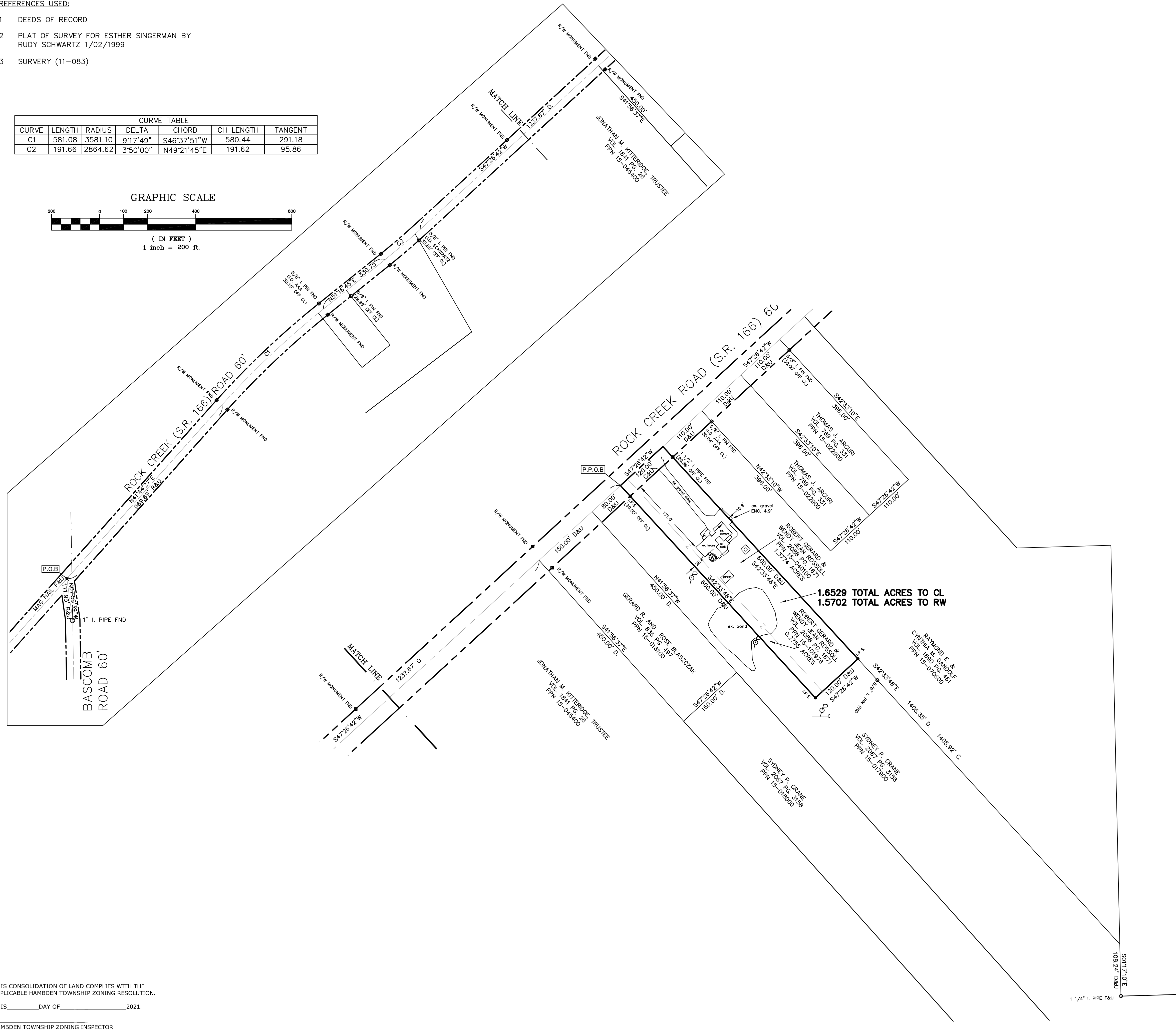
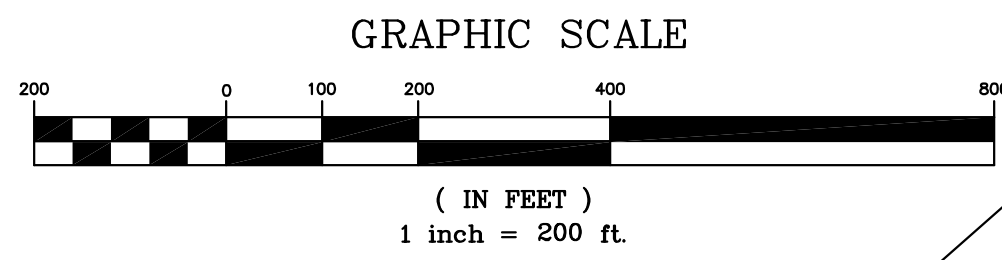


REFERENCES USED:

- 1 DEEDS OF RECORD
- 2 PLAT OF SURVEY FOR ESTHER SINGERMAN BY RUDY SCHWARTZ 1/02/1999
- 3 SURVEY (11-083)

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	TANGENT
C1	581.08	3581.10	9°17'49"	S46°37'51"W	580.44
C2	191.66	2864.62	3°50'00"	N49°21'45"E	191.62



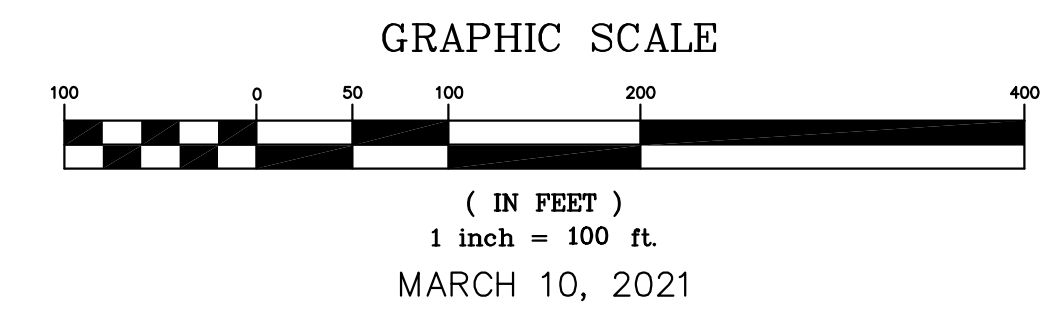
**CONSOLIDATION PLAT**  
**For**  
**ROBERT GERARD AND**  
**WENDY JEAN ROSOLL**

SITUATED IN THE TOWNSHIP OF HAMB DEN, COUNTY OF GEAGA  
AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF  
ORIGINAL LOT NUMBER 2, OF THE PARKER TRACT.

PREPARED FOR:  
ROBERT G. AND WENDY J. ROSSOLL  
14879 ROCK CREEK ROAD  
CHARDON, OHIO 44024

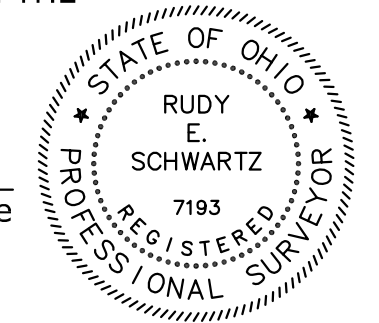
LEGEND

- ips 5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
- i.Pin Iron Pin
- i.Pipe Iron Pipe
- Mon. Monument
- Fe Fence post
- ✕ 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 MERIDAN 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.

*[Signature]* 3-10-21  
RUDY E. SCHWARTZ, P.S. #7193 Date



Survey Plat & Description  
Approved Per O.R.C. 315.251  
Geauga County Engineer  
Recorded under the supervision of  
Steven H. Roseberry, P.S. Ohio #7070  
By: SNR Date: 03/22/2021

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 CONSOLIDATION OF LAND COMPLIES WITH THE APPLICABLE HAMB DEN TOWNSHIP ZONING RESOLUTION.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.  
BY \_\_\_\_\_  
HAMB DEN TOWNSHIP ZONING INSPECTOR

CONSOLIDATION  
 LEGAL DESCRIPTION  
 OF A  
 1.6529 ACRE PARCEL  
 FOR  
 ROBERT GERARD AND WENDY JEAN ROSSOLL

Situated in the Township of Hambden, County of Geauga, and State of Ohio, and known as being a part of Original Lot No. 2, Parker Tract, and further known as being all of a parcel of land conveyed to Robert Gerard and Wendy Jean Rossoll (PPN 26-040100) by deed recorded in Volume 2088, Page 1671 of Geauga County Deed Records, and also being all of a parcel of land conveyed to Robert Gerard and Wendy Jean Rossoll (PPN 26-101976) by deed recorded in Volume 2088, Page 1671 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a Mag Nail found in the centerline of Rock Creek Road (S.R. 166), 60 feet wide, at its intersection with the centerline of Bascomb Road, 60 feet wide;

Thence **North 41° 44' 27" East**, along said centerline of Rock Creek Road, a distance of **969.69 feet** to a point of curvature;

Thence continuing Northeasterly along the arc of a curve deflecting to the right also being said centerline of Rock Creek Road, a distance of 581.08 feet, said curve having a radius of 3581.10 feet, a delta of 9° 17' 49", and a chord which bears **North 46° 37' 51" East** a distance of **580.44 feet** to a point;

Thence **North 51° 16' 45" East**, continuing along said centerline of Rock Creek Road, a distance of **330.75 feet** to a point of curvature;

Thence continuing Northeasterly along the arc of a curve deflecting to the left also being said centerline of Rock Creek Road, a distance of 191.66 feet, said curve having a radius of 2864.62 feet, a delta of 3° 50' 00", and a chord which bears **North 49° 21' 45" East** a distance of **191.62 feet** to a point;

Thence **North 47° 26' 42" East**, continuing along said centerline of Rock Creek Road, a distance of **1237.60 feet** to a point at the most Northerly corner of land conveyed to Sydney P. Crane (PPN15-017900) by deed recorded in Volume 2067, Page 3158 of Geauga County Deed Records, and being the Principal Place of Beginning of the premises herein intended to be described;

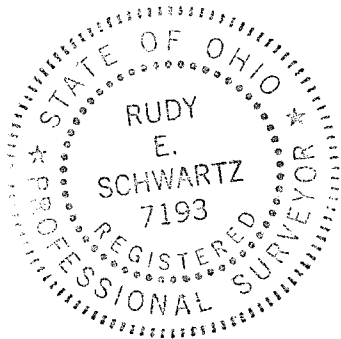
COURSE I                      Thence **North 47° 26' 42" East**, continuing along said centerline of Rock Creek Road, a total distance of **120.00 feet** to a point at

the most Westerly corner of land conveyed to Raymond E. and Cynthia M. Gandolf (PPN 15-070600) by deed recorded in Volume 1890, Page 461 of Geauga County Deed Records;

COURSE II Thence **South 42° 33' 48" East**, along the Southwesterly line of land so conveyed to Raymond E. and Cynthia M. Gandolf, passing through a 1 1/2 inch iron pipe found at 29.89 feet, a total distance of **600.00 feet** to a 5/8 inch iron pin set at a Northeasterly corner of land so conveyed to Sydney P. Crane;

COURSE III Thence **South 47° 26' 42" West**, along a Northwesterly line of land so conveyed to Sydney P. Crane, a distance of **120.00 feet** to a 5/8 inch iron pin set;

COURSE IV Thence **North 42° 33' 48" West**, along a Northeasterly line of land so conveyed to Sydney P. Crane, passing through a 5/8 inch iron pin set at 570.00 feet, a total distance of **600.00 feet** to the Principal Place of Beginning and containing **1.6529 acres** of land (1.5702 acres excepting the area within the right-of-way of Rock Creek Road, 1.3774 acres all of PPN 15-040100 and 0.2755 acres all of PPN 15-101976) as surveyed, calculated and described, on March 10, 2021 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. The intent of this survey is to consolidate PPNs. 15-040100 and 15-101976.



*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: 03/12/2021

21-039

3.10.21  
DATE

  
RUDY E. SCHWARTZ, P.S. 7193