

Plat of Lot Split 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
June 2021 - 1"=100'

Survey Acreage

7.2773 acres (317,001 s.f.) - Total
6.9299 acres (301,865 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

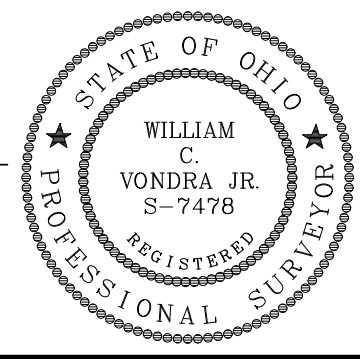
Pertinent Documents Used

- 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.



Survey Plat & Description
Approved Per O.R.C. 315.251
Geauga County Engineer
Reviewed under the supervision of
Steven N. Rossner, P.S. Ohio #1970
By: SNR Date: 06/22/2021
21-096

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

Derchar, LLC
PPN: 15-703200
Hambden Township - Geauga County - Ohio

DATE June, 21, 2021
SCALE: HOR. 1"=100'
VERT. _____
FILENAME Split-2
COMPUTERS: _____
TAB NAME Survey

Lot Split

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

JUNE 21, 2021

LEGAL DESCRIPTION
3.7659 ACRE REMAINDER
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 Derchar, LLC by deed recorded in Volume 2126, Page 480 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 an angle point in Rock Creek Road;

Thence South $40^{\circ}51'20''$ West, continuing along said centerline of Rock Creek Road, 1199.06 feet to the PRINCIPAL PLACE OF BEGINNING;

COURSE I Thence South $49^{\circ}08'40''$ East, passing through a 5/8 inch iron pin set (LDC, Inc.) at 30.00 feet, a total distance of 277.94 feet to a 5/8 inch iron pin set (LDC, Inc.);

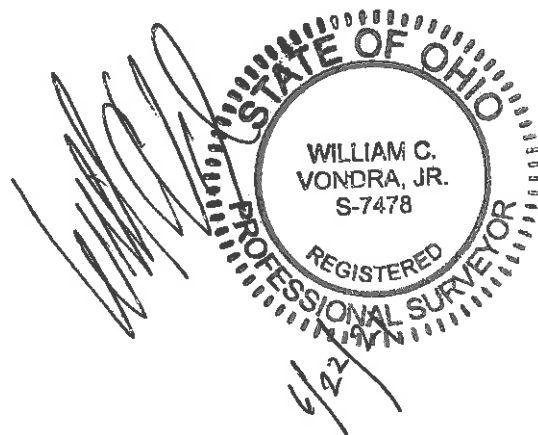
COURSE II Thence South $01^{\circ}01'05''$ East, along the Westerly line of two parcels of land conveyed to LVSC, LLC, recorded in Volume 2121, Page 3170 (PPN: 15-102645) and Volume 2121, Page 3166 (PPN: 15-102644), 590.08 feet to a 5/8 inch iron pin set (LDC, Inc.) in the Northerly line of land conveyed to Kirt & Robin Barber by deed recorded in Volume 1537, Page 87 of Geauga County Records (PN: 15-068600);

JUNE 21, 2021
LEGAL DESCRIPTION
3.7659 ACRE REMAINDER
PPN: 15-703200
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- COURSE III** 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 and Jessie Novotny by deed recorded in Volume 2112, Page 2832 of Geauga County Records (PN: 15-059930);
- COURSE IV** 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 V** 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 VI** Thence North 40°51'20" East, along said centerline of Rock Creek Road, 200.00 feet to the Principal Place of Beginning and containing 3.7659 acres (164,045 sq.ft.) of land and 3.6251 acres (157,909 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.

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: 06/22/2021
21-096





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

JUNE 21, 2021

LEGAL DESCRIPTION
 3.5114 ACRE SPLIT
 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 Derchar, LLC by deed recorded in Volume 2126, Page 480 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 an angle point in Rock Creek Road;

Thence South $40^{\circ}51'20''$ West, continuing along said centerline of Rock Creek Road, 899.06 feet to the Westerly corner of land conveyed to John HW and Margaret M. Grimm by deed recorded in Volume 2122, Page 3297 (PPN: 15-102647) and the PRINCIPAL PLACE OF BEGINNING;

COURSE I Thence South $49^{\circ}08'40''$ East, along the Southwesterly line of said "Grimm", 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.) at a Northwesterly corner of land conveyed to Austin Boswell by deed recorded in Volume 2122, Page 3291 (PPN: 15-102646);

JUNE 21, 2021
LEGAL DESCRIPTION
3.5114 ACRE SPLIT
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- COURSE II Thence South 01°01'05" East, along the West line of said "Boswell", 309.12 feet to a 5/8 inch iron pin set (LDC, Inc.) in the North line of land conveyed to LVSC, LLC by deed recorded in Volume 2121, Page 3170 (PPN: 15-102645);
- COURSE III Thence South 88°58'55" West, along said North line of "LVSC", 258.60 feet to a 5/8 inch iron pin set (LDC, Inc.) at the Northwest corner thereof;
- COURSE IV Thence North 01°01'05" West, 138.04 feet to a 5/8 inch iron pin set (LDC, Inc.);
- COURSE V Thence North 49°08'40" West, passing through a 5/8 inch iron pin set (LDC, Inc.) at 247.94 feet, a total distance of 277.94 feet to said centerline of Rock Creek Road;
- COURSE VI Thence North 40°51'20" East, along said centerline of Rock Creek Road, 300.00 feet to the Principal Place of Beginning and containing 3.5114 acres (152,956 sq.ft.) of land and 3.3048 acres (143,956 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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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: 06/22/2021

21-096

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