

MAP OF A SURVEY FOR
DANIEL G. DIVOKY

Sheet 1 of 2

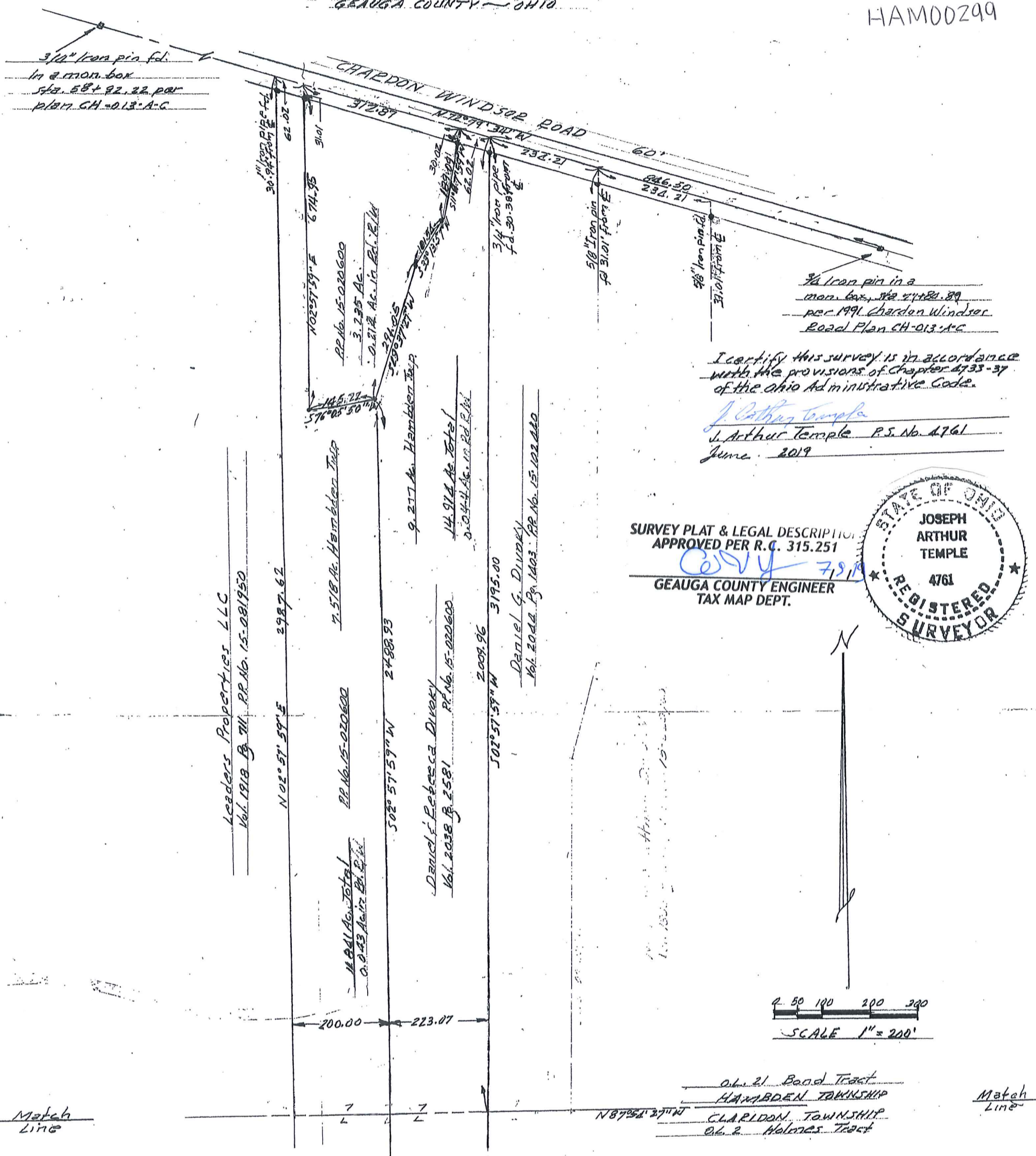
SHOWING 3 PROPOSED PROPERTY SPLITS

PART OF ORIGINAL LOT NO. 21, BOND TR. - HAMBLEN TOWNSHIP
& PART OF ORIGINAL LOT NO. 2, HOLMES TR. - CLARIDON TOWNSHIP
GEAUGA COUNTY - OHIO

19-069

HAM 00299

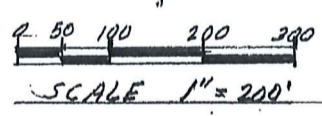
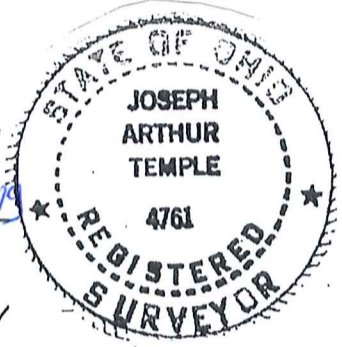
HAM00299



I certify this survey is in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code.

J. Arthur Temple
J. Arthur Temple P.S. No. 4761
June 2019

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
Divoky 7/9/19
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

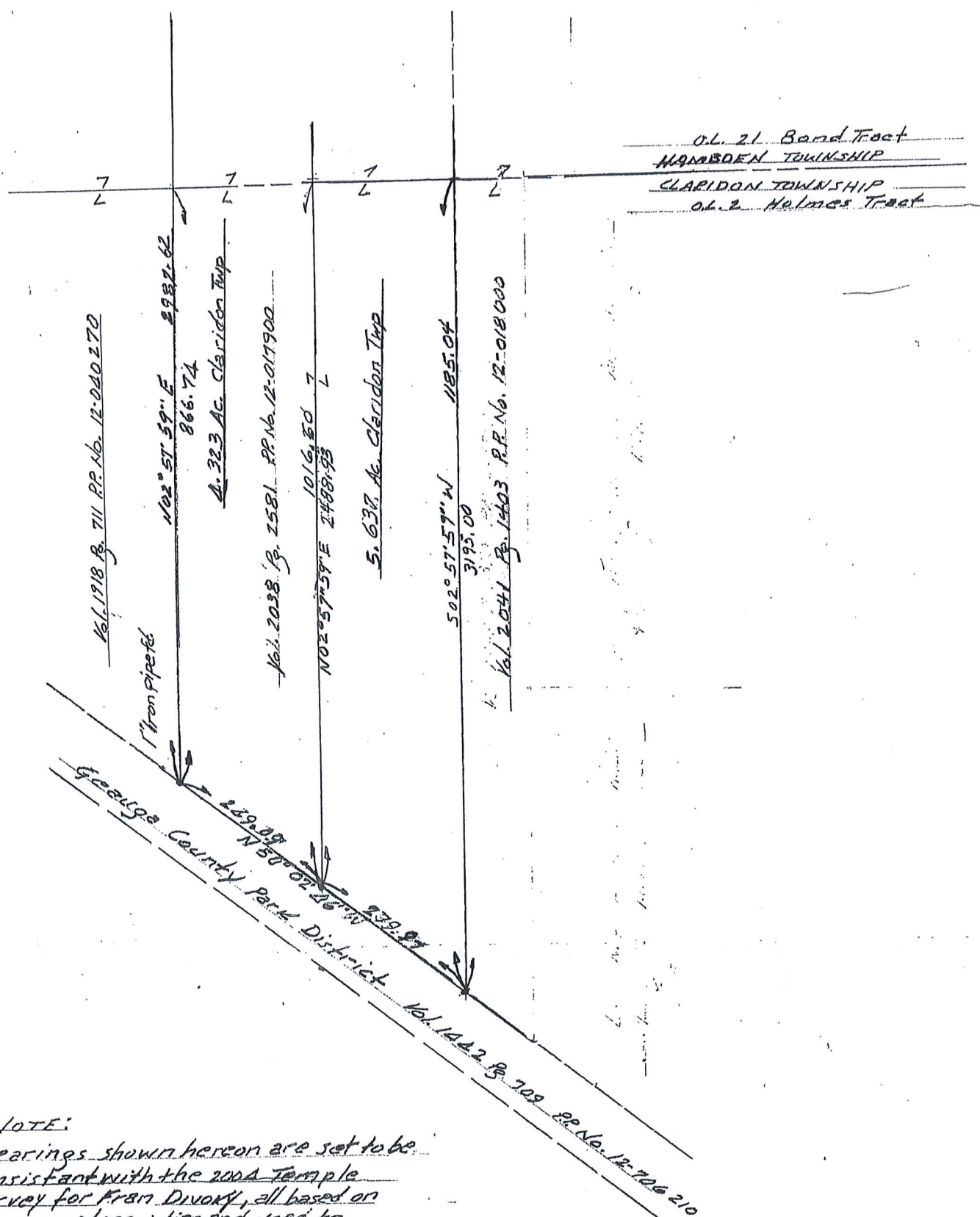


06.21 Bond Tract
HAMBLEN TOWNSHIP
CLARIDON TOWNSHIP
06.2 Holmes Tract

Match Line

Match Line

Match
line



NOTE:

Bearings shown hereon are set to be consistent with the 2004 Temple survey for Fran Divoky, all based on an assumed meridian and used to indicate angles only.

Pins were set at points marked unless noted otherwise.

Iron pins set are 3/8" in dia. by 30" long with orange caps marked "Temple 4761"

REFERENCES

- Jan. 2012 Schwartz survey for Leaders Properties LLC
- 2004 Temple survey for Fran Divoky, updated Jan. 2016
- 1991 Chardon Winder Road Plan CH-018-A-G

HAM00299
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DIVOKY, DANIEL
(19-069)
PICKED UP 7/9/19

**DESCRIPTION OF A PROPOSED PROPERTY SPLIT FOR
DANIEL DIVOKY
3.235 Acres**

Situated in the Township of Hambden, County of Geauga, and State of Ohio, being part of Original Lot No.21, Bond Tract, within said township and further described as follows:

Beginning at a point in the centerline of Chardon Windsor Road, 60 feet in width, at a point located North 72° 19' 34" West along said road centerline a distance of 908.52 feet from a 3/4 inch iron pin found in a monument box located at Sta. 77+80.89 per 1991 Chardon Windsor Road Plan CH-013-A-C, said point of beginning is also located North 72° 19' 34" West along said road centerline a distance of 62.02 feet from the northwest corner of land conveyed to Daniel G. Divoky by deed recorded in Vol.2044, Pg. 1403 (P.P. No. 15-102440) of the Geauga County Records of Deeds;

Thence South 11° 47' 59" West, creating a new line, passing thru a 5/8 inch iron pin set, capped "Temple 4761" at 30.02 feet, a distance of 189.09 feet to a 5/8 inch iron pin set, capped "Temple 4761" at an angle point;

Thence South 33° 13' 57" West, creating a new line, a distance of 101.54 feet to a 5/8 inch iron pin set, capped "Temple 4761" at an angle point;

Thence South 19° 37' 27" West, creating a new line, a distance of 291.05 feet to a 5/8 inch iron pin set, capped "Temple 4761" at an angle point;

Thence South 76° 05' 50" West, creating a new line, a distance of 145.22 feet to a 5/8 inch iron pin set, capped "Temple 4761" at an angle point;

Thence North 02° 57' 59" East, creating a new line, a distance of 674.95 feet to the centerline of Chardon Windsor Road, passing thru a 5/8 inch iron pin set, capped "Temple 4761" at 31.01 feet therefrom;

Thence South 72° 19' 34" East along the centerline of Chardon Windsor Road, a distance 312.87 feet to the place of beginning, containing within said bounds 3.235 acres of land, 0.214 acres being within the road right of way, according to the survey of J. Arthur Temple, Registered Surveyor No. 4761, dated June, 2019.

The bearings shown herein are based on an assumed meridian and are used to indicate angles only.

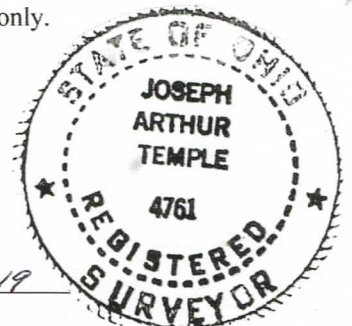
Iron pins set are 5/8 inches in dia. by 30 inches in length, capped "Temple 4761".

Previous Recording: Vol. 2038, Pg. 2581, P.P. No. 15-020600.

Signed:

J. Arthur Temple

Date *June 2019*



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

Coyle 7/9/19

**GEAUGA COUNTY ENGINEER
TAX MAP DEPT.**

HAM 00299

19-069

**DESCRIPTION OF A PROPOSED PROPERTY SPLIT FOR
DANIEL DIVOKY
11.841 Acres**

Situated in the Townships of Hambden Township and Claridon Township, County of Geauga, and State of Ohio, being part of Original Lot No.21, Bond Tract, within Hambden Township and part of Original Lot No. 2, Holmes Tract, within Claridon Township and further described as follows:

Beginning at a point in the centerline of Chardon Windsor Road, 60 feet in width, at a point located North 72° 19' 34" West along said road centerline a distance of 1221.39 feet from a 3/4 inch iron pin found in a monument box located at Sta. 77+80.89 per 1991 Chardon Windsor Road Plan CH-013-A-C, said point of beginning also being the northeast corner of land conveyed to Leaders Properties, LLC by deed recorded in Vol. 1918, Pg. 711 (P.P. No. 15-081950) of the Geauga County Records of Deeds;

Thence South 72° 19' 34" East along said centerline, a distance of 62.02 feet to a point;

Thence South 02° 57' 59" West, creating a new line, passing thru a 5/8 inch iron pin set, capped "Temple 4761" at 31.01 feet, to a 5/8 inch pin set, capped "Temple 4761" for a total distance of 674.95 feet, to an angle point;

Thence North 76° 05' 50" East, creating a new line, a distance of 145.22 feet to a 5/8 inch iron pin set, capped "Temple 4761", at an angle point;

Thence South 02° 57' 59" West, creating a new line, a distance of 2488.93 feet to a 5/8 inch iron pin set, capped "Temple 4761", in the north line of land conveyed to Geauga Park District, by deed recorded in Vol. 1442, Pg. 709 (P.P. No. 12-706210) of the Geauga County Records of Deeds;

Thence North 50° 02' 46" West, along the north line of said P.P. No. 12-706210, a distance of 249.09 feet to a 1 inch iron pipe found at the southeast corner of aforementioned land conveyed to Leaders Properties, LLC in Claridon Township, P.P. No. 12-040270;

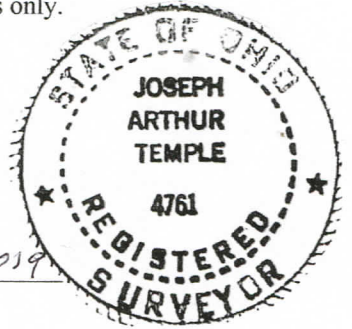
Thence North 02° 57' 59" East, along the east line of P.P. No. 12-040270 and along the east line of P.P. No. 15-081950, a distance of 2987.62 feet to the place of beginning, passing thru a 1 inch iron pipe found 30.94 feet therefrom, containing within said bounds 11.841 acres of land, 7.518 acres being in Hambden Township, 4.323 acres in Clairdon Township with 0.043 acres being within the road right of way, according to the survey of J. Arthur Temple, Registered Surveyor No. 4761, dated June, 2019.

The bearings shown herein are based on an assumed meridian and are used to indicate angles only.

Iron pins set are 5/8 inches in dia. by 30 inches in length, capped "Temple 4761".

Previous Recording: Vol. 2038, Pg. 2581, P.P. Nos. 15-020600 and 12-017900.

Signed: J. Arthur Temple Date June 2019



**SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251**
[Signature] 7/9/19
**GEAUGA COUNTY ENGINEER
TAX MAP DEPT.**

HAM 00299

19-069

**DESCRIPTION OF A PROPOSED PROPERTY SPLIT FOR
DANIEL DIVOKY
14.914 Acres**

Situated in the Townships of Hambden Township and Claridon Township, County of Geauga, and State of Ohio, being part of Original Lot No.21, Bond Tract, within Hambden Township and part of Original Lot No. 2, Holmes Tract, within Claridon Township and further described as follows:

Beginning at a point in the centerline of Chardon Windsor Road, 60 feet in width, at a point located North 72° 19' 34" West along said road centerline a distance of 846.50 feet from a 3/4 inch iron pin found in a monument box located at Sta. 77+80.89 per 1991 Chardon Windsor Road Plan CH-013-A-C, said point of beginning is also being the northwest corner of land conveyed to Daniel G. Divoky by deed recorded in Vol. 2044, Pg. 1403 (P.P. No. 15-102440) of the Geauga County Records of Deeds;

Thence South 02° 57' 59" West, along the west line of said Divoky property being P.P. No. 15-102440 in Hambden Township and along the west line of P.P. 12-018000 in Claridon Township, passing thru a 3/4 inch iron pipe found at 30.38 feet, a total distance of 3195.00 feet to a 5/8 inch iron pin set, capped "Temple 4761" in the north line of land conveyed to Geauga County Park District by deed recorded in Vol. 1442, Pg. 709 (P.P. No. 12-7062100) of the Geauga County Records of Deeds;

Thence North 50° 02' 46" West, along the north line of P.P. No.12-706210, a distance of 279.97 feet to a 5/8 inch iron pin set, capped "Temple 4761" at a point;

Thence North 02° 57' 59" East, creating a new line, a distance of 2488.93 feet to a 5/8 inch iron pin set, capped "Temple 4761" to an angle point;

Thence North 19° 37' 27" East, creating a new line, a distance of 291.05 feet to a 5/8 inch iron pin set, capped "Temple 4761" at an angle point;

Thence North 33° 13' 57" East, creating a new line, a distance of 101.54 feet to a 5/8 inch iron pin set, capped "Temple 4761" at an angle point;

Thence North 11° 47' 59" East, creating a new line, a distance of 189.09 feet to the centerline of Chardon Windsor Road, passing thru a 5/8 inch iron pin set, capped "Temple 4761" 30.02 feet therefrom;

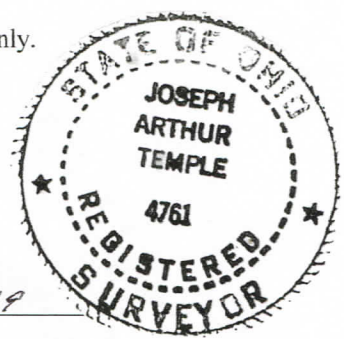
Thence South 72° 19' 34" East, along the centerline of Chardon Windsor Road, a distance 62.02 feet to the place of beginning, containing within said bounds 14.914 acres of land, 9.277 acres being in Hambden Township, 5.637 acres being in Clairdon Township with 0.044 acres being within the road right of way, according to the survey of J. Arthur Temple, Registered Surveyor No. 4761, dated June, 2019.

The bearings shown herein are based on an assumed meridian and are used to indicate angles only.

Iron pins set are 5/8 inches in dia. by 30 inches in length, capped "Temple 4761".

Previous Recording: Vol. 2038, Pg. 2581, P.P. Nos. 15-020600 and 12-017900.

Signed: J. Arthur Temple Date June 2019



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

(Signature) 7/9/19

**GEAUGA COUNTY ENGINEER
TAX MAP DEPT.**