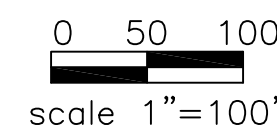




**Situate in Hambden Township, Geauga County, Ohio
and being in Lots 1-13 of Parker Tract of Hambden Township,
also being in Township 9 Range 7 West of the Connecticut Western Reserve.**

November, 2025



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- | | |
|----------|---------------------------------|
| ● I.P.S. | IRON PIN CAPPED SET |
| ■ | MONUMENT BOX FOUND |
| ⊙ P.F. | IRON PIPE FOUND |
| ① I.P.F. | IRON PIN CAPPED FOUND |
| ① I.P.F. | IRON PIN FOUND |
| ⊙ | COUNTY ELEVATION MONUMENT FOUND |
| ⚡ | RAIL ROAD SPIKE FOUND |
| ⦿ P.K.F. | MAG NAIL FOUND |
| ▢ | STONE FOUND |

ALL PINS SET ARE 1-INCH
CAPPED: GEAUGA COUNTY ENGINEER

Geauga County Engineers Office
Andrew W. Haupt, P.E., P.S. County Engineer
12665 Merritt Road, Chardon, Ohio 44024
Ph: (440) 279-1800
Sheet: 1 OF 7

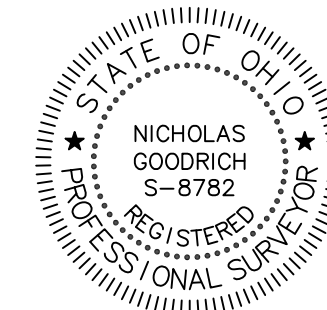
As a part of this project I have retraced the Lake-Geauga County Line along the north line of Hambden Township which includes existing centerline of right of way and the right of way lines for Radcliffe Road shown herein. The lot lines, property lines and ownership information are from the Geauga County Realink information and Lake County LakeNavigator 3.0 information as of the date of the survey and are for reference only.

All of the work herein, unless otherwise noted, was conducted in accordance with the minimum standards for a Boundary Surveys in The State of Ohio as specified in the Administrative Code Chapter 4733-37 Surveyed by the Geauga County Engineer's Office Under the supervision of Nicholas E. Goodrich, P.S. #8782

Nicholas Goodrich 02/09/2026

Nicholas E. Goodrich, P.S. #8782

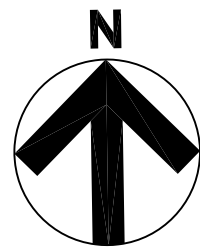
Date _____



RETRACEMENT PLAT - GEAGA COUNTY LINE ALONG THE NORTH LINE OF HAMBDEN TOWNSHIP
Situat in Hambden Township, Geauga County, Ohio
and being in Lots 1-13 of Parker Tract of Hambden Township,
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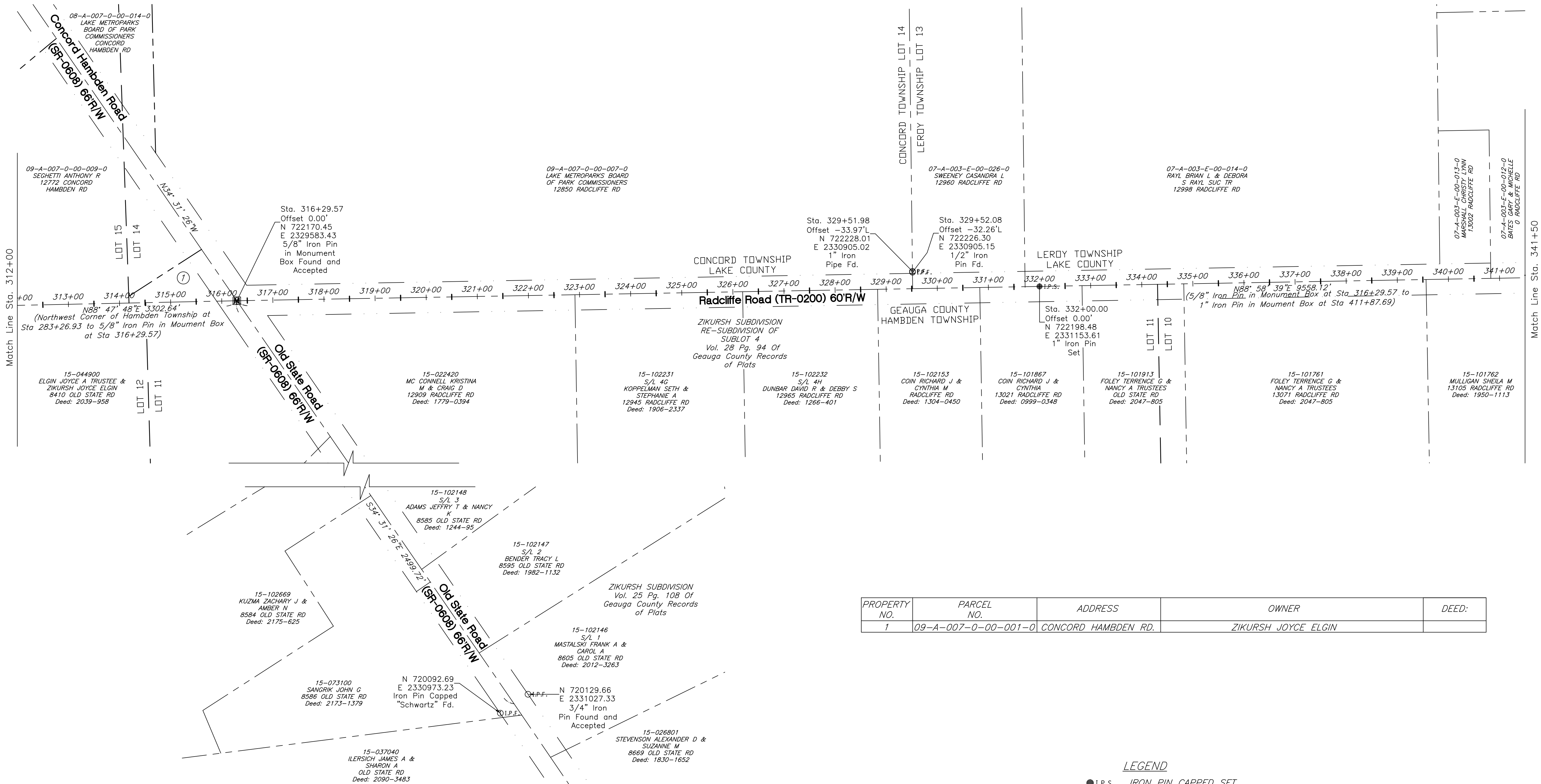
"Also being Situate in the Townships Of Concord and Leroy, Lake County, Ohio
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November, 2025



0 50 100
scale 1"=100'

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PROPERTY NO.	PARCEL NO.	ADDRESS	OWNER	DEED:
1	09-A-007-0-00-001-0	CONCORD HAMBDEN RD.	ZIKURSH JOYCE ELGIN	

LEGEND

- I.P.S. IRON PIN CAPPED SET
- MONUMENT BOX FOUND
- ⊙ P.F. IRON PIPE FOUND
- ⊙ I.P.F. IRON PIN CAPPED FOUND
- I.P.F. IRON PIN FOUND
- ⊙ COUNTY ELEVATION MONUMENT FOUND
- ⌵ RAIL ROAD SPIKE FOUND
- ⊙ P.K.F. MAG NAIL FOUND
- ▢ STONE FOUND

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CAPPED: GEAGA COUNTY ENGINEER

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Andrew W. Haupt, P.E., P.S. County Engineer
12665 Merritt Road, Chardon, Ohio 44024
Ph: (440) 279-1800
Sheet: 2 OF 7



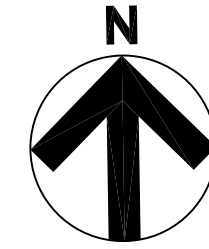
RETRACEMENT PLAT - GEAUGA COUNTY LINE ALONG THE NORTH LINE OF HAMBDEN TOWNSHIP

Situate in Hambden Township, Geauga County, Ohio
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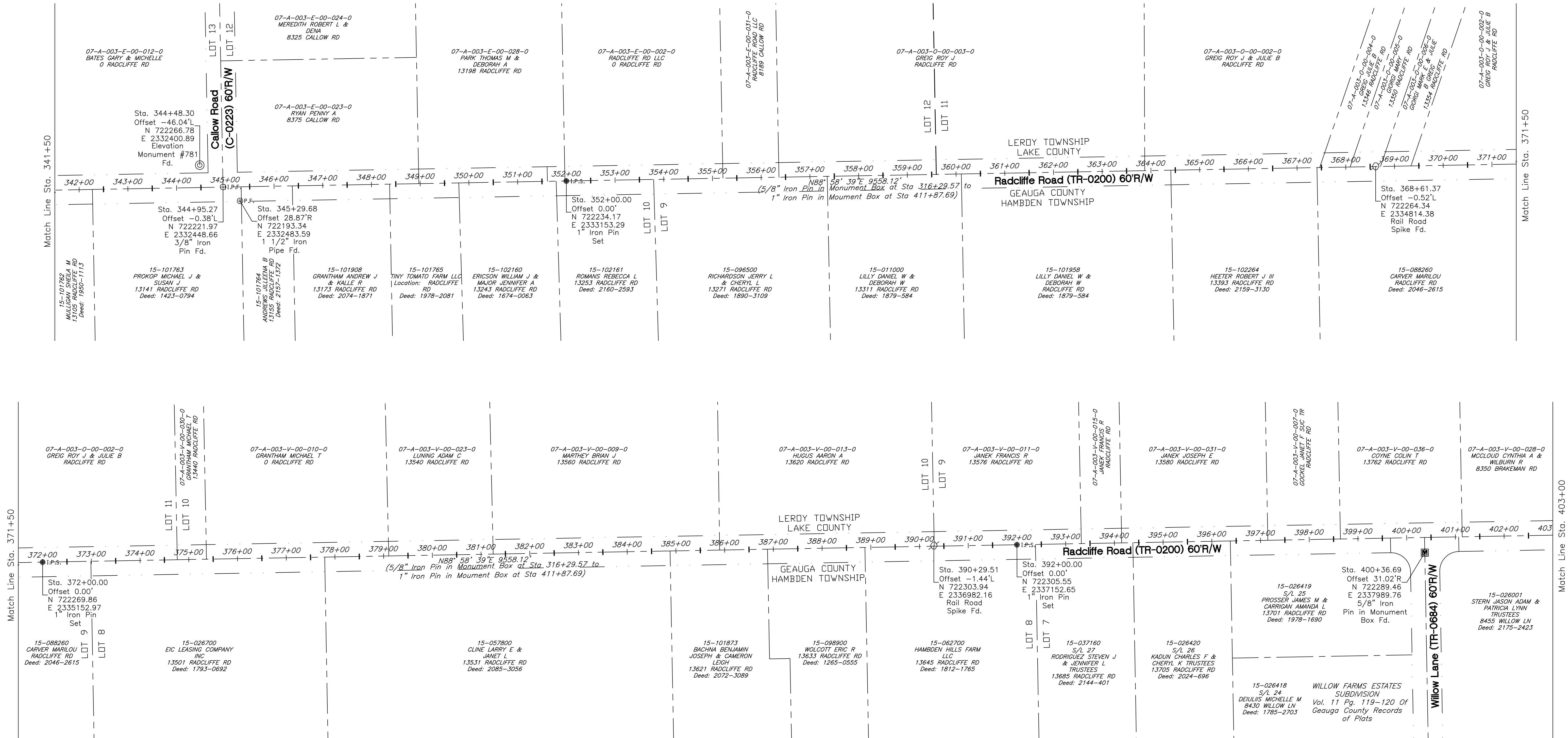
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CAPPED: GEAGA COUNTY ENGINEER

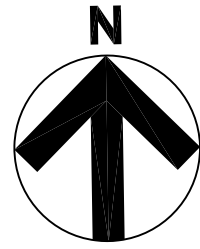
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Sheet: 3 OF 7



RETRACEMENT PLAT - GEAUGA COUNTY LINE ALONG THE NORTH LINE OF HAMBDEN TOWNSHIP
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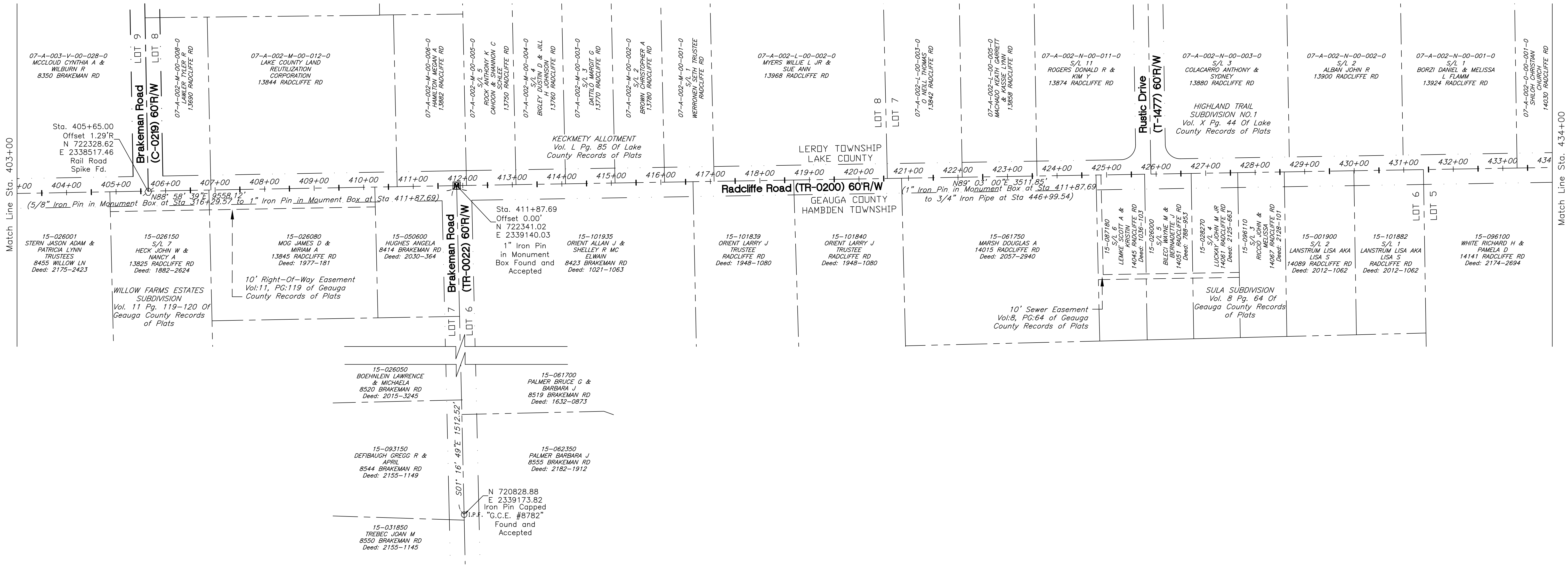
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Sheet: 4 OF 7



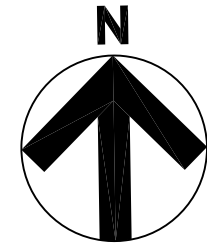


RETRACEMENT PLAT - GEauga COUNTY LINE ALONG THE NORTH LINE OF HAMBden TOWNSHIP

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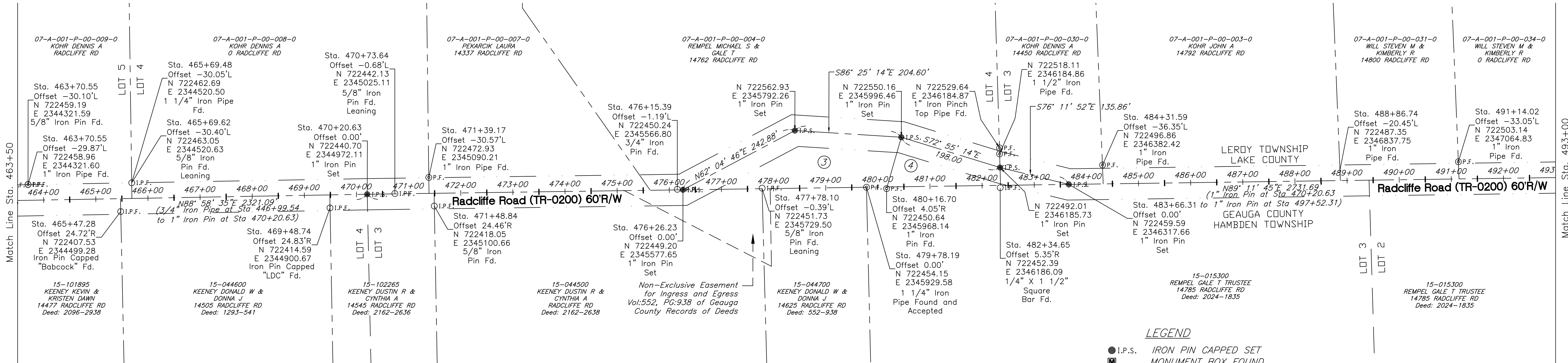
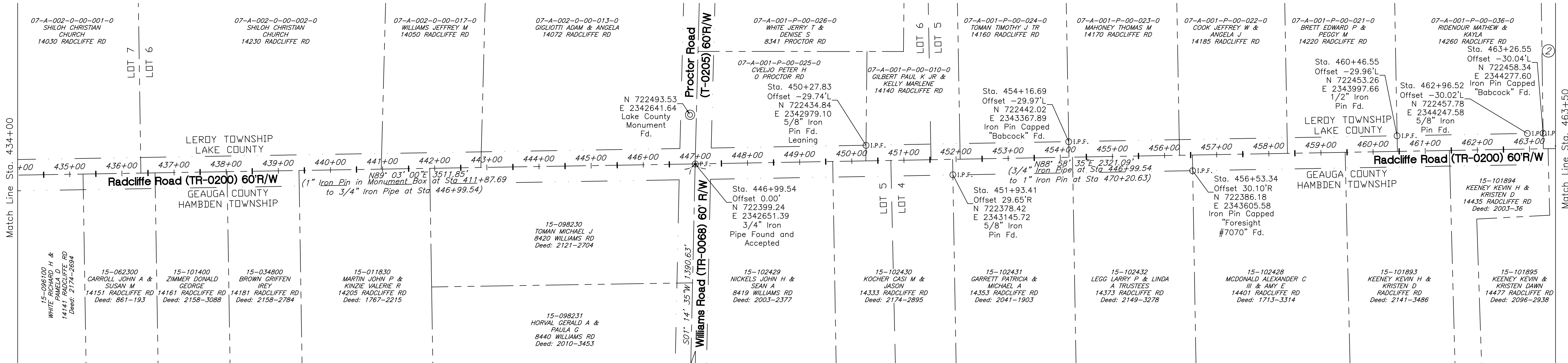
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PROPERTY NO.	PARCEL NO.	ADDRESS	OWNER	DEED:
2	07-A-001-P-00-009-0	RADCLIFFE RD.	KOHR DENNIS A	
3	07-A-001-P-00-006-0	O RADCLIFFE RD.	KEENEY DONALD W & DONNA J	
4	07-A-001-P-00-005-0	O RADCLIFFE RD.	YEHL VALERIE	

- LEGEND**
- I.P.S. IRON PIN CAPPED SET
 - MONUMENT BOX FOUND
 - ⊙ P.F. IRON PIPE FOUND
 - ⊙ I.P.F. IRON PIN CAPPED FOUND
 - ⊙ I.P.F. IRON PIN FOUND
 - ⊙ COUNTY ELEVATION MONUMENT FOUND
 - ⊙ RAIL ROAD SPIKE FOUND
 - ⊙ P.K.F. MAG NAIL FOUND
 - ⊙ STONE FOUND

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Sheet: 5 OF 7



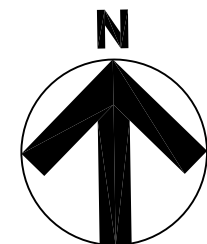


RETRACEMENT PLAT - GEAUGA COUNTY LINE ALONG THE NORTH LINE OF HAMBDEN TOWNSHIP

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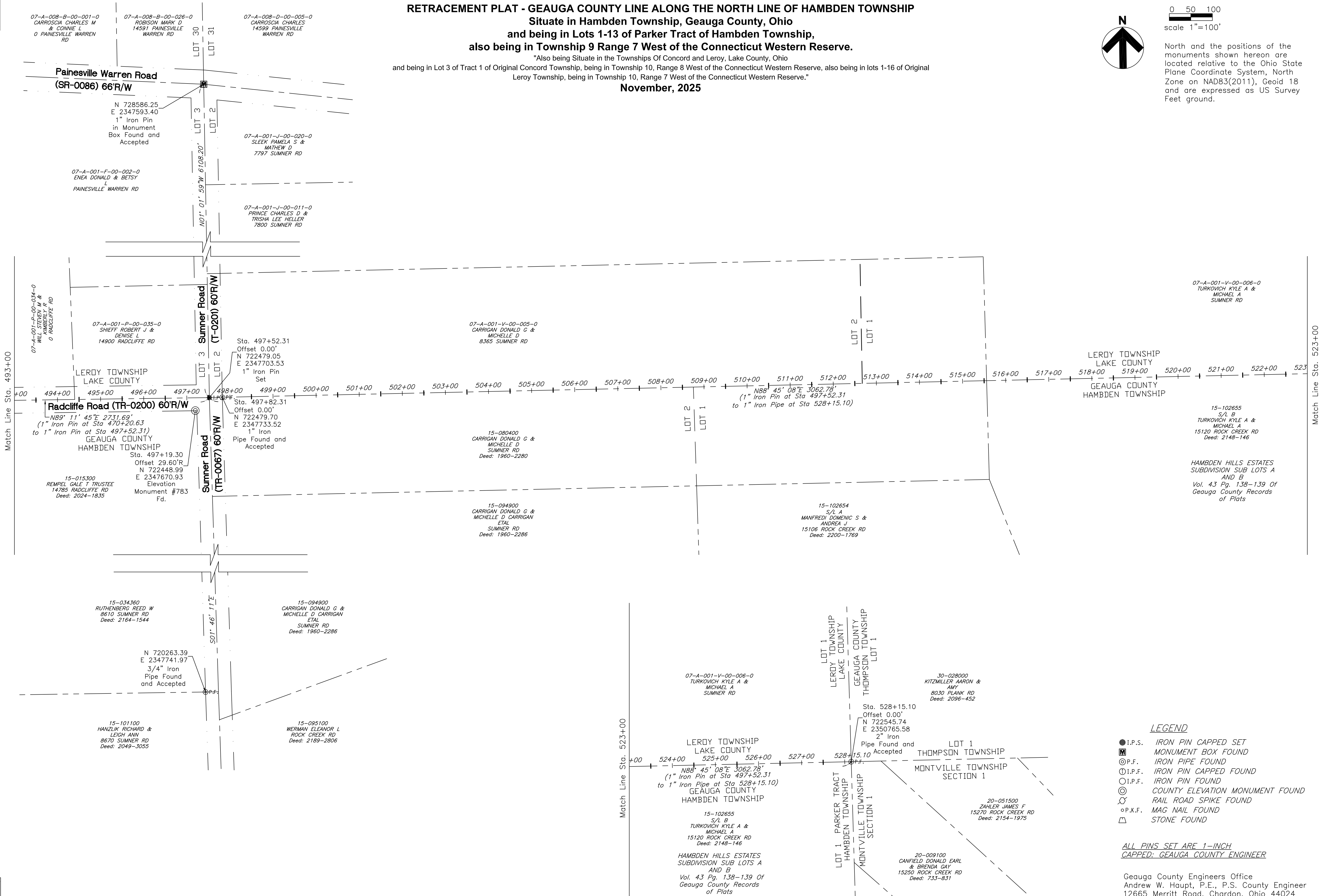
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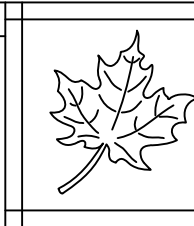
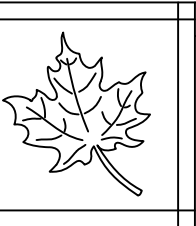
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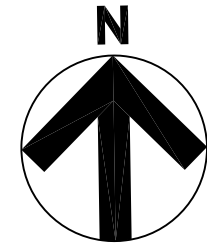
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RETRACEMENT PLAT - GEAUGA COUNTY LINE ALONG THE NORTH LINE OF HAMBDEN TOWNSHIP
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GEAUGA COUNTY REFERENCES:

- 1) G.C.E.—ORIGINAL ROAD RECORD BOOK—B PAGE 382—383 (RADCLIFFE ROAD (OLD STATE ROAD TO BRAKEMAN ROAD))
- 2) G.C.E.—ORIGINAL ROAD RECORD BOOK—B PAGE 398—400 (RADCLIFFE ROAD (BRAKEMAN ROAD TO WILLIAMS ROAD))
- 3) G.C.E.—ORIGINAL ROAD RECORD BOOK—C PAGE 137—139 (RADCLIFFE ROAD (SUMNER ROAD TO WILLIAMS ROAD))
- 4) G.C.E.—SURVEY BOOK VOL—1 PAGE 477 (SURVEY OF LANDS IN NW PART OF LOT NO.2 AND NE PART OF LOT NO.3 PARKER TRACT HAMBDEN), DATED 1871
- 5) G.C.E.—SURVEY BOOK VOL—1 PAGE 436 (SURVEY OF LANDS IN S PART OF LOT NO.4 PARKER TRACT HAMBDEN), DATED 1870
- 6) G.C.E.—SURVEY BOOK VOL—4A PAGE 16 (MAP OF LOT 12 AND PART OF 11, HAMBDEN PARKER TRACT)
- 7) G.C.E. HISTORICAL MAP REFERENCE CARDS—HAMBDEN TOWNSHIP— LOT 13 PARKER TRACT
- 8) G.C.E. PLAT_VOL—25_PG—108—110 (ZIKURSH SUBDIVISION, SURVEYED BY J. ARTHUR TEMPLE P.S.4761, DATED 1997)
- 9) G.C.E. PLAT_VOL—28_PG—94—95 (ZIKURSH SUBDIVISION RE—SUBDIVISION OF SUBLOT 4, SURVEYED BY JERRY SLAY P.S.5298, DATED 1999)
- 10) G.C.E. PLAT_VOL—11_PG—119—120 (WILLOW FARM ESTATES SUBDIVISION, SURVEYED BY LAWRENCE WILSON P.S.5807, DATED 1978)
- 11) G.C.E. PLAT_VOL—8_PG—64 (SULA SUBDIVISION, SURVEYED BY FRANK RILEY P.S.3888, DATED 1959)
- 12) G.C.E. PLAT_VOL43_PG—138—139 (THE HAMBDEN HILLS ESTATE SUBDIVISION SUBLOTS A AND B, SURVEYED BY ROBERT L. KOSIE P.S.8167, DATED 2021)
- 13) G.C.E. RETRACEMENT PLAT — GEAUGA COUNTY LINE ALONG THE NORTH LINE OF CHARDON TOWNSHIP, SURVEYED BY NICHOLAS E. GOODRICH P.S.8782, DATED 2025
- 14) G.C.E. RIGHT OF WAY DETERMINATION — TR—0200 RADCLIFFE ROAD, PREPARED BY STEVEN N. ROESSNER, DATED 2021
- 15) G.C.E. CENTERLINE PLAT — BRAKEMAN ROAD,C.H.22, SURVEYED BY WILLIAM R. LOETZ P.S.7552, DATED 1998
- 16) G.C.E. RETRACEMENT PLAT — WILLIAMS ROAD, SURVEYED BY NICHOLAS GOODRICH P.S.8782, DATED 2025
- 17) H5533.MAP OF SURVEY FOR ALAN ORIENT IN LOT 6, PARKER TRACT, HAMBDEN TWP., SURVEYED BY J.P. RUSSELL P.S.5549, DATED 1926.
- 18) H5525.SURVEY OF LAND FOR ANNIE WEBBER, SURVEYED BY G.C. HADDEN, DATED 1927.
- 19) HAM—00188 PLAT OF LOT SPLIT BY F.C. ZIKURSH, SURVEYED BY THOMAS M. COFFMAN PS.6857, DATED 1992/1998.
- 20) HAM—00102 KIDON SURVEY LOT 10 PARKER TRACT, SURVEYED BY JERRY SLAY P.S.5298, DATED 1998.
- 21) HAM—00132 PERKINS\SIKULOWSKI SURVEY, SURVEYED BY JERRY SLAY PS.5298, DATED 1998.
- 22) HAM—00223 PLAT OF SURVEY FOR MICHAEL B. PERKINS & SANDRA L. SOKOLOWSKI, SURVEYED BY NORMAN R. HOOVER PS.8259, DATED 2011.
- 23) HAM—00244 PLAT OF SURVEY FOR WILLIAM J. WRICSON AND JENNIFER A. MAJOR, SURVEYED BY RUDY E. SCHWARTZ P.S.7193, DATED 2014.
- 24) HAM—00041 CARVER ESTATE, SURVEYED BY WILLIAM R. LOETZ P.S.7552, DATED 2000.
- 25) HAM—00185 MAP OF SURVEY WILLIAM H. & LUCYLE M. WILCOTT, SURVEYED BY J. ARTHUR TEMPLE P.S.4761, DATED 1997.
- 26) HAM—00057 PLAT OF SURVEY BEING PART OF LANDS CONVEYED TO FRANCES FARKAS, SURVEYED BY LAWRENCE GORDON WILSON PS.5807, DATED 1978.
- 27) HAM—00076 PLAT OF SURVEY HAMBDEN PROPERTIES, LLC PARCEL #15—102428 & 15—102429, SURVEYED BY FORESIGHT ENGINEERING P.S.7070, DATED 2003
- 28) HAM—00101 PLAT OF SURVEY & LOT SPLIT FOR DUSTIN KEENEY, SURVEYED BY RICHARD THOMPSON JR. PS.7388, DATED 2000.
- 29) TAX MAP 22—130 DONALD & DONNA KENNEYS PLAT OF CONSOLIDATION, SURVEYED BY RICHARD A. THOMPSON JR. PS.7388, DATED 2022.
- 30) HAM—00257 LOT SPLIT, CONSOLIDATION & RESIDUAL FOR MICHAEL REMPEL, SURVEYED BY HARRY S. JONES, JR. P.S.6343, DATED 2016.
- 31) HAM—00107 PLAT OF SURVEY FOR JOHN KOHR, SURVEYED BY HARRY S. JONES, JR. P.S.6343, DATED 2006.
- 32) HAM—00127 PLAT OF SURVEY FOR GARY A. AND SANDRA J. PAINE, SURVEYED BY GARY A. PAINE P.S.6571, DATED 2005.
- 33) HAM—00243 PLAT OF SURVEY RYAN T. AND LEANNE M. EXUM, SURVEYED BY GARY A. PAINE P.S.6571, DATED 2014.
- 34) HAM—00235 PLAT OF SURVEY, SPLIT, CONSOLIDATION, & REMAINDER FOR DONALD G. & MICHELLE D. CARRIGAN, SURVEYED BY WILLIAM C. BABCOCK P.S.6528, DATED 2013.
- 35) G.C.E. FIELD BOOK 87 PAGES 28—29, RADCLIFFE ROAD (DATED 1960/1989)
- 36) G.C.E. FIELD BOOK 87 PAGES 5—18, S.R.608 (DATED 1925)
- 37) G.C.E. FIELD BOOK 89 PAGES 64—76, WILLIAMS ROAD (DATED ?)
- 38) G.C.E. FIELD BOOK 89 PAGE 77 SUMNER ROAD (DATED 1933)
- 39) G.C.E. FIELD BOOK 91 PAGES 72—74 SUMNER ROAD (DATED 1933)
- 40) DEEDS OF RECORD

LAKE COUNTY REFERENCES:

- 41) L.C.R._08—A—002—0—00—007 (PLAT OF SURVEY FOR JENIFER LEBLANC, SURVEYED BY SCHWARTZ LAND SURVEYING INC. PS.7193, DATED 2011)
- 42) L.C.R._08—A—002—0—07_A (BOUNDARY SURVEY, SURVEYED BY WILLIAM R. GRAY ASSOCIATES, INC. PS.6662, DATED 1992)
- 43) L.C.R._09—A—007—0—00—008 (BOUNDARY SURVEY 12750 CONCORD HAMBEN RD, SURVEYED BY BABCOCK LAND SURVEYORS. P.S.5628, DATED 2019)
- 44) L.C.R._07—A—003—E—00—010 (BOUNDARY SURVEY/LOT CONSOLIDATION P.P.NO. 07—A—003—E—00—010—0, 07—A—003—E—00—029—0,07—A—003—E—00—032—0, SURVEYED BY BABCOCK LAND SURVEYORS PS.6528, DATED 2016)
- 45) L.C.R._07—A—003—E—00—012 (PROPERTY SURVEY FOR A NEW LEGAL DESCRIPTION FOR DAVID JENNINGS P.P.NO. 07A003E000120, SURVEYED BY SCHADE SURVEYING COMPANY PS.6008, DATED 2008)
- 46) L.C.R._07—A—003—E—00—012_A (BOUNDARY SURVEY/LOT SPLIT P.P.NO. 07—A—003—E—00—012—0, SURVEYED BY BABCOCK LAND SURVEYORS PS.6528, DATED 2022)
- 47) L.C.R._07—A—003—E—00—017_A (MAP OF LOT SPLIT AND CONSOLIDATION TOWNSHIP OF LEROY—LAKE COUNTY, SURVEYED BY POLARIS ENGINEERING PS.8169, DATED 2023)
- 48) L.C.R._07—A—003—0—00—003 (MAP OF LOT SPLIT AND CONSOLIDATION TOWNSHIP OF LEROY—LAKE COUNTY, SURVEYED BY POLARIS ENGINEERING PS.8169, DATED 2023)
- 49) L.C.R._07—A—003—0—00—005 (PLAT OF LOT SPLIT OF 7798 BRAKEMAN ROAD, SURVEYED BY RIVERSTONE PS.6747, 2008)
- 50) L.C.R._07—A—003—V—00—007_A (LOT—SPLIT OF LANDS TO WILLIAM GOCKEL, TRUSTEE, SURVEYED BY CRABBS SURVEYING PS.7245, DATED 2003)
- 51) L.C.R._07—A—003—V—00—011,008 (LOT CONSOLIDATION FOR F. JANEK, SURVEYED BY SCHADE SURVEYING COMPANY PS.6008, DATED 2008)
- 52) L.C.R._07—A—003—V—00—013 (MAP OF SURVEY FOR DONALD M. BARBER, SURVEYED BY BENCHMARK SURVEY COMPANY PS.7094, DATED 2009)
- 53) L.C.R._07—A—003—V—00—029 (LOT CONSOLIDATION FOR F. JANEK, SURVEYED BY SCHADE SURVEYING COMPANY PS.6008)
- 54) L.C.R._07—A—002—0—00—013,014 (PLAT OF SURVEY PREPARED FOR ED SEIFERT, SURVEYED BY JONES SURVEYING, LLC P.S.7388, DATED 2013)
- 55) L.C.R._07—A—002—0—00—013,014 (CONSOLIDATION PLAT FOR ADAM & ANGELA GIGLIOTTI, SURVEYED BY PETER J. KNEZEVIC P.S.7249, DATED 2021)
- 56) L.C.R._07—A—002—L—00—002 (BOUNDARY SURVEY 13968 RADCLIFFE ROAD, SURVEYED BY POLARIS ENGINEERING & SURVEYING P.S.8169, DATED 2024)
- 57) L.C.R._07—A—001—F—00—004 (LOT SPLIT & COMBINATION OF LANDS FROM BETSEY L. & DONALD ENEA TO JEANETTE McDONALD, SURVEYED BY CRABBS SURVEYING P.S.8937, DATED 2025)
- 58) L.C.R._07—A—001—J—0—026 (PLAT OF RESURVEY AND LOT SPLIT OF 07—A—001—J—00—026—0 MICHAEL B. PERKINS AND SANDRA L. SOKOLOWSKI, SURVEYED BY D.B. KOSIE & ASSOCIATES P.S.8167, DATED 2017)
- 59) L.C.R._07—A—001—P—00—002 (PLAT OF SURVEY FOR LEONARD C. MCCORMACK, SURVEYED BY GARY A. PAINE P.S.6571, DATED 2022)
- 60) L.C.R._07—A—001—P—00—004 (BOUNDARY SURVEY FOR PPN 07—A—001—P—00—004—0, SURVEYED BY POLARIS ENGINEERING & SURVEYING P.S.8169, DATED 2025)
- 61) L.C.R._07—A—001—P—00—007 (BOUNDARY SURVEY P.P.NO. 07—A—001—P—00—007—0, SURVEYED BY BABCOCK LAND SURVEYORS P.S.6528, DATED 2017)
- 62) L.C.R._07—A—001—P—00—008,009 (PLAT OF SURVEY FOR JOHN KOHR, SURVEYED BY BABCOCK, JONES AND ASSOCIATES, INC. P.S.6343, DATED 2002)
- 63) L.C.R._07—A—001—P—00—009,036 (PLAT OF SURVEY FOR JOHN A. KONR, SR., SURVEYED BY GARY A. PAINE P.S.6571, DATED 2006)
- 64) L.C.R._07—A—001—V—00—005 (PLAT OF SURVEY, SPLIT, CONSOLIDATION & REMAINDER FOR DONALD G. & MICHELLE D. CARRIGAN, SURVEYED BY BABCOCK LAND SURVEYORS P.S.6528, DATED 2013)
- 65) L.C.R._07—A—001—P—031 (PLAT OF SURVEY FOR J.A. KOHR IN LOT #3, LEROY TWP., LAKE COUNTY, SURVEYED BY J.P. RUSSELL P.S.5549, DATED 1984)
- 66) L.C.R._07—A—001—P—034 (PLAT OF SURVEY FOR J.A. KOHR JR. IN LOT #3, LEROY TWP. LAKE COUNTY, SURVEYED BY J.P. RUSSELL P.S.5549, DATED 1991)
- 67) LETTER TO LAKE AND GEAUGA COUNTY ENGINEERS NOTING DISCREPANCIES IN SURVEYS PERFORMED USING THE CENTERLINE OF RADCLIFFE ROAD, SURVEYOR J.P. RUSSELL P.S.5549, DATED 1990.
- 68) L.C.R.—DEED P.P.N. 07A—001P—00—004, DATED 2001.
- 69) L.C.R.—DEED P.P.N 07—A—001—P—00—005—0, DATED 2008

Retracement Plat — Geauga County Line Along The North Line of Hambden Township
Survey Report
November, 2025

Station labels used are starting at 283+26.93, being the northwest corner of Hambden Township and increasing in station in an easterly direction.

This summary report documents the methodology and findings from a field survey and record research used to determine the alignment of a specific portion of the Lake—Gauga County Line that forms the northern boundary of Hambden Township.

This retracement survey closely matches the original records and physical monuments found in the field, and confirms that this surveyed alignment minimizes any potential injustice to the landholders on either side, based on the referenced bearings, distances, and measurements.

COUNTY LINE ALIGNMENT FROM STA. 283+26.93 TO 316+29.57:

This segment establishes the County Line based on two key points:

Determined from the northwest corner of Hambden Township, at station 283+26.93 (Ref# 7,13,41 and 42), and a 5/8—inch iron pin in a monument box found, located at station 316+29.57, being an angle point in the County Line at the intersection of centerlines of Old State Road (S.R. 608) with Radcliffe Road (TR—0200) (Ref# 1,6,13,36 and 42).

- This alignment being in agreement with records listed and monuments found.

COUNTY LINE ALIGNMENT FROM STA. 316+29.57 TO 497+52.31:

This segment of the County Line follows the centerline of Radcliffe Road and is established by Original Road Records (Ref# 1,2 and 3) and monuments listed:

Determined from the 5/8—inch pin in a monument box found at station 316+29.57, and a 1—inch pin set, located at station 497+52.31, being an angle point in the County Line at its intersection with the centerline of Sumner Road (TR—0067) (Ref# 3,4,30,31,34,38,39,58,59 and 64—66).

- Lines and angles between the 5/8—inch iron pin in a monument box at station 316+29.57 and the 1—inch iron pin set, located at station 497+52.31 were established from records listed and monuments shown.
- Station 411+87.69 1—inch iron pin in a monument box found, being an angle point in the county line at its intersection with the centerline of Brakeman Road (Ref# 1,2 and 16).
- Station 446+99.54 3/4—inch iron pipe found, being an angle in the County Line at its intersection with the centerline of Williams Road (Ref# 2,16 and 37).
- Station 470+20.63 1—inch iron pin set, being an angle in the County Line, established from (Ref# 4,5,16,27—31,61,62 and 63).
- Station 497+52.31 1—inch iron pin set being an angle in the county line at the intersection of Sumner Road, established by holding the 2—inch iron pipe found, located at station 528+15.10 and projecting a line back along the county line through a 1—inch iron pipe found at station 497+82.31 a record distance.

Resolution of Discrepancies (Sta. 446+99.54 to Sta. 497+52.31):

Original Road Record (Ref# 3) for this section (Williams Road to Sumner Road) intended for a straight line along the Township Line, being the County Line, with the road meandering on and off the Line. However, previous surveys for both Lake and Geauga Counties have shown discrepancies in the line's location.

To resolve this:

An angle was established in the County Line, being station 470+20.63. This angle being a shared lot line of lots 3 and 4 of Parker Tract, Hambden Township (established by offsetting a parallel line from the shared lot lines of lots 4 and 5 of Parker Tract, Hambden Township (Ref# 5 and 16)).

The final alignment of this segment being established by projecting a straight line from the established angle in the county line at station 470+20.63 through a 1 1/4—inch iron pipe found, located at station 479+78.19 (Ref# 4) to the established intersection of Sumner Road.

Centerline of the Radcliffe Road right—of—way between stations 476+26.23 and 483+66.31, located in Lake County, was established by holding Original Road Record angles and distances (Ref# 3) with monuments found along the shared lot line of lots 3 and 4 of Leroy Township, and holding the Original Road Record (Ref# 3) distance along the County Line back from station 497+52.31, being the established intersection of the County Line with the centerline of Sumner Road.

COUNTY LINE ALIGNMENT FROM STA. 497+52.31 TO 528+15.10:

The final segment established the County Line based on two key points:

Determined from the 1—inch pin set at station 497+52.31, and a 2—inch iron pipe found, located at station 528+15.10, being the northeast corner of Hambden Township (Ref# 12 and 18).

This alignment in agreement with records listed and monuments found (Ref# 12,18,30,31,34,38,39 and 64)

This document was reviewed (although not for Recording Purposes) by the Lake County Engineer's Office on January 22, 2026, to update and modernize the official records for this specific portion of the Lake—Gauga County Line. After reviewing this retracement plat with the Geauga County Engineer's Office and the records of Lake County, and not finding any conflicts, the Lake County Engineer's Office approves and accepts this retracement plat as shown.

ALL PINS SET ARE 1—INCH
CAPPED: GEAUGA COUNTY ENGINEER

Gauga County Engineers Office
Andrew W. Haupt, P.E., P.S. County Engineer
12665 Merritt Road, Chardon, Ohio 44024
Ph: (440) 279—1800
Sheet: 7 OF 7

