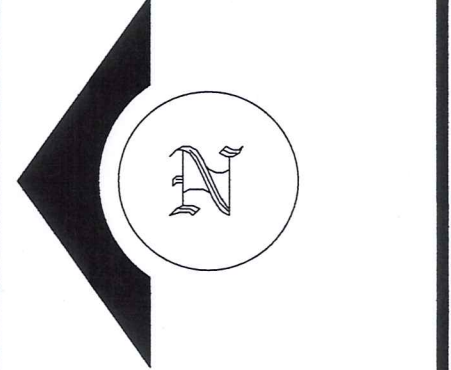
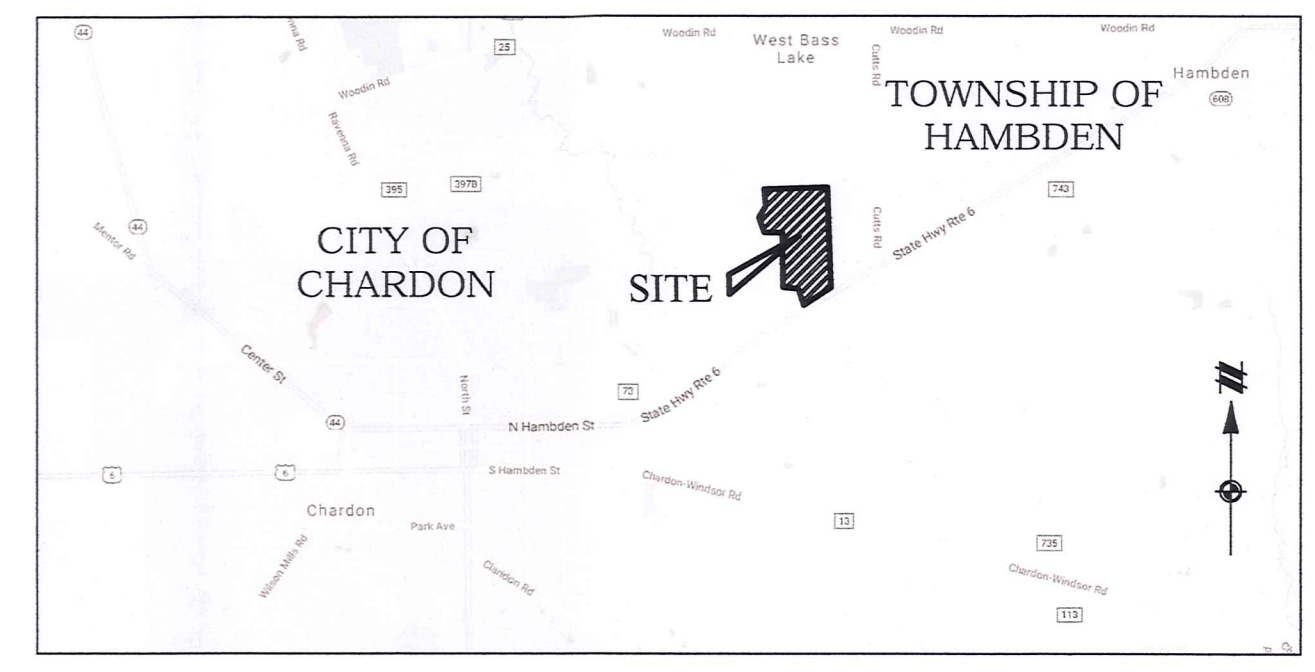


LOT SPLIT PLAT

OF
PPN: 15-101918

SITUATED IN THE TOWNSHIP OF HAMB DEN, COUNTY OF GE AUGA AND STATE OF OHIO;
AND KNOWN AS BEING PART OF ORIGINAL LOT No. 27, BOND TRACT



THESE DRAWINGS ARE THE PROPERTY OF
ENGLE & ASSOCIATES, LLC AND NO
PRODUCTION OF THESE DRAWINGS SHALL
OCCUR WITHOUT THE WRITTEN CONSENT OF
ENGLE & ASSOCIATES, LLC.



ENGLE & ASSOCIATES, LLC.
8327 LUCIA LANE
NORTH RIDGEVILLE, OHIO 44039
(216) 235-4322

GRAND ARMY of the
REPUBLIC HIGHWAY
LOT SPLIT AND RESIDUAL PLAT

REVISIONS

NO.	DATE	DESCRIPTION
1	03/28/2018	REV. 1. COUNTY COMMENTS
2	03/20/2018	REV. 2. COUNTY COMMENTS

SCALE: 0 50 100
1" = 100 FEET

CLIENT NAME:
JEFF ENGLISH
PROJECT NUMBER:
2017122
PROJECT ADDRESS:
12900 G.A.R. HWY.
TOWNSHIP OF HAMB DEN
GE AUGA COUNTY, OHIO
DATE:
JANUARY 01, 2018
SHEET NUMBER:
1

CUTTS RD. - T.R. 0072 (60')

G.A.R. HWY. -
U.S. FT. 6 (60')

CUTTS RD. - T.R. 0072 (60')

PARCEL A

15.5378 Ac.
676,827 Sq. Ft.
(TO C/L)
15.4887 Ac.
674,687 Sq. Ft.
(TO R.O.W.)
PART OF
PN: 15-101918

REMAINDER

39.2233 Ac.
1,708,567 Sq. Ft.
(TO C/L)
38.9139 Ac.
1,680,321 Sq. Ft.
(TO R.O.W.)

n/f
DEAK, GEORGE R. & AIMEE L.
PN: 15-101907
VOL. 2034 PG. 537

n/f
RANN, JAMES L.
PN: 15-101918
VOL. 1081 PG. 914
54,7611 Ac.
2,385,394 Sq. Ft.

n/f
FAIRHURST, M. ANN
PN: 15-101853
VOL. 1589 PG. 003

n/f
BECHKOWIAK, RUSSELL J.
TRUSTEE
PN: 15-003800
VOL. 1200 PG. 1167

n/f
SHANTERY, MICHAEL G. &
TRACY M.
PN: 15-085500
VOL. 1975 PG. 558

SURVEY REFERENCES:

1. RECORDED DEEDS AS NOTED
2. PLAT VOLUME 42, PAGE 036-041
3. US-006 G.A.R. HIGHWAY 1910 PLANS (CHARDON VIL TO SR-0166)
4. US-006 G.A.R. HIGHWAY 1915 PLANS (CHARDON VIL TO SR-0166)
5. US-006 G.A.R. HIGHWAY 1923 RW-MONUMENTS-(CHARDON VIL TO SR-166)
6. US-006 G.A.R. HIGHWAY 1944 PLANS (CHARDON VIL TO SR-0166)
7. TAX MAP RECORDS "HAM 00279 (17-101)"
8. TAX MAP RECORDS - "HAM 00139"
9. ODOT RECORDS GEA-6-626
10. ODOT GEA USR 6 3.79-6.79

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT AND SURVEY, AND THAT THE SAME IS CORRECT AND ACCURATE. THIS PLAT WAS PREPARED FROM A FIELD SURVEY, ANALYSIS OF RECORDED PLATS, RECORDED DEEDS, AND CITY SURVEY RECORDS, (AS APPLICABLE). BEARINGS ARE BASED ON STATE PLANE, OHIO NORTH, AND ARE SHOWN TO DENOTE ANGLES ONLY. DISTANCES ARE GIVEN IN FEET AND DECIMAL PART THEREOF. THE PLAN REPRESENTS A SURVEY PERFORMED IN SUCH A MANNER THAT THE LINEAR ERROR IN THE DISTANCE BETWEEN TWO (2) POINTS DOES NOT EXCEED THE LIMITS OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET (ALLOWABLE LINEAR ERROR = REPORTED DISTANCE DIVIDED BY TEN THOUSAND) AS PER SECTION 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND ADJACENT PROPERTY DESCRIPTIONS HAVE BEEN CONSIDERED IN PERFORMING THIS SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.

DANIEL P. ENGLE
A REGISTERED SURVEYOR IN THE STATE OF OHIO (#8452).
8327 LUCIA LANE, NORTH RIDGEVILLE, OHIO 44039 PH: 216.235.4322
E-MAIL: DANIEL@ENGLESURVEYING.COM



DATE: 3/30/18

SURVEY NOTES:

SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT RESEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE CONVENTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

BASIS OF BEARINGS:

BEARINGS BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM ESTABLISHED FROM GPS OBSERVATIONS ON JANUARY 2018 ODOT VRS OBSERVATION (NAD83).

LEGEND:

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
○ S	SET 5/8" BY 30" STEEL PIN WITH CAP "ENGLE 8452"	VOL	VOLUME
✱ S	SET MAG NAIL	PG	PAGE
⊙ F	FOUND MONUMENTATION AS SHOWN	(C)	CALCULATED
⊙	CENTERLINE	(O)	OBSERVED
R/W	RIGHT OF WAY	(U)	USED
P.N.	PARCEL NUMBER	(R)	RECORD
n/f	NOW OR FORMALLY OWNER BY	(M)	MEASURED
		SQ. FT.	SQUARE FEET
		P.R.O.	PRESENT ROAD OCCUPIED

* TO BE SET UPON COMPLETION/RECORDING OF SURVEY

HAM 00287
SEE HAM 00286

Rann, James (18-036)

Picked Up 04/02/18
OBSOLETE SEE (18-050)

HAM00287

LEGAL DESCRIPTION

2017122DE-01
15.5378 Acres
Parcel A

Situated in the Township of Hambden, County of Geauga and State of Ohio and known as being a part of Original Lot No. 27, Bond Tract, and also being part of lands conveyed to James L. Rann, (PN 15-101918) as recorded in Volume 1081, Page 914 of the Geauga County Recorder's Office, further described as follows;

Commencing at the intersection of the centerline of Cutts Road – T.R. 0072 (60 feet wide) and the centerline of Grand Army of the Republic Highway (a.k.a. G.A.R. HWY.) (a.k.a U.S. Route 6) (60 feet wide), said intersection being referenced by a 1-inch iron rod (boxless monument Capped GCE 8108) at the centerline of said Cutts Rd. and a Northerly line of said G.A.R. HWY., which bears **North 01°07'36" West**, a distance of **34.93 feet** from said intersection; thence **South 58°02'39" West**, along said centerline of G.A.R. HWY, a distance of **978.17 feet** to an angle point; thence **South 58°15'39" West**, continuing along said centerline of G.A.R. HWY, a distance of **178.33 feet** to a point at a Southwesterly corner of land now or formerly owned by Constance R. Overton, et.al. (PN 15-050495) by deed recorded in Volume 1271, Page 516 of the Geauga County Recorder's Office, said point also being known as the **Principal Place of Beginning** of the parcel herein described;

Course No. 1: Thence **South 58°15'39" West**, continuing along said centerline of G.A.R. HWY, a distance of **65.00 feet** to a point;

Course No. 2: Thence **North 27°06'10" West**, along a new dividing line, passing through a set pin on a Northerly line of said G.A.R. HWY at 30.10 feet, on an Northerly line of said G.A.R. HWY, a total distance of **792.36 feet** to a set pin;

Course No. 3: Thence **North 04°57'12" West**, along a new dividing line, a distance of **1497.98 feet** to a set pin, said pin being on a Southerly line of land now or formerly owned by George R. & Aimee L. Deak (PN 15-101907) by deed as recorded in Volume 2034, Page 537 of the Geauga County Recorder's Office;

Course No. 4: Thence **North 89°15'26" East**, along said Southerly line of George R. & Aimee L. Deak land, a distance of **353.79 feet** to a pin set and a Northwesterly corner of land now or formerly owned by Constance R. Overton, et.al. (PN 15-050510) by deed recorded in Volume 1271, Page 516 of the Geauga County Recorder's Office;

Course No. 5: Thence **South 05°03'25" East**, along a Westerly line of said Constance R. Overton, et.al. lands (15-050510 & 15-050495), passing through a set pin on a Northerly line of said G.A.R. HWY at 2143.02 feet, a total distance of **2176.60 feet** to a to the **Principal Place of Beginning**. Containing within said bounds 15.5378 acres (676,827 square feet) of land; 0.0491 acres (2,140 square feet) being with-in the road right-of-way, according to a survey by Daniel P. Engle Ohio P.S. 8452 for Engle & Associates, LLC in January 2018, being the same more or less and subject to all legal highways and easements. The intent of this description is to describe part of said PN 15-101918 as recorded in deed Volume 1081, Page 914 of the Geauga County Recorder's Office

The basis of bearing for this survey is State Plane Coordinate System NAD 83 Zone Ohio North, established by O.D.O.T. VRS observed in January 2018. Bearings, as shown, are used to describe angular measurements only.

All pins set are 5/8-inch by 30-inch steel pin with cap "Engle 8452"

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

GEAUGA COUNTY AUDITOR
TAX MAP DEPT.



LEGAL DESCRIPTION

2017122DE-02

39.2233Acres

Remainder Parcel

Situated in the Township of Hambden, County of Geauga and State of Ohio and known as being a part of Original Lot No. 27, Bond Tract, and also being part of lands conveyed to James L. Rann, (PN 15-101918) as recoded in Volume 1081, Page 914 of the Geauga County Recorder's Office, further described as follows;

Commencing at the intersection of the centerline of Cutts Road – T.R. 0072 (60 feet wide) and the centerline of Grand Army of the Republic Highway (a.k.a. G.A.R. HWY.) (a.k.a U.S. Route 6) (60 feet wide), said intersection being referenced by a 1-inch iron rod (boxless monument Capped GCE 8108) at the centerline of said Cutts Rd. and a Northerly line of said G.A.R. HWY., which bears **North 01°07'36" West**, a distance of **34.93 feet** from said intersection; thence **South 58°02'39" West**, along said centerline of G.A.R. HWY, a distance of **978.17 feet** to an angle point; thence **South 58°15'39" West**, continuing along said centerline of G.A.R. HWY, a distance of **243.33 feet** to a point, said point also being known as the **Principal Place of Beginning** of the parcel herein described;

Course No. 1: Thence **South 58°15'39" West**, continuing along said centerline of G.A.R. HWY, a distance of **448.15 feet** to a point at the Southeasterly corner of land now or formerly owned by Elizabeth A. Halasz (PN 15-021400) by deed as recorded in Volume 1986, Page 3255 of the Geauga County Recorder's Office;

Course No. 2: Thence **North 31°18'23" West**, along an Easterly line of said Elizabeth A. Halasz land, passing through a pin set on a Northerly line of said G.A.R. HWY at 30.00 feet, a total distance of **427.27 feet** to a pin set at a Northeasterly corner of said Elizabeth A. Halasz land;

Course No. 3: Thence **South 81°32'27" West**, along a Northerly line of said Elizabeth A. Halasz land, a distance of **367.32 feet** to a pin set, said pin being on an Easterly line of land now or formerly owned by M. Ann Fairhurst (PN 15-101853) by deed as recorded in Volume 1589, Page 003 of the Geauga County Recorder's Office;

Course No. 4: Thence **North 05°07'36" West**, along said Easterly line of M. Ann Fairhurst land, passing through a 1 inch iron pipe at 1097.94 feet, a total distance of **1191.85 feet** to a point in a large Beech Tree at a Northeasterly corner of said M. Ann Fairhurst land, said point being reference by a 5/8 inch found capped iron pin (Capped "7995") which bears South 05°07'36" East a distance of 5.00 feet from said point;

Course No. 5: Thence **South 89°23'53" West**, along a Northerly line of said M. Ann Fairhurst land, a distance of **258.72 feet** to a 5/8 inch found iron pin on an Easterly line of land now or formerly owned by Michael G & Tracy M. Shantery (PN 15-085500) by deed recorded in Volume 1975, Page 558 of the Geauga County Recorder's Office;

Course No. 6: Thence **North 07°30'55" West**, along an Easterly line of said Michael G & Tracy M. Shantery land, a distance of **316.80 feet** to a pin set on an Easterly line of said Michael G & Tracy M. Shantery land;

Course No. 7: Thence **North 33°26'35" East**, along an Easterly line of said Michael G & Tracy M. Shantery land and an Easterly line of land now or formerly owned by Russell J. Bechkowiak Trustee (PN 15-003800) by deed recorded in Volume 1200, Page 1167 of the Geauga County Recorder's Office, a distance of **462.00 feet** to a pin set at an angle point in the Easterly line of said Russell J. Bechkowiak Trustee land;

Course No. 8: Thence **North 05°03'25" West**, along an Easterly line of said Russell J. Bechkowiak Trustee land, a distance of **231.00 feet** to a pin set at a Southwesterly corner of land now or formerly owned by George R. & Aimee L. Deak (PN 15-101907) by deed recorded in Volume 2034, Page 537 of the Geauga County Recorder's Office;

SEE HAM 00286

Course No. 9: Thence **North 89°15'26" East**, along a Southerly line of said George R. & Aimee L. Deak land, a distance of **648.58 feet** to a pin set;

Course No. 10: Thence **South 04°57'12" East**, along a new dividing line, a distance of **1497.98 feet** to a pin set;

Course No. 11: Thence **South 27°06'10" East**, along a new dividing line, passing through a set pin on a Northerly line of said G.A.R. HWY at 762.26 feet, a total distance of **792.36 feet** to a to the **Principal Place of Beginning**. Containing within said bounds 39.2233 acres (1,708,567 square feet) of land; 0.3094 acres (13,480 square feet) being with-in the road right-of-way, according to a survey by Daniel P. Engle Ohio P.S. 8452 for Engle & Associates, LLC in January 2018, being the same more or less and subject to all legal highways and easements. The intent of this description is to describe part of said PN 15-101918 as recorded in deed Volume 1081, Page 914 of the Geauga County Recorder's Office

The basis of bearing for this survey is State Plane Coordinate System NAD 83 Zone Ohio North, established by O.D.O.T. VRS observed in January 2018. Bearings, as shown, are used to describe angular measurements only.

All pins set are 5/8-inch by 30-inch steel pin with cap "Engle 8452"

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
[Signature] 04/02/18
GEAUGA COUNTY AUDITOR
TAX MAP DEPT. *R*



RECEIVED
MAR 30 2018
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.