the Principal Place of Beginning and containing 20.1314 acres of land (19.9935 acres excepting the area within the right-of-way of Williams Road) as surveyed, calculated and described, on September 5, 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.



9.24.18

DATE

[Signature]

RUDY E. SCHWARTZ, P.S. 7193

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

[Signature] 9/25/18
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

LEGAL DESCRIPTION
OF A
30.6847 ACRE PARCEL
FOR
ELIZABETH C. YARGER

Situated in the Township of Hamden, County of Geauga, and State of Ohio, and known as being a part of Original Lot No. 4, Parker Tract, and further known as being part of parcel one of lands conveyed to Elizabeth C. Yarger (PPN 15-059200) by deed recorded in Volume 2002, Page 1778 of Geauga County Deed Records, and also being all of parcel two of lands conveyed to Elizabeth C. Yarger (PPN 15-021110) by deed recorded in Volume 2002, Page 1778 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Williams Road, 60 feet wide, at the Southwesterly corner of land conveyed to Martin D. Wisniewski (PPN 15-021100) by deed recorded in Volume 1213, Page 13 of Geauga County Deed Records, said point also being at the shared corner of Lot Nos. 4 and 5, Parker Tract, said point lying South $87^{\circ} 07' 09''$ East, a distance of 30.00 feet from a 1 inch iron pipe found on the Westerly right-of-way of Williams Road;

Thence North $2^{\circ} 52' 51''$ East, along said centerline of Williams Road, also being said shared line between Lot Nos. 4 and 5, Parker Tract, a distance of 609.21 feet to a point at the Northwesterly corner of land conveyed to David A. Skidmore and Margaret R. Heald (PPN 15-101909) by deed recorded in Volume 986, Page 108 of Geauga County Deed Records, and being the Principal Place of Beginning of the premises herein intended to be described;

- | | |
|------------|---|
| COURSE I | Thence North $2^{\circ} 52' 51''$ East, continuing along said centerline of Williams Road, also being said shared line between Lot Nos. 4 and 5, Parker Tract, a distance of 303.06 feet to a point; |
| COURSE II | Thence South $78^{\circ} 54' 58''$ East (creating a new line) and passing through a 5/8 inch iron pin set at 30.31 feet, a total distance of 257.75 feet to a 5/8 inch iron pin set; |
| COURSE III | Thence South $83^{\circ} 59' 29''$ East (creating a new line) a distance of 325.96 feet to a 5/8 inch iron pin set; |
| COURSE IV | Thence North $55^{\circ} 47' 04''$ East (creating a new line) a distance of 193.19 feet to a 5/8 inch iron pin set; |
| COURSE V | Thence South $87^{\circ} 21' 42''$ East (creating a new line) a distance of 1209.93 feet to a 5/8 inch iron pin set on the Westerly line of land conveyed to William Milan Lette and Christa L. Bushnell (PPN 15-048100) by deed recorded in Volume 1816, Page 2016 of Geauga County Deed Records, said pin also being on the shared line between Lot Nos. 3 and 4, Parker Tract; |
| COURSE VI | Thence South $2^{\circ} 49' 17''$ West, along said Westerly line of land so conveyed to William Milan Lette and Christa L. Bushnell, also being said shared line between Lot Nos. 3 and 4, Parker Tract, a distance of 993.58 feet to a 5/8 inch iron pin set at the Southwesterly corner thereof said pin also being on the |

HAM 00283

Northerly line of land conveyed to William Milan Lette and Christa L. Bushnell (PPN 15-102569) by deed recorded in Volume 1816, Page 2016 of Geauga County Deed Records, and also being on the shared corner of Lot Nos. 3 and 4, Parker Tract, on the Northerly line of Lot No. 10, Bond Tract;

COURSE VII

Thence North 86° 42' 01" West, along said Northerly line of land so conveyed to William Milan Lette and Christa L. Bushnell (PPN 15-102569), and along the Northerly line of land conveyed to Anthony J. and Josephine A. Mihalic (PPN 15-057600) by deed recorded in Volume 1113, Page 635 of Geauga County Deed Records, and along the Northerly line of land conveyed to Vincent Jr. and Catherine J. Miozza (PPN 15-088010) by deed recorded in Volume 1775, Page 1550 of Geauga County Deed Records, also being the shared line between Lot 4, Parker Tract, and Lot 10, Bond Tract, a distance of 1110.84 feet to a 5/8 inch iron pin set at the Southeasterly corner of land conveyed to Martin Wisniewski (PPN 15-021100) by deed recorded in Volume 1213, Page 13 of Geauga County Deed Records;

COURSE VIII

Thence North 2° 45' 15" East, along the Easterly line of land so conveyed to Martin Wisniewski, and along the Easterly line of land conveyed to John R. and Noreen J. Blossom (PPN 15-101910) by deed recorded in Volume 984, Page 961 of Geauga County Deed Records, and along the Easterly line of land conveyed to David A. Skidmore and Margaret R. Heald (PPN 15-101909) by deed recorded in Volume 986, Page 108 of Geauga County Deed Records, a distance of 615.51 feet to a 5/8 inch iron pin found at the Northeasterly corner thereof;

COURSE IX

Thence North 87° 07' 55" West, along the Northerly line of land so conveyed to David A. Skidmore and Margaret R. Heald, and passing through a 5/8 inch iron pin found at 803.43 feet, a total distance of 833.46 feet to the Principal Place of Beginning and containing 30.6847 acres of land (30.4776 acres excepting the area within the right-of-way of Williams Road, 4.2555 acres all of PPN 15-021110, and 26.4292 acres part of PPN 15-059200) as surveyed, calculated and described, on September 5, 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.



9.24.18

DATE

RUDY E. SCHWARTZ, P.S. 7193

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

GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

09 25 18
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**(18-106) Yarger Lot Split, and Consolidation Survey
Williams Road, Hambden Twp.**

NO RECORDS REQUEST TO ENGINEER. MAP ROOM SUGGESTED CONTACTING THE COUNTY ENGINEER FOR AVAILABLE ROAD RECORDS, FIELD BOOKS, AND HISTORIC SURVEYS. SUGGESTED REFERENCES BY TAX MAP DEPARTMENT – NOT CITED ON SURVEY:

- G.C.E. FIELD BOOK 089
- GEAUGA COUNTY ORIGINAL ROAD RECORDS_VOLUME-B 398-400.pdf
- GEAUGA COUNTY ORIGINAL ROAD RECORDS_VOLUME-B 398-400.kmz
- GEAUGA COUNTY ORIGINAL ROAD RECORDS_VOLUME-B 398-400.xlsx
- HAMW30005
- HAMW30014
- HAMW40005
- TR-0068-A-WILLIAMS ROAD 1983 PLANS (DRAINAGE)
- TR-0068-A-WILLIAMS ROAD 2006 BR-0068-00.06 (SFN-832909)