

Plat of Consolidation & Lot Splits of Gertz Property

P.P.N: 15-030400, 15-101835 & 15-101834
 Situated in the Township of Hambden, County of Geauga and State of Ohio & known as being part of Original Township Lots 2 & 3, Bond Tract
 January 2021 Scale: 1"=200'

Zoning Inspector's Approval
 This division and consolidation of land complies with the applicable Hambden Township Zoning Resolution. This day of _____, 2021.
 By: _____
 Township Zoning Inspector

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 (2011adj) 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., P.S. # 7478
 WILLIAM C. VONDRA JR. S-7478
 REGISTERED PROFESSIONAL SURVEYOR
 STATE OF OHIO

- Legend:**
- Iron Pin Found
 - Iron Pipe Found
 - Iron Pin Set (6" x 30") (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
 - C/L Monument W/ 5/8" rebar
 - Meas. = Measured
 - Plat = Subdivision Plat
 - D./M. = Deed & Measured
 - ADM = Adjoiners Deed & Measured
 - Drill Hole Found
 - Drill Hole Set
 - △ Horizontal Control Point
 - Vertical Control Point
 - Hub Found
 - Hub Set
 - Railroad Spike Found
 - Railroad Spike Set
 - C/L Monument W/ 5/8" rebar
 - Rec. = Record
 - Act. = Actual

Lot Splits
 Parcel A
 4.0469 Ac. (176,282 sq.ft.) Total
 3.7503 Ac. (163,365 sq.ft.) Exc. R/W

Consolidation / Remainder
 P.P.N: 15-030400 & 15-101835
 132.6645 Ac. (5,778,867 sq.ft.) Total
 132.5747 Ac. (5,774,957 sq.ft.) Exc. R/W

New Cons. - P. & S. Gertz
 P.P.N: 15-101834 & Parcel-B
 7.7169 Ac. (336,150 sq.ft.) Total
 7.6276 Ac. (332,260 sq.ft.) Exc. R/W

LINE	LENGTH	BEARING	NOTES
L-1	130.42	S01°01'40"E	
L-2	69.58	S01°01'40"E	
L-3	60.00	S01°01'40"E	Dd. & Msd.
L-4	118.68	S54°44'33"E	
L-5	125.67	S89°16'09"W	95.67 R/W
L-6	126.99	N88°55'21"E	Dd. & Msd.
L-7	63.40	N00°43'28"W	Dd. & Msd.
L-8	108.13	N89°17'54"E	108.01 Dd.
L-9	124.88	N00°52'07"W	125.0 Dd.
L-10	175.10	N01°01'40"W	175.0 Dd.
L-11	430.36	N01°01'40"W	
L-12	30.00	S88°58'20"W	

21-024

Gaugua County
Boxless Monument
Fnd & Usd W/
1" Pin

Section 11
Lot T, Section 20

Regent's Greene Subdivision
Phase 2
Vol. 29, Page 61-62

Regent's Greene Subdivision
Phase 3
Vol. 31, Page 50-51

Regent's Greene Subdivision
Phase 1
Vol. 28, Page 74-76

Raymond P Burns & Sarah A. Ferguson
P.N.# 15-086510
Vol. 2082, Pg. 755

1085.1 Dd / 1084.97 Obs.

Roger & Bridgett B. Grant
P.N.# 15-032900
Vol. 933, Pg. 950

Scott K. & Karen A. Bena
P.N.# 15-049200
Vol. 980, Pg. 922

John J. Lucas
P.N.# 15-049100
Vol. 2009, Pg. 730

Kevin K. & Judith A. Thompson
P.N.# 15-029200
Vol. 1457, Pg. 140

Robert E. Kavaras
P.N.# 15-044300
Vol. 259, Pg. 219

Patricia J. Morehouse
P.N.# 15-086100
Vol. 1864, Pg. 1024

Patricia J. Morehouse
P.N.# 15-086200
Vol. 1864, Pg. 1024

Craig A. Fischer & Teresa M. Petkosek
P.N.# 15-075650
Vol. 1507, Pg. 234

Marelyn L. Burnett
P.N.# 15-010900
Vol. 2076, Pg. 1869

1085.1 Dd / 1084.65 Obs.

Lori Callow
P.N.# 15-005300
Vol. 2000, Pg. 2924

Mark S. & Laurie Mytro
P.N.# 15-002200
Vol. 1865, Pg. 627

Gaugua County
Boxless Monument
Fnd & Usd W/
1" Pin

Section 20
Section 27

Township of Hambden - Geauga County - Ohio

SHEET 1 OF 1

CONTRACT No. GERTN1-2101

LAND DESIGN CONSULTANTS
www.LDCinc.net
ENGINEERS PLANNERS SURVEYORS
8025 Cabonne Drive Mentor, Ohio 44060
TEL: (440) 255-9511 FAX: (440) 255-9575
L.D.C. Inc. d.b.a.

P.N.: 15-030400



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

FEBRUARY 10, 2021

LEGAL DESCRIPTION
 4.0469 ACRE SPLIT-A
 OUT OF PPN: 15-030400

Situated in the Township of Hambden, County of Geauga and State of Ohio, known as being part of Original Township Lot 3, Bond Tract. Said parcel being part of land conveyed to William N. & Jean C. Gertz Tr. by deed recorded in Volume 1152, Page 369 of Geauga County Records (PPN: 15-030400);

Beginning at a Monument Box with $\frac{3}{4}$ inch iron pin found at the centerline intersection of GAR Highway (S.R. 6) 60 feet wide and Bascom Road (60 feet wide)

Thence South $01^{\circ}01'40''$ East, along said centerline of Bascom Road and the Westerly line of Original Lot 3, 2078.19 feet to the Southwesterly corner of deed parcel 2 of land conveyed to Brian Sferra & Ashley S. Warmington by deed recorded in Volume 2076, Page 1535 of Geauga County Records (PPN: 15-030300) and the PRINCIPAL PLACE OF BEGINNING;

- | | |
|------------|---|
| COURSE I | Thence North $88^{\circ}28'12''$ East, passing through a $\frac{5}{8}$ inch iron pipe at 29.92 feet, a total distance of 300.03 feet to a $\frac{5}{8}$ inch iron pin found (Temple) in the Westerly line of deed parcel 3 of land so conveyed to "Sferra & Warmington" (PPN: 15-030200); |
| COURSE II | Thence South $00^{\circ}52'07''$ East, along said Westerly line, 124.88 feet to a $\frac{3}{4}$ inch iron pipe found at the Southwest corner thereof; |
| COURSE III | Thence North $88^{\circ}28'58''$ East, along the Southerly line of said "Sferra & Warmington"-Deed parcel 3, 150.09 feet to a point (witness a $\frac{5}{8}$ inch iron pin found 0.05' N. / Temple); |
| COURSE IV | Thence South $01^{\circ}04'14''$ East, 311.72 feet to a $\frac{5}{8}$ inch iron pin set LDC, Inc.); |

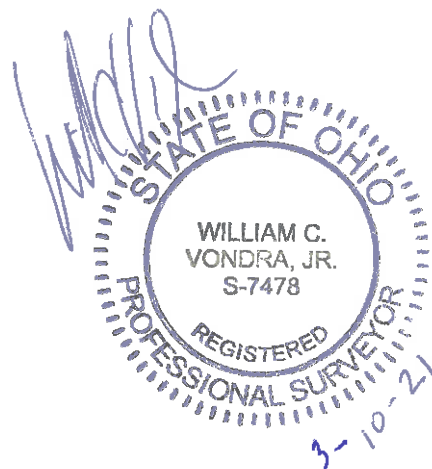
FEBRUARY 10, 2021
LEGAL DESCRIPTION
4.0469 ACRE SPLIT-A
OUT OF PPN: 15-030400
Page 2

- COURSE V Thence South 89°16'09" West, passing through a 5/8 inch iron pin set (LDC, Inc.) at 420.00 feet, a total distance of 450.00 feet in said centerline of Bascom Road);
- COURSE VI Thence North 01°01'40" West, 430.36 feet to the Principal Place of Beginning and containing 4.0469 acres (176,282 sq.ft.) of land and 3.7503 acres (163,365 sq.ft.) of land excluding area within the Right of Way of Bascom Road. As calculated and described from a survey done in January 2021 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 & Description
Approved Per O.R.C. 315.251
Geauga County Engineer
Reviewed under the supervision of
Steven N. Roessner, P.S. Ohio #7070
By: SNR Date: 03/11/2021

21-024





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

**FEBRUARY 10, 2021
 LEGAL DESCRIPTION
 7.7169 ACRE CONSOLIDATION
 PPN: 15-101834**

Situated in the Township of Hambden, County of Geauga and State of Ohio, known as being part of Original Township Lots 2 & 3, Bond Tract. Said parcel being all of land conveyed to Paul A. & Linda L. Gertz by deed recorded in Volume 2072, Page 406 of Geauga County Records (PPN: 15-101834) & a 0.1005 acre parcel out of PPN: 15-101835 of land conveyed to William N. Gertz by deed recorded in Volume 2073, Page 3495;

Beginning at a Monument Box with $\frac{3}{4}$ inch iron pin found at the centerline intersection of GAR Highway (S.R. 6) 60 feet wide and Bascom Road (60 feet wide)

Thence South $01^{\circ}01'40''$ East, along said centerline of Bascom Road and the line between Original Township Lots 3 & 8, 2638.97 feet to a point at the end of the dedicated Right of Way of said road per 1928 Road Plans and Official Road Records in Vol. D, Page 414 and the PRINCIPAL PLACE OF BEGINNING;

- | | |
|-------------------|--|
| COURSE I | Thence North $88^{\circ}58'20''$ East, along the end of the Right of Way of said road, 30.00 feet to a $\frac{5}{8}$ inch iron pin set (LDC, Inc.) at the end of the Easterly sideline thereof; |
| COURSE II | Thence South $54^{\circ}44'33''$ East, 118.68 feet to a $\frac{5}{8}$ inch iron pin found (Temple) in the Northerly line of said "Paul & Linda Gertz"; |
| COURSE III | Thence North $89^{\circ}16'09''$ East, along said Northerly line of "Gertz", 1818.29 feet to the Northeast corner thereof, said point also being a Southwesterly corner of Land conveyed to William N. & Jean C. Gertz by deed recorded in Volume 1152, Page 369 of Geauga County Records, (Witness a $\frac{5}{8}$ inch iron pin found (Temple) 0.26' South); |

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LEGAL DESCRIPTION
7.7169 ACRE CONSOLIDATION
PPN: 15-101834
PAGE 2

- COURSE IV Thence South 00°57'00" East, along a Westerly line of "W. & J. Gertz", passing through a 5/8 inch iron pin found (Temple) at 0.26 feet, a total distance of 1005.62 feet to a 5/8 inch iron pin found at a Southwesterly corner of said "W. & J. Gertz" and a Northeasterly corner of land conveyed to Geauga Park District by deed recorded in Volume 2023, Page 1848 (PPN: 15-703830);
- COURSE V Thence South 89°17'54" West, along a Northerly line of said "Park District", 108.13 feet to a 5/8 inch iron pin found at an angle point therein;
- COURSE VI Thence North 00°43'28" West, continuing along a Northerly line of said "Park District", 63.40 feet to an angle point therein (Witness a Metal Fence Post found 0.27 feet N.E.);
- COURSE VII Thence South 88°55'21" West, continuing along a Northerly line of said "Park District", 126.99 feet to a 5/8 inch iron pin found at the Southeasterly corner of land conveyed to Norman E. & Heidi J. Gertz by deed recorded in Volume 854, Page 1112 of Geauga County Records (PPN: 15-030401);
- COURSE VIII Thence North 00°57'00" West, along the Easterly line of said "N. & H. Gertz", 882.93 feet to a 5/8 inch iron pin found at the Northeasterly corner thereof;
- COURSE IX Thence South 89°16'09" West, along the Northerly line of said "N. & H. Gertz", passing through a 5/8 inch iron pin found (Temple) at 1678.95 feet, a total distance of 1709.00 feet to said line between Original Township Lots 2 & 7;

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LEGAL DESCRIPTION
7.7169 ACRE CONSOLIDATION
PPN: 15-101834
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COURSE X Thence North 01°01'40" West, along said Lot line, 129.58 feet to the Principal Place of Beginning and containing 7.7169 acres (336,150 sq.ft.) of land and 7.6276 acres (332,260 sq.ft.) of land excluding area within the Right of Way of Bascom Road. As calculated and described from a survey done in January 2021 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 & Description
Approved Per O.R.C. 315.251
Geauga County Engineer
Reviewed under the supervision of
Steven N. Roessner, P.S. Ohio #7070

By: SNR Date: 03/11/2021

21-024





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

FEBRUARY 10, 2021

LEGAL DESCRIPTION
132.6645 ACRE REMAINDER
PPN: 15-030400

Situated in the Township of Hambden, County of Geauga and State of Ohio, known as being part of Original Township Lots 2 & 3, Bond Tract. Said parcel being part of land conveyed to William N. & Jean C. Gertz Tr. by deed recorded in Volume 1152, Page 369 of Geauga County Records (PPN: 15-030400) and part of land conveyed to William N. Gertz by deed recorded in Volume 2072, Page 3495 (PPN: 15-101835);

Beginning at a Monument Box with $\frac{3}{4}$ inch iron pin found at the centerline intersection of GAR Highway (S.R. 6) 60 feet wide and Bascom Road (60 feet wide)

Thence South $01^{\circ}01'40''$ East, along said centerline of Bascom Road and the Westerly line of Original Lot 3, 2508.55 feet to the PRINCIPAL PLACE OF BEGINNING;

- COURSE I** Thence North $89^{\circ}16'09''$ East, passing through a $\frac{5}{8}$ inch iron pin set (LDC, Inc.) at 30.00 feet, a total distance of 450.00 feet to a $\frac{5}{8}$ inch iron pin set (LDC, Inc);
- COURSE II** Thence North $01^{\circ}04'14''$ West, 311.72 feet to the Southerly line of deed parcel 3 of land conveyed to Brian Sferra & Ashley S. Warrington by deed recorded in Volume 2076, Page 1535 of Geauga County Records (PPN: 15-030200), witness a $\frac{5}{8}$ inch iron pin found (Temple) 0.05 feet North;
- COURSE III** Thence North $88^{\circ}28'58''$ East, along the Southerly line of said "Sferra & Warrington" and the Southerly line of deed parcel 1 (PPN:15-030210), 594.91 feet to a $\frac{5}{8}$ inch iron pin set (LDC, Inc.);

- COURSE IV Thence North 00°56'51" West, along the Easterly line of said deed parcel-1 of "Sferra & Warmington", 300.00 feet, to a 5/8 inch iron pipe found in the Southerly line of land conveyed to Paul E. Judd by deed recorded in Volume 2057, Page 2510 of Geauga County Records (PPN: 15-043500);
- COURSE V Thence North 88°32'26" East, along said Southerly line of "Judd", 803.42 feet to a 5/8 inch iron pin found (Daniel) at the Southwest corner of land conveyed to Joseph T. & Laura A. Niederst by deed recorded in Volume 1089, Page 1123 of Geauga County Records (PPN: 15-102102);
- COURSE VI Thence North 88°02'33" East, along the Southerly line of "Niederst", 573.06 feet, to the Southwest corner of Sublot No. 23 in the Regent's Greene Subdivision Phase 2 recorded in Volume 29, Pages 61-62 of Geauga County Plat Records Witness a 5/8 inch iron pin found (Daniel) 0.05' S.;
- COURSE VII Thence North 87°44'59" East, along the Southerly line of said Phase 2 of Regent's Greene Subdivision, 566.80 feet to the Northwesterly corner of Sublot 35 in Phase 3 of said Regent's Greene Subdivision recorded in Volume 31, Pages 50-51 of Geauga County Plat Records Witness a 5/8 inch iron pin found 0.05' S.;
- COURSE VIII Thence South 00°43'57" East, along the Westerly line of Phase 3 of said subdivision, 885.67 feet to a 1 ¼ inch iron pipe found at the Southwest corner thereof;
- COURSE IX Thence North 89°07'09" East, along the Southerly line of Phase 3 of said subdivision, passing through a 5/8 inch iron pin found at 1236.28 feet, a total distance of 1236.38 feet to the Westerly line of land conveyed to Raymond P. Burns & Sarah A. Ferguson by deed recorded in Volume 2082, Page 755 of Geauga County Records (PPN: 15-086510);
- COURSE X Thence South 01°32'36" East, 2158.30 feet to a 5/8 inch iron pin set (LDC, Inc.) at a Northeasterly corner of land conveyed to Cheryl M. Snopel @ 4 in Volume 1274, Page 577 (PPN: 15-078300), along the Westerly lines of the following parcels:

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132.6645 REMAINDER
PPN: 15-030400
Page 3

Raymond P. Burns & Sarah A. Ferguson, as mentioned above.

Roger & Bridgett B. Grant, Volume 933, Page 950 of Geauga County Records (PPN: 15-032900),

Scott K. & Karen A. Bena, Volume 980, Page 922 of Geauga County Records (PPN: 15-049200),

John J. Lucas, Volume 2009, Page 730 of Geauga County Records (PPN: 15-049100),

Kevin K. & Judith A. Thompson, Volume 1457, Page 140 of Geauga County Records (PPN: 15-029200),

Robert E. Kavaras, Volume 259, Page 219 of Geauga County Records (PPN: 15-044300),

Patricia J. Morehouse, Volume 1864, Page 1024 of Geauga County Records (PPN: 15-086100) & a second parcel (PPN: 15-086200),

Craig A. Fischer & Teresa M. Petkosek, Volume 1507, Page 234 of Geauga County Records (PPN: 15-075650),

Marelyn L. Burnett, Volume 2076, Page 1869 of Geauga County Records (PPN: 15-010900),

Lori Callow, Volume 2000, Page 2924 of Geauga County Records (PPN: 15-005300),

COURSE XI Thence South 89°44'45" West, along the Northerly line of "Snopel", 1295.37 feet to a ¾ inch iron pipe found at the Southeast corner of land conveyed to Geauga Park District by deed recorded in Volume 2023, Page 1848 of Geauga County Records (PPN: 15-703831);

COURSE XII Thence North 00°32'21" West, along the Easterly line of "Park District", 1169.63 feet to a ¾ inch iron pipe found at the Northeast corner thereof;

COURSE XIII Thence South 89°06'19" West, along the Northerly line of "Park District", 1011.50 feet to a 5/8 inch iron pin found at the Southeast corner of land conveyed to Paul A. & Linda L. Gertz by deed recorded in Volume 2072, Page 406 of Geauga County Records (PPN: 15-101834);

FEBRUARY 10, 2021
LEGAL DESCRIPTION
132.6645 REMAINDER
PPN: 15-030400
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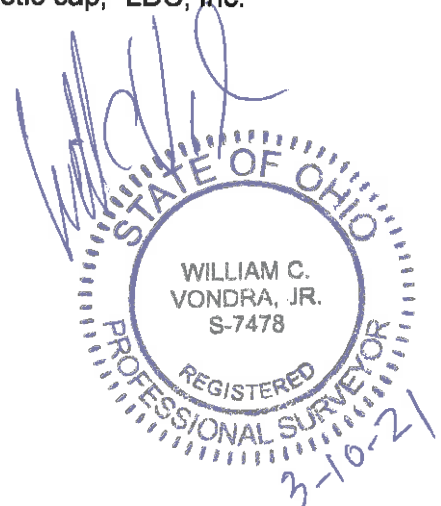
- COURSE XIV Thence North 00°57'00" West, along the Easterly line of "Gertz", passing through a 5/8 inch iron pin found at 1005.36 feet, a total distance of 1005.62 feet to the Northeast corner thereof;
- COURSE XV Thence South 89°16'09" West, along the Northerly line of "Gertz", 1818.29 feet to a 5/8 inch iron pin found (Temple);
- COURSE XVI Thence North 54°44'33" West, 118.68 feet to a 5/8 inch iron pin set (LDC, Inc.) at the end of the dedicated Easterly sideline of said Bascom Road per 1928 Road Plans and Official Road Records of Geauga County in Volume D, Page 414;
- COURSE XVII Thence South 88°58'20" West, along the end of the dedicated road, 30.00 feet to said centerline of Bascom Road;
- COURSE XVIII Thence North 01°01'40" West, along said centerline, 130.42 feet to the Principal Place of Beginning and containing 132.6645 acres (5,778,867 sq.ft.) of land and 132.5747 acres (5,774,957 sq.ft.) of land excluding area within the Right of Way of Bascom Road. As calculated and described from a survey done in January 2021 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 & Description
Approved Per O.R.C. 315.251
Geauga County Engineer
Reviewed under the supervision of
Steven N. Roessner, P.S. Ohio #7070
By: SNR Date: 03/11/2021

21-024

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

FEBRUARY 10, 2021
 LEGAL DESCRIPTION
 0.1246 ACRE SPLIT-B
 OUT OF PPN: 15-101835*

Situated in the Township of Hambden, County of Geauga and State of Ohio, known as being part of Original Township Lot 3, Bond Tract. Said parcel being part of land conveyed to William N. Gertz by deed recorded in Volume 2073, Page 3495 of Geauga County Records (PPN: 15-101835) – *Note this parcel is to be combined to PPN: 15-030400;

Beginning at a Monument Box with $\frac{3}{4}$ inch iron pin found at the centerline intersection of GAR Highway (S.R. 6) 60 feet wide and Bascom Road (60 feet wide)

Thence South $01^{\circ}01'40''$ East, along said centerline of Bascom Road AND THE Westerly line of Original Lot 3, 2638.97 feet to a point at the end of the dedicated Right of Way of said road per 1928 Bascom Road plans and Official Road Records in Vol. D, Page 414 and the PRINCIPAL PLACE OF BEGINNING;

- | | |
|------------|--|
| COURSE I | Thence North $88^{\circ}58'20''$ East, along the end of the Right of Way of said road, 30.00 feet to a $\frac{5}{8}$ inch iron pin sat (LDC, Inc.) at the end of the Easterly sideline thereof; |
| COURSE II | Thence South $54^{\circ}44'33''$ East, 118.68 feet to a $\frac{5}{8}$ inch iron pin found (Temple) in the Northerly line of land conveyed to Paul A. & Linda L. Gertz by deed recorded in Volume 2072, Page 406 of Geauga County Records (PPN: 15-101834); |
| COURSE III | Thence South $89^{\circ}16'09''$ West, along said Northerly line of "Gertz", 125.67 feet to the Westerly line of Original Lot No. 2. |

FEBRUARY 10, 2021
LEGAL DESCRIPTION
0.1246 ACRE SPLIT-B
OUT OF PPN: 15-101835*
PAGE 2

COURSE IV Thence North 01°01'40" West, along said Westerly Lot Line, 69.58 feet to the Principal Place of Beginning and containing 0.1246 acres (5,426 sq.ft.) of land and 0.0766 acres (3,336 sq.ft.) of land excluding area within the Right of Way of Bascom Road. As calculated and described from a survey done in January 2021 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."
This parcel is to be combined to PPN: 15-101834

Survey Plat & Description
Approved Per O.R.C. 315.251
Geauga County Engineer
Reviewed under the supervision of
Steven N. Roessner, P.S. Ohio #7070

By: SNR Date: 03/11/2021

21-024

