

REFERENCES USED:

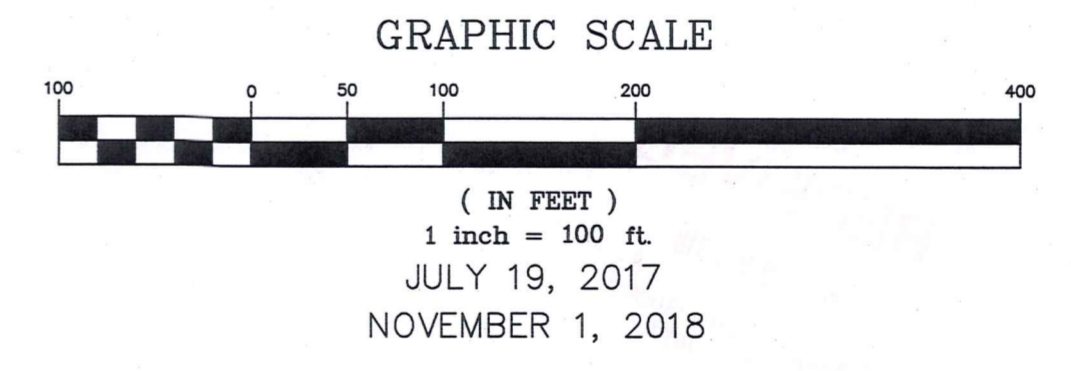
- DEEDS OF RECORD
- FOX GLEN SUBDIVISION VOL. 14 PGS. 10-13, VOL. 13 PGS. 133-136
- TIMBERWOOD ESTATES SUBDIVISION VOL. 23 PGS. 75-77
- US 006 GAR HIGHWAY 1933 PLANS (CHARDON VILLAGE TO THOMPSON ROAD)
- US 006 GAR HIGHWAY 1923 RW PLANS
- PLAT OF SURVEY, LOT SPLIT, AND CONSOLIDATION SURVEY FRO ROBERT ALEXANDER AND GEORGIANN FARINACCI, AND TIMOTHY J. LITTS BY SCHWARTZ LAND SURVEYING 7/19/17 (HAM 00274)

PLAT OF SURVEY, LOT SPLIT AND CONSOLIDATION
For
KENNETH R. AND JUDITH M. KOVATS
 SITUATED IN THE TOWNSHIP OF HAMBDEN, COUNTY OF GEauga AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL LOT NUMBER 22, BOND TRACT, HAMBDEN TOWNSHIP.

PREPARED FOR:
 KENNETH AND JUDITH KOVATS
 P.O. BOX 347
 CHARDON, OH 44024

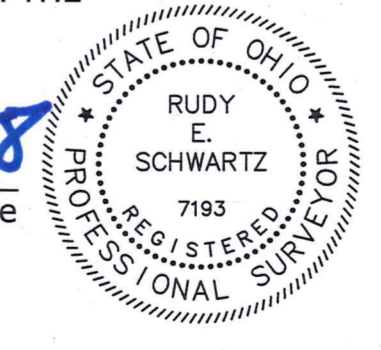
LEGEND

- 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



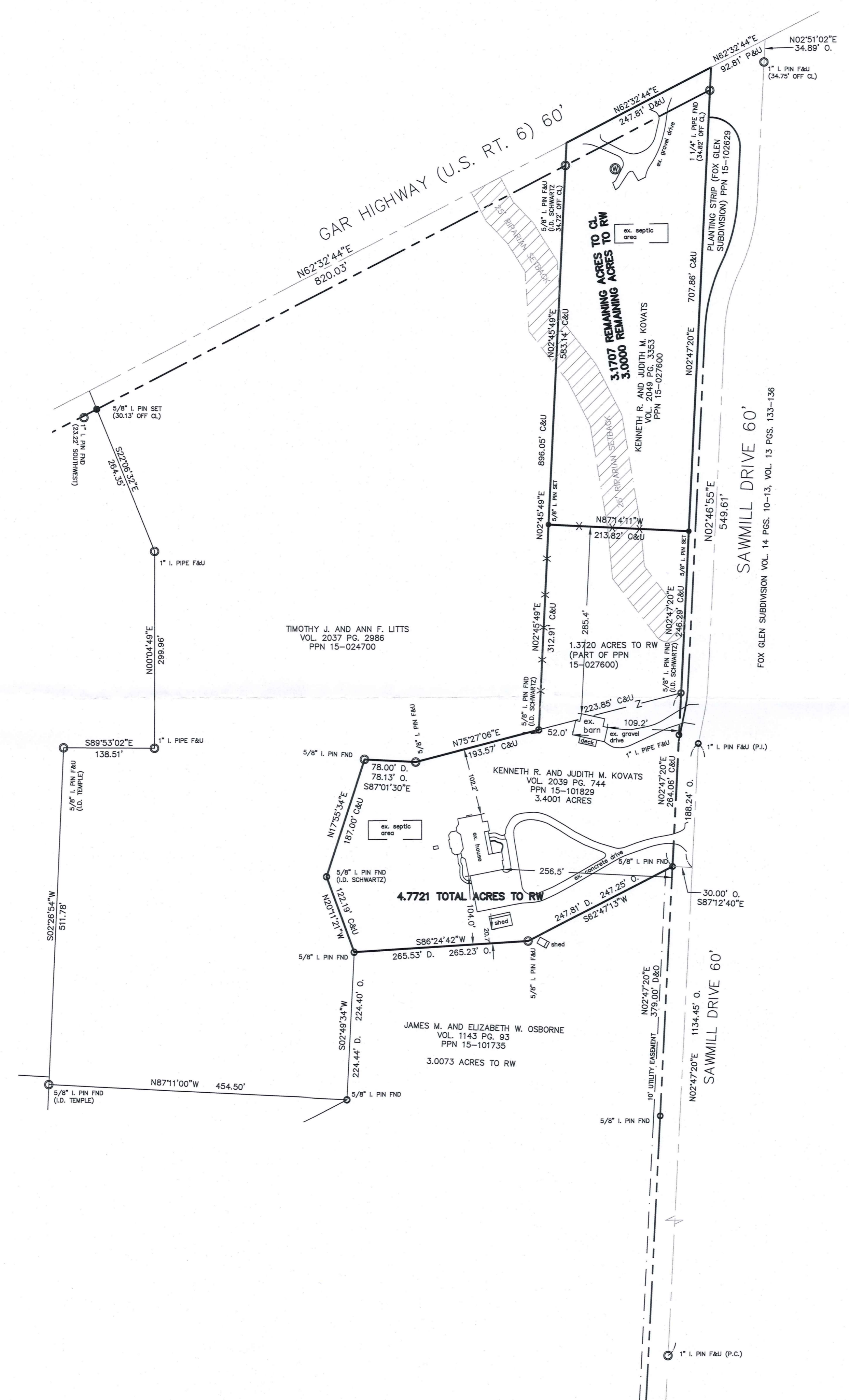
I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION. MONUMENTS WERE FOUND OR SET AS INDICATED. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS REFER TO AN ASSUMED MERIDIAN AND ARE INTENDED TO INDICATE ANGLES ONLY. ALL OF WHICH ARE CORRECT 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 11-28-18
 RUDY E. SCHWARTZ, P.S. #7193 Date



SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 315.251
[Signature]
 GAUGA 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

THIS CONSOLIDATION OF LAND COMPLIES WITH THE APPLICABLE HAMBDEN TOWNSHIP ZONING RESOLUTION.
 THIS _____ DAY OF _____ 2018.
 BY _____
 HAMBDEN TOWNSHIP ZONING INSPECTOR

HAM00293

Ham 00293

Kovats, Kenneth & Judith (18-136)
Picked Up 11/29/18

V. 2065 pg 2546

PN# 15-101829

CONSOLIDATION
LEGAL DESCRIPTION
OF A
4.7721 ACRE PARCEL
FOR
KENNETH R. AND JUDITH M. KOVATS

Situated in the Township of Hambden, County of Geauga, and State of Ohio and known as being a part of Lot No. 22, Bond Tract, and further known as being part of a parcel of land conveyed to Kenneth R. and Judith M. Kovats (PPN 15-027600) by deed recorded in Volume 2049, Pages 3353 of Geauga County Deed Records, and also being all of a parcel of land conveyed to Kenneth R. and Judith M. Kovats (PPN 15-101829) by deed recorded in Volume 2039, Page 744 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a monument box with a 1 inch iron pin found at a point of intersection in the centerline of Sawmill Drive, 60 feet wide, as shown by the Fox Glen Subdivision recorded in Volume 14, Pages 10-13, and Volume 13, Pages 133-136 of Geauga County Plat Records, said monument lying North 2° 47' 20" East, along said centerline of Sawmill Drive, a distance of 1134.45 feet from a monument box with a 1 inch iron pin found at a point of curvature;

Thence South 2° 47' 20" West, along said centerline of Sawmill Drive, a distance of 188.24 feet to a point;

Thence North 87° 12' 40" West, a distance of 30.00 feet to a 5/8 inch iron pin found on the Westerly right-of-way of said Sawmill Drive, said pin also being at the Northeasterly corner of land conveyed to James M. and Elizabeth W. Osborne (PPN 15-101735) by deed recorded in Volume 1143, Page 93 of Geauga County Deed Records, and being the Principal Place of Beginning of the premises herein intended to be described;

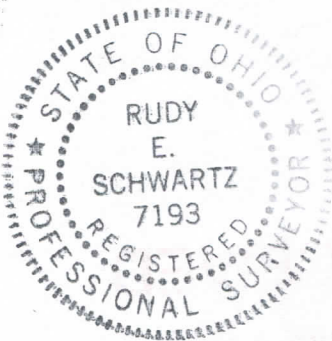
COURSE I Thence South 62° 47' 13" West, along a Northerly line of land so conveyed to James M. and Elizabeth W. Osborne, a distance of 247.25 feet to a 5/8 inch iron pin found at an angle point;

COURSE II Thence South 86° 24' 42" West, along a Northerly line of land so conveyed to James M. and Elizabeth W. Osborne, a distance of 265.23 feet to a 5/8 inch iron pin found on an Easterly line of land conveyed to Timothy J. and Ann F. Litts (PPN 15-024700) by deed recorded in Volume 2037, Page 2986 of Geauga County Deed Records;

COURSE III Thence North 20° 11' 21" West, along an Easterly line of land so conveyed to Timothy J. and Ann F. Litts, a distance of 122.19 feet to a 5/8 inch iron pin found (I.D. Schwartz) at an interior corner thereof;

Ham 00293

- COURSE IV Thence North 17° 55' 34" East, along an Easterly line of land so conveyed to Timothy J. and Ann F. Litts, a distance of 187.00 feet to a 5/8 inch iron pin found at an interior corner thereof;
- COURSE V Thence South 87° 01' 30" East, along a Southerly line of land so conveyed to Timothy J. and Ann F. Litts, a distance of 78.13 feet to a 5/8 inch iron pin found at an interior corner;
- COURSE VI Thence North 75° 27' 06" East, along a Southerly line of land so conveyed to Timothy J. and Ann F. Litts, a distance of 193.57 feet to a 5/8 inch iron pin found (I.D. Schwartz) at a Southeasterly corner thereof;
- COURSE VII Thence North 2° 45' 49" East, along an Easterly line of land so conveyed to Timothy J. and Ann F. Litts, a distance of 312.91 feet to a 5/8 inch iron pin set;
- COURSE VIII Thence South 87° 14' 11" East (creating a new line) a distance of 213.82 feet to a 5/8 inch iron pin set on the Westerly line of a planting strip in said Fox Glen Subdivision;
- COURSE IX Thence South 2° 47' 20" West, along said Westerly line of a planting strip, and along the Westerly right-of-way of said Sawmill Drive, a distance of 510.35 feet to the Principal Place of Beginning and containing 4.7721 acres of land (1.3720 acres part of PPN 15-027600, and 3.4001 acres all of PPN 15-101829) as surveyed July 19, 2017, and November 1, 2018, calculated and described, on November 1, 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.



11.29.18
DATE

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

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
[Signature] 11/29/18
GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

Ham 00293

18-136
V. 2065 pg 2550
pn # 15-027600

REMAINING LANDS
LEGAL DESCRIPTION
OF A
3.1707 ACRE PARCEL
FOR
KENNETH R. AND JUDITH M. KOVATS

Situated in the Township of Hambden, County of Geauga, and State of Ohio and known as being a part of Lot No. 22, Bond Tract, and further known as being part of a parcel of land conveyed to Kenneth R. and Judith M. Kovats (PPN 15-027600) by deed recorded in Volume 2049, Pages 3353 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a monument box with a 1 inch iron pin found at a point of intersection in the centerline of Sawmill Drive, 60 feet wide, as shown by the Fox Glen Subdivision recorded in Volume 14, Pages 10-13, and Volume 13, Pages 133-136 of Geauga County Plat Records, said monument lying North 2° 47' 20" East, along said centerline of Sawmill Drive, a distance of 1134.45 feet from a monument box with a 1 inch iron pin found at a point of curvature;

Thence South 2° 47' 20" West, along said centerline of Sawmill Drive, a distance of 188.24 feet to a point;

Thence North 87° 12' 40" West, a distance of 30.00 feet to a 5/8 inch iron pin found on the Westerly right-of-way of said Sawmill Drive;

Thence North 2° 47' 20" East, along said Westerly right-of-way of Sawmill Drive, and along the Westerly line of a planting strip in said Fox Glen Subdivision, a distance of 510.35 feet to a 5/8 inch iron pin set at the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence North 87° 14' 11" West (creating a new line) a distance of 213.82 feet to a 5/8 inch iron pin set on the Easterly line of land conveyed to Timothy J. and Ann F. Litts (PPN 15-024700) by deed recorded in Volume 2037, Page 2986 of Geauga County Deed Records;

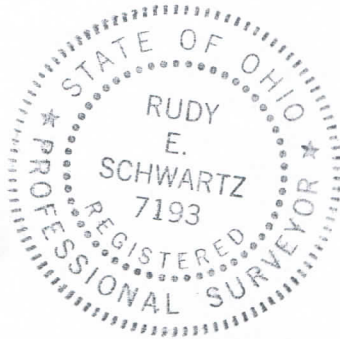
COURSE II Thence North 2° 45' 49" East, along said Easterly line of land so conveyed to Timothy J. and Ann F. Litts, and passing through a 5/8 inch iron pin found (I.D. Schwartz) at 548.42 feet, a total distance of 583.14 feet to a point in the centerline of Gar Highway (U.S. RT. 6), 60 feet wide;

COURSE III Thence North 62° 32' 44" East, along said centerline of Gar Highway, a distance of 247.81 feet to a point;

Ham 0293

COURSE IV

Thence South 2° 47' 20" West, along the Westerly line of said right-of-way of Sawmill Drive and planting strip, and passing through a 1 1/4 inch iron pipe found at 34.82 feet, a total distance of 707.86 feet to the Principal Place of Beginning and containing 3.1707 acres of land (3.0000 acres excepting the area within the right-of-way of Gar Highway) as surveyed July 19, 2017, and November 1, 2018, calculated and described, on November 1, 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.



11.29.18

DATE

RUDY E. SCHWARTZ, P.S. 7193

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

GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

11.29.18