

Plat of Lot Splits Out of PPN: 15-703200

Situated in the Township of Hambden, County of Geauga and State of Ohio, Known as being part of Original Township Lot 10, Bond Tract
December 2020 - 1"=100'

Survey Acreage

23.6522 acres (1,030,292 s.f.) - Total
21.5881 acres (940,376 s.f.) - Exc. R/W

Zoning Inspector's Approval

This Lot Split of land complies with applicable Hambden Township Zoning Resolution. This _____ day of _____ 202__.

By: _____
Hambden Township Zoning Inspector

Zoning

Hambden Twp Zoning District R-1:
3 ac. Min acres
200' Min. Frontage
100' Min. Front Setback
20' Min Side Yard (Each side)
20' Min. Rear Yard

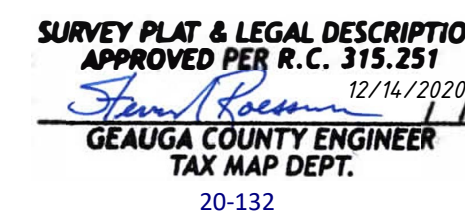
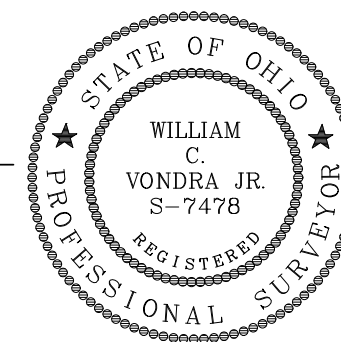
Pertinent Documents Used

- Survey for Winters by Schade Surveying Co. (2000)
- Survey for Singerman by Schwartz Land Surveying (1999)
- Survey for Walker by Arthur Temple (1997)
- Deeds of subject & adjoining parcels

Survey Certification:

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 Ohio North NAD 83 (2011) Geoid 12B ODOT VRS Network. 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. This plat was prepared without the benefit of an abstract of title and is subject to any state of facts revealed by an examination of the same.

William C. Vondra Jr.
WILLIAM C. VONDRA JR., P.E. / P.S.



Legend:

- I. Pin Found
- I. Pipe Found
- 5/8" x 30" I. Pin Set (LDC, Inc.)
- Monument Box Found
- Monument Box Empty
- PK Set
- PK Found
- Stone Found
- Drill Hole Found
- Drill Hole Set
- Horizontal Control Point
- Vertical Control Point
- Hub Found
- Hub Set
- Railroad Spike Found
- Railroad Spike Set
- Meas. = Measured
- Plat = Subdivision Plat
- D., M. = Deed & Measured
- Dd. = Deed
- Rec. = Record
- Act. = Actual

REV. No.	DATE	BY	CHKD

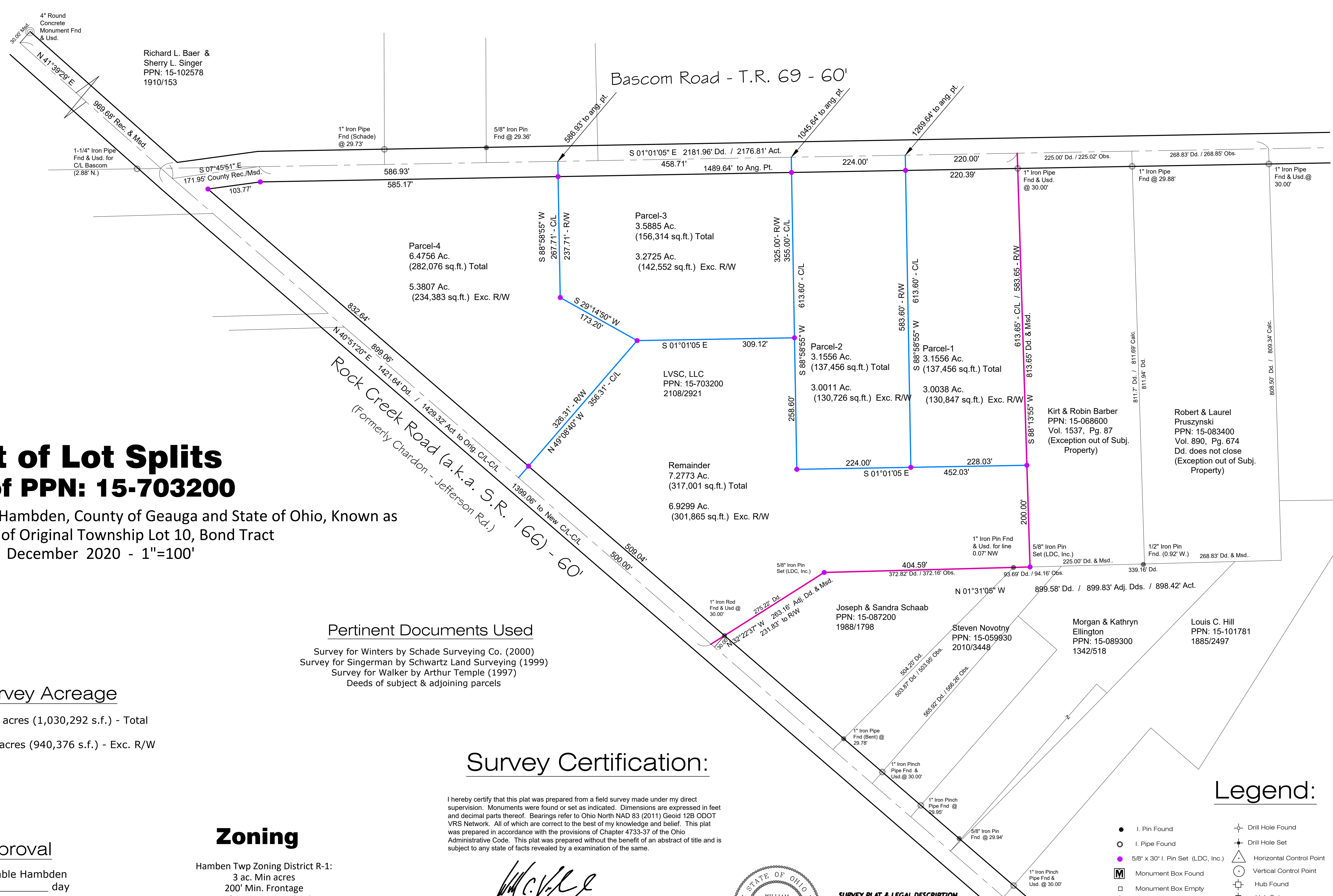
LAND DESIGN consultants
www.LDCinc.net
ENGINEERS PLANNERS SURVEYORS
9025 Osborne Drive Mentor, Ohio 44060
TEL: (440) 255-8463 (440) 951-LAND
(440) 354-6938 FAX: (440) 255-9575

Rick Sommers
PPN: 15-703200
Hambden Township - Geauga County - Ohio

DATE	Dec. 9, 2020
SCALE: HOR.	1"=100'
VERT.	
FILENAME	Split-1
COMPUTERS:	
TAB NAME	Survey

Lot Splits

SHEET	OF
1	1
CONTRACT No.	
SOMMR1-2001	





LDC, Inc. dba Land Design Consultants
 9025 Osborne Drive, Mentor, OH 44060
 (440) 255-8463 (440) 951-5263 (440) 255-9575 fax

DECEMBER 10, 2020

LEGAL DESCRIPTION
 3.1556 ACRE PARCEL-1
 OUT OF PPN: 15-703200

Situated in the Township of Hambden, County of Geauga and State of Ohio, known as being part of Original Township Lot 10, Bond Tract. Said parcel being part of land conveyed to LVSC, LLC by deed recorded in Volume 2108, Page 2921 of Geauga County Records (PPN: 15-703200);

Beginning at a point in the centerline of Rock Creek Road (a.k.a. State Route 166) (60 feet wide), said point being 30 feet and perpendicular from a 4 inch round concrete monument found in the Southeasterly sideline of said Rock Creek Road and the Northwesterly line of land conveyed to Richard L. Baer & Sherry L. Singer by deed recorded in Volume 1910, Page 153 of Geauga County Records (PN: 15-102578);

Thence South $41^{\circ}39'29''$ West, along said centerline of Rock Creek Road, 969.68 feet to its intersection with the centerline of Bascom Road (60 feet wide);

Thence South $07^{\circ}45'51''$ East, along said centerline of Bascom Road, 171.95 feet to an angle point therein;

Thence South $01^{\circ}01'05''$ East, continuing along said centerline of Bascom Road, 1269.64 feet to the PRINCIPAL PLACE OF BEGINNING;

COURSE I Thence South $01^{\circ}01'05''$ East, continuing along said centerline of Bascom Road, 220.00 feet to the Northeasterly corner of land conveyed to Kirt & Robin Barber by deed recorded in Volume 1537, Page 87 of Geauga County Records (PN: 15-068600);

COURSE II Thence South $88^{\circ}13'55''$ West, along the Northerly line of said "Barber", passing through a 1 inch iron pipe found at 30.00 feet, a total distance of 613.65 feet to a 5/8 inch iron pin set (LDC, Inc.);

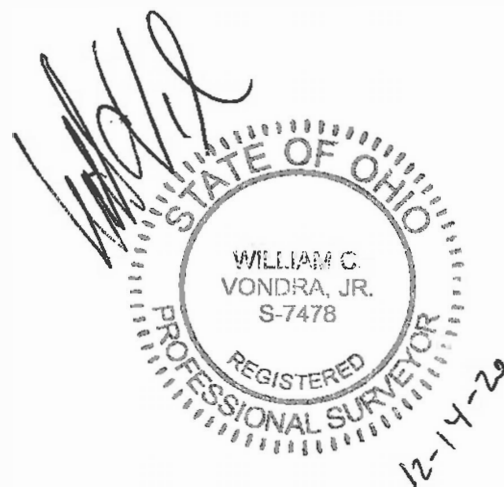
DECEMBER 10, 2020
LEGAL DESCRIPTION
3.1556 ACRE PARCEL-1
OUT OF PPN: 15-703200
Page 2

- COURSE III Thence North 01°01'05" West, 228.03 feet to a 5/8 Inch Iron pin set (LDC, Inc.);
- COURSE IV Thence North 88°58'55" East, passing through a 5/8 inch iron pin set (LDC, Inc.) at 583.60 feet, a total distance of 613.60 feet to the Principal Place of Beginning and containing 3.1556 acres (137,456 sq.ft.) of land and 3.0038 acres (130,847 sq.ft.) of land excluding area within the Right of Way of Bascom Road. As calculated and described from a survey done in September 2020 by William C. Vondra Jr., P.S. 7478 of LDC, Inc. bearings refer to Ohio North NAD 83 (2011), Geoid 12B, ODOT VRS Network, be the same, more or less, but subject to all legal highways and easements of record.

All iron pins noted to be set are 5/8"x30" long steel rebar with plastic cap, "LDC, Inc."

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
James Roessner 12/14/2020
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

20-132





LDC, Inc. dba Land Design Consultants
 9025 Osborne Drive, Mentor, OH 44060
 (440) 255-8463 (440) 951-5263 (440) 255-9575 fax

DECEMBER 10, 2020

LEGAL DESCRIPTION
3.1556 ACRE PARCEL-2
OUT OF PPN: 15-703200

Situated in the Township of Hambden, County of Geauga and State of Ohio, known as being part of Original Township Lot 10, Bond Tract. Said parcel being part of land conveyed to LVSC, LLC by deed recorded in Volume 2108, Page 2921 of Geauga County Records (PPN: 15-703200);

Beginning at a point in the centerline of Rock Creek Road (a.k.a. State Route 166) (60 feet wide), said point being 30 feet and perpendicular from a 4 inch round concrete monument found in the Southeasterly sideline of said Rock Creek Road and the Northwesterly line of land conveyed to Richard L. Baer & Sherry L. Singer by deed recorded in Volume 1910, Page 153 of Geauga County Records (PN: 15-102578);

Thence South $41^{\circ}39'29''$ West, along said centerline of Rock Creek Road, 969.68 feet to its intersection with the centerline of Bascom Road (60 feet wide);

Thence South $07^{\circ}45'51''$ East, along said centerline of Bascom Road, 171.95 feet to an angle point therein;

Thence South $01^{\circ}01'05''$ East, continuing along said centerline of Bascom Road, 1045.64 feet to the PRINCIPAL PLACE OF BEGINNING;

COURSE I Thence South $01^{\circ}01'05''$ East, continuing along said centerline of Bascom Road, 224.00 feet to a point;

COURSE II Thence South $88^{\circ}58'55''$ West, passing through a 5/8 inch iron pin set (LDC, Inc.) at 30.00 feet, a total distance of 613.60 feet to a 5/8 inch iron pin set (LDC, Inc.);

DECEMBER 10, 2020
LEGAL DESCRIPTION
3.1556 ACRE PARCEL-2
OUT OF PPN: 15-703200
Page 2

- COURSE III Thence North 01°01'05" West, 224.00 feet to a 5/8 Inch Iron pin set (LDC, Inc.);
- COURSE IV Thence North 88°58'55" East, passing through a 5/8 inch iron pin set (LDC, Inc.) at 583.60 feet, a total distance of 613.60 feet to the Principal Place of Beginning and containing 3.1556 acres (137,456 sq.ft.) of land and 3.0011 acres (130,726 sq.ft.) of land excluding area within the Right of Way of Bascom Road. As calculated and described from a survey done in September 2020 by William C. Vondra Jr., P.S. 7478 of LDC, Inc. bearings refer to Ohio North NAD 83 (2011), Geoid 12B, ODOT VRS Network, be the same, more or less, but subject to all legal highways and easements of record.

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SURVEY PLAT & LEGAL DESCRIPTION
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James Roesman 12/14/2020
GEAUGA COUNTY ENGINEER
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DECEMBER 10, 2020

LEGAL DESCRIPTION
 3.5885 ACRE PARCEL-3
 OUT OF PPN: 15-703200

Situated in the Township of Hambden, County of Geauga and State of Ohio, known as being part of Original Township Lot 10, Bond Tract. Said parcel being part of land conveyed to LVSC, LLC by deed recorded in Volume 2108, Page 2921 of Geauga County Records (PPN: 15-703200);

Beginning at a point in the centerline of Rock Creek Road (a.k.a. State Route 166) (60 feet wide), said point being 30 feet and perpendicular from a 4 inch round concrete monument found in the Southeasterly sideline of said Rock Creek Road and the Northwesterly line of land conveyed to Richard L. Baer & Sherry L. Singer by deed recorded in Volume 1910, Page 153 of Geauga County Records (PN: 15-102578);

Thence South $41^{\circ}39'29''$ West, along said centerline of Rock Creek Road, 969.68 feet to its intersection with the centerline of Bascom Road (60 feet wide);

Thence South $07^{\circ}45'51''$ East, along said centerline of Bascom Road, 171.95 feet to an angle point therein;

Thence South $01^{\circ}01'05''$ East, continuing along said centerline of Bascom Road, 586.93 feet to the PRINCIPAL PLACE OF BEGINNING;

COURSE I Thence South $01^{\circ}01'05''$ East, continuing along said centerline of Bascom Road, 458.71 feet to a point;

COURSE II Thence South $88^{\circ}58'55''$ West, passing through a 5/8 inch iron pin set (LDC, Inc.) at 30.00 feet, a total distance of 355.00 feet to a 5/8 inch iron pin set (LDC, Inc.);

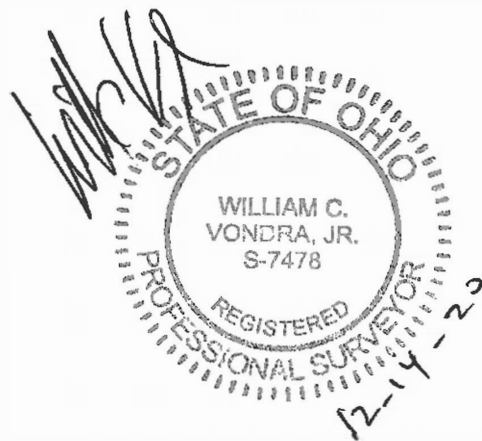
DECEMBER 10, 2020
LEGAL DESCRIPTION
3.5885 ACRE PARCEL-3
OUT OF PPN: 15-703200
Page 2

- COURSE III Thence North 01°01'05" West, 309.12 feet to a 5/8 Inch Iron pin set (LDC, Inc.);
- COURSE IV Thence North 29°14'50" East, 173.20 feet to a 5/8 Inch Iron pin set (LDC, Inc.);
- COURSE V Thence North 88°58'55" East, passing through a 5/8 inch iron pin set (LDC, Inc.) at 237.71 feet, a total distance of 267.71 feet to the Principal Place of Beginning and containing 3.5885 acres (156,314 sq.ft.) of land and 3.2725 acres (142,552 sq.ft.) of land excluding area within the Right of Way of Bascom Road. As calculated and described from a survey done in September 2020 by William C. Vondra Jr., P.S. 7478 of LDC, Inc. bearings refer to Ohio North NAD 83 (2011), Geoid 12B, ODOT VRS Network, be the same, more or less, but subject to all legal highways and easements of record.

All iron pins noted to be set are 5/8"x30" long steel rebar with plastic cap, "LDC, Inc."

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
Frank Rossini 12/14/2020
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

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DECEMBER 10, 2020

LEGAL DESCRIPTION
6.4756 ACRE PARCEL-4
OUT OF PPN: 15-703200

Situated in the Township of Hambden, County of Geauga and State of Ohio, known as being part of Original Township Lot 10, Bond Tract. Said parcel being part of land conveyed to LVSC, LLC by deed recorded in Volume 2108, Page 2921 of Geauga County Records (PPN: 15-703200);

Beginning at a point in the centerline of Rock Creek Road (a.k.a. State Route 166) (60 feet wide), said point being 30 feet and perpendicular from a 4 inch round concrete monument found in the Southeasterly sideline of said Rock Creek Road and the Northwesterly line of land conveyed to Richard L. Baer & Sherry L. Singer by deed recorded in Volume 1910, Page 153 of Geauga County Records (PN: 15-102578);

Thence South $41^{\circ}39'29''$ West, along said centerline of Rock Creek Road, 969.68 feet to its intersection with the centerline of Bascom Road (60 feet wide) and the PRINCIPAL PLACE OF BEGINNING;

- | | |
|------------|---|
| COURSE I | Thence South $07^{\circ}45'51''$ East, along said centerline of Bascom Road, 171.95 feet to an angle point therein; |
| COURSE II | Thence South $01^{\circ}01'05''$ East, continuing along said centerline of Bascom Road, 586.93 feet to a point; |
| COURSE III | Thence South $88^{\circ}58'55''$ West, passing through a 5/8 inch iron pin set (LDC, Inc.) at 30.00 feet, a total distance of 267.71 feet to a 5/8 inch iron pin set (LDC, Inc.); |
| COURSE IV | Thence South $29^{\circ}14'50''$ West, 173.20 feet to a 5/8 inch iron pin set (LDC, Inc.); |

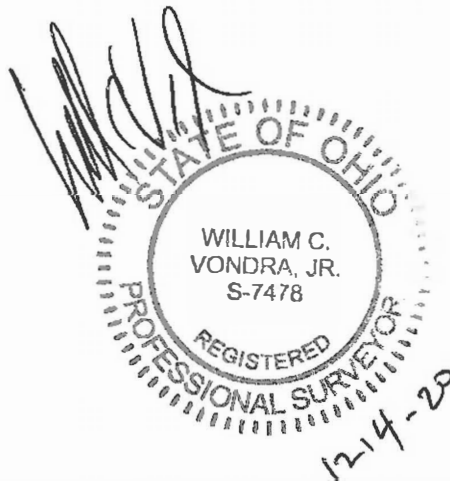
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6.4756 ACRE PARCEL-4
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Page 2

- COURSE V Thence North 49°08'40" West, passing through a 5/8 inch iron pin set (LDC, Inc.) at 326.31 feet, a total distance of 356.31 feet to said centerline of Rock Creek Road;
- COURSE VI Thence North 40°51'20" East, along said centerline of Rock Creek Road, 899.06 feet to the Principal Place of Beginning and containing 6.4756 acres (282,076 sq.ft.) of land and 5.3807 acres (234,383 sq.ft.) of land excluding area within the Right of Ways of Rock Creek Road and Bascom Road. As calculated and described from a survey done in September 2020 by William C. Vondra Jr., P.S. 7478 of LDC, Inc. bearings refer to Ohio North NAD 83 (2011), Geoid 12B, ODOT VRS Network, be the same, more or less, but subject to all legal highways and easements of record.

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SURVEY PLAT & LEGAL DESCRIPTION
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James Koceman 12/14/2020
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

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DECEMBER 10, 2020

LEGAL DESCRIPTION
 7.2773 ACRE REMAINDER
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Beginning at a point in the centerline of Rock Creek Road (a.k.a. State Route 166) (60 feet wide), said point being 30 feet and perpendicular from a 4 inch round concrete monument found in the Southeasterly sideline of said Rock Creek Road and the Northwesterly line of land conveyed to Richard L. Baer & Sherry L. Singer by deed recorded in Volume 1910, Page 153 of Geauga County Records (PN: 15-102578);

Thence South 41°39'29" West, along said centerline of Rock Creek Road, 969.68 feet to its intersection with the centerline of Bascom Road (60 feet wide) and an angle point in Rock Creek Road;

Thence South 40°51'20" West, continuing along said centerline of Rock Creek Road, 899.06 feet to the PRINCIPAL PLACE OF BEGINNING;

COURSE I	Thence South 49°08'40" East, passing through a 5/8 inch iron pin set (LDC, Inc.) at 30.00 feet, a total distance of 356.31 feet to a 5/8 inch iron pin set (LDC, Inc.);
COURSE II	Thence South 01°01'05" East, 309.12 feet to a 5/8 inch iron pin set (LDC, Inc.);
COURSE III	Thence South 88°58'55" West, 258.60 feet to a 5/8 inch iron pin set (LDC, Inc.);

DECEMBER 10, 2020
LEGAL DESCRIPTION
7.2773 ACRE REMAINDER
OUT OF PPN: 15-703200
Page 2

- COURSE IV Thence South 01°01'05" East, 452.03 feet to a 5/8 inch iron pin set (LDC, Inc.) in the Northerly line of land conveyed to Kirt & Robin Barber by deed recorded in Volume 1537, Page 87 of Geauga County Records (PN: 15-068600);
- COURSE V Thence South 88°13'55" West, along said Northerly line of "Barber", 200.00 feet to a 5/8 inch iron pin set (LDC, Inc.) in the Easterly line of land conveyed to Steven Novotny by deed recorded in Volume 2010, Page 3448 of Geauga County Records (PN: 15-059930);
- COURSE VI Thence North 01°31'05" West, along said Easterly line of "Novotny" and the Easterly line of land conveyed to Joseph & Sandra Schaab by deed recorded in Volume 1988, Page 1798 of Geauga County Records (PN: 15-087200), 404.59 feet to a 5/8 inch iron pin set (LDC, Inc.) at the Southeasterly corner of said "Schaab";
- COURSE VII Thence North 32°22'37" West, along the Easterly line of "Schaab", passing through a 1 inch iron rod found at 231.83 feet, a total distance of 263.16 feet to said centerline of Rock Creek Road;
- COURSE VIII Thence North 40°51'20" East, along said centerline of Rock Creek Road, 500.00 feet to the Principal Place of Beginning and containing 7.2773 acres (317,001 sq.ft.) of land and 6.9299 acres (301,865 sq.ft.) of land excluding area within the Right of Way of Rock Creek Road. As calculated and described from a survey done in September 2020 by William C. Vondra Jr., P.S. 7478 of LDC, Inc. bearings refer to Ohio North NAD 83 (2011), Geoid 12B, ODOT VRS Network, be the same, more or less, but subject to all legal highways and easements of record.

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APPROVED PER R.C. 315.251
William C. Vondra, Jr. 12/14/2020
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

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20-132

