

REFERENCES USED:

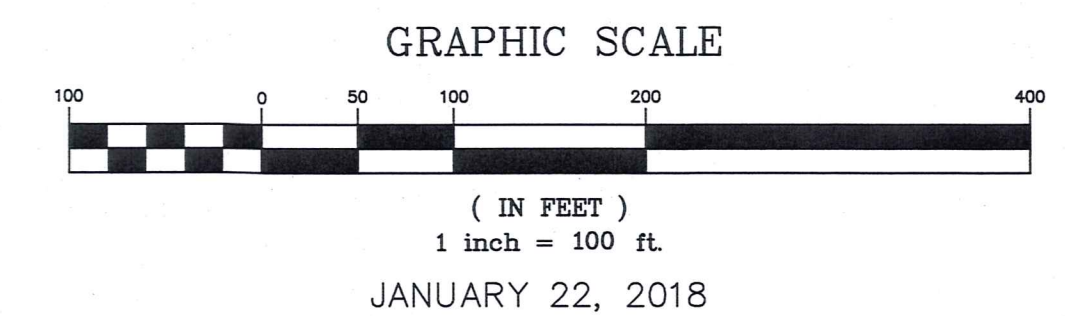
- DEEDS OF RECORD
- LOT SPLIT FOR JOHN F AND BARBARA B. BATES BY ANTHONY PICONE 8/06/07

**PLAT OF SURVEY, LOT SPLIT AND CONSOLIDATION**  
**For**  
**ELIZABETH AND RONALD GIDLEY**  
 SITUATED IN THE TOWNSHIP OF HAMB DEN, COUNTY OF GEAGA AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL LOT NUMBER 10, BOND TRACT, IN SAID TOWNSHIP.

PREPARED FOR:  
 ELIZABETH AND RONALD GIDLEY  
 8991 WILLIAMS 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
×	Stk	Stake Set
×	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	

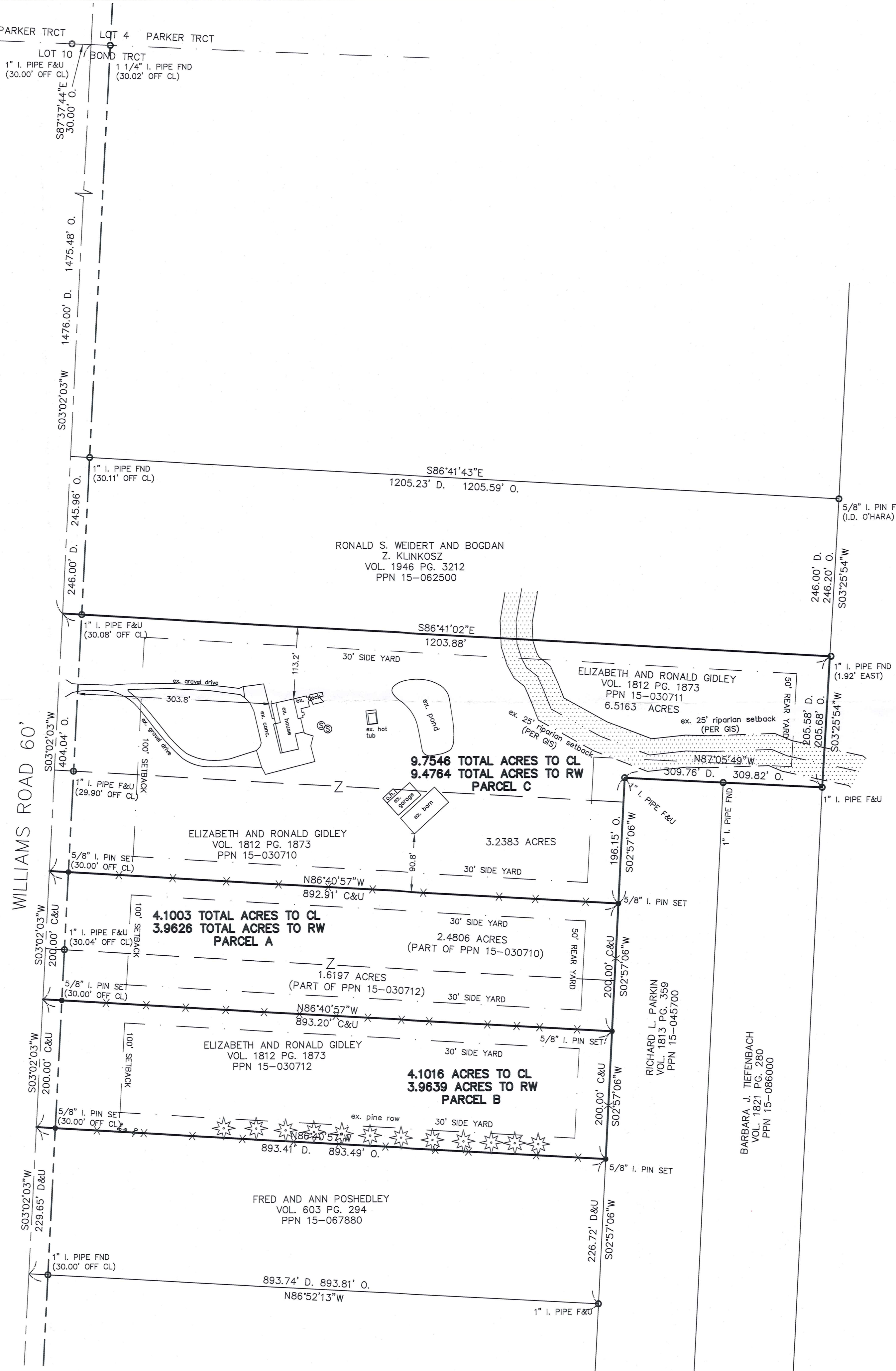


I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION. MONUMENTS WERE FOUND OR SET AS INDICATED. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS REFER TO AN ASSUMED MERIDAN AND ARE INTENDED TO INDICATE ANGLES ONLY. ALL OF WHICH ARE CORRECT 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* 1-24-18  
 RUDY E. SCHWARTZ, P.S. #7193 Date

SURVEY PLAT & LEGAL DESCRIPTION  
 APPROVED PER R.C. 315.251  
*[Signature]* 01/24/18  
 GEAGA 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

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

BY \_\_\_\_\_  
 HAMB DEN TOWNSHIP ZONING INSPECTOR

HAM 00285

HAM00285

Gidley, Elizabeth and Ronald (18-003)

Picked Up 01/24/18

Vol. 2066 pg 3401

pn# 15-030710

CONSOLIDATION  
 LEGAL DESCRIPTION  
 OF A  
 4.1003 ACRE PARCEL  
 FOR  
 ELIZABETH AND RONALD GIDLEY  
 PARCEL A

Situated in the Township of Hambden, County of Geauga, and State of Ohio and known as being a part of Lot No. 10, Bond Tract, and further known as being part of a parcel of land conveyed to Elizabeth and Ronald Gidley (PPN 15-030710) by deed recorded in Volume 1812, Page 1873 of Geauga County Deed Records, and also being part of a parcel of land conveyed to Elizabeth and Ronald Gidley (PPN 15-030712) by deed recorded in Volume 1812, Page 1873 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 Ronald S. Weidert and Bogdan Z. Klinkosz (PPN 15-062500) by deed recorded in Volume 1946, Page 3212 of Geauga County Deed Records, said point lying South 3° 02' 03" West, along said centerline of Williams Road, a distance of 1475.48 feet from a point (at the shared corner of Lot Nos. 4 and 5, Parker Tract, on the Northerly line of Lot 10, Bond Tract), lying South 87° 37' 44" East a distance of 30.00 feet from a 1 inch iron pipe found on the Westerly right-of-way of said Williams Road;

Thence South 3° 02' 03" West, along said centerline of Williams Road, a distance of 404.04 feet to the Principal Place of Beginning of the premises herein intended to be described;

COURSE I                      Thence South 86° 40' 57" East (creating a new line) passing through a 5/8 inch iron pin set at 30.00 feet, a total distance of 892.91 feet to a 5/8 inch iron pin set, said point also being on the Westerly line of land conveyed to Richard L. Parkin (PPN 15-045700) by deed recorded in Volume 1813, Page 359 of Geauga County Deed Records;

COURSE II                     Thence South 2° 57' 06" West, along said Westerly line of land so conveyed to Richard L. Parkin, a distance of 200.00 feet to a 5/8 inch iron pin set;

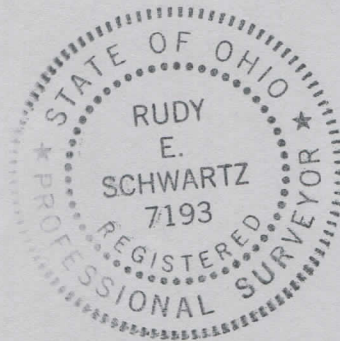
COURSE III                    Thence North 86° 40' 57" West (creating a new line) passing through a 5/8 inch iron pin set at 863.20, a total distance of 893.20 feet to a point in said centerline of Williams Road;

COURSE IV                    Thence North 3° 02' 03" East, along said centerline of Williams Road, a distance of 200.00 feet to the Principal Place of Beginning and containing 4.1003 acres of land (3.9626 acres excepting the area within

the right-of-way of Williams Road, 2.4806 acres part of PPN 15-030710, and 1.6197 acres part of PPN 15-030712) as surveyed, calculated and described, on January 9, 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.

RECEIVED

JAN 24 2018  
Geauga County Auditor  
Tax Map Dept.



1.24.18

DATE

RUDY E. SCHWARTZ, P.S. 7193

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

GEAUGA COUNTY AUDITOR  
TAX MAP DEPT.

01/24/18

LEGAL DESCRIPTION  
OF A  
4.1016 ACRE PARCEL  
FOR  
ELIZABETH AND RONALD GIDLEY  
PARCEL B

Situated in the Township of Hambden, County of Geauga, and State of Ohio and known as being a part of Lot No. 10, Bond Tract, and further known as being part of a parcel of land conveyed to Elizabeth and Ronald Gidley (PPN 15-030712) by deed recorded in Volume 1812, Page 1873 of Geauga County Deed records, further bounded and described as follows;

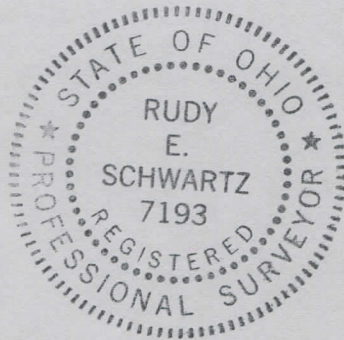
Beginning at a point in the centerline of Williams Road, 60 feet wide, at the Southwesterly corner of land conveyed to Ronald S. Weidert and Bogdan Z. Klinkosz (PPN 15-062500) by deed recorded in Volume 1946, Page 3212 of Geauga County Deed Records, said point lying South 3° 02' 03" West, along said centerline of Williams Road, a distance of 1475.48 feet from a point (at the shared corner of Lot Nos. 4 and 5, Parker Tract, on the Northerly line of Lot 10, Bond Tract), lying South 87° 37' 44" East a distance of 30.00 feet from a 1 inch iron pipe found on the Westerly right-of-way of said Williams Road;

Thence South 3° 02' 03" West, along said centerline of Williams Road, a distance of 604.04 feet to the Principal Place of Beginning of the premises herein intended to be described;

- COURSE I                    Thence South 86° 40' 57" East (creating a new line) passing through a 5/8 inch iron pin set at 30.00 feet, a total distance of 893.20 feet to a 5/8 inch iron pin set, said pin also being on the Westerly line of land conveyed to Richard L. Parkin (PPN 15-045700) by deed recorded in Volume 1813, Page 359 of Geauga County Deed Records;
- COURSE II                    Thence South 2° 57' 06" West, along said Westerly line of land so conveyed to Richard L. Parkin, a distance of 200.00 feet to a 5/8 inch iron pin set at the Northeasterly corner of land conveyed to Fred and Ann Poshedley (PPN 15-067880) by deed recorded in Volume 603, Page 294 of Geauga County Deed Records;
- COURSE III                    Thence North 86° 40' 57" West, along the Northerly line of land so conveyed to Fred and Ann Poshedley, and passing through a 5/8 inch iron pin set at 863.49, a total distance of 893.49 feet to a point in said centerline of Williams Road;
- COURSE IV                    Thence North 3° 02' 03" East, along said centerline of Williams Road, a distance of 200.00 feet to the Principal Place of Beginning and containing 4.1016 acres of land (3.9639 acres excepting the area within the right-of-way of Williams Road) as surveyed, calculated and

described, on January 9, 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.

RECEIVED  
JAN 24 2018  
Geauga County Auditor  
Tax Map Dept.



1.24.18  
DATE

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

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
*[Signature]* 01/24/18  
GEAUGA COUNTY AUDITOR  
TAX MAP DEPT. *[Signature]*

CONSOLIDATION  
LEGAL DESCRIPTION  
OF A  
9.7546 ACRE PARCEL  
FOR  
ELIZABETH AND RONALD GIDLEY  
PARCEL C

Situated in the Township of Hambden, County of Geauga, and State of Ohio and known as being a part of Lot No. 10, Bond Tract, and further known as being all a parcel of land conveyed to Elizabeth and Ronald Gidley (PPN 15-030711) by deed recorded in Volume 1812, Page 1873 of Geauga County Deed Records, and also being part of a parcel of land conveyed to Elizabeth and Ronald Gidley (PPN 15-030710) by deed recorded in Volume 1812, Page 1873 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 Ronald S. Weidert and Bogdan Z. Klinkosz (PPN 15-062500) by deed recorded in Volume 1946, Page 3212 of Geauga County Deed Records, said point lying South 3° 02' 03" West, along said centerline of Williams Road, a distance of 1475.48 feet from a point (at the shared corner of Lot Nos. 4 and 5, Parker Tract, on the Northerly line of Lot 10, Bond Tract), lying South 87° 37' 44" East a distance of 30.00 feet from a 1 inch iron pipe found on the Westerly right-of-way of said Williams Road;

- COURSE I                    Thence South 86° 41' 02" East, along the Southerly line of land so conveyed to Ronald S. Weidert and Bogdan Z. Klinkosz, and passing through a 1 inch iron pipe found at 30.00 feet, a total distance of 1203.88 feet to a point at the Southeasterly corner thereof (witness a 1 inch iron pipe found 1.92 feet East), said point also being on the Westerly 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;
- COURSE II                    Thence South 3° 25' 54" West, along said Westerly line of land so conveyed to Anthony J. and Josephine A. Mihalic, a distance of 205.68 feet to a 1 inch iron pipe found at the Northeasterly corner of land conveyed to Barbara J. Tiefenbach (PPN 15-086000) by deed recorded in Volume 1821, Page 280 of Geauga County Deed Records.
- COURSE III                    Thence North 87° 05' 49" West, along the Northerly line of land so conveyed to Barbara J. Tiefenbach, and along the Northerly line of land conveyed to Richard L. Parkin (PPN 15-045700) by deed recorded in Volume 1813, Page 359 of Geauga County Deed Records, a distance of

309.82 feet to a 1 inch iron pipe found at the Northwesterly corner thereof;

COURSE IV Thence South 2° 57' 06" West, along the Westerly line of land so conveyed to Richard L. Parkin, a distance of 196.15 feet to a 5/8 inch iron pin set;

COURSE V Thence North 86° 40' 57" West (creating a new line) passing through a 5/8 inch iron pin set at 862.91 feet, a total distance of 892.91 feet to point in said centerline of Williams Road;

COURSE VI Thence North 3° 02' 03" East, along said centerline of Williams Road, a distance of 404.04 feet to the Place of Beginning and containing 9.7546 acres of land (9.4764 acres excepting the area within the right-of-way of Williams Road, 6.5163 acres all of PPN 15-030711, and 3.2383 acres part of PPN 15-030710) as surveyed, calculated and described, on January 9, 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.

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JAN 24 2018  
TAX MAP DEPT.  
FAIRFAX COUNTY AUDITOR



1.24.18

DATE

*[Handwritten Signature]*

RUDY E. SCHWARTZ, P.S. 7193

APPROVED PER R.C. 315.251  
LEGAL & LEGAL DESCRIPTION

*[Handwritten Signature]* 01/24/18  
FAIRFAX COUNTY AUDITOR  
TAX MAP DEPT.

**18-003 ELIZABETH AND RONALD GIDLEY LOT SPLIT AND CONSOLIDATION SURVEY  
WILLIAMS ROAD (TR-0068), HAMB DEN TOWNSHIP**

**SUGGESTED REFERENCES BY TAX MAP DEPARTMENT – NOT CITED ON SURVEY (REFERNCES PROVIDED BY G.C.E. FOR 12/19/2016 PUBLIC REQUEST)** *(Note: Surveyor instructed that **ALL** road records **MUST** be obtained from County Engineer).*

- 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)
- (HAM 00006) LOT SPLIT FOR BAKER BY ANTHONY PICONE SEPTEMBER 2004.